

BROCKTON PLANNING BOARD MINUTES
Thursday, November 2nd, 2023 - 6:00 PM

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

Members present are

- Toni Goncalves - Planning Board Chair
- Larry Hassan - Planning Board Member
- 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

2. 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 10-03-2023.

A motion to approve the minutes was properly made by James Sweeney, seconded by Marty Crowell. The motion was unanimously approved (5-0).

1. Site Plan Review

Property: 838 & 846 Belmont Street

Parcel ID#: 019-014, 019-015

Applicant: A.E.A Medical Properties, LLC

Representative: J.K Holmgren Engineering

Scott Faria, Surveyor representing A.E.A Medical Properties, LLC presents the Site Plan Review application for 838 & 846 Belmont Street. According to Faria, MassDOT who has authority of that section of Belmont Street (State Highway Route 123), has been reconstructing the street over the past few years. The project will be able to benefit from these improvements as

MassDOT has upgraded the intersection with lighting and new curb cuts. For the applicant, it would mean that there is no need for any construction on the state highway, which would have likely hindered work, Faria also mentions that utilities were brought on-site aswell.

The applicant had 2 Tech Review meetings, the primary issues being traffic flow and a section of the parking lot for ambulance use, both of which were addressed with the Fire Department. The site also has a 150 space parking lot with an excess of open green space. Chairwoman Goncalves and James Sweeney had comments regarding the lighting facade of the building, especially considering the significance of the street, the applicant agreed to add exterior lighting.

A motion to approve with standard conditions and the following special conditions was properly made by Larry Hassan, seconded by James Sweeney, and unanimously approved (5-0).

Special Conditions:

- *Addition of discussed proper lighting for exterior of the building and entryway*

A motion to adjourn was properly made by Larry Hassan, seconded by Jim Sweeney, and unanimously approved (5-0).