

BROCKTON PLANNING BOARD MINUTES
Wednesday January 3rd, 2024 - 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
- Isaiah Thelwell - Administrative Assistant

Items Requesting Continuance to February 6th, 2024

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 12-05-23.

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

1. Definitive Subdivision

Property: East Ashland Street

Parcel ID#: 161-023-021

Applicant: Absolute Builders

Representative: J.K Holmgren Engineering

Scott Faria with J.K Holmgren Engineering presents the Definitive Subdivision application for East Ashland Street (161-023-021). Per Faria, the plan aims to divide the 13-acre vacant property into two buildable lots (Lot A and Lot B) and a non-buildable lot (Lot C). Faria clarified that the applicant intends to build two-family homes on the proposed lots. These homes would likely be in the form of up-and-down duplexes, consistent with the zoning regulations and the constraints imposed by wetlands and easements on the property. Faria mentioned that the developer does not

own any other surrounding lots. Although Lot C has 46 feet of frontage on East Ashland Street, the lot is mostly wetland. Faria acknowledged that the opportunity for significant development on this land is slim due to wetlands and other constraints. The decision to keep this portion as a separate lot was more about holding onto it rather than adding it to lots A and B, as it wouldn't significantly increase their value.

Public Comment

Randy Pinkofsky (220 East Ashland) - Pinkofsky expressed concerns about the potential building on the property, especially regarding wetlands and the possibility of overflow onto his property. Director Rob May explained that, at this point, the developer is only working on the land division, and the concerns about wetlands and related issues will be addressed by the Conservation Commission. He advised Randy Pinkofsky that he will receive notice when the matter comes before the Conservation Commission.

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

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