

BROCKTON PLANNING BOARD MINUTES

Tuesday, February 7th, 2023 - 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; the members present are Toni Goncalves, Larry Hassan, and 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 #2

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

Item #3

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

Item #4

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

Item #5

5. Permission to Return to ZBA
Property: 159 North Main Street
Applicant: Sonor Realty Trust
Representative: Orwig Associates

Review and Acceptance of Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on 01-03-23.

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

46 Montello St

Per Evan Sears, the applicant is adjusting a flat line between two parcels.

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

Lot Releases

Cypress Drive Lots 1 & 2

Prepared to move forward, holding on to the last lot for completion. Director May reported that the road base and curves have been completed, as well as the underground utilities.

He expressed confidence that after construction of the remaining houses, the only thing left to do will be to repave and put the top coat on.

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

Requests For Extension

Street Acceptances

Budd Avenue

They're going to switch the road from public to private.

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

Proposed Zoning Change

N/A

5. Site Plan Approval

Property: 41-53 Arlington St

Applicant: Steve Torrey

Representative: E.T Engineering

Per Azu Etoniru, the applicant have a 4-sheet plan for the project, which includes two existing buildings and a drainage easement. They also did some test bits to verify the location of the drainage and soil for the drainage design. Sheet 2 shows the proposed site layout and activities, including 14 units and a stormwater reach-out system. The system satisfies the requirements of the city's stormwater management guidelines and EPA stormwater quality requirements.

Azu mentions the packing calculation and proposes 41 parking spots, two of which are for handicap accessibility. The required green space is 25%, but the proposal includes 34%, which is 9% above the minimum requirement. The speaker notes that the developer has been a good steward of projects in the city and proposes a landscaping scheme commensurate with the required landscaping of the city. The lighting will be built and mounted, and water and sewer will be individual services to the proposed units. The traffic circulation proposes one way in and one way out, which is consistent with a similar project the developer did on Warren Avenue. The applicant showed pictures of existing buildings on another project as an example of how they plan to balance the buildings with greenery. The project is consistent with what has been done before in the area. Director May, notes that the property being developed cannot be saved due to its deteriorated condition, and the rendering fits the architectural style of the neighborhood and will be a positive addition to the community.

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:

- Proposed drainage must be properly established
- Fire access plans must be reviewed by the Planning Board

6. Site Plan Approval

Property: 137,141, 147 Main Street

Applicant: CMK Development Partners

Representative: J.K Holmgren Inc

Director May expressed excitement for the new project. He mentions that the city has been working with both the current and future landowners.. May believes that the project will be a great addition to the downtown area and is looking forward to the ground breaking and ribbon cutting ceremonies.

Per Attorney Burke, The project involves the construction of 99 new dwellings, and the application seeks certain waivers. The project aims to promote residential and mixed-use development, generate positive tax revenue, and create a diversified housing stock. The developer has experience with mixed-use projects and commercial construction for higher educational institutions. The consultants hired are qualified to design a plan that meets the requirements of the historical significance of the structures. The 99 units are intended for couples, older people, or younger individuals who do not primarily rely on motor vehicles for their primary work needs. The project is expected to benefit from its transit-oriented location, being approximately 10 minutes away from the Commuter rail and BAT station. The developer has secured a commitment for up to 49 parking units from the Brockton Parking Authority.

Per Scott Faria proposed plan covers three existing plots, two of which have buildings, and a vacant lot. The building's main entrance will be off Main Street, and the parking entrance off of L Street. The project includes a parking garage with 50 parking spaces on-site and 49 off-site. Faria discusses the availability of utilities, proposed water, sewer, and drainage systems. The project aims to bring the property into compliance with the DEP Storm Water guidelines in the city of Brockton. The speaker also mentions that they have addressed a couple of issues from the second review from BETA.

Kevin Paton from BKA Architects details the building materials include fiber cement with a blended color to match the hues of the brick on Main Street. The ground floor is mostly glass with a black aluminum frame. The building will have a pedestrian resident access near the middle of the building, with amenity space for residents and retail café space. The presentation also highlighted the building entrances with landscaping and hedges. There will be a balcony

space on the fifth floor, which will be accessed from an amenity fitness room. There is also parking area in the building.

Gerry Kavanaugh expresses his gratitude to the Board and City for the opportunity to work in Brockton and invest in the city during a time of transformation. He mentions that he was fortunate enough to have a team of qualified individuals, including Jim, Scott and Kevin, to work on the project with him. Kavanaugh hopes that with approval and support from others, they will begin construction in 2023. Larry Hassan compliments the plan and its exterior details, and James Sweeney praises the lighting scheme.

(There were no comments from the public)

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

Special Condition:

A motion to adjourn the meeting was properly made by Larry Hassan and seconded by Jim Sweeney and Unanimously approved (3-0)