

MINUTES
PARK COMMISSION
MEETING OF THURSDAY, SEPTEMBER 9TH, 2021

The Park Commission held their Meeting at 7:00 p.m. on Thursday, September 9th, 2021 in their office, 45 Meadow Lane, Brockton, MA VIA VIRTUAL ZOOM MEETING. There being a proper quorum, the meeting was called to order by Chairman Bill Keane. Present were Commissioner Charles Studenski, Commissioner Kevin Borges, Superintendent Timothy W. Carpenter and Head Clerk Rene Brown. Commissioner Ulisses Varela and Billy Anderson being absent.

Present: Eric Dias, PE – Strongpoint Engineering
Patrick Sullivan, Esq. – Lewis & Sullivan
Mahavir Patel – KARM Hospitality, LLC

A motion was made by Commissioner Studenski and seconded by Commissioner Borges to accept the minutes of the August 19th, 2021 meeting. Motion carried.

A presentation was made by Eric Dias, PE CPESC from Strongpoint Engineering Solutions pertaining to the proposed project at 0 Westgate Drive. Mr. Dias is seeking a letter of support from the Park Commission to the Zoning Board of Appeals for a waiver to the set back requirement from 100 feet to 10 feet as revised from his initial request of zero set back. Conditions for a letter of support from the Park Commission were discussed such as, but not limited to fencing, vegetation, irrigation, building of a wall, windscreens and future work up to \$20,000 to be performed by developer at the discretion of the Superintendent of Parks.

A motion was made by Commissioner Studenski and seconded by Commissioner Borges for a letter of support approving the revised plan at 0 Westgate Drive with a 10 foot buffer zone, with conditions including irrigation, mini mesh & windscreen. Motion failed with Commissioner Borges and Chairman Keane opposed.

A motion was made by Commissioner Borges and seconded by Commissioner Studenski for a letter of support to the Zoning Board of Appeals and Planning Commission approving the revised plan at 0 Westgate Drive with the following conditions:

- ***A retaining wall of approximately four (4') feet shall be installed as deemed necessary by the developer and shall be installed no less than ten (10') feet from the property line of D.W. Field Park.***
- ***A micro mesh fence with openings of no more than one (1") inch by one (1") inch shall be erected no less than ten feet from the property line of D.W. Field. This would be for the entire length of the easterly side of the developed area, including but not limited to atop any retaining wall. Said micro mesh fence shall be a minimum of four (4') feet in height and be further covered by a woven windscreen which shall be green in color.***
- ***A densely planted screen of evergreen trees shall be planted along the entirety of the easterly side of the fence, between the fence and the property line of D.W. Field Park. The densely planted screen of evergreen trees shall be serviced by an irrigation system and the health and vitality of the***

plantings will be monitored for the entirety of the life of the project. Any and all trees within the densely planted screen which fail shall be replaced in a timely manner.

- *Developer agrees to provide up to \$20,000 worth of in-kind work within or directly abutting D.W. Field Park, and said work and location will be determined by the Brockton Park Commission and/or the Superintendent of Parks*

Motion carried with Chairman Keane opposed.

Superintendent Carpenter reported to the Commission on the Golf Course. The golf course's revenue for August, 2021 was \$210,017 down \$44,866 from June, 2020. The month of September to date is \$53,673 which so far is down \$27,472. The year to date revenues are \$1,069,006 whereas last years' year to date was \$1,019,349. This is an increase of \$49,657. He reported that aeroration went really well and irrigation is used heavily, but infrequently. He will be working on the RFP contract for Golf Management Services.

Superintendent Carpenter reported to the Commission about the homeless in DW and other city parks. Edgar's Playground futsal permit is done for the season, but the large amount of trash is still a continued problem. Parmenter's Park is still a problem park with the neighbors and school. ARPA funding for Engineering of the Cosgrove Pool will be partnered with the Brockton Redevelopment Authority. Towerfest has been cancelled due to COVID concerns. Structural Engineering and Architecture is in the works for conversion of the Bath House at DW Field Park. Painting the lines and wording on the road of DW Field Park is in the works.

The Park Commission has requested to invite Brockton Amateur Soccer Leagues representative for a discussion on their future park permit at their next scheduled meeting.

Having no further business, a motion was made by Commissioner Studenski and seconded by Commissioner Borges to adjourn the meeting at 8:02 PM. Motion carried.

Respectfully submitted,



Timothy W. Carpenter, Superintendent of Parks