

**BROCKTON PLANNING BOARD MINUTES**  
**Tuesday, August 6th, 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

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**Review and Acceptance of Minutes**

The Board reviewed the minutes of the last Planning Board meeting that took place on 06-04-24 and 07-02-24.

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

**Continuance Requests**

**5. Definitive Subdivision - Property: Field Street**

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

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**1. Request for Extension**

**Property: 678 East Street**

**Parcel ID#: 121-255R**

**Applicant: Scott Ford**

**Representative: Schlossberg, LLC**

Scott Ford with Schlossberg, LLC presented a request for an extension related to a subdivision project on 678 East Street, which involves properties in both Brockton and East Bridgewater. Despite having approvals from both municipalities, the project is stalled due to a lack of progress on an intermunicipal water agreement required to move forward. Ford has made multiple attempts to engage with Brockton officials, including the city solicitor and mayor, but has faced

inaction. He is now seeking additional time to resolve the issue, potentially through litigation, and argues that Brockton has a legal obligation to negotiate.

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

## **2. Amendment**

**Property: Petronelli Way**

**Parcel ID#: 109-054**

**Applicant: New Vision Enterprises**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering presented an amendment request for a previously approved site plan for the project on Petronelli Way, which involves reducing the number of units from 50 to 46 by removing the top floor of a six-story building. This change is driven by financial feasibility issues. Faria noted that the building's footprint, parking, and utilities will remain the same, and that the updated plans have already been presented to the Zoning Board of Appeals. He is seeking the board's approval to align their records with the revised plans.

**A motion to approve** was properly made by Marty Crowell seconded by Iolando Spinola. The motion was unanimously approved (5-0).

## **3. Return to ZBA**

**Property: 157 Centre Street**

**Parcel ID#: 150-003**

**Applicant: 157 Centre Street, LLC**

**Representative: WR Construction & Design Inc**

Kerry Jordan with WR Construction, LLC presented the Return to ZBA application for 157 Centre Street. The revisions include adding storage in the basement and providing bike storage, addressing previous concerns that led to a denial. Additionally, Jordan has secured official approval for additional parking spaces. The updated plan also proposes adding four more apartments in the basement to meet financial needs.

### ***Public Comment***

*Jed Hresko - president of the trustees at 147 Centre Street*, expressed support for the addition of four units at 157 Centre Street but raised concerns about ongoing flooding issues. He explained that the current drainage system, which filters water into the ground, is causing flooding in both properties due to bedrock interference. Hresko highlighted a miscommunication between the city engineer and the planning department regarding the drainage plan, noting that the private engineer's oversight led to the problem. He requested clarification on who will handle the connection of the drain to the stormwater pipe on Centre Street and when this will occur, emphasizing that the issue may need to be addressed through the engineer's insurance.

Jordan responded that this was the first time they were hearing about these issues and noted that water from their site was being improperly diverted onto sidewalks rather than being properly managed. It was suggested that a meeting involving the city engineer and both parties should be arranged to resolve the issue, as the Board's approval of the project alone would not address the stormwater problem. The Board agreed that Jordan would follow up with the city engineer and the other party to resolve the drainage concerns.

**A motion to approve** was properly made by James Sweeney and seconded by Matthew Gallagher, and unanimously approved (5-0).

#### **4. Preliminary Subdivision**

**Property: Braemoor Road**

**Parcel ID#: 016-188**

**Applicant: Emelia Estates, LLC**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering, representing Chilton Realty Trust, presented plans for a 13-lot residential subdivision that extends Braemoor Road. The proposed extension would add about 800 feet to the road, ending in a cul-de-sac, and would not connect to any major streets or other subdivisions. The lots generally have around 140 to 150 feet of frontage, short of the 175 feet required by zoning, prompting the need for a frontage variance from the Zoning Board of Appeals. The lots mostly comply with the 30,000 square feet area requirement, and the homes planned are typical four-bedroom Colonials with attached two-car garages. Board members raised several points during the discussion. Marty Crowell asked about road orientation and connections, confirming the extension would not become a throughway. Concerns about the length of the road exceeding the 700-foot limit were addressed by Deputy Fire Chief Edward Williams, who suggested adding sprinkler systems to mitigate fire safety concerns. Faria acknowledged the likely requirement for sprinklers and also noted that the water main could be looped, enhancing fire protection.

Another significant issue discussed was the proximity of the subdivision to the Algonquin high-pressure gas line, which supplies southeastern Massachusetts. Faria stated that preliminary discussions with Algonquin Gas had occurred and that they would work closely with them during the definitive plan phase to ensure compliance with construction standards. Questions about whether the current residents of Braemoor Road and Rogers Road were aware of the proposed subdivision remained unclear since no formal notification was required at this stage. Public notification will occur during the ZBA process. No members of the public raised concerns during this meeting, though the board anticipates potential challenges once the community is officially informed.

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

## **6. Site Plan Review**

**Property: 63 Arlington Street**

**Parcel ID#: 057-066**

**Applicant: 41 Arlington, LLC**

**Representative: E.T Engineering Enterprises, Inc**

Azu Etoniru with E.T Engineering Enterprises presents the Site Plan Review application for 63 Arlington Street. Etoniru reviews the current status of the project, noting that some of the buildings are under construction. He explains that additional land has been acquired, allowing for a more complete project, which now includes new buildings and expanded parking. He assures that fire apparatus access is possible through the site, and ample parking that meets zoning requirements is provided. Additionally, the project includes a screened dumpster area and a robust drainage system to manage stormwater runoff from the new buildings. The landscaping plan meets the minimum requirements, and building-mounted lights are planned for the site.

Etoniru addresses concerns about dust during construction, noting that calcium chloride and water will be used to control it. He also mentions that the parking layout allows for sufficient aisle width for vehicle movement, ensuring smooth traffic flow within the parking lot. The new parking spots are added to the existing ones, extending the project area and maintaining functionality.

**A motion to approve with standard conditions and the following special condition** was properly made by James Sweeney and seconded by Matthew Gallagher, and unanimously approved (5-0).

### **Special Conditions:**

- *New parking layout must be completed before original is removed , and construction of the new building begins*

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