

PLANNING BOARD MEETING

THE DECEMBER 10, 2020 MEETING OF THE PLANNING BOARD WAS CONTINUED
TO
THURSDAY, DECEMBER 17, 2020 AT 6 PM

Bob Pelaggi introduced himself and called the Thursday, December 10, 2020 meeting of the Brockton Board to order and read the following statement: This meeting is being recorded in accordance with the government order suspending certain provisions of the Open Meeting Law General Law chapter 38 section 20. Real time public participation and comment can be addressed to the planning board utilizing the zoom virtual meeting software for remote access; this application will allow users to view the meeting and send a comment or question to the chair via the question and answer function submitted text comments will be read into the record. For those of you joining by phone press star nine. If you want to asked a questions please raise your hand. A copy of this recording will be on the city's web pages. All votes will be done via roll call to ensure account accuracy. As your name is called please indicated that you are present. The following members were in attendance: Robert Pelaggi, Craig Pina & Larry Hassan and Reggie Thomas. Also in attendance were Director Rob May, Staff Planner Raisa Saniat and Administrative Assistant Pamela Gurley

Meeting Minutes

The chair explained to due to potential communication issues it was agreed that the votes on the two public hearing matters taken on 12-10-2020 will be reaffirmed at this meeting and the board will also be allowing for any public comment on these items. The remaining matters will be heard and voted on.

Acceptance of Minutes

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

1. Definitive Subdivision - **Continued to February 2, 2021**

Property: Plot 2 Belgravia Ave.

Lots: 4

Owner/Representative: Silva Engineering

2. Definitive Subdivision

Property: 678 East Street

Lots: 2

Owner/Representative: Benjamin Carroll/Munden Engineering

The chair said that the applicant's final presentation had been made at the last meeting and asked if there was any additional discussion from the board members; seeing none he asked if there was anyone from the public present; seeing none the public portion was (again) closed. He asked that the admin read the motions from the last meeting into the record. *A motion was properly made to issue a standard approve with the conditions recommended by the admin on 12-10-2020 as well as the following recommendations:*

The Brockton planning board is to be notified of any changes made to the density of the plan in E. Bridgewater and those are to be approved by the planning board. The developer agrees to seek an Inter-municipal Agreement for water services and/or sewer between the City of Brockton and the Town of East Bridgewater. Approval of this project is contingent upon such Inter-municipal Agreement being granted by the City of Brockton; the plan shall be updated to add the radius on the curb line at East St.

A motion was properly made (Pina) seconded (Thomas) and unanimously passed by a roll call vote to reaffirm the motion to approve from 12-10-2020. Surety will be a covenant.

A motion was properly made (Pina) seconded (Thomas) and unanimously passed by a roll call vote to reaffirm the motions for waivers from 12-10-2020.

Section V.C. 2 (requesting to install CCB instead of VGC) (unfavorable)

Section IV.B.2.D (radius) (favorable)

3. Preliminary Subdivision -Continued to January 5, 2021

Property: Map 74 Plots 18 Market & 1-4 Copeland St.

Lots: 2

Owner/Representative: Juan Trochez/Land Surveys

4. Preliminary Subdivision - Continued to January 5, 2021

Property: 42 Quincy St.

Lots: 5

Owner/Representative: Springfield Ventures Realty Trust

5. Site Plan Approval

Property: Plot 383 Quincy St.

Applicant: Mike Mather

Representative: ET Engineering/Atty John McCluskey

Attorney [John McCluskey](#) said for the record they are not waiving the favorable vote from the last meeting but are willing to answer questions.

The chair said that the applicant's final presentation had been made at the last meeting and asked if there was any additional discussion from the board members; seeing none he asked if there was anyone from the public present; seeing none the public portion was (again) closed.

A motion was properly made (Pina) seconded (Hassan) and unanimously passed by a roll call vote to re affirm the motion to grant site plan approval taken at the 12-10-2020 meeting.

6. Site Plan Approval

Property: 4 Main St. (Retail Marajuana)

Applicant: Atlantic Medicinal Partners

Representative: Atty. Phil Silverman

Attorney Silverman said the actual presentation was made at the last meeting and asked if the board had an additional questions.

The chair asked if there was any public comment and seeing non closed the public portion.

Larry Hasson asked if anyone else occupied the building and was told there are tenants on the upper floors (a church and a dental office) . Craig Pina asked if they were able to determine the exact length to other retail store on Pleasant; the admin said that they submitted a map with the application.

A motion was properly made (Hassan) seconded (Thomas) and unanimously passed by a roll call vote to grant SPA with the standard RM conditions.

7. Site Plan Approval

Property: 40 Means Ave.

Applicant: Champion City Recovery

Representative: Green Seal Environmental

Courtney Beckwith said the site is across from 138 Wilder St. and is also owned by CCR (transfer station); she said the parcel is a paved parking lot; they are proposing a 1600 flex span structure over shipping containers with roll up door to use as a separate maintenance area; there will be no utilities beside water. She said that the current parking lot was designed for truck access/parking; the stormwater management was developed for the transfer station by JKH in 2001 and was designed to include this site; she said the site sheet flows into a CB in Means Ave. and will go through the entire SW management system; there are spill kits on site and there will be a containment berm made out of concrete; she said they have addressed the tech review comments (containment berm).

Bob Pelaggi said that he noted the wetland delineations and asked if this required a filing and was told they are outside the jurisdiction.

Dep. Ch Williams asked if the building will be used for storage of vehicles or just maintenance and was told maintenance that there will be no storage of heavy equipment...just mechanical repairs.

A motion was properly made (Pina) seconded (Hassan) and unanimously passed by a roll call vote to grant SPA with the standard conditions.

The chair noted that Toni Goncalves has joined the meeting.

8. Site Plan Approval

Property: 119-015 Oak Hill Way

Applicant: LJDE (Lou Tarantino)

Representative: Strong point Engineering

Eric Dias said the property is on Oak Hill Way and a portion of the property is in W Bridgewater; he said the site has an existing OOC and an amendment and extension are pending as a the result of this meeting.

He said that the current plan is showing three potential buildings and are subject to change; he said they are before the board for phase 1A only the access drive to the facility; phase 1A includes a existing stream crossing, the access driveway with temporary turn around for fire (will be gravel); the SW management basins will be constructed; the SW is has been designed for full build out ...100 percent pavement and for 1A it will be overdesigned; he said the con-com agent has requested that the compensatory storage area be constructed as part of 1A. He said 1B is the area earmarked for building and the paved parking facility. He said that information was included at the direction of the city engineer and said that they worked with the city engineer on this layout. He said all utilities are coming in from OHW.

Bob Pelaggi noted that 1A is only the dark shaded area and asked what the time frame for beginning work was and was told they hope to start in the spring.

Dep Ch Williams asked how far back the furthest hydrant was and was told that the closest hydrant is about half way down the road. He asked that they add a hydrant at the end of the road.

Stephanie Hoban said they are proposing a hydrant at the end of the road for phase 2 and said in the future that pavement will be extended past station 900; Dep Ch Williams asked that they add the hydrant proposed for phase 2 during this phase. He asked about granite curb and Eric Dias said they are proposing concrete along the crossing; 24' pavement gutter to gutter with a diameter of 120 for the turn around.

Councilor Susan Nicastro said she was pleased when Mr. Levy and Tarentino purchased the property; she said she is aware that they have been experimenting with composting and that the abutting neighborhoods are complaining; she said the composting is causing problems for the neighbors; she asked what will happen with composting site and what will happen when spring comes and it smells.

Eric Dias said that portion of the property is actually in W Bridgewater; he said it is an independent matter/use and not part of phase 1. He did said that he understands that the owner has responded to the neighbors.

Councilor Nicastro said that the abutting neighbors have interest in what is going on with this because of the odor coming from the property.

No additional public comment and that portion was closed.

A motion was properly made (Pina) seconded (Thomas) and unanimously passed by a roll call vote to grant SPA for Phase 1A only with standard conditions and the additional special condition of the addition of the hydrants.
Meeting adjourned.

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.

As you are aware the Commonwealth of Massachusetts and the City of Brockton are currently in a “State of Emergency” during the COVID 19 pandemic. Should you have any questions relative to this agenda, please email the Planning Department at:
planning@cobma.us.