

BROCKTON PLANNING BOARD MINUTES
Tuesday, March 4th, 2025 - 6:00 PM

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

Members present are

- Toni Goncalves - Planning Board Chair
- Marty Crowell - Planning Board Member
- Matthew Gallagher - Planning Board Member
- James Sweeney - Planning Board Member
- Rob May - Director of Planning & Economic Development
- Evan Sears - Planner 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 **02-04-25**

A motion to accept was properly made by Matthew Gallagher, seconded by Marty Crowell. The motion was unanimously approved (4-0).

Continuance Requests

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

A motion to continue was properly made by Matthew Gallagher and seconded by Marty Crowell and unanimously approved (4-0).

3. Return to ZBA

Property: 70 Westgate Drive

Parcel ID#: 032-022

Applicant: Children & Family Dentistry

Representative: Sign Design, LLC

Sign Design, LLC presented the Return to ZBA Application for Children & Family dentistry at 70 Westgate Drive. Marie Mercier from Sign Design, along with Wiley Knight, is presenting the changes made to the sign based on prior feedback from the Zoning Board of Appeals.

The main modification is the reduction of the Electronic Message Center (EMC) size, which was a point of concern in the last review. The original EMC size, indicated in orange, has been decreased in the new proposal, with two options presented. Additionally, the sign will be placed in the parking lot behind a grassy area, with electrical work approved.

James Sweeney noted that the ZBA previously voted 3-2 in favor, with concerns raised about potential driver distraction. Chair Goncalves acknowledged the input and opened the floor for board members' questions, expressing no immediate concerns.

Crowell sought clarification on the sign's placement, which Dr. Assioun confirmed would be on the side facing the parking lot. Crowell also raised concerns about driver distraction, particularly the frequency of image changes. Assioun responded that they were open to increasing the display time from the proposed 5 seconds to 10 or even 15 seconds, with a smooth transition between images rather than a distracting effect. Goncalves expressed confidence in drivers' ability to handle such signage, while May emphasized that the transition must comply with MassDOT regulations, meaning a quick and smooth change rather than a dissolve effect.

Crowell then asked if the new sign would replace an existing one, to which Assioun confirmed that an old, non-functional sign would be removed. Sweeney highlighted that the ZBA had discussed incorporating community messaging into the sign, such as Amber Alerts and local event announcements, which Assioun and Mercier confirmed they were committed to displaying. Crowell questioned whether the proposal now met the criteria to return to the ZBA, with Goncalves and Sweeney asserting that concerns about traffic distraction had been addressed through adjustments to timing, size, and placement.

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

4. Site Plan Review

Property: 45 Industrial Boulevard

Parcel ID#: 118-190

Applicant: Operation One Roof, LLC

Representative: J.K. Holmgren Engineering LLC

Scott Faria, representing J.K. Holmgren Engineering, presented the Site Plan Review application for Bay State Linen at 45 Industrial Boulevard. Faria presented plans for a 71,000-square-foot expansion to their existing 46,000-square-foot facility. The addition includes 14 dock spaces for vans and box trucks and 13 loading docks for larger trucks to improve loading and unloading operations. The project underwent two technical review meetings and addressed concerns from the Conservation Commission and BETA, their peer review consultant. The final request, to loop the water main and add a hydrant at the rear of the building, was incorporated into the plans. Board members found the proposal well-prepared and had no objections.

A motion to approve with standard conditions was properly made by Matthew Gallagher, seconded by Marty Crowell. The motion was unanimously approved (4-0).

5. Definitive Subdivision

Property: Braemoor Road Extension

Parcel ID# 016-188 - Plot 97

Applicant: Chilton Realty Trust, LLC

Representative: J.K Holmgren Engineering LLC

Scott Faria with J.K. Holmgren Engineering presented the Definitive Subdivision application for Braemoor Road Extension. Attorney James Burke provided background, noting that this development is the final phase of a larger project stemming from a 60-acre property once owned by the Kearney family. The subdivision plan includes 12 lots, with an extended roadway and a drainage system designed to handle stormwater runoff. Faria explained that the subdivision extends Braemoor Road by 700 feet, ensuring proper drainage through two large detention basins. Burke confirmed that the development adheres to city requirements, including a looped water main and compliance with the city's stormwater authority, which recently resumed operations.

Chair Goncalves inquired about past water drainage issues in the area and whether the city engineer had concerns. Faria acknowledged that any comments would be addressed during the stormwater review process. The Board also confirmed that the homes will be required to have sprinkler systems, a condition set by the Zoning Board of Appeals. Deputy Fire Chief Brendan Weeks supported the project, citing the looped water main and sprinkler systems as adequate fire safety measures.

A motion to approve with standard conditions was properly made by James Sweeney, seconded by Marty Crowell. The motion was unanimously approved (4-0).

Conditions

- Final Approval is Contingent upon the review and approval of the City Engineer.

Waivers

- **Section IV.B (5)(a)** - MAXIMUM DEAD END ROAD ALLOWED = 700' / 786'
ROAD PROPOSED

A motion to approve the waiver was properly made by Marty Crowell, seconded by Matthew Gallagher. The motion was unanimously approved (4-0).

- **SECTION IV.A.1 - FRONTAGE**

- LOT 1 - 132.93'
- LOT 2 - 158.23'
- LOT 3 - 135.10'
- LOT 4 - 130.20'
- LOT 5 - 140.43'
- LOT 6 - 108.75'
- LOT 7 - 112.53'
- LOT 8 - 100.05'
- LOT 9 - 139.93'
- LOT 10 - 130.00'

- LOT 11 - 131.78'
- LOT 12 - 160.17'

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

6. Planning Board Elections

James Sweeney was nominated as designee for both the Zoning Board of Appeals and the Traffic Commission by Toni Goncalves and seconded by Marty Crowell. The motion passed by unanimous vote.

Toni Goncalves was nominated as Chairperson of the Planning Board by Marty Crowell and seconded by James Sweeney. The motion passed by unanimous vote.

Iolando Spinola was nominated *In absentia* Vice-Chair by James Sweeney and seconded by Marty Crowell. The motion passed by unanimous vote.