

BROCKTON PLANNING BOARD MINUTES

Tuesday, August 1st, 2023 - 6:00 PM

RESCHEDULED TO THURSDAY AUGUST 10TH, 2023 - 6:00 PM

Chairwoman Goncalves opened the meeting with the following statement “On March 29, 2023, Governor Healey signed into law a supplemental budget bill which, among other things, further extends temporary provisions pertaining to the Open Meeting Law to March 31, 2025. The temporary provisions were first implemented by Executive Order in March 2020 and subsequently enacted by Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Amending Certain COVID-19 Measures Adopted During the State of Emergency (“Section 20”) (as amended several times to extend the expiration of the temporary provisions). Additionally, the Open Meeting Law regulations governing remote participation, 940 CMR 29.10, remain in effect, except where Section 20 specifically suspends certain requirements. In particular, when any—or all—public body members participate in a meeting remotely, the following requirements apply.

1. At the start of the meeting, the chair must announce the name of the member or members who are participating remotely; such information must also be recorded in the meeting minutes.
2. All votes must be taken by roll call.
3. Members of the public body must be audible to each other and to members of the public at all times.
4. When holding an executive session remotely, the public body must still take all required procedural steps for entering into executive session in open session. At the beginning of the executive session, each public body member participating remotely must state that no other person is present or able to hear the discussion at the remote location, unless the public body has approved the presence of that individual.”

Members present are

- Toni Goncalves - Planning Board Chair
- Clarence Hassan - Planning Board Vice Chair
- James Sweeney - Planning Board Member
- Iolando Spinola - Planning Board Member
- Rob May - Director of Planning & Economic Development
- Evan Sears - Planner II
- Rhode Germain - Administrative Assistant II
- Isaiah Thelwell - Administrative Assistant I

Items Requesting Continuance to September 6th, 2023

4. Site Plan Review

Property: 1315 Main Street

Applicant: Teen Challenge

Representative: J.K. Holmgren Engineering

2. Definitive Subdivision

Property: 262 Winter Street / Kent Estates

Applicant: David Cruise

Representative: Bill Self

Review and Acceptance of Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on 06-06-23.

A motion to approve the minutes was properly made by Jim Sweeney, seconded by Larry Hassan. The motion was unanimously approved (4-0).

ANR Applications

Lot Releases

Emilia Estates *Lots 1,2,3,4,5,6,7,8 and lot 15*

Per Evan Sears, DPW confirms that these lots are all in compliance and are all set to be released.

A motion to approve the Lot Release was properly made by Jim Sweeney, seconded by Larry Hassan. The motion was unanimously approved (4-0).

Requests For Extension

Street Acceptances

Proposed Zoning Change

1. Preliminary Subdivision

Property: 0 West Street (Map 31, Route 516, Plot 41)

Applicant: Adalgisa Andrade

Representative: E.T Engineering

Azu Etoniru, engineer representing Adalgisa Andrade presents the Preliminary Subdivision application for 0 West Street. The applicant says both proposed lots will have adequate frontage, and will be consistent with the rest of the neighborhood's existing lots. Each lot will have its own utilities and will comply with the new Stormwater requirements. Azu is also proposing trees along Palmer Street and West Street to provide a vegetation buffer. As it is proposed, The plan complies with all setback requirements.

At the last Technical Review meeting, the Planning staff requested that the plan's oddly shaped lot lines be improved and re-worked, Chairwoman Goncalves inquired about the status of those improvements. Etoniru mentioned that the lot lines can be straightened and were only proposed the way they were due to square footage consistency. Sweeney requested the applicant provide three more trees on West Street and one more on the corner between West Street and Palmer Street, to which Etoniru agreed.

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

Special Conditions:

- Three more plantings on West Street and one on the West Street corner
- Straightening of the lot line

3. Site Plan Review

Property: 516 Pleasant Street

Applicant: JJNMK Realty, LLC

Representative: Bob Rego

Bob Rego, an engineer from Riverhawk Environmental, representing JJNMK Realty, LLC presents the Site Plan Review application for a proposed addition to an existing property on the corner of Pleasant Street and Wheeler Avenue. The site is bordered by 3 residential properties, with 21 parking spaces on site. Rego is proposing a small 3,105 Sq.ft addition to the property for storage purposes. Overall the applicant would be improving ADA accessibility, and potentially improving traffic for the Pleasant/Wheeler intersection. All of the existing utilities will be maintained and Stormwater Management will be updated to include catch basins to comply with The City Stormwater Ordinance. Rego also mentioned that they will be improving the existing lighting on the property. During construction, erosion controls will also be in effect. Director May mentioned that the curb cut had to be removed so the new proposed plan could comply with Zoning parking regulations.

Goncalves inquired about the number of cypress trees in the landscape plan, which was a comment that was brought up at the previous Technical Review for the applicant to change. The plan currently shows 25 trees but only lists 8 in the vegetation table. Goncalves also inquired if the issue of the bottlenecked intersection was brought up at the previous Technical Review meeting as a concern. Director May also affirms that there were no additional issues brought up concerning public safety. Goncalves also asked if the curb cut at Wheeler Avenue would be the exit and the curb cut along Pleasant Street would be the entrance out of concern for congestion along Pleasant Street. Jim Sweeney further suggests moving the curb cut down Wheeler Ave to also improve congestion. Director May recommends decreasing the curb cut in size to 12' to discourage dangerous driving.

A motion to continue to the September 6th Meeting was properly made by Jim Sweeney, seconded by Larry Hassan, and unanimously approved (4-0).

A motion to adjourn the meeting was properly made by Jim Sweeney, seconded by Larry Hassan, and unanimously approved (4-0)