

**BROCKTON PLANNING BOARD MINUTES**  
**Tuesday December 5th, 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
- Isaiah Thelwell - Administrative Assistant

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**Items Requesting Continuance to January 3rd, 2024**

**3. Site Plan Review**

**Property: 1315 Main Street**

**Parcel ID#: 082-005**

**Applicant: Teen Challenge**

**Representative: J.K. Holmgren Engineering**

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**Review and Acceptance of Minutes**

The Board reviewed the minutes of the last Planning Board meeting that took place on 11-02-23.

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

**Return of Surety**

728 & 744 North Cary Street

Planner Evan Sears explains that the applicant gave a cash surety to The City to guarantee the completion of two residential homes being constructed. The Planning Board determined that the Surety would be returned contingent upon receipt of a completed Order of Conditions from The Conservation Commission. The Applicant received their completed Order of Conditions at the previous month's Conservation Commission Meeting.

**A motion to grant** the return of Cash Surety was properly made by James Sweeney, seconded by Marty Crowell. The motion was unanimously approved (5-0)

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## **1. Amended Approval**

**Property: 137, 141, 147 Main Street**

**Parcel ID#: 091-117-2; 091-117-1; 091-117-8**

**Applicant: Dakota Partners**

**Representative: J.K. Holmgren Engineering**

Mark Pilotte with Dakota Partners presents the Amended Approval Application for 137, 141 and 147 Main Street. Pilotte introduces himself as the new developer taking over the previously approved 137 Main Street project. Pilotte intends to amend some of the previously approved conditions of the plan's last configuration. Firstly he requests 3 years to begin construction, rather than the previously approved 2 years. Pilotte mentions that Dakota Partners is an affordable housing firm and will be using Low Income Tax Incentive Credits, which is a lengthy process, and will likely not break ground within 2 years. Secondly, Pilotte looks to amend the market rate stipulation; the applicant plans to have floors 2-4 affordable housing and the 5th floor to be for-sale condominiums. Thirdly, a reduction in parking spaces from 50 to 27; The applicant has received a letter from the Parking Authority designating an additional 49 spaces if needed. Lastly, the applicant will be amending the design of the building and the layout of the units as they have changed from 99 to 83 units.

Director Rob May gave support for the inclusion of for-sale units as it is historically uncommon in Brockton's Downtown.

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

## **2. Site Plan Review**

**Property: 609 & 627 Pleasant Street**

**Parcel ID#: 032-220, 032-222**

**Applicant: ACE Dental**

**Representative: J.K. Holmgren Engineering**

Scott Faria with J.K. Holmgren Engineering presents the Site Plan Review application for 609 & 627 Pleasant Street. The applicant currently has his existing dental practice on the other side of Pennsylvania Avenue, on Pleasant Street. The applicant plans to build both a single level, 14,185 sq.ft building and a 5,764 sq.ft building; he will move his practice to the new facilities. Chair Goncalves voiced concern about the sidewalk elevations on the plans, to which Faria mentions that there is a grading discrepancy that will be cleared up.

The project did not have to go through the Zoning Board of Appeals for a use variance as the C-5 zone allows medical offices; however relief was granted for the project's proximity to the abutting D.W. Field Park. Faria also mentions that the proposed section of Pleasant Street is not a state highway and doesn't require coordination with MassDOT. Faria also mentions that the applicant would be including a portion of the front of D.W. Field Park into their landscaping plan, which was stipulated during the Zoning Board of Appeals meeting.

Kevin Paton, with BKA Architects, presents the rendering plan to the Board. Per Paton, a portion of the 14,185 sq.ft building will be occupied by the applicant ACE Dental. The smaller, 5,764 sq.ft building will be designed for up to 2 tenants. Both the buildings will be designed with an upscale aesthetic.

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

***Special Conditions***

- *Applicant must add correct curb and sidewalk elevations to the plan where needed.*

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