



CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

Robert F. Sullivan
Mayor

Robert May, CEcD
Director

PLANNING BOARD AGENDA THURSDAY SEPTEMBER 5TH, 2024 at 6:00 P.M

Board or Committee:	Planning Board
Day & Date:	Thursday, September 5th, 2024
Time of Meeting:	6:00 P.M
Meeting Location or Link:	Zoom link below
Chairperson:	Toni Goncalves
	Date Posted: 8/30/24

You are invited to a Zoom webinar.

When: Sep 5, 2024 06:00 PM Eastern Time (US and Canada)

Topic: 20240905 Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88136917740?pwd=UwAS0j0FMYODFYLMuHnxISlefbKw5F.1>

Passcode: 237578

Or One tap mobile :

+13017158592,,88136917740#,,,,*237578# US (Washington DC)

+13052241968,,88136917740#,,,,*237578# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

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Webinar ID: 881 3691 7740

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International numbers available: <https://us02web.zoom.us/j/kc19saeXAV>

AGENDA

Items Requesting Continuances

Review and Acceptance of Minutes

08-06-2024

Endorsement of ANR Plans, Subdivision Plans, and/or Lot Releases

ANR Endorsements

Lot Release

Emilia Estates Lots 11R & 14R

Return of Surety

Street Acceptances

Proposed Zoning Change

Brockton Fairgrounds Proposed Zoning Overlay

The Brockton Planning Board will be holding a public hearing Thursday, September 5, 2024 at 6 pm to consider a proposed zoning overlay district for the 65 acre Brockton Fairgrounds Site at 500 Belmont Street, Brockton, MA.

The proposed Zoning Overlay District would: 1) permit all residential, commercial and industrial uses by right, 2) establish height, parking and greenspace standards, and 3) make the Planning Board as the Special Permit Granting Authority.

1. Waiver Request

Property: Mia Meadows (Off of North Quincy Street)

Parcel ID#: 156-477

Applicant: CLM Development

Representative: J.K Holmgren Engineering

2. Return to ZBA

Property: 244 & 252 Warren Ave

Parcel ID#: 090-198

Applicant: Mohammed Islam Trustee

Representative: Attorney John Creedon

3. Return to ZBA

Property: 37 Lawn Street

Parcel ID#: 146-61-5

Applicant: Vincent Falconieri

Representative: J.K Holmgren Engineering

4. Definitive Subdivision

Property: Field Street

Parcel ID#: 171-027

Applicant: Gary Lawcewicz

Representative: J.K Holmgren Engineering

5. Definitive Subdivision

Property: Mia Meadows (Off of North Quincy Street)

Parcel ID#: 156-477

Applicant: CLM Development

Representative: J.K Holmgren Engineering

6. Definitive Subdivision

Property: 15 Carrlyn Road

Parcel ID#: 012-59

Applicant: Kevin Jones

Representative: J.K Holmgren Engineering

7. Definitive Subdivision

Property: 11 Monarch Street

Parcel ID#: 018-04

Applicant: Victor Tavares

Representative: J.K Holmgren Engineering

8. Definitive Subdivision

Property: 90 Leyden Park

Parcel ID#: 122-14, 122-1A

Applicant: Isaias Andrade

Representative: J.K Holmgren Engineering

9. Site Plan Review

Property: 48 North Pearl Street

Parcel ID#:012-09

Applicant: Douglas King

Representative: Bay Colony Group

10. Site Plan Review

Property: 159 Torrey Street

Parcel ID#: 018-030

Applicant: Thorny Lea Golf Course

Representative: Nextgrid

THE ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR, WHICH MAY BE DISCUSSED AT THE MEETING. NOT ALL ITEMS LISTED, IN FACT, MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.