

BROCKTON PLANNING BOARD MINUTES

Tuesday, November 22nd, 2022 - 6:00 PM

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 ask a question, 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 indicate that you are present; members present: Toni Goncalves, Larry Hassan, Jim Sweeney. Also present were Director Rob May, Evan Sears (Planner 1), Isaiah Thelwell (Admin) and Deputy Fire Chief Ed Williams.

Items Requesting Continuances

The following items were continued to next month's meeting

Item #1

1. Permission to Return to ZBA
Property: 1449 Main Street
Applicant: Alicia Fernandes
Representative: Attorney John Creedon

Item #2

2. Permission to Return to ZBA
Property: 48 North Pearl Street
Applicant: Douglas A. King
Representative: Attorney James Burke

Item #3

3. Permission to Return to ZBA
Property: 124 Bradley Ave
Applicant: John A. & Lisa McCormack
Representative: Curley & Hansen

Item #6

6. Preliminary Subdivision
Property: 262 Winter Street/34 Kent Street
Applicant: Cruise Property Realty Trust
Representative: William P. Self

Review and Acceptance of Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on 10-12-22.

A motion to approve the minutes was properly made by Jim Sweeney, seconded by Larry Hassan. The motion was unanimously approved (3-0).

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

ANR Applications

N/A

Lot Releases

432 Crescent Street

The applicant is making a request to release two Lots on Crescent Street (Lots A & B).

A motion to approve the Lot release was properly made by Jim Sweeney, seconded by Larry Hassan, and unanimously approved (3-0).

Return of Surety

N/A

Street Acceptances

N/A

Proposed Zoning Change

N/A

4. Site Plan Approval

Property: 148 North Montello St

Applicant: Woodward's Auto

Representative: JK Holmgren

Per Scott Faria, Woodward's Auto is looking to build a new free standing 9,600 Sq.ft facility at 148 North Pearl St. The applicants have amended all of the issues from their July Tech Review, which Scott says that most of those changes were very minor. One of them being adding a separated grease and oil separator. Tech Review also brought up a water main that ran alongside the property. Per Scott, DPW is sure that the water service has been removed several decades ago. An easement will be provided on the side of the property just as a precaution. The building will still have adequate travel widths with the proposed parking areas.

Jim Sweeney asked if there is a street level view of the proposed building, Scott replied negatively.

(There were no comments from the public)

A motion to approve with standard conditions and the following special conditions was properly made by Larry Hassan, Seconded by Jim Sweeney, and unanimously approved (3-0).

Special Conditions: The City Engineer must review and approve the Site Plan revisions before permits are granted.

5. Site Plan Approval

Property: Westgate Mall (Bank of America)

Applicant: New Westgate Mall, LLC

Representative: RJ O'Connell & Associates

Per Tim Sullivan, the applicant is proposing a new 4,600 Sq.Ft Bank of America branch at the Westgate Mall. The site is currently a parking lot and Bank of America kiosk, which will be removed. Per Brian Dundon the applicant plans to maintain all existing curb cuts, and will not be altering them in any way. The conclusion of the project will result in a net increase of about 3,500 square feet of additional landscape area on the mall property. Also it will allow for improvements of traffic circulation within the vicinity of the development. They're proposing island end caps and traffic aisles with control striping and signage. ADA accessible parking space will be proposed in the front entry area.

There will be two drive thru/up kiosk stations at the side of the facility, with Wayfinding signage throughout. It's also worth noting the existing utility infrastructure are all readily available and have the capability to accommodate the project. The roof runoff stormwater system will be located in the parking lot.

The Chair asked if there will be additional parking curbs near one of the Mall entrances to mitigate traffic, to which Brian responded affirmatively, and mentioned that parking spaces will be shared with neighboring Ihop occasionally.

Larry Hassan affirmed there is no dumpster on site because all trash will be taken off-site on a nightly basis.

(There were no comments from the public)

A motion to approve with standard conditions was properly made by Larry Hassan, Seconded by Jim Sweeney, the motion was unanimously approved (3-0).

7. Definitive Subdivision - Petronelli Way

Property: Brockton Redevelopment Authority

Applicant: New Vision Enterprises

Representative: JK Holmgren

Per Scott Faria, the land is currently a parking lot between Petronelli Way and Franklin Street and Court Street. The Applicant is proposing a building on Lot A, which is a part of his agreement with the City. The City is looking to redivide the property in hopes to propose two new roadways in the north-south direction. The Applicant is before the board to divide the property to create a new Lot, Lot A.

Larry Hassan spoke affirmatively about the applicant: New Vision Enterprises and their ability to do a satisfactory job on the project. Jim affirmed as well mentioning a previous project that he got the chance to tour. They both expressed confidence in the project.

(There were no comments from the public)

A motion to approve with standard conditions was properly made by Larry Hassan, seconded by Jim Sweeney and unanimously approved(3-0).

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.