

**BROCKTON PLANNING BOARD MINUTES**  
**Thursday September 5th, 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
- James Sweeney - Planning Board Member
- Matthew Gallagher - Planning Board Member
- Rob May - Director of Planning & Economic Development
- Evan Sears - Planner 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 **08-06-24**

**A motion to approve** the minutes was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

**Lot Release**

**Emilia Estates Lots 11R & 14R**

**A motion to release** was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

**Continuance Requests**

**2. Return to ZBA - Property: 244 & 252 Warren Ave**

**A motion to approve** was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

**3. Return to ZBA - Property: 37 Lawn Street**

**A motion to approve** was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

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

**A motion to approve** was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

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## **PROPOSED ZONING CHANGE**

### ***Brockton Fairgrounds Proposed Zoning Overlay***

Director of Planning & Economic Development, Rob May introduces a proposed amendment to Section 27 of the Brockton Zoning Code, focused on the creation of a Fairgrounds Overlay District. The intent of this district is to allow flexible redevelopment of the Brockton Fairgrounds, promoting a mixed-use environment that includes residential, commercial, and light industrial areas. He explains that the applicant has two choices: they can either follow the base district (C-2 General Business) or opt for the overlay district. The first section of the ordinance establishes the district, and subsequent sections address waivers, permit-granting authorities, and various zoning rules. Importantly, pre-existing uses at the fairgrounds will be grandfathered. Height restrictions, green space requirements, and parking stipulations are outlined, with residential buildings limited to 7 stories or 85 feet and a 15% green space minimum. Commercial buildings have a height limit of 70 feet with 10% green space. There are also provisions for technology and research development zones, with height restrictions and green space rules. Parking regulations are discussed, with one space per residential unit and one space per 1,000 square feet of office space for commercial and research uses. There is a provision for parking waivers, allowing reductions in the required parking spaces by up to 50% under certain conditions. Off-site parking agreements are also permitted.

Attorney Jim Burke, representing the developer Andrew Flynn (Copper Mill) and his development team for the Fairgrounds Redevelopment project, presents their plan to the Planning Board. He begins by discussing the team's extensive consultations with the city, including multiple meetings with Director May, and how they developed a mixed-use project proposal covering 66 acres of land near Belmont, Forest and West Street in Brockton. The project aims to create a combination of residential, commercial, and light industrial areas. Burke emphasizes that the design features a horseshoe-shaped residential zone, serving as a buffer between the industrial/commercial spaces and nearby residential neighborhoods. Streets like Thurber and Othello, which border residential areas, will be shielded from commercial activity. He highlights that the proposed road system will be entirely residential and won't allow access for commercial or industrial traffic. The project team is described as highly experienced, with a history of handling significant developments throughout New England. The overall development is projected to cost between \$600 million and \$1 billion. Burke stresses the importance of flexible zoning to enable the developer to proceed without delays caused by special permits or variances. He also discusses how this plan is expected to be a major transformation for Brockton, capable of attracting high-end users, particularly in technology and R&D sectors, while creating sustainable economic growth for the city.

Following Burke, Developer Andrew Flynn speaks briefly, thanking the Planning Board and all stakeholders involved for their input over the past eight months. Flynn emphasizes their commitment to long-term, responsible development that aligns with the city's interests, aiming to position the project as a catalyst for sustainable economic growth.

Philip Casey from CBT Architects provided a detailed presentation of the master plan for the Fairgrounds Redevelopment project. The project seeks to transform a historically significant but underutilized site into a vibrant, mixed-use community space. Key elements include 1,200 new residential units, an innovation campus for advanced manufacturing and research, and a network of biodiverse green spaces. The plan aims to integrate the site with its surrounding neighborhoods—respecting the residential area along Belmont Street, providing pedestrian connections from Brockton High and Campanelli Stadium, and creating a community-focused public park along Belmont Ave. The design breaks down the 64-acre site into manageable and flexible blocks, promoting walkability and ensuring that both the residential and innovation zones are distinct yet connected. Casey emphasized the importance of creating a legible, pedestrian-friendly environment through widened sidewalks, street trees, bike lanes, and stoops on individual homes to foster neighborhood interactions. The innovation campus is intended to serve as an economic catalyst for Brockton, housing advanced tech companies in high-bay, single-story buildings, while the residential areas will scale down from multifamily buildings to townhomes near the smaller single-family homes along Thurber Avenue. Each neighborhood will have its own distinct character, with active ground-floor retail spaces, community amenities, and a welcoming green space at the heart of the development. The vision focuses on creating a 24/7 active and connected community, blending new economic opportunities with a well-scaled, pedestrian-oriented residential environment.

Stephen Martorano from Bohler provided an in-depth overview of the civil engineering and infrastructure components for the proposed project. He discussed whether the site has the capacity to support the development, focusing on vehicular access points, underground utilities, and services such as sewer, water, and stormwater systems. Martorano highlighted that the site benefits from well-established infrastructure, with multiple access points along Belmont Street, West Street, and Forest Avenue, and mentioned that the city's sewer system, including a nearby main interceptor, has ample capacity to support the development. He also detailed the water system, noting the presence of 12-inch water mains and a 30-inch transmission main, ensuring a robust water supply. In terms of storm drainage, he emphasized the future improvements to water treatment and infiltration on the site, with water ultimately flowing to Flag Pond at a slower, cleaner rate. Overall, he reassured that the site is well-equipped with essential infrastructure services, including electric, telecom, and natural gas, making it highly suitable for the proposed project.

Robert Michaud from MDM Transportation discussed the transportation planning and infrastructure surrounding the site, emphasizing the long-standing collaboration with Bohler and the integration of city and Massachusetts Department of Transportation (MassDOT) objectives. He presented a snapshot of key gateways that would serve the project, particularly Belmont Street and Forest Avenue. Belmont Street, in particular, has undergone multi-million dollar improvements, including updated signal systems and "Complete Streets" enhancements, which promote walking, cycling, and public transportation. Michaud also highlighted planning initiatives from the Old Colony Planning Council, such as improvements at key intersections near the site, including West Street at Forest Avenue and Memorial Drive. These efforts align with the goals of facilitating strategic access points, especially for residential areas along Forest Avenue. For the proposed innovation campus, or "tough tech" area, access would be routed through Belmont Street, avoiding intrusion into the surrounding residential neighborhoods.

The transportation plan also includes enhanced pedestrian and cycling infrastructure, such as wider sidewalks, bicycle lanes, and signal-controlled crossings, ensuring compatibility with existing MassDOT standards. Michaud noted that the traffic impacts during a previous, higher-intensity development proposal would be comfortably lower than this lower-intensity mixed-use development, reducing traffic impacts by 40-50%. The project's phased approach will allow for a gradual integration of infrastructure, enabling adjustments as needed throughout each development stage.

James Sweeney asked the developer about other notable projects, to which Flynn responded, highlighting several residentially anchored mixed-use developments. These included a 450-unit apartment building with 20,000 square feet of retail and a 200-seat performing arts venue near Fenway Park. Philip Casey also mentioned their work on Suffolk Downs and Cambridge Crossing, emphasizing the successful mix of life sciences, residential spaces, and ground-floor retail in urban and suburban settings. Another relevant project was the Bellwether District in Philadelphia, which focuses on bio-manufacturing and innovation, drawing parallels to this project. Flynn further noted an ongoing development on Morrissey Boulevard in Dorchester, which shares similarities in commercial components related to tough tech and climate tech. When asked about the project's phasing, Flynn explained that their intention was to begin with a residential phase, likely starting in the middle of the next year. He acknowledged that infrastructure for the entire site would be incorporated in the initial phase for efficiency, but emphasized that starting with a "residential node" would ease the development process. Following these points, Chair Goncalves expressed her concerns about traffic congestion in the area, especially around Forest Avenue. While she appreciated the presentation and design, she questioned why the project would potentially bypass certain due diligence steps, given the high congestion already present in the area. Despite her concerns, she reiterated that the discussion was about the proposed language in the ordinance rather than the project's approval.

Vice-Chair Iolando Spinola expressed concerns about public engagement regarding the planning process for a specific site, questioning how community feedback was gathered and whether there would be opportunities for further civic involvement. He highlighted the significance of including local residential groups in discussions, especially considering Brockton's designation as an environmental justice community, advocating for development that prioritizes community needs and avoids displacement. Flynn, responding to Spinola's inquiries, noted that the planning process had involved consultations with various stakeholders, including city officials and representatives from the community. He assured that future reviews of the site plans would allow for continued public discussion and input, ensuring that community voices remain part of the process. Matthew Gallagher further questioned whether the proposed development plans would allow for modifications. Flynn confirmed that the forthcoming site plan reviews would provide opportunities for additional refinements based on community and board feedback. However, some board members raised concerns about the proposed overlay district associated with the development. They feared that it might offer too much flexibility to the developer, potentially undermining due process and community input. Attorney Burke defended the development approach, drawing parallels to past similar projects, asserting that amendments to the plan would still be discussed with city officials and subject to further evaluation.

Jennifer Schultz introduced herself as outside general counsel for Copper Mill, clarifying the purpose and significance of the proposed zoning overlay compared to the subsequent site plan review. She emphasized that the overlay serves as a framework, establishing maximum parameters for development and allowing for a more detailed review later on. Schultz reassured the board that the zoning overlay would not determine a specific number of units but rather provide a conceptual basis for future development proposals, which would then undergo rigorous site plan review, including traffic and infrastructure studies. Flynn reinforced the necessity of the zoning overlay, explaining that starting with it facilitates financing for the project, as piecemeal variances would deter lenders. He acknowledged community concerns regarding traffic congestion, especially with the projected influx of vehicles due to the proposed development, and indicated that the team would consider rerouting traffic to alleviate pressure on local streets.

Chair Goncalves expressed skepticism about the traffic implications of 1,200 units, highlighting existing congestion on Forest Avenue and surrounding areas. Both Flynn and Schultz recognized these concerns, indicating their willingness to address them through further traffic studies and thoughtful planning to mitigate adverse effects.

### ***Public Comment***

*Councilor Jeffrey Thompson - Ward 5*

Councilor Jeffrey Thompson expressed gratitude to the presenters of the project, highlighting its significance due to the location of the 60+ acre development site within an existing commercial and residential area in Brockton. Acknowledging community concerns regarding the draft overlay district ordinance, he emphasized his support for the development and requested that the Planning Board recommend the ordinance favorably. This recommendation would allow the matter to proceed to the City Council and the Ordinance Committee for further evaluation. Thompson characterized the current overlay ordinance as a draft or "shell" that would undergo modifications during the ordinance process. He mentioned that the city is working on a form-based code to provide a clear framework that incorporates high-level perspectives and allows for detailed discussions on specific issues. He stressed the importance of addressing external traffic infrastructure and ensuring public outreach in the planning process, indicating that community involvement is essential as discussions progress. Overall, Thompson advocated for advancing the project while ensuring thorough vetting and collaboration to achieve a successful development outcome.

*Councilor Maria Tavares - Ward 2*

Councilor Maria Tavares began her remarks by greeting everyone and expressing her excitement about the ongoing discussions regarding the Fairgrounds project in Brockton. Tavares shared her long-standing desire to see development in the Fairgrounds area. She acknowledged that there are always questions from constituents about what will happen in that space but reassured them

that positive changes are forthcoming. Tavares highlighted the potential for economic growth, including job creation and increased tax revenue, emphasizing the city's need for such developments amid existing challenges. Tavares expressed a strong commitment to moving the project forward, stating her desire for community alignment and support. She noted that the project's design and presentation were impressive and conveyed her hope to see the envisioned developments realized in her lifetime. As she concluded, she encouraged unity and collaboration among stakeholders to attract more investors and fill the gaps in the city, asserting that this initiative could significantly improve Brockton.

*Lisa Crowley, 250 Howard Street - Resident*

Lisa Crowley expresses her support for the project while raising concerns about potential loss of local control, particularly regarding zoning regulations. She emphasizes that many elements of the project seem to permit development "by right," which could limit the city's ability to impose conditions or setbacks during the Site Plan Review phase. Crowley highlights that the current plans appear to place buildings very close to the sidewalks without any designated setbacks, which could negatively impact the area. She also critiques the inclusion of industrial zoning classifications (I1, I2, I3, and I4), suggesting that they either be eliminated or modified to include exceptions for heavy industrial uses, such as transfer stations and scrap metal operations, which could introduce pollution and increase truck traffic in the vicinity. She concludes by reinforcing her concerns about maintaining local control over the project, emphasizing the need for the city to have oversight rather than having to accept developments passively.

*Kimberly O'Keefe - Resident*

Kimberly O'Keefe addresses the council, expressing gratitude for the meeting and sharing her thoughts on the proposed project at the fairgrounds in Brockton. Residing in the south side of the city, she frequently passes by the fairgrounds and has long been curious about its future. O'Keefe voices some concerns about the potential industrial usage that may come with the project but is generally optimistic about the proposal, noting the experience of those involved in the development. She believes that incorporating housing, light industrial, and office space is essential for the city's growth and sees the fairgrounds as an ideal location for such initiatives. As a great-grandmother, she emphasizes the importance of creating opportunities for her grandchildren and future generations to live and work in Brockton. Having lived in the city for 30 years, she expresses a desire for Brockton to continue expanding and welcoming new residents, reinforcing its identity as the "City of Champions." She concludes her remarks by thanking the council for their efforts.

*Councilor Phil Griffin - Ward 3*

Councilor Phillip Griffin addresses the board, expressing his strong support for the proposed project in Brockton. He commends Andrew Flynn and his team for their presentation, stating that he believes the project, if executed properly, could be transformational for the city. Griffin highlights the potential for further development along the Belmont Street corridor, noting that many existing strip malls from the late sixties and early seventies are underutilized for today's business needs but have ample parking. He reassures the audience that this meeting is merely the first step in a larger process, emphasizing the need for collaboration among the developers, the city council, and community input. Griffin expresses confidence that, with collective effort, they can create a development that both the city and its citizens will be proud of, as well as generate significant revenue—estimating \$12 to \$14 million annually once fully operational. He suggests that additional developments could even double or triple this revenue. Phillip concludes by urging the board to provide a favorable recommendation for the project, emphasizing the necessity of financial growth to support essential city developments, like a new high school. He thanks the members for the opportunity to speak and encourages a positive vote.

*Councilor Tom Minichiello - Ward 1*

Councilor Tom Minichiello opens his remarks by echoing the positive sentiments expressed by fellow council members regarding the proposed project. He emphasizes that this development presents a significant opportunity for the City of Brockton, acknowledging that while there are valid concerns raised by others, the Planning Board's expertise will be crucial in navigating these issues. He likens the project to a "moving target," underscoring the need for collaboration to ensure it benefits the community and enhances the reputation of Brockton. Minichiello stresses the importance of creating a positive environment where people are encouraged to visit and engage with local vendors, contributing to economic development and job creation. Minichiello also mentions the need for public involvement in the planning process, asserting that community feedback is essential to refining the project. He expresses confidence that with active participation from all stakeholders, including residents, the project can evolve into something truly beneficial for Brockton.

He points out specific areas needing attention, such as setbacks, parking, and green space, and highlights the importance of maintaining a high quality of life for residents and workers in the area. Additionally, he acknowledges the potential challenges and phases of development but insists that through teamwork and vigilance, the project can be successful.

*Veronica Stephens - Resident*

Veronica Stephens addresses the council with her concerns regarding the proposed ordinance. Living on the south side of Brockton, she expresses apprehension about the potential lack of oversight that the ordinance might allow, fearing it grants too much freedom to the developer without adequate checks in place. While she appreciates the project's overall design, particularly the combination of residential and light industrial elements, she voices specific concerns about the light industrial aspect. Stephens emphasizes the importance of maintaining existing restrictions and guidelines, particularly regarding issues like waste disposal and setbacks.

She articulates her worry that lifting these restrictions may not serve the city's best interests, highlighting the need for clear criteria to ensure responsible development. She calls for careful consideration before passing the ordinance, urging that any approval should be based on well-defined standards to protect the interests of local residents. Stephens thanks the council for their time and reiterates her belief that a lack of specificity in the ordinance could be detrimental to the community.

### ***Public Comment Ends***

Director Rob May expresses his strong support for the proposed development plan, highlighting its potential to create homes, jobs, and tax revenue for the city. He has been collaborating with the developer, Mr. Flynn, and his team to refine the vision for the project, which he believes will be transformational for the Belmont corridor and the city as a whole. However, despite his overall support for the project, May voices opposition to the current zoning amendment, citing it as too vague and lacking essential controls related to residential density, industrial uses, and public realm requirements. He emphasizes that simply relying on the Site Plan review process is inadequate for addressing these concerns, as it cannot prohibit by-right uses but only adjust plans to mitigate impacts. May raises a critical point about the need for clear guidelines to ensure the public understands the development, advocating for a redevelopment agreement with the development team. He stresses the importance of knowing specific parameters, such as the minimum and maximum number of housing units and the types of industrial uses allowed. While he acknowledges the opportunity this project presents, he believes that a more structured approach would better serve the community's interests and facilitate a successful development. He concludes by reiterating his commitment to work with Mr. Flynn and the development team to achieve the best possible outcome for Brockton.

James Sweeney shares his perspective on the ongoing development process, aligning with previous sentiments expressed by others, indicating that the current proposal is merely the surface of a larger conversation. He emphasizes that the concerns raised can be addressed through the proper channels and processes, which will involve public engagement and review by the City Council. Sweeney expresses his willingness to support the recommendation favorably.

**A motion to favorably recommend to council** was properly made by James Sweeney, seconded by Matthew Gallagher, Iolando Spinola voted in opposition, The motion passed 3-1.

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### **1. Waiver Request**

**Property: Mia Meadows (Off of North Quincy Street)**

**Parcel ID#: 156-477**

**Applicant: CLM Development**

**Representative: J.K Holmgren Engineering**

Attorney Jim Burke addresses the Planning Board regarding a subdivision issue tied to unpaid taxes on a specific property. He explains that the previous owner owed substantial taxes, which was identified through a municipal lien certificate (MLC). Despite the outstanding taxes, the city



treasurer has issued a letter allowing the permit process to proceed, emphasizing that it is necessary for the city to recover the owed amount. Burke clarifies that the regulations do not explicitly require a "clean" MLC, which has led to some confusion. Chair Goncalves raises concerns about why the issue made it to the agenda without a clean MLC, citing her own experience in property sales, where she was required to provide proof of no outstanding taxes. Burke acknowledges her point but stresses that the process differs for permit applications. Director May adds that while it is the committee's practice to request a clean MLC, it is not explicitly required in writing. Matthew Gallagher questions the guarantee of tax payment after the sale, to which Burke confidently responds that the buyer will not proceed without the taxes being paid, as it is stipulated in the purchase agreement. He reassures The Board that the payment will come from the purchase price at closing. The discussion highlights the complexities surrounding the property transaction, including the importance of the tax liabilities being resolved for the benefit of both the city and the new owner.

Iolando Spinola expresses skepticism, raising concerns about potential risks to the city. Attorney Burke counters Spinola's argument, asserting that there is no risk to the city since payments from the client are contingent upon approval of the subdivision. He emphasizes that if the subdivision isn't approved, the owners are unlikely to pay regardless, suggesting that allowing the process to proceed could yield substantial funds for the city. James Sweeney adds his perspective, highlighting that the payment will come from the proceeds of the sale, as there has been no prior revenue from the current owner. Spinola then questions the precedent that might be set by moving forward with this project, prompting Chair Goncalves to clarify that it would not be a one-time situation; future applicants in similar circumstances could also benefit. However, she expresses concern about why the current owner remains on the property despite owed payments.

Councillor Jeffrey Thompson discusses the value of the land from the developer's perspective, arguing that it is worthless without the opportunity to build on it. He emphasizes the necessity of issuing permits as a critical next step in the process, which hinges on allowing a waiver. This waiver is essential for the developer to reach the building phase and subsequently make the property valuable enough for purchase, enabling the city to collect its owed lien at the closing of the sale. Thompson advocates for a streamlined approach, suggesting that if the tax collector expresses confidence in receiving payment at closing, this should be sufficient for the Planning Board to approve moving forward without a waiver hearing. He believes that the tax collector's approval should be a standard practice, allowing projects like this to advance more efficiently. Thompson underscores the importance of understanding why the waiver is being sought in this specific case while proposing a more straightforward policy for future scenarios, aimed at ensuring the city's financial interests are safeguarded.

**A motion to approve the waiver request** was properly made by James Sweeney seconded by Matthew Gallagher. Iolando Spinola voted in opposition, The motion passed 3-1.

## **5. Definitive Subdivision**

**Property: Mia Meadows (Off of North Quincy Street)**

**Parcel ID#: 156-477**

**Applicant: CLM Development**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering presents the details of an 18-lot residential subdivision that has been in development for around 15 months called Mia Meadows. The project, located off Quincy Street, includes two streets: Austin Court, which provides frontage for 7 lots, and an extension of Debbie Road, which creates an additional 11 lots. The primary challenge with the project has been managing drainage issues, as there are significant overland water flows that affect neighboring properties, particularly those on Pinehurst Avenue. To address these concerns, Faria explains that the development will include two large detention basins—one for Austin Court and one for Debbie Road—that are designed to hold more water than required by stormwater management regulations. Additionally, an earth berm will be constructed to redirect water away from houses on Pinehurst and into the detention basins. Each house will also have infiltration systems to prevent runoff from rooftops. Faria notes that the drainage design has been reviewed and approved by BETA Engineering, the city's consultant, indicating that the city is satisfied with the mitigation measures.

### ***Public Comment***

*Councilor Jeffrey Thompson - Ward 5*

Councilor Jeffrey Thompson expresses his support for the 18-lot residential subdivision project in Ward 5, noting that the process has involved multiple city boards and has been transparent with the local community. Thompson emphasizes that the development is expected to alleviate existing water issues in the area, and highlights the broader importance of this project for Brockton's growth. He points out that continued development is essential for meeting the city's investment goals, particularly in areas like schools and capital projects. Thompson also believes that modern construction in the older parts of the city will raise property values for surrounding homes, contributing to the overall improvement of the community. He urges the board to approve the subdivision plan.

*Deputy Fire Chief Edward Williams -*

Chief Edward Williams raises some technical questions about the subdivision plan, including the radius of the cul-de-sacs and the length of Debbie Road. Faria responds that the pavement radius is 49 feet, meeting the city's minimum requirement, and the total length of Debbie Road will be just over 700 feet. Chief Williams also notes that discussions have taken place about looping the water lines between two subdivisions, which would benefit both the new development and the City's water supply. He expresses satisfaction with these provisions.

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

***Waivers:***

***Section IV.A.1***

**A motion to approve** was properly made by James Sweeney and seconded by Matthew Gallagher, and unanimously approved (4-0).

***Section V.C***

**A motion to approve** was properly made by James Sweeney and seconded by Matthew Gallagher, and unanimously approved (4-0).

***Section V.C***

**A motion to approve** was properly made by James Sweeney and seconded by Matthew Gallagher, and unanimously approved (4-0).

***Section V.A.3***

**A motion to approve** was properly made by Matthew Gallagher and seconded by James Sweeney, and unanimously approved (4-0).

**6. Definitive Subdivision**

**Property: 15 Carrlyn Road**

**Parcel ID#: 012-59**

**Applicant: Kevin Jones**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering presents a proposal for a Definitive Subdivision plan to divide a 15,000-square-foot property on Carrlyn Road into two lots. One lot will have 80 feet of frontage, and the other 70 feet, which will allow the developer to seek a variance from the Zoning Board of Appeals to make the new lot buildable. Faria confirms that all abutters have been notified and mentions that a neighbor at 27 Carrlyn Road submitted a letter of support. Matthew Gallagher raised concerns about the small lot size and its proximity to the neighboring house, but Faria reassures him that proper communication has occurred with the neighbors.

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

## **7. Definitive Subdivision**

**Property: 11 Monarch Street**

**Parcel ID#: 018-04**

**Applicant: Victor Tavares**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering introduces a subdivision proposal for a property at the corner of Greenwood and Monarch in a (R2) zone. The plan aims to divide the existing lot to create a new buildable lot for a two-family home. Faria emphasizes that the new construction will comply with zoning requirements, including parking provisions for each unit. He seeks approval for the definitive subdivision to proceed to the Zoning Board of Appeals. Matthew Gallagher asks whether multi-family homes exist in the area, to which Faria confirms there are two and three-family homes nearby, fitting with the neighborhood's older character.

### ***Public Comment***

*Kimberly O'Keefe - Abutter*

Kimberly O'Keefe, a resident of Monarch Street, raised concerns about parking and the sewer system regarding the proposed subdivision. She pointed out that the existing triple-decker on the lot lacks sufficient parking, causing residents to park on the street, which interferes with snow plowing in the winter. Additionally, O'Keefe expressed worries about the private sewer system, which she said was designed for fewer homes than currently connected. She fears that adding more housing could overwhelm the system, leading to issues for her property, which is at the end of the sewer line.

In response, Scott Faria acknowledged the existing parking challenges but explained that the proposal includes adding parking spaces for both the existing and new residences, totaling 10 spaces. As for the sewer, Faria noted that the city's Department of Public Works and Engineering Departments would evaluate and determine any necessary upgrades during the building permit process.

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

## **8. Definitive Subdivision**

**Property: 90 Leyden Park**

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

**Applicant: Isaias Andrade**

**Representative: J.K Holmgren Engineering**

Scott Faria with J.K Holmgren Engineering presented a Definitive Subdivision application for a property located at 90 Leyden Park Road, which is positioned at an unusual intersection where three streets converge. The existing property is about 25,000 square feet and is zoned as R-1C for single-family residential use. The property owners aim to develop a new single-family home on an adjacent strip of land along Paul Avenue, which has about 21 feet of frontage. They intend to use this narrow strip as access for a driveway and a new buildable lot (Lot B). If the proposal gains approval from the Planning Board, it will still need to be reviewed by the ZBA for final approval. Deputy Fire Chief Edward Williams emphasizes the need for a fire access road that can accommodate a fire truck and includes a T turnaround, particularly given the property layout at 90 Leyden Park Road. He indicates that even if the property is only about 100 feet from the street, the access must extend at least 25 feet into the property. The existing 21-foot frontage presents challenges in meeting these requirements. Faria confirms the property's measurements, while Williams expresses concern about the complexity of the situation, reinforcing the need for proper access in compliance with safety codes.

**A motion to continue** was properly made by Matthew Gallagher and seconded by James Sweeney, and unanimously approved (4-0).

## **9. Site Plan Review**

**Property: 48 North Pearl Street**

**Parcel ID#:012-09**

**Applicant: Douglas King**

**Representative: Bay Colony Group**

Attorney Jim Burke introduces a proposal for the property at 48 North Pearl Street, highlighting plans for renovating the existing two-story building and constructing a new eight-unit building at the rear. Bill Buckley from Bay Colony Group takes over the presentation, describing the layout, which includes a total of 24 parking spaces, a one-way access road, and provisions for emergency vehicle access. He details the site's drainage system, which is designed to manage stormwater runoff effectively, and discusses landscaping plans to enhance the property's aesthetics. Concerns regarding the sewer line connection, specifically the absence of a manhole at the tie-in point with the street's sewer line were made by members of The Board. Buckley acknowledges the issue and notes the complications due to the proximity of a gas line. Buckley then shifts to ensuring continuous sidewalks at the curb cuts, with emphasis on creating pedestrian-friendly access. Suggestions given by The Board include improving pedestrian safety, such as making the sidewalks flush with the road, so pedestrians do not have to step down into the street when crossing. Buckley agrees to implement these changes, indicating a collaborative approach to addressing the board's and community's concerns.

**A motion to approve with standard conditions and the following condition** was properly made by Matthew Gallagher and seconded by James Sweeney, and unanimously approved (4-0).

***Special Conditions:***

1. Add manhole at road connection with rear building's sewer line
2. Implement continuous sidewalks at both curb cuts

**10. Site Plan Review**

**Property: 159 Torrey Street**

**Parcel ID#: 018-030**

**Applicant: Thorny Lea Golf Course**

**Representative: Nextgrid**

Mike Pattison from NextGrid presented an application for a ground-mounted solar installation, originally approved on June 1, 2021. Due to unforeseen delays, the project's approval expired. The proposed installation features a solar array with a capacity of 1,029 kW DC and a coupled battery system. The site, a vacant 6-acre farm in an R1 zoning district, includes a sewer easement and a material storage area. Pattison explained the layout, noting that electricity would be transferred off the property via an underground cable to the main grid. Concerns raised during the technical review were addressed, including the Fire Chief request for a gravel turnaround area for emergency vehicles. The access road width was modified from 18 to 20 feet, and construction traffic will use an existing park path. Board members raised questions regarding changes to the plan; Pattison confirmed that the modifications were minimal. Vice-Chair Spinola expressed concerns about site maintenance, referencing issues with other solar sites in the area. Pattison assured that Next Grid would maintain the site, with visits scheduled twice a year for upkeep, primarily involving native grasses and wildflowers to mitigate vegetation issues and maintain a buffer from nearby neighborhoods.

**A motion to approve with standard conditions and the following condition** was properly made by Matthew Gallagher and seconded by James Sweeney, and unanimously approved (4-0).

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