

In City Council, July 28, 2025
Council Chambers, 2nd. Flr.
City Hall, 45 School St.,
Brockton, MA 02301
6:30PM

SPECIAL MEETING MINUTES

The meeting was called to order at 6:43PM with all eleven members present.

1. Call of the meeting

Accepted and placed on file.

2. Officer's return of notice

Accepted and placed on file.

3. City of Brockton Public Hearing

Ordinance: An Ordinance to Amend the MBTA Zoning Overlay Ordinance to amend language relative to off-street parking minimum.

President Thompson opened the Hearing.

No one signed up to speak on this matter.

President Thompson closed the hearing.

Ordinance: An Ordinance to reestablish the R-5 Senior Residential Community Zone to Section 27-4 Designation of Zones of the Brockton City Ordinances and to amend Sec. 27-27.6 "R-5 senior residential community."

President Thompson opened the Hearing.

Debra Garland of 43 Sprague Ave., Brockton MA 02302 stated that she directly affected by the proposal due to the fact she lives right off of Thatcher Street. Original proposal she's not against. Senior housing, they need this in the city. There's already an approved approval for 173 units on the opposing property. That would make about 300 or so units of housing up there. She doesn't feel that they need the second group of the multi. Feels that there should be designated as senior housing as all other communities do when they make senior housing. They make senior housing not mixed use. This will affect schools. It will affect roads immensely because of the excess of traffic on Thatcher Street. It's going to affect quality of life. At least if it was senior housing as it was proposed. Seniors tend not to drive. They tend to take public transport. They like to live in a quiet community. They don't want to be interrupted. Don't know that a lot of seniors want to be listening to kids bouncing balls, playing, outside all day and night. Thinks they need to rethink and just make it senior housing as it was designated because seniors will pay to live there just please reconsider.

Veronica Stephens of 32 Green PL., Brockton, MA 02301 stated in support of the senior residential not the multi, not the mixed use. Her reason for coming was because when she watched the May 20th meeting on community access, she was floored that the members acknowledged it was a 20% increase over or 20% over the 50 that was being proposed. Yet when it came to the reading of it, now 50 plus 20. Was floored that it was still voted on as a 50/50. So, the whole time the meeting was going on, listening to 20%. It was mentioned that maybe it could be 15, maybe it could be 10, but you approved a 50/50. She thought it was disgraceful. Hopes they will think about isolating it to senior because if it's not senior majority, it's not senior.

Ellie Teixeira of 54 Henry St., Brockton, MA 02302 stated she went around and talk to her neighbors because most people in her neighborhood are 40 and up. She's one of those people that look forward to retire. Wants to retire as soon as possible and move into a senior community residence and so does her neighbors. They do not want to be around multi-families because if that's the case, they can just stay where they are. They need senior community housing. It is something that people are looking forward to it. Has looked around for her parents are at that age of retirement and they couldn't find nothing in Brockton that would give them what they wanted. So instead, they had to move someone out of their multi-family to move to the first floor of their multi-family which was still not exactly what they need because her grandfather is 102 and cannot go upstairs. So they need a community that is just for seniors. Most seniors, they have PCA, they have home health care, they have nurses coming to their home. They cannot afford to be going up and down the stairs. They don't want to be around kids when they are 75. They want to be with people of their age. Wants them to reconsider this and make sure that you are talking to the seniors in these communities that there getting their input.

President Thompson closed the hearing.

No other related matters

Meeting Adjourned: 6:53PM

All council business as listed on the agenda have been emailed to the City Council members in their complete form, with exception of oversized material, such as maps, photos, etc. Recommendations are based on reports from committees.