

BROCKTON PLANNING BOARD MINUTES
Tuesday, October 3rd, 2023 - 6:00 PM

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

Members present are

- Toni Goncalves - Planning Board 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
- Edward Williams - Deputy Fire Chief

Items Requesting Continuance to December 5th, 2023

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 11-02-2023.

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

Requests For Extension

Property: 165 Westgate Drive

Parcel ID#: 032-032

Applicant: Leaf Relief, LLC

Representative: Scott Rubin Esq.

Per Scott Rubin, Representing Leaf Relief, LLC, the project has changed ownership closer to the end of the approval period; they're now before the board requesting an extension. The applicant is also making minor changes to the interior of the building.

A motion to extend the approval was properly made by Jim Sweeney, seconded by Marty Crowell. The motion was unanimously approved (4-0).

1. Site Plan Review

Property: 516 Pleasant Street

Parcel ID#: 031-343

Applicant: JJNMK Realty, LLC

Representative: Bob Rego

Bob Rego, Engineer representing JJNMK Realty, presents the Site Plan Review Application of 516 Pleasant Street. Rego gives a summary of the context of the site and the original plans. The Applicant has since closed one of the curb cuts on Pleasant Street and created a new curb cut on Wheeler Avenue, based on Board comments from the last hearing.

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

2. Site Plan Review

Property: 897 North Montello Street

Parcel ID#: 110-081, 110-082

Applicant: 897 North Montello LLC

Representative: Scott Rubin Esq.

Scott Faria, Surveyor representing 897 North Montello, LLC presents the Site Plan Review Application of 897 North Montello Street. The applicant is before the board for a minor addition to the back of the property. The applicant also updated their plans to comply with current Stormwater Management ordinance.

Attorney Scott Rubin adds that this addition won't change the traffic pattern of the location, nor require any changes to parking or the number of employees in the building. Rubin further affirms that this addition is primarily for safety.

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

3. Site Plan Review

Property: 43 & 69 North Montello Street

Parcel ID#: 109-002, 109-001

Applicant: J & A Property Management, LLC

Representative: John Creedon PC

John Creedon, Attorney representing J&A Property Management, LLC presents the 40R Site Plan Review Application of 43 & 69 North Montello Street. Creedon gives an overview of the project, mentioning that this is a 40R project that typically faces a more stringent process during

the application process. The current zoning is C-2, which Creedon claims has led to many abandoned buildings in the neighborhood. The applicant is proposing a 2-building, mixed-use redevelopment with 78 residential units, 16 of those being affordable. The project will also have about 17,000 Square feet of ground-floor Commercial space along North Montello Street. Creedon is asking the board for 3 additional waivers: surface parking, reduction of Commercial parking, and aisle width.

Architect Nick Elton gives an overview of the floor plans and design drawings for the project. Elton gives great detail of the layout of both buildings, mentioning the existing 43 North Montello Building will not be demolished while the existing 69 North Montello Building will be demolished due to how perilous the structural integrity of the building is. 43 North Monetello will be renovated to 37 units with a mix of 2 and 3-bedroom units. The applicant proposes to add 2 stories for a total of 6 floors to 43 North Montello Street. A newly constructed building will replace the demolished building at 69 North Montello consisting of 41 units with a similar mix of 2 and 3-bedroom layouts. The parking lot contains 41 standard, 18 compact, and 4 handicap spots, for a total of 0.8 parking spots per unit, Elton also mentions a 20-foot driving pathway. Elton continues to go into detail about the specs of the layout, lighting, amenities, and Stormwater Management.

Chairwoman Goncalves mentions the applicant has agreed to place washers and dryers in all the units of the building, to which Elton agrees. Planner II Evan Sears also brought up a few graphic oversights with the layout of the kitchens in the floor plans which Elton agreed to fix. Deputy Fire Chief Ed Williams also had various questions regarding staircases, parking layout, egress, and fire apparatus turning radius, all of which was resolved by Elton.

Iolando Spinola inquired about the project's open green space. Elton responded by mentioning the developer will be planting 10 Trees and will voluntarily give an Easement to the City to allow 5x3 Tree wells on the sidewalk, which will also comply with handicap code requirements to allow 2 wheelchairs to pass each other simultaneously where the Tree wells are planted on the street, The Developer will also accommodate 6 bicycle racks.

Jim Sweeney had a few questions for Creedon, one being if any pushback has occurred with the neighboring MBTA Authority, Attorney Creedon replies that there has been ongoing cooperative discussion with the MBTA. Sweeney also asked if the applicant could add to the exterior lighting on the back side of the building. Elton jumped in to mention that they are opposed to any uplighting of the building, to which Sweeney responds that he is looking for downlighting, to which Elton agrees.

Public Comment:

Jed Hresko (147 Centre Street): Hresko who lives near the development shows his support, particularly because this project is proposing 3-bedroom apartments which he believes are in great need in part because of the state housing crisis. Lastly, he mentioned that his dad is a Historical Rehab Architect and he is relieved that one of the buildings will be preserved.

Planner Sears lastly concludes that this project has been extensively worked on between the Applicant and Planning Department throughout the year, and The Department is in support of the project going forward.

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

Special Conditions:

- Downlighting to be seen from train view
- Project sign wrapped around fencing during construction
- Washers/Dryers in each unit
- An updated plan to be submitted and approved by The Planning Department

Waivers:

A motion to grant a waiver for *Parking: 100% off-street parking*

was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved (4-0).

A motion to grant a waiver for *Parking: Reduction of 6 dedicated commercial parking spaces*

was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved (4-0).

A motion to grant a waiver for *Design Standards: Reduction of parking maneuver aisle width by 5 feet* was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved (4-0).

4. Site Plan Review

Property: 46 Montello Street

Parcel ID#: 109-007

Applicant: 46 Montello LLC

Representative: Farland Corp.

Geoffrey Anatole and John Marchand (Farland Corp.), representing 46 Montello, LLC for the Site Plan Review Application of 46 Montello Street. Anatole begins the presentation with a brief history of the project and mentions he hopes to address any questions that weren't addressed at the preceding Tech Reviews. Marchand explains that the site is currently a vacant commercial property and the majority of the site currently is paved. The applicant is seeking to construct a full market-rate 54-unit residential building.. There are 51 parking spaces, 7 of them are open air, and the rest will be underneath the building. 13 will be compact and 3 will be handicap accessible. Marchand provides further detail about the Stormwater Management procedure of the building. Anatole confirms that everything that is being built will be code compliant, and also that he is using a similar footprint to his recent 47 West Elm Street development, however these units are considerably larger with more amenities like a gym and common areas. David Seibert from BKA Architects provides more detail on the layout and design drawings of the plan. The building will have workspaces and a small gym, each building will also have storage space. The exterior will be stone-based from the ground level and use similar accents from the previous 47 West Elm Street.

The Board had questions regarding the lighting facade and texture of the building aesthetically, Planner Sears mentioning that the community has given feedback on the 47 West Elm design, particularly that residents felt their design was “too modern” for the City’s overall character. Anatole replied that a large majority of development that happens in the City is historically related, and that this project and his last are among the only 2 “modern” buildings in the City. Anatole believes that The City needs a good mix of both new and old, likening the City to Boston. Anatole mentioned that he wants to have a QR code on the side of the building that leads to the website, however he is still working out the possibility. Anatole’s goal with this project is to be modern and he is inflexible on the building's design.

Marty Crowell and Jim Sweeney gave their approval of the facade and design, excitingly praising the building. Sweeney also asks about downlighting that can be viewed from the tracks.

Public Comment

Jed Hresko (147 Centre Street): Hresko mentions that he is overall concerned about ownership downtown, which an overwhelming majority of Downtown are renters, which impacts voter turnout. He also mentions that his dad has known Barry Koretz, founder of BKA Architects for over 40 years, who also did the renovation of Hresko’s current building. Hresko's issue is that the plane of the building seems very flat. Anatole’s response is that he firmly hears the issue of the building's flat facade, but he feels if the issue was raised at the Zoning meetings, it might be an easier thing to appease. Anatole mentions that the project needs to remain financially feasible for him as well, he doesn’t want to be dishonest by leading on any false expectations.

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

Special Conditions:

- Both breezeway and walkway connecting sidewalk to breezeway must be connected from the same paving material, but must not be the same material used in constructing the parking lot with a clear contrast between the walkway and the parking lot.
- Long accent lighting on both ends of the east elevation of the building.

A motion to adjourn was properly made by Jim Sweeney, seconded by Marty Crowell, and unanimously approved. (4-0)