

**BROCKTON PLANNING BOARD MINUTES**  
**Tuesday April 2nd, 2024 - 6:00 PM**

Vice-Chair Iolando Goncalves opened up the meeting with a Roll Call...

Members present are

- Toni Goncalves - Planning Board Chair
- James Sweeney - Planning Board Member
- Iolando Spinola - Planning Board Member
- Marty Crowell - Planning Board Member
- Edward Williams - Deputy Fire Chief
- Rob May - Director of Planning & Economic Development
- Evan Sears - Planner II
- Rhode Germain - Administrative Assistant II
- Isaiah Thelwell - Administrative Assistant

---

**Review and Acceptance of Minutes**

The Board reviewed the minutes of the last Planning Board meeting that took place on 03-06-24.

**A motion to approve** the minutes was properly made by James Sweeney, seconded by Marty Crowell. The motion was unanimously approved (3-0).

---

**1. Definitive Subdivision**

**Property: 94 Woodard Avenue**

**Parcel ID#: 072-082**

**Applicant: Patrick Hefferman**

**Representative: J.K Holmgren Engineering**

Planner Evan Sears provided an overview of the Definitive Subdivision on 94 Woodard Avenue. Per Sears, the plan involves splitting two smaller lots from a larger existing lot, leaving the existing house intact, and constructing a new single-family dwelling on each of the smaller lots. The reason for seeking Planning Board approval is that both new lots lack the required frontage for the zoning regulations. If the lots had sufficient frontage, the process would have been an Approval Not Required (ANR) process, bypassing the need for Planning Board approval.

**A motion to approve** with standard conditions was properly made by James Sweeney and seconded by Marty Crowell, unanimously approved (4-0).

**A motion to waive Lot Frontage on Lots A, B and C** was properly made by James Sweeney and seconded by Marty Crowell, unanimously approved (4-0).

**A motion to adjourn** was properly made by James Sweeney and seconded by Marty Crowell, and unanimously approved (4-0).