

BROCKTON PLANNING BOARD MINUTES
Tuesday, October 7th, 2025 - 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
- 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
- Brendan Weeks - Deputy Fire Chief
- Isaiah Thelwell - Administrative Assistant

Continuance

3. Definitive Subdivision - Property: 0 Bellevue Avenue

A motion to continue was properly made by Marty Crowell and seconded by Matthew Gallagher. The motion was unanimously approved (5-0).

ANR

Legacy Sports Complex

City Solicitor Megan Bridges presented the ANR plan to the Board. She emphasized to the Board that the applicant is not creating any new lots, but rather establishing access for the property.

A motion to grant was properly made by James Sweeney and seconded by Marty Crowell. The motion was unanimously approved (5-0).

Lot Release

Mia Meadows / Debbie Road (North Quincy Street)

A motion to grant was properly made by James Sweeney and seconded by Matthew Gallagher. The motion was unanimously approved (5-0).

Review & Acceptance of Meeting Minutes

The Board reviewed the minutes of the last Planning Board meeting that took place on **09-03-25**

A motion to accept was properly made by James Sweeney, seconded by Matthew Gallagher. The motion was unanimously approved (5-0).

1. Fairgrounds Zoning Overlay District

Attorney James Burke presented a Zoning Amendment to the Planning Board. Burke stated that the original Zoning Overlay District, previously approved by the Board, mandated a "no more than 30% surface parking" requirement. This stipulation, he argued, necessitated the development of either a garage or podium parking, rendering site development highly unattractive. The proposed amendment has already received approval from the Ordinance Committee and now seeks the Planning Board's favorable recommendation to advance to the City Council. Burke further clarified that while underground parking remains a viable option for large projects, it would no longer be a mandatory requirement.

A motion to recommend favorably was properly made by James Sweeney, seconded by Matthew Gallagher. The motion passed by unanimous vote. (5-0)

2. Site Plan Modification

Property: 137, 141, and 147 Main Street

Parcel ID#: 091-117-2-010; 091-117-1-009; 091-117-008

Applicant: John Merian

Representative: Dakota Partners

Mark Pilotte with Dakota Partners presented the Site Plan Modification for 137 Main Street. Pilotte is requesting a modification due to the developer's loss of State funds that were to be allocated to the 27 for-sale units. Several of the 27 units were two-story, which is unsuitable for rentals. Most of the changes are interior and have minimal impact on the building's exterior.

Public Comment

Councilor Jeff Thompson:

Thompson expressed his support for the project, reiterating that the amendment addresses a financial stacking issue. He emphasized that this is an excellent downtown development that replaces outdated structures with modern amenities, and requested the Planning Board members' support for the request.

A motion to approve was properly made by James Sweeney, seconded by Matthew Gallagher. The motion passed by unanimous vote. (5-0)

3. Site Plan Modification

Property: 1305 Main Street & 12 Clifton Ave

Parcel ID#: 082-006, 082-010

Applicant: Teen Challenge of New England, Inc

Representative: J.K. Holmgren Engineering

Scott Faria with J.K. Holmgren Engineering presented the Site Plan Modification for 1305 Main Street. The Planning Board's decision on March 6th to approve the project was contingent upon a specific condition: the establishment of an easement on the adjacent property at 30 Clifton Avenue. This easement was deemed necessary to facilitate proper drainage from 30 Clifton Avenue onto the subject property. However, subsequent modifications made to the project's site plan by the applicant have rendered this easement unnecessary. Previously, the proposed design included an above-grade block wall situated on the 30 Clifton Avenue property. This particular feature necessitated the drainage easement, as its purpose was to direct water runoff from 30 Clifton Avenue to the subject property. Mr. Faria clarified these details, explaining the rationale behind the initial requirement. With the recent changes, the applicant has successfully eliminated the need for this easement. In addition to these significant adjustments to the drainage strategy, several landscaping modifications were also incorporated into the revised project plan.

Public Comment:

Veronica Stephens - Abutter

Veronica Stephens asserted that the City of Brockton Law Department lacked authority to interfere with the Planning Board's objectives. She recommended postponing the project due to the applicant's incomplete submission. Ms. Stephens questioned why water runoff issues were being addressed for 30 Clifton properties but not for her property at 32 Green Place. She stated that her property is completely landlocked and has been elevated on two sides by the applicant. Ms. Stephens expressed frustration regarding the Building Department's delay in issuing violations, especially given the Law Department's encouragement for the Planning Department to disregard these issues. Additionally, Ms. Stephens contended that the green space calculations were inaccurate.

Councilor Susan Nicastro,

Nicastro reiterated Veronica Stephens' previous statements, urging the Planning Board to deliberate carefully and avoid a hasty approval of the plan. Attorney John McCluskey asserted that the building department's independent investigation found no issues, and he encouraged the Board to render a decision due to the extended nature of the process. Stephens additionally expressed concerns regarding zoning variance and bed count, to which Chair Goncalves responded that these specific matters fall outside the Planning Board's jurisdiction.

A motion to approve with the stipulation that the development is in compliance with all City Departments was properly made by Matthew Gallagher and seconded by Marty Crowell. The motion passed by unanimous vote. (5-0).

4. Site Plan Review - ADU

Property: 66 Oakdale Street

Parcel ID#: 046-055

Applicant: Marie & Carla Sauvignon

Representative: Quantum Leap Construction

Amr Hafez of Quantum Leap Construction presented the Accessory Dwelling Unit (ADU) Site Plan Review Application for 66 Oakdale Street. The proposed project is situated on a 16,800 square foot lot and includes a 900 square foot ADU to be located in the backyard. All side and rear setbacks adhere to zoning regulations. The ADU will be allotted three dedicated parking spaces within the existing driveway. The applicant stated that the ADU will not be leased and is intended for familial use. Carla Sauvignon further stated that her family has been living in Brockton for 25 years and intends to stay in Brockton for many more years, and this ADU would greatly help them with that.

A motion to approve with standard conditions was properly made by Matthew Gallagher, seconded by Marty Crowell. The motion was unanimously approved (5-0).

5. Site Plan Review

Property: 50 Christy's Drive

Parcel ID#: 015-148

Applicant: Ashutosh LLC

Representative: J.K. Holmgren Engineering

Scott Faria of J.K. Holmgren Engineering presented the Site Plan Modification for 1305 Main Street. Mr. Faria stated that the applicant seeks to expand the current 63-room hotel and its associated parking. The applicant proactively overdesigned the drainage system to accommodate future development when the hotel was constructed two decades prior, anticipating this expansion. The proposal includes a 40-room and 40-parking space addition on the adjacent, currently vacant lot. During Technical Review, the project incorporated EV Charging spaces, ADA spaces, and additional landscaping. The project recently received approval from the Conservation Commission.

A motion to approve with standard conditions was properly made by Matthew Gallagher, seconded by Marty Crowell. The motion was unanimously approved (5-0).