

PLANNING BOARD MINUTES

MAY 4, 2021 – 6:00pm

VIA ZOOM

Toni Goncalves introduced herself and called the May 4, 2021 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: Toni Goncalvesi, Larry Hassan, and Jim Sweeney. Also in attendance were Director Rob May, Staff Planner Raisa Saniat and Administrative Assistant Pamela Gurley and Deputy Ch Williams.

Rob May congratulated Toni Goncalves of her first official meeting as chair and stated that she is the first female chair in the history of the planning board.

He explained that the items listed on the first portion of the meeting are not public meeting items and there is no public comment; they are referred to as housekeeping matters. He said information that may have been submitted on those items was received, passed onto the members and will be added to the record.

Review and Acceptance of Minutes

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to accept the minutes from 4-6-21. Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases

ANR Applications

The admin started that although there is one application in the file for review, it has been withdrawn.

Lot Releases

Woodland Park Lots: 26, 27, 28,29,30,31,32, and 33 (Home Numbers: 38, 44, 54, 60, 59, 55, 49, and 41)

The admin said that the estimate information and check had been submitted for the prior meeting. She said as a result of some concerns from a neighborhood association Bob Pelaggi asked that she forward the neighborhoods concerns to the developer and

continue this for a month. She said the concerns were forwarded to the developer the next day but there has been no response. She said that the issue before the board is whether or not the board felt that they had sufficient surety to release the remaining lots. She said that she sent the portion of the rules and regs dealing with surety and the estimates to the members again. She said this was a several month process before agreeing to the amount and that we added another 20% contingency above that amount. She noted that they had received estimates for the remaining roadwork, final as built and landscaping (roadway estimate amounts were verified for pricing by the DPW) she also said that this money is not returned until the project is completed.

Larry Hassan said they he feels the city is holding an adequate amount for surety and that the lots should be released based on what was submitted; he also said he went up there to look at the property today.

Jim Sweeney was also in agreement with Larry Hassan.

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to release the remaining lots from covenant as adequate cash surety had been placed.

1. Street Acceptance - Gloucester Street

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to recommend the layout and acceptance of Gloucester St to the City Council.

2. Permission to Return to the ZBA - Postponed to June 1, 2021

Property: 16 Albert St.

ZBA Denial: 11-10-2020

Applicant: Nelson Monterio

Postponed due to the fact there were insufficient members to hear the application.

3. Definitive Subdivision - Continued to June 1, 2021

Property: Plot 2 Belgravia Ave.

Lots: 4

Representative: Silva Engineering

4. Definitive Subdivision

Property: 42 Quincy St.

Lots: 4

Representative: JK Holmgren

Attorney Phil Nessralla said they were before the planning board with went a preliminary subdivision and subsequently filed with the ZBA. He said that he feels that they were able to accomplish everything the city asked for on the plan.

Scott Faria at the last planning board meeting the preliminary was conditioned on them flip flopping the location of the house and driveway on lot two which was done on the plan that was submitted to zoning. He said they are also requesting the typical waivers that are granting on a “frontage type” subdivision. He noted that the waivers were listed on the plan.

No questions from the public.

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to approve the definitive subdivision as submitted.

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to grant the waivers as submitted on plan: Section IV B Streets - Quincy St. is an existing street; F Underground utilities – existing utilities are above ground; Section V C – Curbs & Sidewalks Existing; Other: Frontage Waiver, lot width waiver and area waiver as shown on approved plan.

The applicant was told that in the future waivers should be submitted separately and only put on the approved plan for signature.

When asked about surety the developer stated that he will be placing a cash bond.

5. Definitive Subdivision - Continued to August 3, 2021

Property: 53 Cypress Drive

Lots: 4

Representative: ET Engineering

Meeting Adjourned.

THE ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR, WHICH MAY BE DISCUSSED AT THE MEETING. NOT ALL ITEMS LISTED, IN FACT, MAY ALSO BE BROUGHT UP FOR DISCUSSION TO EXTENT PERMITTED BY LAW.