



Robert F. Sullivan
Mayor

CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

BROCKTON CONSERVATION COMMISSION MINUTES

Tuesday, November 19, 2025 - 6:30 PM

ZOOM

Chair Joyce Voorhis called the November 19th, 2025, meeting of the Brockton Conservation Commission to order and read the following statement: “The meeting is being conducted remotely in accordance with Governor Healey’s Open Meeting Provisions extension signed on March 28, 2025, which extends access to certain remote and hybrid meetings until June 30, 2027. Real-time public participation and comments can be addressed to the Conservation Commission utilizing the Zoom virtual meeting software for remote access. If you wish to comment during the public input portion of the hearing, please use the 'raise your hand' function to be addressed at the appropriate time. For those of you joining by phone only, please press ‘*9’ and raise your hand. A copy of this recording will be on the City’s webpage. Please note that this is a professional meeting; should disrespectful or inappropriate statements be made during the meeting, the host reserves the right to mute the speaker. All votes taken during this meeting will be done by a roll call vote to ensure count accuracy.”

The following members were confirmed to be in attendance by roll call: Joyce Voorhis - Chair, Ruby Clay, Justin Talbot, Shareefah Mapp, and Leon Edwards. Conservation Agent Kyle Holden & Administrative Assistant Isaiah Thelwell were also present.

NOTE - Agenda Items **Continued** to the December 17th, 2025 Meeting

1. Meeting Minutes – October 15th, 2025

2. Fencing

14. Notice of Intent

Property: 940 Belmont Street

Project: VA Hospital Stormwater Improvements

Representative: T. Reynolds Engineering

15. Notice of Intent

Property: 549 Copeland Street

Project: Subdivision Roadway Construction

Representative: J.K. Holmgren Engineering, LLC

16. Notice of Intent

Property: 0 Lawton Avenue

Project: New Home Construction

Representative: J.K. Holmgren Engineering, LLC

17. Abbreviated Notice of Resource Area Delineation

Property: 0 Hammond Street

Representative: W Engineering, LLC

18. Notice of Intent

Property: 68 12th Avenue

Project: Sunroom Addition

Applicant: Annette Epps

19. Notice of Intent

Property: 196 Manley Street

Project: Equipment East - Deviations from 2019 Order of Conditions

Representative: J.K. Holmgren Engineering, LLC

20. Notice of Intent

Property: 484 Pleasant Street

Project: 4-Unit Residential Construction

Representative: J.K. Holmgren Engineering

21. Notice of Intent

Property: 1824 Main Street

Project: Stormwater Management for Storage Yard

Representative: J.K. Holmgren Engineering

22. Notice of Intent

Property: 985 Belmont Street

Project: Carwash Redevelopment

Representative: J.K. Holmgren Engineering

23. Notice of Intent

Property: 31 Otis Street

Project: New 3-Family Residential Construction

Representative: Farland Corp.

24. Notice of Intent

Property: 0 Franklin Avenue

Project: New Single-Family Home Construction

Representative: 5 Wetlands

25. Notice of Intent

Property: 23 River Street

Project: New 3-Family Residential Construction

Representative: 5 Wetlands

26. Request for Certificate of Compliance
Property: 940 Belmont Street
Project: Fuel Station Construction
Representative: J.K. Holmgren Engineering

27. Notice of Intent
Property: 23 Thornell Street
Project: Soil Remediation
Representative: GZA GeoEnvironmental, Inc.

28. 10 Exeter Street

NEW FILINGS

- 3. Notice of Intent**
Property: 55 Christy's Drive
Project: Hotel Construction
Representative: J.K. Holmgren Engineering, LLC

Scott Faria, representing J.K. Holmgren Engineering, presented the Notice of Intent for 55 Christy's Drive. Agent Holden confirmed that abutters were notified and that MassDEP issued a file number with technical comments noting a potential wetland change on a portion of the site. Mr. Faria presented the proposed hotel project, describing the existing office building, the proposed 120-room hotel, and the associated stormwater and drainage improvements, including subsurface systems and a stone channel to manage runoff toward the abutting wetland. He explained that most work is outside the buffer zone, but portions of the project fall under Commission jurisdiction due to the stormwater improvements.

Agent Holden noted missing items in the plan set, including vertical datum, updated wetland delineation, erosion controls, and a response to the DEP technical comments. Mr. Faria acknowledged these and agreed to update the plans.

Public Comment

Vanessa Gumbert, abutter, raised concerns regarding stormwater runoff onto her properties at Belmont Street. She inquired about apparent dumping on her parcels and whether it was authorized. Agent Holden and Scott Faria explained that the work involves replacing an old catch basin and updating the outlet for the parking lot to meet current stormwater standards, with no increase in flow onto Ms. Gumbert's property. They emphasized that compliance with state and local regulations would be verified by a peer reviewer, and she could submit a letter for formal consideration.

Gumbert also asked about fencing and screening for neighboring vulnerable facilities, including an early intervention playground and adult medical daycare. Faria confirmed the Planning Board would likely require screening, and Holden noted that concerns would be incorporated during the site plan review and peer review process.

A motion was made (Clay) and seconded (Mapp) to send the Notice of Intent for 55 Christy's Drive out for peer review. The motion passed by unanimous vote.

A motion was made (Mapp) and seconded (Talbot) to continue 55 Christy's Drive to the December 17th meeting. The motion passed by unanimous vote.

4. Notice of Intent

Property: 0 Claredon Street (Parcel ID: 156-240)

Project: Roadway Extension and Single-Family Home Construction

Representative: E.T. Engineering Enterprises, Inc.

Azu Etoniru, representing E.T. Engineering, presented the Notice of Intent application for 0 Claredon Street. Agent Holden noted that abutter notifications had been issued and a MassDEP file number obtained with no technical comments. Azu Etoniru, PE, PLS, of ET Engineering, presented on behalf of the applicants, Richard and Brandon Brewer, who purchased the property from the city and had begun site cleanup. Etoniru described the wetlands delineation conducted by a qualified biologist, the proposed single-family dwelling, driveway, and utilities, and the erosion control measures, including conservation markers to define the permanent limit of work.

Agent Holden explained that the lot is only buildable if Claredon Street is built out, and that the project would require phased approval, with the roadway build-out preceding home construction. Etoniru confirmed agreement with phased plans and noted proactive stormwater management measures. Concerns about stormwater impacts raised by neighbors were acknowledged. Agent Holden clarified that peer review of the roadway portion would occur after an internal tech review with city departments, and that stormwater review by the Conservation Commission would satisfy city requirements.

Commissioners discussed frontage and zoning issues, noting the lot may need a variance, but a prior determination by the building commissioner could allow construction once the road is built.

A motion was made (Clay) and seconded (Mapp) to send the Notice of Intent for 0 Claredon Street out for peer review after the applicant completes the first round of City tech review. The motion passed by unanimous vote.

A motion was made (Talbot) and seconded (Clay) to continue 0 Claredon Street to the December 17th, 2025 Meeting. The motion passed by unanimous vote.

5. Certificate of Compliance

Property: 20 Oak Hill Way

Project: Eversource Brockton Gate Station Modernization

Representative: SWCA Environmental Consultants

Elizabeth Martin, representing SWCA Environmental Consultants, presented the Certificate of Compliance request for 20 Oak Hill Way for the Brockton Regulator Station Modernization Project. Martin explained that the work involved removing a section of pavement, installing chain-link fencing around a new generator and communications building, placing underground electrical and gas conduit, and adding gravel within the fenced area. All activities occurred within the existing paved footprint of the regulator station and stayed inside the established fence line.

She shared photos confirming that erosion controls were used along the fence to prevent materials from reaching the adjacent wetland. Agent Holden noted that Eversource requested a waiver of the as-built plan requirement due to national security concerns, as detailed infrastructure documents become part of the public record. He confirmed he had reviewed the as-built plans onsite with Eversource and found the completed work to be in substantial compliance with the Order of Conditions. Holden recommended granting the waiver, issuing a complete Certificate of Compliance, and maintaining the ongoing prohibition of herbicide and pesticide use on the site.

A motion was made (Clay) and seconded (Talbot) to issue a complete Certificate of Compliance for 20 Oakville Way, with the ongoing condition prohibiting the use of herbicides and pesticides on the site. The motion passed by unanimous vote.

6. Request for Determination of Applicability
Property: 63 Bartlett Street
Project: In-kind Porch Replacement
Representative: Angela Albert

Agent Holden presented the RDA application for 63 Bartlett Street. Holden explained that the filing concerns an in-kind replacement of three existing porches, two in the front and one in the rear, without any excavation or foundation work. He noted the property sits partially within Bordering Land Subject to Flooding and about 80 feet from a channelized brook, but the proposed work would not affect flood storage or alter any resource area. Holden recommended issuing both a Negative 2 and Negative 3 Determination, with the latter allowing the Commission to require post-construction photos to confirm the work remained within the approved scope. He emphasized that the filing process was intentionally kept simple to avoid unnecessary burden on the homeowner while still ensuring regulatory compliance. Commissioners had no additional questions, and no public comments were received.

A motion was made (Mapp) and seconded (Clay) to issue a Negative 2 Determination and a Negative 3 Determination for 63 Bartlett Street, with the condition that the applicant submit photographs of the finished work. The motion passed by unanimous vote.

7. Certificate of Compliance
Property: 360 Pearl Street
Project: Single Family Home Construction
Representative: E.T. Engineering Enterprises, Inc.

Azu Etoniru, representing E.T. Engineering, presented the Certificate of Compliance request for 360 Pearl Street. Etoniru explained that the project had previously received only a partial Certificate because required monitoring cycles and restoration reporting were incomplete. Since then, the applicant finished all remaining work, including completing the buffer zone plantings on both sides of the property, removing unauthorized fill, installing the approved drainage system, and placing the required vinyl fencing with conservation placards marking the limit of work. Etoniru confirmed that the environmental monitor, Ken Thompson, submitted all necessary documentation showing compliance with the planting plan and restoration requirements. Agent Holden added that when the applicant applied back in April, seven or eight conditions had not been met, but all items have now been satisfied.

The only remaining issue is the old erosion controls still in place, which have degraded over several years. Holden recommended leaving them because removing them would cause more disturbance than benefit. Commissioners agreed this was acceptable. Holden also confirmed that the ongoing special conditions prohibiting herbicides and pesticides and requiring permanent limit-of-work markers remain in effect after issuance.

A motion was made (Talbot) and seconded (Clay) to issue a complete Certificate of Compliance for 360 Pearl Street with the stated special conditions. The motion passed by unanimous vote.

8. Request for Determination of Applicability

Property: 24 Prescott Street

Project: Deck Construction

Representative: EBT Environmental Consultants, Inc.

The Commission reviewed the RDA for 24 Prescott Street, presented by consultant Glenn Krevosky. Krovosky explained that the applicant proposes to replace and slightly expand an existing rear deck, increasing it from 10×7 to 10×31 feet. He and Agent Holden conducted a site walk on October 15, confirming that an isolated, non-jurisdictional wetland lies to the north and an intermittent stream lies to the south, with the proposed work located 79 feet from the nearest flagged resource area. Krevosky described the backyard as level lawn with five proposed sono tubes, access for materials via a gate on Jordan Street, and the placement of straw wattle erosion controls. He also noted that an old broken concrete pad would be removed and replaced as part of the deck installation. Agent Holden clarified that because the project is more than 50 feet from the wetland and erosion controls are now included on the updated plan set, the work qualifies as a minor exempt activity, appropriate for a Negative 5 Determination allowing work without a Notice of Intent. He also recommended a Positive 2B Determination to indicate that the Commission is not confirming the wetland delineations shown on the plan.

A motion was made (Mapp) and seconded (Clay) to issue a Negative 5 Determination and a Positive 2B Determination for 24 Prescott Street. The motion passed by unanimous vote.

9. Request for Determination of Applicability

Property: 69 Chester Avenue

Project: In-kind Porch Replacement

Representative: Violanta Pires

The Commission reviewed the RDA for 69 Chester Avenue, presented by the applicant Violanta Pires. Pires explained that the work involves replacing the upper-level porch of a three-decker home due to rotting wood, without altering the ground-level foundation. The property lies within a floodplain, which triggered the review, but the work does not impact the floodplain or involve fill, dredge, or removal of wetland resources. Agent Holden confirmed that the project is minor in scope and recommended issuing both a Negative 2 Determination, noting that the work is in a jurisdictional area but does not require a Notice of Intent, and a Negative 3 Determination to include the condition that the applicant submit before-and-after photos of the completed project for verification.

A motion was made (Talbot) and seconded (Edwards) to issue a Negative 2 Determination and a Negative 3 Determination, with the Negative 3 requiring submission of before-and-after photos for 69 Chester Avenue. The motion passed by unanimous vote.

A motion was then made (Clay) and seconded (Edwards) to close the hearing for 69 Chester Avenue. The motion passed by unanimous vote.

- 10. Certificate of Compliance**
Property: 125 Liberty Street
Project: Commercial Building Construction
Representative: Carmen Dwyer

The Commission reviewed a request for a Certificate of Compliance for 125 Liberty Street, originally issued under an Order of Conditions from 2002. Agent Holden reported that he reviewed the as-built conditions against the approved plan set and found the construction to be in substantial compliance. He noted that adjacent development at 127 Liberty Street had altered buffer zones and resource areas, but these changes did not impact 125 Liberty Street. The only outstanding issue identified was Special Condition 32, requiring signage prohibiting the use of road salt or de-icing chemicals except calcium chloride. Commissioners discussed options and agreed that the certificate should be continued to allow the applicant time to install the required signage.

A motion was made (Mapp) and seconded (Edwards) to continue the Certificate of Compliance for 125 Liberty Street to the December 17th meeting to allow the applicant time to install the required no-salt signage. The motion passed by unanimous vote.

- 11. Request for Determination of Applicability**
Property: 309 Battles Street
Project: Well Construction
Representative: J.K. Holmgren Engineering, LLC

The Commission reviewed a Request for Determination of Applicability for 309 Battles Street, the Crown Linen Service facility. Scott Faria of J.K. Holmgren Engineering, representing the applicant, explained that the facility proposes to drill a non-potable well for laundry operations. The proposed well would be located in a landscaped area adjacent to a driveway and parking lot, approximately 102 feet from a wetland identified on the 2013 approved plan. Erosion controls will be installed around the work area, and any drill spoils will be contained on site and removed at the end of the day. Agent Holden confirmed that the work is within the buffer zone but will not impact the resource area. He recommended issuing a Negative 3 Determination with stipulations regarding proper disposal of drill spoils and a Positive 2B Determination, noting that the wetland line is not being confirmed.

A motion was made (Clay) and seconded (Talbot) to issue a Negative 3 and Positive 2B Determination for 309 Battles Street. The motion passed by unanimous vote.

A motion was made (Clay) and seconded (Edwards) to close the hearing for 309 Battles Street. The motion passed by unanimous vote.

- 12. Notice of Intent**
Property: Center and Plymouth Streets
Project: Intersection Improvements
Representative: CDM Smith, Inc.

Lisa Sherman and Nisa Seacamp of CDM Smith, Inc presented the Notice of Intent application for intersection improvements at Center Street and Plymouth Street. Agent Holden confirmed that the MassDEP had issued a file number for the NOI and noted the importance of verifying that abutters were notified before opening the public hearing. Lisa Sherman and Nisa Seacamp of CDM Smith were introduced as the project representatives.

Sherman provided an overview, stating the project aims to improve safety at this high-crash, two-way stop-controlled intersection, with design and permitting funded by the City of Brockton and construction managed by MassDOT. Seacamp presented the resource area plan, explaining the project's work limits, its overlap with Trout Brook, associated floodplains, and buffer zones, and describing mitigation measures including minimal vegetation removal, erosion control, and proper handling of hazardous materials.

Agent Holden noted that MassDEP requested fill calculations at one-foot increments, confirmed that stormwater peer review is needed for areas under Conservation Commission jurisdiction, and indicated he would consult DPW Commissioner Hill regarding the review's extent. Seacamp confirmed that the fill and cut volumes were already included in the submission.

A motion was made (Talbot) and seconded (Edwards) to refer the Notice of Intent for Center and Plymouth Street to peer review, which passed by unanimous roll call vote.

A motion to continue the project to the next meeting on December 17th was made (Clay) and seconded (Mapp), also passing by unanimous vote.

- 13. Request for Determination of Applicability
Property: 331 Oak Street – D. W. Field Park
Project: Soil Test Pits
Representative: Horsley Witten Group, Inc.**

Tim Carpenter, City of Brockton Parks Department Superintendent, presented the RDA for DW Field Park. Carpenter explained that the test pits were part of the design process for stormwater management at DW Field Park, including soil characterization and groundwater assessment to inform potential installation of filtration or bioswale structures. Carpenter noted one test pit near the Tower Hill parking lot would likely not encounter groundwater, while the pit near Upper Porter Pond would reach the water table quickly. He clarified that the pits would be small, temporary, and backfilled immediately after testing. Agent Holden added that the Tower Hill pit met the criteria for a minor exempt activity, while the Upper Porter Pond pit required a negative 2 determination due to its location within a floodplain, with the option for a negative 3 determination to add stipulations. A positive 2B determination was also recommended, noting the Commission was not confirming wetland or resource area boundaries.

A motion was made (Clay) and seconded (Talbot) to issue a Negative 2 determination, a Negative 3 determination with erosion controls at the Upper Porter Pond excavation site, and a positive 2B determination not confirming resource boundaries. The motion passed by unanimous vote.

A motion was then made (Clay) and seconded (Mapp) to close the hearing for 331 Oak Street. The motion passed by unanimous vote.

A motion was made (Clay) and seconded (Edwards) to adjourn the meeting. Motion passed by unanimous vote.