

BROCKTON PLANNING BOARD MINUTES

Tuesday, March 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, Jim Sweeney and Iolando Spinola. Also present were Director Rob May, Evan Sears (Planner 1), and Admin Rhode Germain and Isaiah Thelwell.

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

Review and Acceptance of Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on 02-07-23.

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

ANR Applications

Lot Releases

Requests For Extension

Street Acceptances

Proposed Zoning Change

3. Permission to Return to ZBA

Property: 124 Bradley Ave

Applicant: John A. & Lisa McCormack

Representative: Curley & Hansen

Bill Self is discussing a proposal to modify a house on a small lot. The proposal includes adding a front porch and a second floor, as well as a 10-foot-wide addition at the back of the house. However, there were concerns raised by the board about the architectural plans, particularly the clarity and confusion of the plans. There was also a question about an existing bedroom in the basement that was shown on the plans, but the proposal was to eliminate it with the addition.

Chair Toni Goncalves brought up another concern, which was that the addition on the end of the house made it look bigger than the lot, which is only 70 feet wide and 7,035 square feet. Pilling suggests starting with the existing conditions plan to give the board a better understanding of the proposal and where the questions are. The existing house has a gazebo with a fire pit and an above-ground pool in the back. The proposal aims to match the style and size of neighboring houses, which are also small and consistent. Pilling shows a diagram of the proposed front porch and the 10-foot-wide addition at the back of the house. He notes that the first floor will remain the same and that the addition is only going to be an attic, not an extra bedroom. He emphasizes that they are not making any substantial changes and that the proposal is not creating any new hardship.

Pilling and Self mention a bump out on the left side that was originally planned but is no longer there. They also discuss the original plan submitted to the Board of Appeals and points out that the addition that was proposed was on the side where the driveway is now. He explains that they have taken one of the suggestions and slid the addition back around, allowing for more space in the dining room and kitchen. Bill emphasizes that there will not be a bedroom or dorm upstairs, just a standard attic with a pull to get up there for storage purposes such as Christmas decorations. Chair Toni Goncalves responds with an acknowledgement.

Planning Director Rob May suggests that the Zoning Board of Appeals should allow continuances, as it would allow applicants to adjust their plans and avoid being denied in the first place. He believes that the present applications got caught in the crossfire due to this policy. May explains that the board has a policy of once a presentation starts, it's all or nothing, unlike the planning board

where adjustments can be made at the next meeting. He suggests that the city council or the Planning Board representative to the Zoning Board of Appeals could work with them to adjust their policy. Jim Sweeney agrees that it's a great idea and would save time for similar cases.

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 (4-0).

4. Permission to Return to ZBA

Property: 159 North Main Street

Applicant: Sonor Realty Trust

Representative: Orwig Associates

Per Dan Orwig the first plan presented shows existing conditions, while the second plan shows proposed changes, including an elevator in the basement level and increased access to the garage parking area. The plan was revised after meeting with the fire department, with a focus on improving access and parking areas for emergency vehicles. The plan also includes temporary emergency vehicle parking or loading areas, as well as drainage analysis. Director Rob May mentions the changes are substantial and include phase one and phase two environmental testing, which has led to the discovery of soil that needs to be remediated. This remediation is necessary to conform to soil conditions required to obtain a zoning variance. Additionally, the number of parking spaces has been increased, the total number of units has been reduced, and improvements have been made to vehicular circulation to allow better access for emergency equipment. Daniel Orwig mentions having a list of all the changes and a comparison between the existing plan and the current one, which has gone from 80 units to 50 units with parking changes.

A motion to approve with standard conditions and the following was properly made by Jim Sweeney, seconded by Larry Hassan, and unanimously approved (4-0).

5. Election of officers

James Sweeney was nominated as Zoning Board Representative and elected by the Board Members

James Sweeney was nominated as Traffic Commission Representative and elected by The Board Members

Toni Goncalves was nominated for Board Chair and elected by the Board Members

Meeting Adjourned