



Robert F. Sullivan
Mayor

CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

Robert May, CECD
Director

ECONOMIC DEVELOPMENT COMMITTEE MINUTES

Wednesday, December 20th, 2023 - 6:00 PM

Notice is hereby given that a meeting of the standing committee on Economic Development was held on Wednesday, December 20, 2023 at 6 pm in the Council Chambers, City Hall, 45 School Street, Brockton, Mass. The meeting was called to order at 6:05 PM with four members present. Councilor Thompson presiding, Councilors Farwell, Rodrigues, and Asack present. Committee Chair Minichiello arrived at 6:15 and regained leadership of the meeting.

1. Sycamore Grove Survey Review

Invited: Rob May, Director of Planning and Economic Development
Dan Pallotta, ARPA Manager
Joseph R. Angelo, Owner, Joe Angelo's
Chrismin Charlotte, Owner, Bamboo
Manuel Dasilva, Owner, Preto's Island Cuisine
Manuel Rodrigues, Co-Owner, Cristal
Tony Rodrigues, Co-Owner, Cristal
Phillip Cohen, Owner, 242 Main Street
Mary Waldron, Downtown Brockton Association

Misters May and Pallotta were the only invited guests in attendance.

- Dan Pallotta presented the committee with a revised survey of the Sycamore Grove Area. After a review of both the survey and a title report that the City ordered, Pallotta stated that there were several encroachments from abutting properties on to the City owned land.
- Those properties are 214 Main Street (110-018), 252 Main Street (110-021) and 262 Main Street (110-022).

- Pallotta said he would reach out to the owners of the encroaching properties to inform them of the City’s findings and to ask them for any documentation, recorded or unrecorded, they may have that grants them any rights to the encroachment.
- Pallotta stated that it is up to the Mayor and City Solicitor as to how to proceed in dealing with the encroachments.
- Councilor Thompson stated that the encroachments do not look minor and had been in existence for some time.
- Thompson asked how long it would take Pallotta to get the project to a point where the City could encumber the funds for the Sycamore Grove Project
- Pallotta stated that in his opinion that once the encroachment issue was addressed, it would take two months to make any necessary alterations to the Schematic Plans, another four to six months to finalize the bid documents, and felt all of this could be completed by December of 2024.
- Farwell expressed concern over the City’s liability on the encroached property. He also asked for examples of other cities creating new public spaces on parking lots or land similar to Sycamore Grove.
- Councilor Asack asked that Pallotta reach out to the encroaching gland owners as soon as possible.
- Councilor Rodrigues stated that the deck at Joe Angelo’s Café had probably been there for the last 30 years. Pallotta stated that the concept of Adverse Possession does not apply to land owned by a government. Rodrigues also said he was concerned about the City’s liability as the deck was built on City land.

2. Conservation Commission Application Process

Invited: Rob May, Director of Planning and Economic Development
 Attorney Ed Burke
 Scott Faria, J.K. Holmgren Engineering, LLC

- Councilor Asack made the motion to table item #2 and Councilor Rodrigues seconded the motion.
- Motion passed unanimously on a voice vote
- Councilor Rodrigues made the motion to adjourn and Councilor Asack seconded the motion which was carried unanimously.

The meeting was adjourned at 6:25