

BROCKTON PLANNING BOARD MINUTES

Wednesday, September 6th 2023 - 6:00 PM

Chairwoman Goncalves opened up the meeting with a Roll Call...

Members present are

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

Items Requesting Continuance to October 3rd, 2023

2. Site Plan Review

Property: 516 Pleasant Street

Parcel ID#: 031-343

Applicant: JJNMK Realty, LLC

Representative: Bob Rego

4. Site Plan Review

Property: 1315 Main Street

Parcel ID#: 082-005

Applicant: Teen Challenge

Representative: J.K Holmgren Engineering

Review and Acceptance of Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on 08-10-23.

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

ANR Applications

Lot Releases

Requests For Extension

Street Acceptances

Proposed Zoning Change

1. Definitive Subdivision

Property: 262 Winter Street/Kent Estates

Parcel ID#: 110-081, 110-082

Applicant: David Cruise

Representative: Bill Self

Bill Self representing the applicant David Cruise presents a Definitive Subdivision plan for 262 Winter Street / Kent Estates. Self mentions that the current 34 Kent Street lot was created with an odd configuration. Self was able to improve the lot configuration by redividing the lot and proposing a roadway. Self shows the contrast between the previous plan and the new configuration, which allows more space for driveways. All proposed houses will be raised ranches consistent with the rest of the neighborhood. Self alludes to the ZBA's condition requiring installation of stockade fencing which he included in the new plan. New grading is also proposed with a 3' rock wall to create a plateau effect to the rear of the properties and to mitigate any runoff. Self further illustrates the Stormwater Management improvements to the current plan configurations. Also present on the plan is Parcel A, which is described by Self as a Parcel to accommodate an abutting homeowner who would like some more space in their yard. Sweeney confirms with Self, if the applicant will be burying his utilities underground, to which Self responds affirmatively.

Public Comment

Ward 6 Councillor Jack Lally - Lally reiterates resident concerns, speaking on the request for a tree buffer along Ardsley Circle and clearly defined operating hours of work not to disturb the neighborhood.

A motion to approve with standard conditions was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved.

Waivers

- Sec IV.A.1 – Design Standards (General)
Frontage Waiver for the following Lots

1, 2, 5, 6, 7

- Sec IV.B.5 – Dead End Streets
Maximum Dead-End Street Length Waiver for Kent Street
- Addendum B – Typical Residential Cross Section (Drainage / Cover Over Pipe)
*Minimum Cover Over Drainage Lines Waiver for following drainage lines
D1, D2, D3, D4, D5, D8, D9*

3. Site Plan Review

Property: 710 Oak Street

Parcel ID#: 014-044

Applicant: Chris Fazio

Representative: Civil Design Group, LLC

Attorney Jim Burke, representing Chris Fazio, presents the Site Plan Review application for a Car wash at 710 Oak Street. The plan appeared before the Zoning Board of Appeals and received a special permit to go forward to the Planning Board. Engineer Phil Henry, from Civil Design Group, dives deeper into the Stormwater and Engineering aspects of the plan. Chairwoman Goncalves voiced concerns about potential traffic flow issues. Henry explains that added stop signs and pavement striping will help mitigate most traffic issues. Sweeney adds that this concern was also raised at the ZBA. Sweeney also suggests boxing of the property line to further mitigate reckless driving in the shared lot. Henry explains their agreement with Wal-mart prohibits anything that impedes travel between the shared lots.

A motion to approve with standard conditions and special conditions was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved .

Special Conditions:

- *Final approval contingent upon Order of Conditions from Conservation Commission*
- *Addition of 'Flashing Caution' signs on front and back sides of the building, facing Walmart*

5. Site Plan Review

Property: 26 School Street

Parcel ID#: 110-081, 110-082

Applicant: XXVI School Street, LLC

Representative: Scott Rubin Esq.

Coleman Barnes from Design Resource Team, representing XXVI School Street, LLC presents the following 40R Site Plan Review plan for 26 School Street, Barnes gives an overview of the project. Jim Sweeney inquired about the possibility of a rooftop deck for potential future use, and potential for any possible outside event space in between the buildings, to which the applicant responded affirmatively. Iolando Spinola inquires about the potential for street trees along the front of the building. Deputy Fire Chief Ed Williams also recommended double checking Fire Resistance Ratings of the walls and windows as the distance between the next building and property line could present potential fire safety issues.

A motion to approve with standard conditions and special conditions was properly made by Larry Hassan, seconded by Jim Sweeney, and unanimously approved

Special Conditions:

- *Addition of Sidewalk Trees*
- *Extending of existing Roof Lines*

Waivers:

- *Parking – Section 27-93(a) and 27-96(1) – Reduction of on-site parking requirement by 44 spaces.*
- *Setbacks – Section 27-94(3) – Allowance of the necessary front, rear, side, and roof setbacks.*
- *Lot Area, Open Space, and Floor Ratio – Section 27-94(3) – Necessary reduction of Minimum Lot Area per Dwelling, Floor Area Ratio, and Open Space requirements.*
- *Loading Dock*
- *Landscaping*
- *Traffic Study*

A motion to adjourn was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved.