



# CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

Robert F. Sullivan  
Mayor

Robert May, CECD  
Director

## PLANNING BOARD AGENDA TUESDAY DECEMBER 3, 2024 at 6:00 P.M

Board or Committee:	Planning Board
Day & Date:	Tuesday December 3rd, 2024
Time of Meeting:	6:00 P.M
Meeting Location or Link:	Zoom link below
Chairperson:	Toni Goncalves
	Date Posted: 11/27/24

**You are invited to a Zoom webinar.**  
**When: Dec 3, 2024 06:00 PM Eastern Time (US and Canada)**  
**Topic: 20241203 Planning Board Meeting**

**Please click the link below to join the webinar:**  
**<https://us02web.zoom.us/j/85145233382?pwd=kP7dO9x2wPpepDdzRYiKxnLWHsu6cH.1>**

**Passcode: 725469**

**Or One tap mobile :**

**+16469313860,,85145233382#,,,,\*725469# US**

**+19292056099,,85145233382#,,,,\*725469# US (New York)**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**+1 646 931 3860 US**

**+1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 305 224 1968 US**

**+1 309 205 3325 US**

**+1 312 626 6799 US (Chicago)**

**+1 253 205 0468 US**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 360 209 5623 US**

**+1 386 347 5053 US**

**+1 507 473 4847 US**

**+1 564 217 2000 US**

**+1 669 444 9171 US**

**+1 669 900 6833 US (San Jose)**

+1 689 278 1000 US  
+1 719 359 4580 US  
**Webinar ID: 851 4523 3382**  
**Passcode: 725469**

International numbers available: <https://us02web.zoom.us/j/85145233382>

## AGENDA

---

### Items Requesting Continuances

---

#### Review and Acceptance of Minutes

11-6-24

#### Proposed Zoning Change

##### *MBTA Communities Multi-family Overlay District*

*1. Ordinance: Be it ordained, pursuant to Section 27-5 of the City Ordinances "Zoning Map" whereby reference is made to and incorporation of said boundaries of each of the zones established as shown on the map entitled, "The City of Brockton, Massachusetts Zoning District Map" dated November 10, 1967, and thereafter amended, that said map be amended to reflect the following zoning change: (see attached zoning parcels)*

*2. ORDINANCE: Be it ordained by the City Council of the City of Brockton to adopt a new section of the Zoning Ordinance as follows:*

---

#### **1. Extension Request**

Property: Oak Hill Way

Parcel ID#: 119-015

Applicant: LJDE LLC

Representative: MBL Land Development & Permitting Corp

#### **2. Return to ZBA**

Property: 244 & 252 Warren Ave

Parcel ID#: 090-198

Applicant: Mohammed Islam Trustee

Representative: Attorney John Creedon

#### **3. Return to ZBA**

Property: 454 Copeland Street

Parcel ID#: 074-35-1

Applicant: Americad Properties

Representative: J.K Holmgren Engineering

#### **4. Definitive Subdivision**

Property: 0 Field Street

Parcel ID#: 171-027

Applicant: Gary Lawcewicz

Representative: J.K Holmgren Engineering

#### **5. Definitive Subdivision**

Property: 0 West Chestnut Street / Meadow Woods/ Matt Flaherty Way

Parcel ID#: 023-042

Applicant: Patricia's Path Realty Trust

Representative: Gallagher Engineering

**THE ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR, WHICH MAY BE DISCUSSED AT THE MEETING. NOT ALL ITEMS LISTED, IN FACT, MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.**