

Tuesday, February 7, 2017 – 6:00 P.M.

GAR Room- City Hall

Meeting Minutes

Members present: Robert Pelaggi, Gary Keith, Reggie Thomas and Craig Pina
Also present: Rob May, Director, Shane O'Brien, Staff Planner and secretary Pamela Gurley

Acceptance of Minutes from 1-3-17

Motion: Pina

Second: Thomas

In favor: 4

Opposed: 0

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

ANR Plan for 111 Laureston St.

Brockton Redevelopment Authority owes a small parcel of land at 11 Laureston St. and it dividing it between three abutters.

Motion to approve.

Motion: Pina

Second: Keith

In favor: 4

Opposed: 0

The Board endorsed the Early St. Subdivision Plan

1. Street Acceptances

1. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Bernard Road from Rodney Street easterly and northerly, a distance of about 1,566 feet, and for that purpose it is necessary to take an easement for Highway Purposes and lay out as a public street or way.
2. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Bernard Circle from Bernard Road northerly and easterly to Bernard Road, a distance of about 605 feet, and for that purpose it is necessary to take an easement for Highway Purposes and lay out as a public street or way.
3. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Bourne Street from Winter Street northerly, a distance of about 1,737 feet, and for that purpose it is necessary to take an easement for Highway Purposes and lay out as a public street or way.
4. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Talbot Street from Partridge Drive, southerly, a distance of about 502 feet, to the southerly lines

of lots 172 and 183, and for that purpose it is necessary to take an easement for Highway Purposes and lay out as a public street or way.

5. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Partridge Drive from (Old) Ash Street, westerly to Emory Street, a distance of 733.61 feet, and for that purpose it is necessary to take an easement for Highway Purposes and lay out as a public street or way.

Applicant's statement: Councillor Jack Lally said three streets in Ward 6 and two of the streets are in Ward 3. He said all the streets are considered private ways. He said residents pay taxes but are not eligible to have their roads re-paved. He said technically the City does not have to plow a private way and the residents are technically on the hook for repaving the road. He said the condition of the roads is worsening. He said it costs approximately 1.8 million to repave a road.

Councillor Eaniri said two of the streets are in his ward (Talbot to Partridge and Partridge to Emory). He said Talbot is in deplorable condition. He said repaving is the decision of the Mayor and DPW Commissioner. He said the amount of Chapter 90 money the city receives is less and less each year.

Decision: Motion to recommend favorably.

Motion: Pina

Second: Thomas

On motion: Reggie Thomas asked Councillor Lally how the decision is made to pick those particular streets and was told he picked a geographical area. He asked why all the streets are not submitted at one time.

Councillor Eaniri said it is up to the Ward Councilors and said some people do not want their streets repaved. Bob Pelaggi asked if there was a cost to the city for the acceptances. Councillor Lally said that the DPW has told them that for any road after 1950 they have exiting plans.

Rob May said that this has happened because previous Planning Boards allowed developers to create substandard roads. He said with the passage of complete streets the City now needs to consider different elements...not all streets require a bike lane...development on existing street where there is curbing...adding to the network of existing curbing.

In favor: 4

Opposed: 0

2. Definitive Subdivision

Property: 350 Rockland St.

Lots: 2

Owner/Representative: Samuel Ward/Jacobs Driscoll Engineering

Applicant's statement: Ed Jacobs (Jacobs Driscoll Engineering) said the revised plan addresses the comments from City Engineer; the driveway has been pitched to the street and they graded the lot so rain water will go towards the back of the property.

Comments: Bob Pelaggi asked that they address the comments on the sidewalk. Ed Jacobs said that the builder will have to bend the sidewalk around a fire hydrant and an oak tree will have to come down. He said there is a sidewalk along the street on the opposite side of the road; he said the owner will be building 200 feet of sidewalk and there will be approximately 30 feet of area where the new sidewalk does not meet the existing sidewalk. Bob Pelaggi said sidewalks are no longer appealable to the planning board. Attorney Mathews was told that they will need to apply to the Traffic Commission.

Rob May said that the developer needs to meet the waiver criteria and that the property may not meet the criteria. He said overall it will connect to a much larger sidewalk network and said he is sure that the DPW would install 30 feet of sidewalk. He said the acceptance of the Complete Streets Program is to improve safety ...to meet accessibility needs of bikers, etc.

Craig Pina said he attended complete streets training. He said the idea is not to build it (sidewalk) all at one time but to build a connecting network. Rob as population ages we need sidewalks.

For the record Rob May said that the Board should stipulate that prior to release of any of the lots the Planning Board shall received copies of the recorded deeds for Lot 3 and Lot 4.

Public Comment: Jeanne Holmes said Rockland is a busy street.... and said this is a street that needs to have the application of complete streets.

The secretary noted that if they are successful in obtaining a waiver they will need a modification to the plan.

Decision: Motion to approve.

Motion: Keith

Second: Pina

In favor: 4

Opposed: 0

Method of surety is covenant.

Decision: Approve the following waivers:

Sec III: Definitive Plan Contents

J. Profiles, N. Typical Cross Section, B4 Impact Study.

Sec IV: Design Standards

B. 3. Width (existing way of record)

F. Utilities (Requirement for Underground Utilities was waived)

Motion: Pina

Second: Thomas

In favor: 4

Opposed: 0

At this time Jeanne Holmes addressed the board members and said that several abutters received letters from someone stating meeting started at 7 pm regarding the street acceptances. The secretary said that she had no idea who sent the letters as they did not come from the Planning Office.

3. Definitive Subdivision

Property: 17 Waverly Street

Lots: 2

Owner/Representative: Manuel & Maria Mendes/Land Surveys

Applicant's statement: Bruce Malcolm said this is a proposed two lot subdivision fronting on Waverly Street with a second lot fronting on Prospect St. He said the entire original lot is within the R4 overlay zone but once the lot is split the new lot would fall under the existing R3 zoning. He said he has addressed the comments from the City Engineer and made the changes to the plan. He said the sidewalk will be replaced from property line to property line, sewer man holes were added to the plan with inverts, they added gas main and connection, the drain in the street was added to the plan and the leaching basin has been removed; roof drainage is being re-charged with overflow to a city drain in street.

Shane O'Brien said he received an email from city engineer stating that they reviewed the plan and issues were addressed.

No public comment.

Decision: Motion to approve.

Motion by: Keith

Second: Thomas

In favor: 4

Opposed: 0

Surety will be by covenant.

Bruce Malcolm said they are no longer requesting a waiver from curbing and sidewalks as the developer will be replacing the sidewalk.

Decision: Motion to grant following waivers:

Sec III: Definitive Plan Contents

J. Profiles, N. Typical Cross Section, B4 Impact Study.

Sec IV: Design Standards

B. 3. Width (existing way of record)

F. Utilities (Requirement for Underground Utilities was waived)

Motion by: Pina

Second: Keith

In favor: 4

Opposed: 0

4. Definitive Subdivision

Property: Plot 42 & Plot 42 West Chestnut Street

Lots: 3

Owner/Representative: Meadow Wood LLC

Continued to April 4, 2017 by agreement of the parties.

5. Site Plan Approval

Property: 47 Pleasant Street & 11 Hereford Street

Owner/Representative: 47 Pleasant St. LLC/Manuel & Augustina Andrade

Commercial Conversion

Applicant's statement: Geoffrey Anatole said he is purchasing the Standard Modern building and is proposing to convert it into 24 apartments. He plans to start right away. He said everyone should be familiar with the project as he was before the ZBA twice and this board once.

Bob Pelaggi asked if there were any engineering comments. Shane O'Brien said all comments were addressed during the reviews. Bob Pelaggi asked why there were two hearings before the ZBA and was told they were originally denied because of inadequate parking.

Rob May said that because a Site Plan Application needs four votes to pass.

There was no public comment.

Decision: Grant Site Plan Approval

Motion: Pina

Second: Keith

In favor: 4

Opposed: 0

Other Business

The secretary asked if everyone was available on March 21st and said it may be necessary to hold a special meeting.

Rob May said that the Blue Print for Brockton team will be making a brief presentation at the May 2nd meeting and will be holding a public meeting on May 4th.

Shane O'Brien said that they held their first Urban Agriculture meeting (which was successful) and there is a second meeting scheduled for March 1st.

He said that there if anyone is interested in attending the Citizens Planners Collaborative on March 18th to please let him know.

Correspondence

Updates from Board Members

Craig Pina said that the traffic commission will be addressing the incorrect signage in the downtown/Main Street area. He said there is no parking along West Elm St. at all as each side is a bike lane.

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.