

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-30 Petition of **MARIA ANDRADE**, 25 Hardy Avenue, Brockton, MA, seeking relief from front and side yard setback requirements to construct a wrap-around porch in an R-1-C Zone, located at **25 HARDY AVENUE**.

PETITIONER'S STATEMENT: Owner, Maria Andrade, presented to the Board, Exhibit A, Building Plans, Exhibit B, Certified Plot Plan. The petitioner stated, the proposed porch was suggested by her contractor to help prevent water damage to the foundation and this would also provide a functional outdoor space for her father.

OPPOSITION: None

DECISION: Unanimously Granted

BASIS: After reviewing the application, plans, information submitted, individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that the location of the existing house foundation creates a hardship at the site. Granting of relief from the zoning setback mandates to allow the proposed porch addition to the structure will not be substantially more detrimental to the neighborhood, will result in a structure that is similar in setback to other structures in the established neighborhood, will not overcrowd either the lot or adjacent lot and sufficient space is available to provide adequate parking. All representations in petitioners' statement shall be incorporated by references stipulations recorded herewith.

VOTE:

Motion to Grant by: Brian Nardelli
Seconded by: James Sweeney

IN FAVOR: 5

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steven Lainas

James Sweeney

Iolando Spinola

OPPOSED: 0

Timothy Cruise, City Clerk

ANY APPEAL MUST BE MADE
WITHIN 20 DAYS FROM THIS
DATE JUN 03 2022 PURSUANT
TO M.G.L.C. 40A SECTION 17.

Frank Gazerro, Clerk

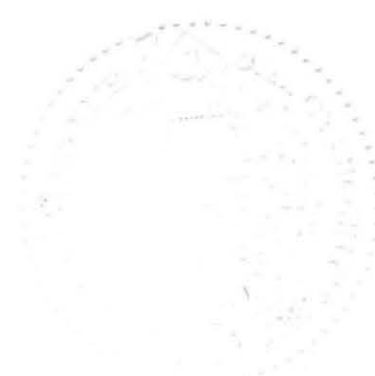
CITY CLERK'S OFFICE
BROCKTON, MA.

2022 JUN - 3 A 11: 28

RECEIVED

RECEIVED AND FILED: June 27, 2022

I, TIMOTHY J. CRUISE, CITY CLERK OF BROCKTON, MASSACHUSETTS HEREBY CERTIFY THAT THE AFORESAID IS A TRUE COPY AND THAT TWENTY DAYS HAVE LAPSED AND NO APPEAL HAS BEEN FILED. CHAPTER 40A SEC. 17



NEW YORK, NY
COMMUNICATIONS OFFICE

SEP 10 - 3 4 11:58

RECEIVED

RECEIVED AND FILED: June 27, 2022
I, TIMOTHY J. CRUISE, CITY CLERK OF BROCKTON, MASSACHUSETTS, HEREBY CERTIFY THAT THE AFORESAID IS A TRUE COPY AND THAT TWENTY DAYS HAVE LAPSED AND NO APPEAL HAS BEEN FILED. CHAPTER 40A SEC. 11

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-31 Petition of **SIGNHERE INVESTMENTS LLC, C/O PHILIP C. NESSRALLA, ESQ.**, 1063 North Main Street, Brockton, MA, for a Variance from Sec. 27-25; Table 27-9 (R-1-C), to construct a single family dwelling on Moulton Street, containing 8,555 sf. together with Variance for dimensional relief from rear yard, side yard setbacks in an R-1-C Zone, located at **432 CRESCENT STREET**.

PETITIONER'S STATEMENT: Attorney, Philip Nessralla, and Civil engineer, Scott Faria presented to the Board, Exhibit A plot plan, Exhibit B Floor plans. The Petitioner are seeking to construct a single-family dwelling on a unique shape lot. The single-family dwelling will have four (4) bedrooms with a two (2) car garage.

OPPOSITION: None

DECISION: Granted with stipulation stipulations that lot A along Crescent St shall not be further subdivided.

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that the unique size and shape of the large area lot creates a hardship at the locus in an area of established lots that are of smaller area, shape and dimensions than the subject property. The division of the current lot to create two (2) lots will be harmonious and consistent with other lots in the surrounding neighborhood and results in lots of 18,097 sq. ft (lot A) and 8,555 sf. ft (lot B). Development of lot B to allow for the construction of a single-family dwelling will enhance the location and eliminate a neighborhood eyesore. Relief from area lot size, front, rear and side yard requirements is granted with the stipulations that lot A along Crescent St shall not be further subdivided. There was no opposition to the Variance request presented at the hearing. All representations in petitioners' statement shall be incorporated by reference as stipulations recorded herewith including proposed on-site parking and greenspace.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Steven Lainas

IN FAVOR: 5

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief
Steven Lainas
James Sweeney
Iolando Spinola

OPPOSED: 0

Timothy J. Cruise

Timothy Cruise, City Clerk

Kenneth Galligan
Brian Nardelli
Steven Lainas
James Sweeney
Iolando Spinola
Frank Gazerro
CITY CLERK'S OFFICE
BROCKTON, MA.
2022 JUN - 3 A 11: 29
RECEIVED

ANY APPEAL MUST BE MADE
WITHIN 20 DAYS FROM THIS
DATE JUN 03 2022 PURSUANT
TO M.G.L.C. 40A SECTION 17.



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U.S. DEPT. OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL

RECEIVED AND FILED: June 27, 2022

I, TIMOTHY J. CRUISE, CITY CLERK OF BROCKTON, MASSACHUSETTS HEREBY CERTIFY THAT THE AFORESAID IS A TRUE COPY AND THAT TWENTY DAYS HAVE LAPSED AND NO APPEAL HAS BEEN FILED. CHAPTER 40A SEC. 11

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-32 Petition of **CASSIE K. HOLMGREN, TRUSTEE**, 14 Athens Drive, Brockton, MA, for relief from Art. III, Sec. 27-19, to allow for a pool house as a third (3) accessory structure and are seeking a Special Permit under Sec. 27-37 (b) to construct a pool house as an additional accessory structure in an R-1-C Zone, located at **14 ATHENS DRIVE**.

PETITIONER'S STATEMENT: Attorney, John McCluskey, and Engineer Scott Faria, presented on behalf of the Owner, Cassie K. Holmgren, Exhibit A Plot plan. Petitioner's are looking to construct a single-story level pool house. The pool house which will be 22 x 20 sf and will be used for storage, only used during the summer season.

OPPOSITION: None

DECISION: Unanimously Granted

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that a hardship exists at the locus for the location of the proposed pool house accessory structure requiring side yard setback relief of four (4) ft. to allow for the siting of the in-ground pool. The pool house (20 ft x 22ft) will be the third accessory structure requiring relief under Section 27.29 resulting in a setback of eleven (11) feet to the lot side line. In granting a Special Permit the Board found that the location, size and use of the structure will be in harmony with the appropriate and orderly development of the zone in which the use is situated and will not be detrimental to the existing neighborhood or orderly development of adjacent properties. There was no opposition presented at the Zoning Board hearing.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Steven Lainas

IN FAVOR: 5

Kenneth Galligan, Chairman

Steven Lainas

James Sweeney

Iolando Spinola

Monique Screen-Berry

OPPOSED: 0

Timothy J. Cruise
Timothy Cruise, City Clerk

Frank Gazerro, Clerk

CITY CLERK'S OFFICE
BROCKTON, MA.

2022 JUN -3 A 11: 29

RECEIVED

ANY APPEAL MUST BE MADE
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BROCKTON, MA.
CITY CLERK'S OFFICE

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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-33 Petition of JASON BURRELL, 230 Thurber Avenue, Brockton, MA, for a Variance to convert a single (1) family home to a two (2) family home by means of addition using the existing foot print in an R-2 Zone, located at **88 EMMET STREET**.

PETITIONER'S STATEMENT: Owner, Jason Burrell, Exhibit A Plot plan, Exhibit B Floor plans. Mr., Burrell stated he is looking to construct and addition to the existing dwelling and convert from single family into a two (2) family. The first floor unit will have 3 bedrooms and the second-floor unit would consist of five (5) bedrooms.

OPPOSITION: None

DECISION: Denied

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found the submitted plans to be unacceptable with no hardship demonstrated. Granting would derogate from the intent of the zoning by-laws and would negatively impacted the orderly development of the neighborhood.

VOTE:

Motion to Grant by: Brian Nardelli, Fire Chief
Seconded by: James Sweeney

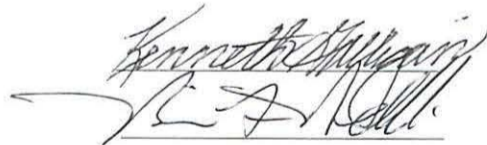
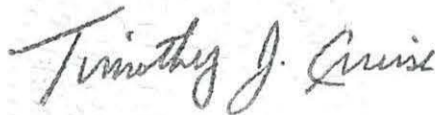
IN FAVOR: 3

Steven Lainas
James Sweeney
Rolando Spinola

OPPOSED: 2

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief

Timothy Cruise, City Clerk


Frank Gazerro, Clerk

RECEIVED
2022 JUN - 3 A 11: 29
CITY CLERK'S OFFICE
BROCKTON, MA.

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TO M.G.L.C. 40A SECTION 17.

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RECEIVED
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BROCKTON, MASS.

BROCKTON, MA.
CITY CLERK'S OFFICE

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RECEIVED AND FILED: June 27, 2022

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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-34 Petition of **SIYASMIT, INC.**, 826 Crescent Street, Brockton, MA, for a Special Permit seeking a change in category of their current Wine and Malt Package Store License to an All Alcohol Package Store License in a C-2 Zone, located at **826 CRESCENT STREET**.

PETITIONER'S STATEMENT: Attorney, Patrick Sullivan, presented to the Board on behalf of Siyasmit INC. Exhibit A Floor Plans. They have been operating a beer and wine store for four (4) years and now looking to a license to be an all alcohol package store. Petitioners stated no changes will be made to the outside or interior of the store.

OPPOSITION: None

DECISION: Unanimously Granted

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that the proposed all alcohol package store license use will be of such location, size and character that generally, it will be in harmony with the appropriate and orderly development of the zone in which the use is proposed and will not be detrimental to the existing neighborhood or orderly development of adjacent properties nor inconsistent with any officially adopted master plan for the City.

VOTE:

Motion to Grant by:

Brian Nardelli

Seconded by:

James Sweeney

IN FAVOR: 5

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steven Lainas

James Sweeney

Iolando Spinola

OPPOSED: 0

Timothy J. Cruise

Timothy Cruise, City Clerk

Kenneth Galligan
Brian Nardelli
Steven Lainas
James Sweeney
Iolando Spinola

Frank Gazerro
Frank Gazerro, Clerk

ANY APPEAL MUST BE MADE
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DATE JUN 03 2022 PURSUANT
TO M.G.L.C. 40A SECTION 17.

CITY CLERK'S OFFICE
BROCKTON, MA.

2022 JUN -3 A 11: 29

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TO THE POST OFFICE
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FROM THE
BROCKTON, MASS.
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BROCKTON, MASS.
CITY CLERK'S OFFICE

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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-35 Petition of **2030 OCEAN STREET LLC**, 125 Standish Street, Marshfield, MA, for a Special Permit to operate a package liquor store (beer, wine, and liquor) in a C-2 Zone, located at **750 BELMONT STREET**.

PETITIONER'S STATEMENT: Attorney, Adam Barnosky, presented to the Board, Exhibit A Floor Plans. The petitioner is looking to operate a boutique style, upscale liquor store. The store will also sell gourmet coffees and specialty water.

OPPOSITION: None

DECISION: Unanimously Granted

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that the proposed all alcohol package store license use will be of such location, size and character that generally, it will be in harmony with the appropriate and orderly development of the zone in which the use is proposed and will not be detrimental to the existing neighborhood or orderly development of adjacent properties nor inconsistent with any officially adopted master plan for the City.

This Special Permit is expressly conditioned that the store shall be located at the far west end store location at the multi-store plaza. There was no opposition to the requested Variance presented at the hearing.


VOTE:

Motion to Grant by: Brian Nardelli
Seconded by: James Sweeney

IN FAVOR: 5

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief
Steven Lainas
James Sweeney
Iolando Spinola

OPPOSED: 0

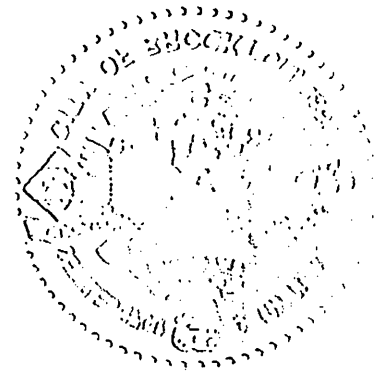

Timothy Cruise, City Clerk




Frank Gazerro, Clerk

RECEIVED
2022 JUN - 3 A 11: 29
CITY CLERK'S OFFICE
BROCKTON, MA.

ANY APPEAL MUST BE MADE
WITHIN 20 DAYS FROM THIS
DATE JUN 03 2022 PURSUANT
TO M.G.L.C. 40A SECTION 17.



TO: MR. J. H. ALLEN
CITY OF BROOKLYN
FROM: MR. J. H. ALLEN
RE: [illegible]

BROOKLYN, N.Y.
CITY CLERK'S OFFICE

PS: II A - 3 A II: 555

RECEIVED

RECEIVED AND FILED: June 27, 2022
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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hal, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-36 Petition of **SALTO'S LIQUORS & FOOD, LLC, C/O JOHN N CANNARO**, 53 Arlington Street, Brockton, for a Variance or Special Permit from Art. IV, Sec. 27-32, to have permission to have a full alcohol license in a C-5 Zone, located at **1041 NORTH MAIN STREET**.

PETITIONER'S STATEMENT: Attorney, John Cannaro, on behalf of the Owners of Salto's Liquors & Food LLC, presented Exhibit A, Floors plans. The petitioner is looking to in addition to operating a beer and wine license a full alcohol license in a C-5 zone. The store interior will not change, and the family operated store will upkeep the outside area of the store.

OPPOSITION: None

DECISION: Unanimously Granted

BASIS: After reviewing the application, plans, information submitted individual site visitations by the board members and giving due consideration to testimony given at the public hearing, the Board found that the proposed all alcohol package store license use will be of such location, size and character that generally, it will be in harmony with the appropriate and orderly development of the zone in which the use is proposed and will not be detrimental to the existing neighborhood or orderly development of adjacent properties nor inconsistent with any officially adopted master plan for the City.

This subject property has been used as a variety store, and beer and wine store for an extended period of time.

This Special Permit is expressly conditioned that the store property owner shall prohibit any motor vehicle parking against the north wall (Waldo St. side) of the store so as to prohibit vehicles from parking over the sidewalk and prohibit the customers and or employees from backing or driving out on to Waldo St.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Brian Nardelli

IN FAVOR: 5

Kenneth Galligan, Chairman
Brian Nardelli, Fire Chief
Steven Lainas
James Sweeney
Iolando Spinola

OPPOSED: 0

Timothy J. Cruise

Timothy Cruise, City Clerk

Kenneth Galligan
Brian Nardelli
Steven Lainas
James Sweeney
Iolando Spinola

Frank Gazerro, Clerk

2022 JUN -3 A 11:29
CITY CLERK'S OFFICE
BROCKTON, MA.

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TO M.G.L.C. 40A SECTION 17.

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-37 Petition of **NEW HEIGHTS OF MA, LLC.**, 1278 Bedford Street, Bridgewater, MA to seek a finding and determination that its current use constitutes a legal pre-existing non-conforming use that pre-dates the zoning enactment of December 1967 and continues to date. The current use is not substantially greater than the previous use. Alternatively, applicant seeks a Variance in an R-1-C & Commercial Zone, located at **HOWARD STREET AND CLAREMOUNT AVENUE.**

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS: The petitioner requested to withdraw from the scheduled hearing prior to the start of the hearing as a matter of right.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR:

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steven Lainas


James Sweeney

Iolando Spinola

OPPOSED:



Frank Gazerro, Clerk



Timothy Cruise, City Clerk

RECEIVED
2022 JUN -3 A 11: 29
CITY CLERK'S OFFICE
BROCKTON, MA.

RECEIVED AND FILED: June 27, 2022
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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-38 Petition of **ROBERT BELCHER, TR., SONOR REALTY TRUST**, P.O. Box 267, Milton Village, MA, for a Variance from Sec. 27-34 to demolish a functionally obsolete building and construct a new mixed use building containing 125,238 sf. with 3,638 sf. of retail and 83,492 sf. of residential with associated parking and open space in a I-2 Zone, located at **159 NORTH MAIN STREET.**

PETITIONER'S STATEMENT: Attorney, Tony Blaize, presented to the Board Exhibit A Building Plans, Exhibit B Memo in Support, Exhibit C Floor plans. Petitioners are asking to construct an eighty (80) unit complex in hopes of reviving the area. The proposed plan is to provide equality housing, and a retail space on the floor level.

OPPOSITION: None

DECISION: Denied

BASIS: After reviewing the application, plans, information submitted and giving due consideration to testimony given at the public hearing, the Board found the submitted plans to be unacceptable with questionable hardship demonstrated. The proposed parking on the site was deemed by the Board to be insufficient for the numbers of proposed dwelling units, lack of a second elevator to service eighty (80) units, questionable access for emergency vehicles and related vehicles servicing the site. Granting would derogate from the intent of the zoning by laws and would negatively impact the orderly development of the neighborhood. Attorney Mark Lawton and Mr. Chenet Sam offered testimony in in favor of removing the current delapidated structure with new development.

VOTE:

Motion to Grant by:

Brian Nardelli

Seconded by:

James Sweeney

IN FAVOR: 1

James Sweeney

OPPOSED: 4

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steven Lainas

Iolando Spinola

Timothy Cruise, City Clerk

[Signatures of Board Members]
CITY CLERK'S OFFICE
BROCKTON, MA.
2022 JUN - 3 A 11: 29
RECEIVED

Frank Gazerro, Clerk

ANY APPEAL MUST BE MADE
WITHIN 20 DAYS FROM THIS
DATE JUN 03 2022 PURSUANT
TO M.G.L.C. 40A SECTION 17.

TO THE HONORABLE THE SECRETARY OF THE
DEPARTMENT OF JUSTICE
WASHINGTON, D. C.

RE: [Illegible text]



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JUN 11 1964
BROOKLYN, N.Y.
CLERICALS OFFICE

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JUN 11 1964
BROOKLYN, N.Y.
CLERICALS OFFICE

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: 22-39 Petition of **GARY EPSTEIN AND ROBERT COHEN**, 1208 Belmont Street, Brockton, MA, for a Variance from Art. IV, Sec. 27-32 to construct a 42 unit one (1) and two (2) bedroom residence with 62 parking spaces in a C-5 Zone, located at **1208 BELMONT STREET**

PETITIONER'S STATEMENT:

OPPOSITION: None

DECISION: Granted

BASIS: The petitioner requested to withdraw from the scheduled hearing prior to the start of the hearing as a matter of right.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: 5

Kenneth Galligan, Chairman

Brian Nardelli, Fire Chief

Steven Lainas

James Sweeney

Iolando Spinola

OPPOSED: 0

Timothy Cruise, City Clerk

Frank Gazerro, Clerk

RECEIVED

2022 JUN -3 A 11: 29

CITY CLERK'S OFFICE
BROCKTON, MA.

TO THE HONORABLE THE SECRETARY OF THE ARMY
WASHINGTON, D. C.

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PROCKLOW, W.
CIVIL SERVICE OFFICE

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, May, 10, 2022 at 6:00 p.m.

IN RE: 22-40 Petition of **DOUGLAS A. KING**, 115 Main Street, 1D, North Easton, MA, for a Variance from Sec. 27-10, Table 2, Sec. 27-32 & Sec. 27-57 (2) if required to renovate an existing structure into a two (2) unit apartment building use and construct a ten (10) unit apartment building lacking side yard setback with insufficient floor ratio and operate a parking lot less than 10 ft from a proposed medical facility in a C-5 Zone, located at **48 NORTH PEARL STREET**.

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS: The petitioner requested to withdraw from the scheduled hearing prior to the start of the hearing as a matter of right.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: 5

Kenneth Galligan, Chairman

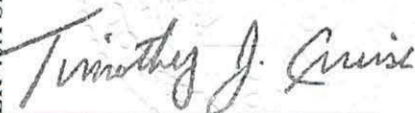
Brian Nardelli, Fire Chief

Steven Lainas

James Sweeney

Islando Spinola

OPPOSED:



Timothy Cruise, City Clerk


Frank Gazerro, Clerk

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2022 JUN -3 A 11:27
CITY CLERK'S OFFICE
BROCKTON, MA.

RECEIVED AND FILED: June 27, 2022
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MAY 21 1964

BROOKLYN, NY
CITY CLERK'S OFFICE



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COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, May 10, 2022 at 6:00 p.m.

IN RE: REQUEST FOR SIX MONTH EXTENSION: 22-41 Petition of **TWELVE HUNDRED HOPPY LLC**, 1200
Montello Street, Brockton, MA, for a Variance from Art. IV, 27-34 & Art. III, 27-13, to allow residential
use and for parking and setbacks in an I-2 and C-2 Zones, located at **1200 MONTELLO STREET/5**
TERMINAL PLACE.

PETITIONER'S STATEMENT: Attorney, John Creedon, sent in a letter asking for a six (6) month
extension.

OPPOSITION: None

DECISION: Granted

BASIS: After reviewing circumstances relating to the six (6) month extension granted on 8/10/21 by the
zoning Board of Appeals, the Board found that the development project at locus is proceeding in a timely
manner in conformance applicable zoning mandates granted under Zoning Case #19-48, September
18,2019.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: 5

Kenneth Galligan, Chairman

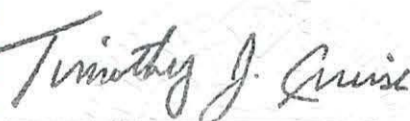
Brian Nardelli, Fire Chief

Steven Lainas

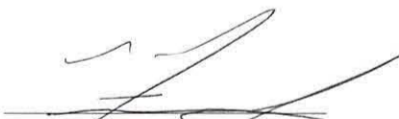
James Sweeney

Iolando Spinola

OPPOSED: 0


Timothy Cruise, City Clerk




Frank Gazerro, Clerk

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