

BROCKTON PLANNING BOARD MINUTES

Special Meeting

Tuesday, July 2nd, 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 Vice-Chair
- Marty Crowell - Planning Board Member
- James Sweeney - Planning Board Member
- Matthew Gallagher - Planning Board Member
- 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 continued the review of the 05-07-24 minutes to the August 6th meeting.

Lot Release

Kent Estates

Planner Evan Sears presented the Lot Release request for Kent Estates. The Kent Estates subdivision consists of seven lots, and the applicant is seeking to release six of them today: lots 1, 2, 3, 5, 6, and 7. The board will retain lot 4 as surety. Sears confirmed that the work plan and estimates provided look satisfactory, and there are no issues with releasing the six lots at this time.

A motion to release was properly made by James Sweeney seconded by Marty Crowell. The motion was unanimously approved (5-0).

Extension Request

1200 Montello Street/Terminal Place

Tim Doherty from NeighborWorks introduced himself and provided an update on their project at 1200 Montello Street. Per Doherty, the applicant is preparing to begin construction on a 94-unit new construction project on 1200 Montello Street, anticipated to start in September. The current Site Plan Approval is set to expire in March 2025, but with a two-year construction period, the project is expected to be completed by September 2026.

To accommodate this timeline, Doherty is requesting a two-year extension for the Site Plan Approval, extending the completion date to March 2027. This extension is necessary to align with their planned schedule and ensure all legal requirements are met before closing.

A motion to approve was properly made by James Sweeney, seconded by Marty Crowell. The motion was unanimously approved (5-0).

1. Preliminary Subdivision

Property: 1003 Crescent Street

Parcel ID#: 141-003

Applicant: Patrick O'Brian

Representative: J.K Holmgren Engineering

Scott Faria with J.K Holmgren Engineering presented the Preliminary Subdivision application on behalf of Patrick O' Brian for 1003 Crescent Street. Per Faria, the preliminary submission involves a development project at 1003 Crescent Street near the Whitman town line. The project involves a 3.5-acre parcel with an existing house and plans to construct a portion off Butler Street to provide access to four new lots. Faria mentioned that they adjusted the initial plan after feedback from the Planning Department, losing one lot but improving the layout.

Board members asked questions about the location, ownership, and details of the project, including potential rodent infestations due to clearing the land and the need for a proactive pest management plan. They also discussed maintaining vegetation, the addition of sidewalks, and the implications of narrower streets without parking. Faria noted that all utilities would be underground.

A Motion to approve with standard conditions was properly made by James Sweeney and seconded by Marty Crowell. The motion passed by unanimous vote. (5-0)

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