

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-10 Petition of TANYA D. TREVISAN, ESQ., MIRRIONE, SHAUGHNESSY & UITTI, LLC, 2 Batterymarch Park, Suite 202 Quincy, MA, on behalf of the Briker Family Limited Partnership, for a Special Permit under Sec. 27-29. 3.g., to allow drive-through service for eating and drinking establishment in a C-2 Zone, located at 651 BELMONT STREET.

PETITIONER'S STATEMENT: Attorney Michael Spillane, presented to the Board, Exhibit A, Site Plan and Exhibit B, Building Plans. Mr. Spillane stated they are seeking to construct a Chipotle Restaurant and they are before the Board to seek relief for a mobile drive through. Customers are not able to order and its solely for picking up orders already ordered.

OPPOSITION: None

DECISION: Granted

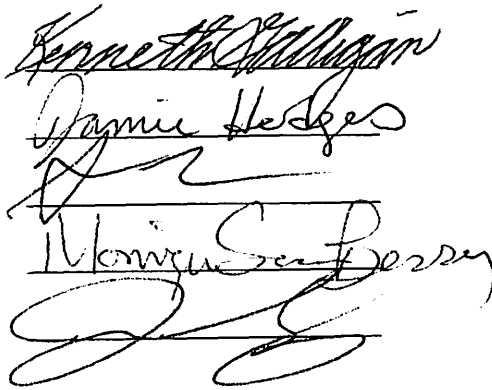
BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing, the Board found that the request for a Special Permit to allow for drive-through service at eating and drinking establishments to be in conformance with section 27-29 (3)(g) for a new Chipotle Restaurant proposed to be located at 651 Belmont Street, that the proposed use will be in harmony with the orderly development of the zone, not negatively impact the neighborhood nor the orderly development of adjacent properties nor inconsistent with any officially adopted master plan for the city. Adequate ingress and egress from parking areas and drive through lanes is so designed as to cause minimum interference with traffic surrounding the site. City Councilor Griffin and Tavares spoke in favor, with no opposition presented.

VOTE:

Motion to Grant by: Steven Lainas
Seconded by: James Sweeney

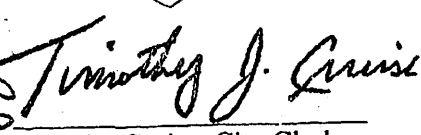
IN FAVOR: 5

Kenneth Galligan, Chairman
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

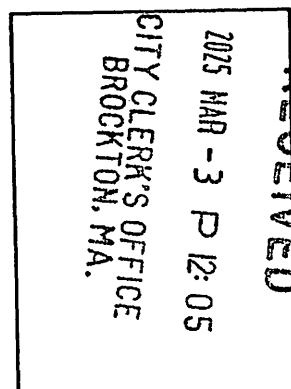


OPPOSED: 0


Frank Gazerro, Clerk


Timothy Cruise, City Clerk

PURSUANT TO M.G.L.C. 40A SECTION 17



20 DAYS FROM THIS DATE:

ANY APPEAL MUST BE MADE WITHIN

CITY OF BROCKTON
BOARD OF APPEALS
March 31st, 2025

NOTICE OF VARIANCE

Conditional of Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted.

To: Tanya D. Trevisan Esq. / Mirrione, Shaughnessy & Uitti LLC

Owner or Petitioner

Address: 2 Batterymarch Park Suite 202

City or Town: Quincy, MA 02169

Identify Land Affected

By the City of **Brockton** Board of Appeals affecting the rights of the owner with respect to the use of the premises on:

651 Belmont St.

Brockton, MA 02301

Street

City or Town

The record title standing in the name of:

Briker Family Limited Parnership

whose address is P.O. Box 337 W Bridgewater, MA 02379

Street

City or Town

State

By a deed duly recorded in the Plymouth County Registry of Deeds

In Book 22488 Page 1 Registry District of Land Court

Certificate No. _____ Book _____ Page _____

The decision of said Board is on file with the papers in Case No. 25-10 in the office of the

Brockton City Clerk

Certified this March day of 31st, 2025

 Chairman
BOARD OF APPEALS

 Clerk
BOARD OF APPEALS

_____ 20 _____ at _____ o'clock and _____ minutes.

Received and entered with the Register of Deeds in the County of **Plymouth**

Book _____ Page _____ Attest _____

Registrar of Deeds

Notice to be recorded by Land Owner

Situs : 651 BELMONT ST

PARCEL ID: 018-161

Class: 324

Card: 1 of 1

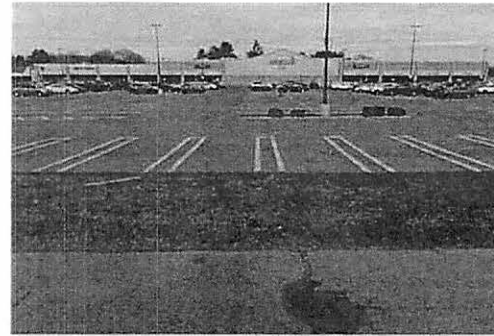
Printed: November 20, 2024

CURRENT OWNER

BRIKER FAMILY LIMITED PARTNERSHIP
PO BOX 337
W BRIDGEWATER MA 02379
22488/1 07/25/2002

GENERAL INFORMATION

Living Units
Neighborhood 449
Alternate ID 157-4
Vol / Pg 22488/1
District
Zoning C2
Class COMMERCIAL



018-161 03/21/2020

Property Notes

SHAWS

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	7.8200		3,162,900

Total Acres: 7.82
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	3,162,900	3,162,900	3,162,900	3,162,900
Building	9,644,800	9,666,000	9,644,800	9,603,600
Total	12,807,700	12,828,900	12,807,700	12,766,500

Manual Override Reason

Value Flag INCOME APPROACH
1 ATM 42000

Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/06/22	CP	Entry Gained	Other
03/01/21	JCD	Field Review	Other
07/15/14	JOD	Unimproved	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/30/21	1071	5,800	REMODEL	100
04/07/21	791	6,000	SIGNS	100
03/25/21	664	5,000	OTHER Tent	100
02/16/21	258	1,300	SIGNS	100
02/02/21	210	50,000	REMODEL New Flooring	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/25/02		Land + Bldg	Transfer Of Convenience	22488/1		BRIKER FAMILY LIMITED PARTNERSHIP

Inspection Witnessed By _____

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-08 Petition of **SIGN DESIGN**, 170 Liberty Street, Brockton MA, for a Variance seeking relief from Sec. 27-65 (11), to use an existing base for a business sign in an R-1-C Zone, located at **491 CRESCENT STREET**.

PETITIONER'S STATEMENT: Owner Monteiro, presented to the Board Exhibit A Plot Plan and Exhibit B Sign Design. Mr. Monteiro has been at 491 Crescent Street for 3 years operating a Tax business and is seeking to have a larger sign for his business to help his customers and future customers locate his business.

OPPOSITION: None

DECISION: Granted

BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing the Board found that the locus to be the site of a previously granted Use Variance to allow for a tax preparation office to be located in an R-1-C zone in the close proximity to other commercial uses. A hardship exists at the site where there is limited space location to replace a current freestanding sign with a new sign necessitating relief from Section 27-65 (11) to allow for a five (5) foot setback. Zoning relief was granted with the following stipulations: the new sign shall be located to the furthest point to the rear of the current onsite raised brick/stone constructed structure, the internal lighted sign shall be no larger than sixty-two inches by forty-two inches, raised fifteen inches above the planter/enclosure. The internal lighting brightness/intensity shall conform to sign lighting industry guidelines - with a lower brightness during nighttime operation. The sign shall not be lighted after 10:00 PM. The Petitioner requested and was granted the following hours of operation: January through April 9:00 AM to 7:00 PM Monday through Saturday. All other months, Monday through Friday 9:00 AM to 6:00 PM, closed Saturdays. This Use Variance is granted based on the continued use of the locus as an office only. City Councilor Maria Tavares spoke in favor of Granting the sign relief and hours of operation. The continued use of the locus for the granted use will not negatively impact the surrounding neighborhood nor negatively impact traffic on abutting streets.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Steven Lainas

IN FAVOR: 5

Kenneth Galligan, Chairman

Jamie Hodges

Steven Lainas

Monique Screen-Berry

James Sweeney

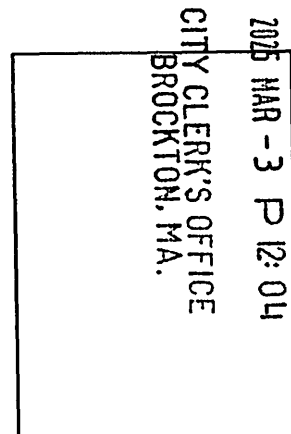
Kenneth Galligan
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

OPPOSED: 0

Frank Gazerro
Frank Gazerro, Clerk

Timothy J. Cruise
Timothy Cruise, City Clerk

PURSUANT TO M.G.L.C. 40A SECTION 17



ANY APPEAL MUST BE MADE WITHIN
20 DAYS FROM THIS DATE:

CITY OF BROCKTON
BOARD OF APPEALS
March 31st, 2025

NOTICE OF VARIANCE

Conditional of Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted.

To: Sign Design

Owner or Petitioner

Address: 170 Liberty St.

City or Town: Brockton, MA 02301

Identify Land Affected

By the City of **Brockton** Board of Appeals affecting the rights of the owner with respect to the use of the premises on:

491 Crescent St.

Brockton, MA 02302

Street

City or Town

The record title standing in the name of:

Val Monteiro Enterprises Inc.

whose address is: 141 Gloucester St. Brockton MA 02302

Street

City or Town

State

By a deed duly recorded in the Plymouth County Registry of Deeds

In Book 56307 Page 273 Registry District of Land Court

Certificate No. _____ Book _____ Page _____

The decision of said Board is on file with the papers in Case No. 25-08 in the office of the

Brockton City Clerk

Certified this March day of 31st, 2025

Kenneth V. Sullivan, Chairman
BOARD OF APPEALS

[Signature], Clerk
BOARD OF APPEALS

_____ 20 _____ at _____ o'clock and _____ minutes _____.

Received and entered with the Register of Deeds in the County of **Plymouth**

Book _____ Page _____ Attest _____

Registrar of Deeds

Notice to be recorded by Land Owner

Situation : 491 CRESCENT ST

PARCEL ID: 139-010

Class: 340

Card: 1 of 1

Printed: November 20, 2024

CURRENT OWNER

VAL MONTEIRO ENTERPRISES INC
141 GLOUCESTER ST
BROCKTON MA 02302
56307/273 01/12/2022

GENERAL INFORMATION

Living Units
Neighborhood 451
Alternate ID 153
Vol / Pg 56307/273
District
Zoning R1C
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	12,209		200,480

Total Acres: .2803
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	200,500	200,500	200,500	200,500
Building	169,100	169,100	43,900	161,100
Total	369,600	369,600	244,400	361,600

Manual Override Reason

Value Flag COST APPROACH
Gross Building:

Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/23/21	CP	Field Review	Other
09/11/18	CP	Field Review	Other
02/01/05	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/25/22		57,500	EXTERIOR R W S	
11/23/09	52534	2,800	BLDG Handicap Ramp	100
03/16/04	41377	5,000	BLDG 12 X 30 Deck	100
10/18/02	37843	51,600	BLDG Addition 24' X	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/12/22	390,000	Land + Bldg	Valid Sale	56307/273	Quit Claim	VAL MONTEIRO ENTERPRISES INC
09/27/13		Land + Bldg	Transfer Of Convenience	43653/223		MCMULLEN DEBORAH A TRUSTEES
04/30/09	140,100	Land + Bldg	Sale After Foreclosure	37135/70		
07/16/08	337,051	Land + Bldg	Repossession	36184/258		
01/09/07	330,000	Land + Bldg	Valid Sale	33950/294		
06/19/02		Land + Bldg	Transfer Of Convenience	22287/66		

Inspection Witnessed By _____

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-09 Petition of 264 COURT STREET, LLC, 202 Summer Street, Unit 1, Brockton MA, seeking relief for a Special Permit from Sec. 27-29 (3)(a), to allow a joint-occupancy use consisting of a retail/office on the first floor and three (3) residences on the upper two floors in a C-2 Zone, located at 703 NORTH MAIN STREET.

PETITIONER'S STATEMENT: Attorney Mark Adams presented to the Board, Exhibit A Plot Plan and Exhibit B Floor plans. Mr. Adam stated they are seeking to have, a total of 3 residential units with a commercial space on the first floor of the existing structure.

OPPOSITION: A direct abutter at 9 Broad St spoke in opposition concerning the lack of specificity to the plans submitted

DECISION: Denied

BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing the Board found that the request for a Special Permit to allow for a joint- occupancy use consisting of office use on the first floor and three (3) residences on the upper two floors located in a C-2 Zone that the submitted proposed plans for the site to be unacceptable as presented relative to public safety issues with on-site access to public streets, unknown use of other structures on the site, no dumpster designated location and questionable parking layout plans. The submitted plans were found to be inadequate to allow for the Zoning Board to make an informed decision and therefore granting of the submitted Special Permit request would negatively impact the orderly development of the neighborhood, and derogate from the intent of the zoning by-laws. A direct abutter at 9 Broad St spoke in opposition concerning the lack of specificity to the plans submitted. City Councilor Tavares spoke in favor.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Jamie Hodges

IN FAVOR: 0

OPPOSED: 5

Kenneth Galligan, Chairman

Jamie Hodges

Steven Lainas

Monique Screen-Berry

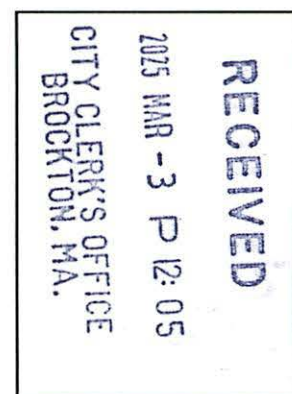
James Sweeney

Kenneth Galligan
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

Frank Gazerro, Clerk

Timothy J. Cruise
Timothy Cruise, City Clerk

PURSUANT TO M.G.L.C. 40A SECTION 17



ANY APPEAL MUST BE MADE WITHIN
20 DAYS FROM THIS DATE:

100-100000

100-100000

100-100000



COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-11 Petition of **I.D SIGN GROUP**, 9 Bristol Drive, S. Easton, for a Variance seeking relief from Sec. 26-65 (9), to allow a roof sign for a business in an R-1-B Zone, located at **543 PEARL ST.**

PETITIONER’S STATEMENT: A representative from I.D Sign Group, presented to the Board, Exhibit A Design Plans. The representative stated they are seeking to place a roof sign to help the business and distinguish themselves from the other business on the property.

OPPOSITION: None

DECISION: Granted

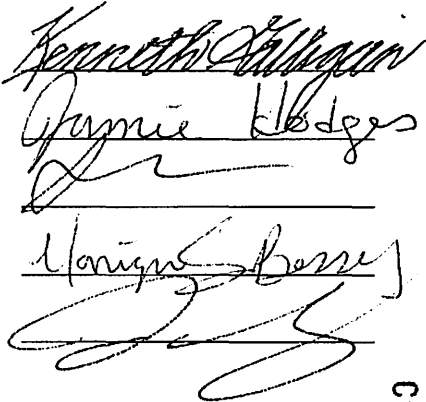
BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing the Board found that a hardship exists at the locus due to the inability of the petitioner to locate the proposed sign for the subject’s business in any other location on the structure other than the proposed slope roof location due to the architectural design of the building. The Use Variance granting relief from Section 26-65 to allow for the roof mounted sign for the existing business in the R-1-B zone is granted with the stipulation that the twelve (12) foot by four (4) foot sign shall not be lightened, shall only advertise the Mother’s Daughter specified use and the top of the sign shall not extend above the top ridge pole area of the current roof line. The proposed sign is a necessary component to the existing business and is granted for its intended use only. Granting would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the mixed-use neighborhood. All representations in petitioner statement shall be incorporated by reference as stipulations recorded herewith. An abutting neighbor forwarded a letter in support of granting the sign and simultaneously requested that a new yard light use in conjunction with the business in question be adjusted/reposition to prohibit the wall mounted parking lot light from casting objectionable light over onto his property at 515 Torrey Street and causing the light to shine into his windows. The petitioner agreed to remedy the situation forthwith.

VOTE:


Motion to Grant by:
Seconded by:

IN FAVOR: 5

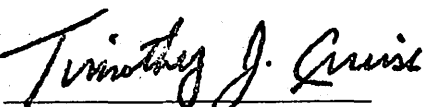
- Kenneth Galligan, Chairman
- Jamie Hodges
- Steven Lainas
- Monique Screen-Berry
- James Sweeney



OPPOSED: 0



Frank Gazerro, Clerk



Timothy Cruise, City Clerk

RECEIVED
2025 MAR - 3 P 12: 05
CITY CLERK'S OFFICE
BRDCKTON, MA.

ANY APPEAL MUST BE MADE WITHIN
20 DAYS FROM THIS DATE:

PURSUANT TO M.G.L.C. 40A SECTION 17

CITY OF BROCKTON
BOARD OF APPEALS
March 28th, 2025

NOTICE OF VARIANCE
Conditional of Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted.

To: I.D. Sign Group

Owner or Petitioner

Address: 9 Bristol Drive

City or Town: South Easton, MA 02375

Identify Land Affected

By the City of **Brockton** Board of Appeals affecting the rights of the owner with respect to the use of the premises on:

543 Pearl St

Brockton, MA 02301

Street

City or Town

The record title standing in the name of:

Wayne Charles LLC

whose address is 543 Pearl St Brockton MA 02301
Street City or Town State

By a deed duly recorded in the Plymouth County Registry of Deeds

In Book 51741 Page 333 Registry District of Land Court

Certificate No. _____ Book _____ Page _____

The decision of said Board is on file with the papers in Case No. 25-11 in the office of the

Brockton City Clerk

Certified this March day of 28th, 2025

, Chairman
BOARD OF APPEALS

, Clerk
BOARD OF APPEALS

_____ 20 _____ at _____ o'clock and _____ minutes

Received and entered with the Register of Deeds in the County of **Plymouth**

Book _____ Page _____ Attest _____

Registrar of Deeds

Notice to be recorded by Land Owner

Situs : 543 PEARL ST

PARCEL ID: 006-230

Class: 316

Card: 1 of 2

Printed: November 20, 2024

CURRENT OWNER

WAYNE CHARLES LLC
543 PEARL ST
BROCKTON MA 02301
51741/333 10/03/2019

GENERAL INFORMATION

Living Units
Neighborhood 432
Alternate ID 40
Vol / Pg 51741/333
District
Zoning R1B
Class COMMERCIAL

006-230 03/21/2020

Property Notes

FLOWERS BY PAULI GIRL

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 19,800			233,460

Total Acres: .4545
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	233,500	233,500	233,500	212,300
Building	332,000	332,000	66,500	323,100
Total	565,500	565,500	300,000	535,400

Manual Override Reason

Value Flag COST APPROACH
Gross Building: Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
10/27/23	CP	Field Review	Other
09/12/17	H/P	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/30/24	5	7,000	OTHER Build Counter Tops.	
01/11/24	1	15,000	BATHROOM-R Commercial Bathroom Renovation	
06/26/23	6	45,000	OTHER General Renovations Includes Inte	
07/29/22		5	SIGNS	100
08/05/09	52010	0	BLDG Demo Shed	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/03/19	990,000	Land + Bldg	Includes Pp/Good Will	51741/333	Quit Claim	WAYNE CHARLES LLC
09/09/04	100,000	Land + Bldg	Family Sale	29034/285	Foreclosure	PACKARD PAUL F

Inspection Witnessed By _____

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-07 Petition of **FRED FONTAINE**, 93 Pleasant Street, Brockton MA, seeking relief from Section 27-4, for a Special Permit for a two-family and extend the second floor, use to the attic in a C-3 Zone, located at **93 PLEASANT STREET**.

PETITIONER'S STATEMENT: Owner Fred Fontaine presented to the Board Exhibit A Plot Plan and Exhibit B Building Plans. Mr. Fontaine stated he is seeking to combine the third-floor attic space with the second-floor unit. The third floor will include two bedrooms and a bathroom.

OPPOSITION: None

DECISION: Granted

BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing the Board found that the request for a Special Permit to allow for the expansion of the current two-family dwelling whereby the floor 2 unit will expand its use to include the 3rd floor of the dwelling will be in harmony with the orderly development of the zone and not negatively impact the neighborhood. Adequate on- site parking is provided at the locus. The Board stipulated that the proposed use of the attic area shall be only occupied by occupants of the 2nd floor unit with no separate 3rd floor apartment. The proposed use in occupancy shall be in conformance with applicable building and fire code requirements and shall remain a two-family dwelling. City Councilor Tavares, the occupant of adjacent 75 Pleasant Street and Honey Badger, by letter, supported the Special Permit request.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Jamie Hodges

IN FAVOR: 5

Kenneth Galligan, Chairman

Jamie Hodges

Steven Lainas

Monique Screen-Berry

James Sweeney

Kenneth Galligan
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

OPPOSED: 0

Frank Gazerro
Frank Gazerro, Clerk
Timothy J. Cruise
Timothy Cruise, City Clerk

PURSUANT TO M.G.L.C. 40A SECTION 17

2025 MAR - 3 P 12:05
CITY CLERK'S OFFICE
BROCKTON, MA.

20 DAYS FROM THIS DATE:
RECEIVED

ANY APPEAL MUST BE MADE WITHIN

CITY OF BROCKTON
BOARD OF APPEALS
March 31st, 2025

NOTICE OF VARIANCE

Conditional of Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted.
To: Fred Fontaine

Owner or Petitioner

Address: 93 Pleasant St.

City or Town: Brockton, MA 02301

Identify Land Affected

By the City of **Brockton** Board of Appeals affecting the rights of the owner with respect to the use
of the premises on:

93 Pleasant St.

Brockton, MA 02301

Street

City or Town

The record title standing in the name of:

Fontaine Fred M Trustee / 75-83 Pleasant St. Realty Trustee

whose address is: 39 Clarence St.

Brockton

MA 02301

Street

City or Town

State

By a deed duly recorded in the Plymouth County Registry of Deeds

In Book 56775 Page 270 Registry District of Land Court

Certificate No. _____ Book _____ Page _____

The decision of said Board is on file with the papers in Case No. 25-07 in the office of the
Brockton City Clerk

Certified this March day of 31st, 2025

 Chairman
BOARD OF APPEALS

 Clerk
BOARD OF APPEALS

_____ 20 _____ at _____ o'clock and _____
minutes _____.

Received and entered with the Register of Deeds in the County of **Plymouth**

Book _____ Page _____ Attest _____

Registrar of Deeds

Notice to be recorded by Land Owner



Situs : 93 PLEASANT ST

Parcel ID: 092-029

Class: Two-Family

Card: 1 of 1

Printed: November 23, 2024

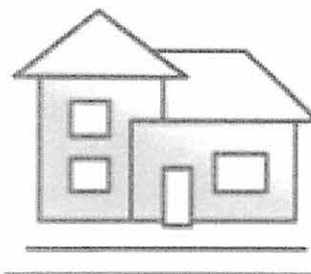
CURRENT OWNER

FONTAINE FRED M TRUSTEE
75-83 PLEASANT ST REALTY TRUST
39 CLARENCE ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 265
Vol / Pg 56775/270
District
Zoning C3
Class Residential

Property Notes



Sorry, no photo available
for this record

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,138			134,790

Total Acres: .118
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	134,800	134,800	0	137,700
Building	398,300	340,200	0	384,000
Total	533,100	475,000	0	521,700

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag MARKET APPROACH

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
03/08/22	JCD	Field Review	Other
02/05/19	CP	Field Review	Other
01/31/19	JC	Entry & Sign	Owner
04/26/18	HP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/29/21	1667	23,840	SOLARPANLS	
06/11/19	BP-19-999	3,500	ACCSTR	
04/26/18	OB67704	30,000	DEMOLITION	100
10/06/17	B67704	30,000	INT REMOD	Demo To Separate Comm/Res Prc 100
09/21/17	67610	4,000	OTHER	Remove Breezeway 100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/05/22	1	Land + Bldg	Transfer Of Convenience	56775/270	Quit Claim	FONTAINE FRED M TRUSTEE
07/24/17	250,000	Land + Bldg	Property Sold To Abutter	48698/218 4183/362	Quit Claim	FONTAINE FRED TRUSTEE

PLYMOUTH CNTY REGIST
50 OBERY ST
PLYMOUTH, MA. 02360-2130
508 830 9298

Sale

xxxxxxxxxxxx2847
MASTERCARD Entry Method: Chip/Swiped
Total: \$ 106.00
03/31/25 13:53:12
Inv #: 000000003 Appr Code: 032933
Apprvd: Online

Customer Copy
THANK YOU!

PLYMOUTH CNTY REGIST
50 OBERY ST
PLYMOUTH, MA. 02360-2130
678-731-5516

Sale

xxxxxxxxxxxx2847
MASTERCARD Entry Method: Chip/Swiped
Total: \$ 3.18
03/31/25 13:53:05
Inv #: 000000003 Appr Code: 032527
Apprvd: Online

The above Service Fee charge
is for the convenience of this
payment method and is a
separate transaction payable
in addition to the amount due.
Your signature indicates
acceptance of this Service Fee
and your payment to the card
issuer according to their
payment terms.

Customer Copy
THANK YOU!

Official Receipt for Recording in:

Plymouth County Registry of Deeds
50 Obery St.

Plymouth, Massachusetts 02360

Issued To:
FRED FONTAINE

93 PLEASANT ST
BROCKTON MA 02301

Recording Fees

Document Description	Number	Book/Page	Recording Amount
NOTC	00018614	59813 214	\$105.00
OR BROCKTON CITY APPEALS			
OR FONTAINE FRED M TR			
OR 75-83 PLEASANT ST REALTY TRUST			

POST\$1 \$1.00
\$106.00

Collected Amounts

Payment Type	Amount
Swipe Credit Card	\$106.00
	\$106.00

Total Received : \$106.00
Less Total Recordings: \$106.00
Change Due : \$.00

Thank You
JOHN R. BUCKLEY, JR. - Register of Deeds

By: C.JL

Receipt# Date Time
3792307 03/31/2025 01:54p

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Tuesday, February 11th, 2025 at 6:00 p.m.

IN RE: 25-07 Petition of **FRED FONTAINE**, 93 Pleasant Street, Brockton MA, seeking relief from Section 27-4, for a Special Permit for a two-family and extend the second floor, use to the attic in a C-3 Zone, located at **93 PLEASANT STREET**.

PETITIONER'S STATEMENT: Owner Fred Fontaine presented to the Board Exhibit A Plot Plan and Exhibit B Building Plans. Mr. Fontaine stated he is seeking to combine the third-floor attic space with the second-floor unit. The third floor will include two bedrooms and a bathroom.

OPPOSITION: None

DECISION: Granted

BASIS: After reviewing the application, plans, information submitted, individual site visitations, and giving due consideration to testimony given at the public hearing the Board found that the request for a Special Permit to allow for the expansion of the current two-family dwelling whereby the floor 2 unit will expand its use to include the 3rd floor of the dwelling will be in harmony with the orderly development of the zone and not negatively impact the neighborhood. Adequate on- site parking is provided at the locus. The Board stipulated that the proposed use of the attic area shall be only occupied by occupants of the 2nd floor unit with no separate 3rd floor apartment. The proposed use in occupancy shall be in conformance with applicable building and fire code requirements and shall remain a two-family dwelling. City Councilor Tavares, the occupant of adjacent 75 Pleasant Street and Honey Badger, by letter, supported the Special Permit request.

VOTE:

Motion to Grant by: James Sweeney
Seconded by: Jamie Hodges

IN FAVOR: 5

Kenneth Galligan, Chairman
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

Kenneth Galligan
Jamie Hodges
Steven Lainas
Monique Screen-Berry
James Sweeney

OPPOSED: 0

Frank Gazerro
Frank Gazerro, Clerk

Timothy J. Cruise
Timothy Cruise, City Clerk

PURSUANT TO M.G.L.C. 40A SECTION 17

2025 MAR - 3 P 12:05
CITY CLERK'S OFFICE
BROCKTON, MA.

20 DAYS FROM THIS DATE:
RECEIVED

ANY APPEAL MUST BE MADE WITHIN