



MOISES M. RODRIGUES  
Mayor

# CITY OF BROCKTON

## Department of Planning and Economic Development

Planning Board

Conservation Commission

### PLANNING BOARD

Wednesday, November 6, 2019 – 6:00 P.M.

GAR Room - City Hall

### Meeting Minutes

Members present: Craig Pina, Reggie Thomas and Larry Hassan; also present Rob May, Shane O'Brien and Pamela Gurley, Department of Planning & Economic Development.

A motion was made (Thomas), seconded (Hassan) and unanimously passed to accept the minutes from 9/26/19 & 10/1/19.

#### Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases

The Definitive subdivision plan for N. Cary St. as well as the accompanying ANR were signed by the members.

#### Chilton Woods - Partial Bond Release

The secretary stated that Ferrone Construction has requested return of a portion of the surety. She said that they submitted a preliminary as built plan and we have the necessary letters from the DPW. After a brief discussion it was decided to return the sum of \$100,000 and retain the balance to make sure that the COB has sufficient surety to cover the remaining work.

Action/Decision: Motion to return \$100,000 of surety to developer

Motion: Thomas

Second: Hassan

In favor: 3

Opposed: 0

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Presentation: The Brockton Redevelopment Authority will be making a presentation to the Planning Board and taking comments from the public with regard to their proposed Urban Renewal Plan for the area around the former CSX Rail Yard near downtown Brockton.

Robert Jenkins introduced Frank Gurley chairperson of the CAC who said that the CAC has been working with the BRA on the plan since May. Robert Jenkins said that the BRA voted this afternoon that this is a necessary site for

development for the COB; he said that a lot of the site has been cleaned up by CSX to an acceptable level. Rob May said that the area in yellow has been remediated and has a use limitation; he said that the floodway separates two established neighborhoods; he said this is a 20 year plan and that Verizon high capacity fiber exists on the site and that zoning for commercial flex will be very important.

Reggie Thomas asked if they thought about reaching out to the MBTA for an additional stop; R. May said that there is an existing stop within ¼ mile.

R. Jenkins said that the plan outlines goals and objectives; he said that the BRA has held public meetings to gather input. He said if the planning board approves the plan the next step will be to file the plan with the city council in January and if approved file it with the state.

F. Gurley said that the consultant presented them with three different plans along with pros and cons; he said this plan gave the best balance and seemed to be the most doable; he said that connecting puffer playground with snow park is very important and new infrastructure will help with the flooding. He said hopefully it will be done sooner than 20 years.

R. Jenkins said that based on the market, cost of land, high capacity fiber, there are incentives that could be offered to make this happen sooner. He said they need to find a developer or several developers; he said the goal is not for the COB to acquire the land...goal is to find developers; he said once the plan is approved by council and state a developer must follow the plan.

C. Pina said this is a fantastic opportunity. He said 20 year seems like a long time and does not think it will take 20 year with this market.

R. May said the board's recommended finding should be that this plan is compatible with the city wide comprehensive plan.

R. Thomas asked if they would be looking for developers that have had experience re-developing rail sites and asked if they are they are looking to create neighborhoods and was told yes. He asked which section takes place first and R. May said that public improvements should be done first.

L. Hassan said it would be better to get commercial development going first.

Michael Nunes asked where the access to the site was and suggested that there could be more than one access. R. May said that the majority of access will be off of Elliot and Crescent; M. Nunes said Mulbury can be opened and the road can connect.

Acton/Decision: Motion that the CSX URP conforms and is compatible with the city wide comprehensive plan.

Motion: Thomas

Second: Hassan

In favor: 3

Opposed: 0

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1. Site Plan Approval

Property: 839 Main Street

Proposal: Commercial Building

Applicant/Representative: Jacobs Driscoll Engineering/Attorney John Creedon

**CONTINUED TO DECEMBER 3, 2019**

2. Site Plan Approval

Property: 835 Belmont Street

Proposal: Service Bay

Applicant/Representative: SNE LLC/JK Holmgren Engineering

**CONTINUED TO DECEMBER 3, 2019**

3. Site Plan Approval

Property: Davis Commons

Proposal: Maintenance Building

Applicant/Representative: National Affordable Housing/JK Holmgren Engineering

**CONTINUED TO DECEMBER 3, 2019**

4. Definitive Subdivision

Property: Map 37, Plots 4, 6 & 18 Augusta Ave. and Plot 36 Prospect St.

Lots: 18

Owner/Representative: Frederick Hebshie/Curley & Hansen

**CONTINUED TO DECEMBER 3, 2019**

5. Definitive Subdivision

Property: Plot 2 Belgravia Ave.

Lots: 4

Owner/Representative: Curley & Hansen

**CONTINUED TO DECEMBER 3, 2019**

Other Business

Shane O'Brien said that the office received an updated plan for 899 Belmont St.; he said that the plan was revised to meet MassDOT requirements. He asked that the board accept this version as the plan of record.

Action/Decision: Motion to accept Mass DOT revisions

Motion: Thomas  
Second: Hassan  
In favor: 3  
Opposed: 0

Updates from Board Members

**The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.**