

BROCKTON PLANNING BOARD MINUTES
Tuesday June 4th, 2024 - 6:00 PM

Chair Toni Goncalves opened up the meeting with a Roll Call...

Members present are

- Toni Goncalves - Planning Board Chair
- 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 05-07-24.

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

ANR Endorsements

127 Liberty Street

Planner Evan Sears gave an overview of an industrial property off Liberty Street. The applicant is splitting the rear portion of the property off from the lot and conveying it to the city which owns the property on the opposite side. The property is in an industrial zone, so there are no issues related to frontage.

A motion to endorse was properly made by Iolando Spinola seconded by Marty Crowell. The motion was unanimously approved (3-0).

Continuances

Continued to the July 2nd, 2024 Special Planning Board Meeting (Corrected from August 6th Meeting)

Preliminary Subdivision - 1003 Crescent Street

A motion to continue was properly made by Marty Crowell, seconded by Iolando Spinola. The motion was unanimously approved (3-0).

Continued to the August 6th, 2024 Special Planning Board Meeting

Definitive Subdivision - 0 Field Street

2. Definitive Subdivision

Property: 267 North Quincy Street

Parcel ID#: 179-439

Applicant: Bryan Needle

Representative: J.K Holmgren Engineering

Scott Faria with J.K Holmgren Engineering presented a proposal for a Definitive Subdivision at 267 North Quincy Street on behalf of Bryan Needle. Per Faria the property straddles the city line between Brockton and Abington, with a small strip of land in Brockton. The owner intends to subdivide the 12-acre parcel, most of which is in Abington. Due to the Brockton strip, the owner must first get approval from the Brockton Planning Board to create two non-buildable lots (parcels C and D), which will provide access to the remainder of the land in Abington. This approval will allow the owner to proceed with the subdivision plan in Abington.

A Motion to approve with standard conditions was properly made by Marty Crowell and seconded by Iolando Spinola. The motion passed by unanimous vote. (3-0)

4. Site Plan Review

Property: 137 Perkins Avenue

Parcel ID#: 117-124

Applicant: Foley Management Group

Representative: J.K Holmgren Engineering Inc

Scott Faria from J.K Holmgren Engineering Inc presented a Site Plan Application for converting the former candy factory at 137 Perkins Avenue into a self-storage facility on behalf of Foley Management Group. Per Faria the project has already received approval for its use and has gone through The Conservation process, resulting in an agreement with the Conservation Commission and BETA Group. The site design has been reviewed and approved, and the project has gone through two technical review meetings to address small changes suggested by Deputy Fire Chief Williams and the Planning Department.

The renovated building will contain 812 storage units of various sizes across four levels, with loading docks at each end and an automatic lift for ease of access. The project includes maintaining an existing parking lot, creating six parking spaces, and implementing a stormwater management system with a rooftop infiltration system and a compensatory storage and detention basin. The entire site is in a flood zone, requiring compensatory storage to avoid displacing floodwaters.

The building's operating hours will be from 7 AM to 7 PM, seven days a week, with controlled access using key codes or fobs. Downward-facing, dark sky-compliant lights will be installed in the parking lot for security, and routine inspections of the stormwater system will be conducted twice a year. The building's footprint will remain unchanged, and there will be landscaping with trees and shrubs for aesthetic improvement and buffering. The facility is expected to cater primarily to residents of nearby apartment complexes who lack sufficient storage space.

A Motion to approve was properly made by Iolando Spinola and seconded by Marty Crowell. The motion passed by unanimous vote. (3-0)

5. Site Plan Review

Property: 159 North Main Street

Parcel ID#: 108-043

Applicant: Robert Belcher Trust

Representative: Orwig Associates

Dan Orwig with Orwig Associates presented a Site Plan Approval application for 159 North Main Street on behalf of Robert Belcher Trust. Per Orwig the project involves the development of 50 residential units with 102 parking spaces. The project has received support from various city departments, including the fire department, which helped with access through the parking area and the location of dumpsters. They have addressed four outstanding drainage items and reduced drainage impact by 50%. The project involves replacing a dilapidated building with an L-shaped structure that will be less close to the street. The new design includes underground and street-level parking, landscaping, and an acceptable trash removal system. The infiltration basin is located beneath the parking area, and plantings will screen property lines. A lighting plan has also been developed. Orwig believes the project will be a valuable asset to Brockton and mentioned ongoing work on a tax incentive program for this and two other projects in the area.

A motion to approve with standard conditions was properly made by Iolando Spinola and seconded by Marty Crowell. The motion passed by unanimous vote. (3-0)

A motion to adjourn was properly made by Marty Crowell and seconded by Iolando Spinola, and unanimously approved (3-0).