

PLANNING BOARD AGENDA

Tuesday, December 7, 2021 – 6:00pm

This public meeting will be held remotely over ZOOM in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

You are invited to a Zoom webinar.

When: Dec 7, 2021 06:00 PM Eastern Time (US and Canada)

Topic: 20211207 Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88512217962?pwd=OUNOSjN4dE9hV0RKOURYd3hpZTFpdz09>

Passcode: 233061

Or One tap mobile :

**US: +13017158592,,88512217962#,,, *233061# or
+13126266799,,88512217962#,,, *233061#**

Or Telephone:

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Webinar ID: 885 1221 7962

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International numbers available: <https://us02web.zoom.us/j/88512217962?pwd=OUNOSjN4dE9hV0RKOURYd3hpZTFpdz09>

Review and Acceptance of Minutes

9-22-21

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

ANR Applications

611 Centre St. (2 lots)
Parcel ID 119-011 Main St. (2 lots)
20 Meadowbrook Road

Lot Releases

Lots 8 & 9 Lynne Marie Way
(Final Lots)

95 Ashfield Dr.

Extension Request (Two Years)
1200 Montello & Plot 59 West Chestnut Street

Plan Endorsement for Emilia Estates and Cypress Woods Definitive Plans

Presentation/Adoption - Master Plan Update - Lovett Brook Study Area

Street Acceptances

N/A

Items Scheduled Requesting a Continuance

Permission to Return to the ZBA - **Request to Continue to January 4, 2022**

Property: 68-70 Field St.
ZBA Denial: 7-14-20
Applicant: Marie Lorquet/Attorney John Creedon

1. Preliminary Plan
Property: Map 16 Rt 188 Part of PI 97 Pleasant Street
Lots: 20
Applicant: CLM Development
Representative: W Engineering
Definitive Subdivision

2. Definitive Subdivision
Property: Plot 2 Belgravia Ave.
Lots: 4
Applicant: Joe Kulle
Representative: Silva Engineering

3. Definitive Subdivision
Property: 50 Farrington Street

Lots: 2
Applicant: Domingos Lopes
Representative: JK Holmgren Engineering

4. Definitive Subdivision
Property: 88 & 94 Kingman St.
Lots: 2
Applicant: Modern Home Builders
Representative: JK Holmgren Engineering

5. Permission to Return to the ZBA
Property: 134 Armiston Street
ZBA Denial: 5-11-21
Applicant: Armiston St. Realty LLC

6. Permission to Return to the ZBA
Property: Parcel ID 033-55 Westgate Drive
ZBA Denial: 6-8-21
Applicant: Karm Hospitality/Strongpoint Engineering

7. Permission to Return to the ZBA
Property: 370/380 N. Montello St.
ZBA Denial: 4-13-21
Applicant: William Podzon, Tr./Atty. Paul Clancey

8. Permission to Return to the ZBA
Property: 14 Battles Street
ZBA Denial: 2-9-21
Applicant: Attorney John Creedon

9. Site Plan Approval
Property: Parcel ID 119-28 & 119-29 Industrial Blvd./Industrial Building
Applicant: Brockton Industrial Property Owner LLC
Representative: Eugene Sullivan

10. Site Plan Approval
Property: Parcel ID 161 043 0 Clemens Ave./Extension of Utilities/Pavement
Applicant: Claire & John Harrington
Representative: JK Holmgren

11. Site Plan Approval
Property: 135 Elliot St. - Construction of two three unit residential buildings
Applicant: Fenton Associates
Representative: JK Holmgren

12. Site Plan Approval

Property: 1208 W. Chestnut St.

Applicant: Brockton Area Arc - Commercial Addition

Representative: JK Holmgren

13. Site Plan Approval

Property: 15 Rutland Sq. - Residential Conversion

Applicant: El Paso Management

Representative: JK Holmgren

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.