

PLANNING BOARD MINUTES

Tuesday, January 4, 2022 – 6:00pm

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, Sam Ambroise, Pourita Das and Jim Sweeney. Also in attendance were Director Rob May, Administrative Assistant Pamela Gurley and Deputy Ch Williams.

Review and Acceptance of Minutes

12-7-21

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to accept the minutes from 12-7-21.

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

ANR Applications

Lot Releases

Street Acceptances

ITEMS REQUESTING A CONTINUANCE

Permission to Return to the ZBA - Continued to February 1, 2022

Property: 68-70 Field St.

ZBA Denial: 7-14-20

Applicant: Marie Lorquet/Attorney John Creedon

Site Plan Approval - Continued to February 1, 2022

Property: 15 Rutland Sq. - Residential Conversion

Applicant: El Paso Management

Representative: JK Holmgren

1. Site Plan Approval - **Withdrawn**

Property: 466 Forest Avenue

Applicant: Neighborhood Health Center

Representative: Meridian Associates

The board was advised that these three items were were filed before the change to the filing regulations for the technical review portion of site plan approval.

2. Site Plan Approval

Property: 135 Elliot St. - Construction of two three unit residential buildings

Applicant: Fenton Associates

Representative: JK Holmgren

Scott Faria said this is a proposed six unit residential development on a parcel with an existing industrial building; he said that the front of the property is zoned R-2 and the back is Industrial; lots A & B will contain the residential units and Lot C the industrial building; they are proposing a fence approximately 8' from the industrial building separating the industrial area from the residential project and that the project still requires definitive subdivision approval; he said they have an OOC from the conservation commission.

He said that they received a letter from the city engineer on 12-9 and submitted changes on the 13th and do not have a final response and is asking for conditional approval. Sam Ambrose asked if he had any idea when the might have an answer from the city engineer.

Larry Hassan asked if all the parking is behind the new buildings; Scott Faria said that there are 12 spaces across the back and there are three along the side for visitors; the said that rucks will go though the entrance to go to the industrial area; he asked about the flood zone issue and was told they are compensating for the filling of the flood plain.

Rob May said that the recommendations made by the planning department have been addressed.

A motion was properly made (Sweeney) seconded (Hassan) and unanimously passed by a roll call vote to grant site plan approved with the following conditions: A definitive subdivision plan must be approved by the planning board and recorder at the Plymouth Registry of Deeds. No approval letter is to be issued and there is to be no endorsement until the planning department received written notification from the DPW City Engineer that all outstanding issued have been addressed.

3. Definitive Subdivision

Property: 50 Farrington Street

Lots: 2

Applicant: Domingos Lopes

Representative: JK Holmgren Engineering

Scott Faria said they have been going back and forth with comments with the city engineer (he said they are still waiting for city engineer to comment on this last revision); he said that the home at #50 is a three family; he said they have been to the ZBA and they were concerned that the three family would have adequate parking; they are showing six spaces, drainage and curbing; he said the new lot would be for a duplex; he said that the ZBA was concerned about parking in the front of the homes so their recommendation was to install VGC between driveways with a green area so there won't be any parking there. He said they have added a storm sceptor to the plan; he said that the parking area (#50) drains to a CB to the storm sceptor then into a dry well. Rob May asked if there were any topo shoots down in the back; Scott Faria said that the CCB is designed to catch the water.

The chair asked if this is guaranteed to keep the water from leaving the site onto the abutting property? Rob May asked what the height of the CCB was and was told 6"; he asked that they add that information to the plan. Sam Ambrose said she wants to make sure that this will drain well and it won't be a problem to the abutter; Scott Faria said that 6" high curbing should stop any impact. Pourita Das asked if one CB is sufficient; Scott Faria said it is a good size area, but properly spaced they are usually 300' apart. She said that the driveway for the two family is 20' wide and 24' long and it may be difficult to get into the house. Jim Sweeney said that there is no curbing showing around the parking spaces to the duplex and was asked to add that detail to the revised plan.

The chair said that she is still concerned about drainage; she asked if there was any verbiage they could add to make sure homeowner is responsible; Rob May said that JKH is actually on the hook as they designed it.

Larry Hassan said that lot b will require grading; Scott Faria said that the infiltration chambers should help with the runoff from the new house toward the existing house.

Scott Faria asked that the board grant a conditional approval; the admin said that she can not file a conditional approval with the city clerk as it starts the appeal period. Scott Faria said he has no problem with the approval letter being held until all outstanding items have been addressed.

Rob May noted there were two attendees but no comments.

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to grant approval of the definitive subdivision with the standard conditions and the following special conditions: No approval letter is to be issued and there is to be no endorsement of the plan until the planning department received written notification from the DPW City Engineer that all outstanding issued have been addressed. The plan for

endorsement is to be revised to add the locations and height (6") of the cape cod berm (CCB) on each property as discussed.

Surety will be a covenant.

4. Site Plan Approval

Property: 1208 W. Chestnut St.

Applicant: Brockton Area Arc - Commercial Addition

Representative: JK Holmgren

Scott Faria said that this is the bottle/can redemption center on W.Chestnut St. He said that the current layout has bad traffic circulation and they are concerned for safety of their workers. He said they are proposing to close the loading dock in; are adding a adding canopy and drop off area; closing Pearl St. exit; the new layout will have you entering through Pasta Bene lot as there is an existing easement. He said there is little additional green space; they added some VGC; he said that no real drainage or stormwater management exists now so it has been added. Rob May said that the recommendation from the planning office have been addressed. He said they have gone back and forth with revision with the city engineer and are still waiting for his response.

Larry Hassan asked who uses the "horseshoe area" and was told you drive around and leave your cans and drive out; he said that the public will now enter and exit on W. Chestnut. Larry Hassan asked if the Pearl St. entrance will be for worker and employees; Scott Faria said they would encourage that.

Jim Sweeney asked if there was lighting on the building; Scott Faria said that the detail is lost on the plan....he said that the building has lights but there are no parking lot lights...he said that the clients are picked up around 3 pm. Jim Sweeney asked if the light was architectural or functional and was told functional only.

Pourita Das asked if there was a specific entrance for employees; he was told there are two entrances and said closing off Pearl St. will help the circulation. Jim Sweeney asked if the sign location shows on the plan and was told it did and is digital. Pourita Das asked if they could move the dumpster a little to the left as she was worried that a car may hit it; Scott Faria said that he can shift it over to the left.

A motion was properly made (Hassan) seconded (Sweeney) and unanimously passed by a roll call vote to grant site plan approved with the following conditions: Plan is to revised to show the dumpster location shifted over to the left. No approval letter is to be issued and there is to be no endorsement until the planning department received written notification from the DPW City Engineer that all outstanding issued have been addressed.

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.