

The Brockton Planning Board held a meeting on January 7, 2014 at 7:00 PM in the GAR Room, City Hall. Members present: Chairperson Wayne McAllister, Susan Nicastro, Sisto Volpe, Scott Ford, Paul Morin, Avalon McLaren and Jim McCarthy. Also present was Planning Board Secretary Pamela Gurley. Also present were Councillor at Large Shaynah Barnes and Ward 7 Councillor Shirley Asack.

(ANR Plans, Subdivision Plans and/or Lot Releases)

Plot 4 Lyman Street & Plot 6 Wendell Avenue (ANR)

William Callahan said he was the realtor selling the property. He said the Church would like to sell the rectory building. He said the present lot line is at the back of the garage. He said they are adding a piece of property from the Church so that there will be access to the church parking lot. He said that Stonehill College is buying building to house students to teach at Trinity Catholic.

A motion was properly made (McCarthy), seconded (Nicastro) and unanimously passed to endorse the ARN plan.

Update: Boulders Project

Dan Kelly said he was here to update the Board on the looping of the water line. He said since the last meeting they have determined that the connection can be made as originally approved and gave a short explanation of the changes granted at the last meeting. The Board members said they appreciated the proposed change to underground utilities for Phase 1.

Mr. McAllister told Mr. Kelly to keep Lt. Williams of the Fire Dept. in the loop.

2. Site Plan Approval

Property: 161 Mulberry Street

Proposal: Vehicle Enclosures

Applicant: National Grid

Representative: Caputo & Wick

Kevin Harrop said the property is an existing 10 acre site. He said the "bump out" on the plans are existing overhangs. He said they are proposing to skirt the overhangs to provide protection for vehicles. He said the updated the plan to City of Brockton datum. A fully survey not needed as all the work is on the existing pavement. He said the Fire Dept. wanted by know there were no sprinklers in overhand and said after some investigation they determined that there was no requirement in the code at the time the building was constructed.

Patrick Schmidt said they will be adding sprinklers. There is no new lighting proposed.

Mr. Volpe asked what the enclosure material will be and was told metal panels.

A motion was properly made (Nicastro), seconded (Volpe) and unanimously passed to grant Site Plan Approval of the plan as presented.

3. Site Plan Approval

Property: 306 Crescent Street

Proposal: Convenience Store/Gas Station

Applicant: Cumberland Farms

Representative: Civil Design Group

Attorney John Smolak

Matt Leidner, Civil Design Group

H. Choubah, Traffic Engineer

Attorney Smolak said the site contains 1.16 acres in C-2 Zone on the corner of Crescent and Lyman Streets. He said the existing buildings will be demolished and replaced with a 4,513 convenience store with 25 parking spaces. Lyman and Crescent Streets will each have two way access points while the additional curb cut on Crescent St. will be a right turn only; there will be four new gas pumps and new signage and landscaping; a special permit was granted by the ZBA in October and an order of conditions was issued in November by the Conservation Commission.

Matt Leidner said they removed the parking spots within the “clerk’s line of sight” at the request of the Fire Dept. As there are no existing stormwater controls on the property they are adding a deep sump hooded catch basin which will discharge into a storm sceptor as well as subsurface infiltration for storage; roof runoff will also go into the subsurface infiltration; the sidewalk along the property frontage will be replaced and they will reset the curb; they are connecting the public sidewalk to the building from Lyman and Crescent Streets; a comprehensive landscaping plan was submitted and along the three family house they are proposing arborvitaes with six foot vinyl solid fencing; the fencing along back of property will be black vinyl chain link coated; all light will be LED and the look of the building will be a New England farm house look.

Councillor Barnes asked if there will be outside vacuum or air and was told no vacuum but there will be air. She asked if they will be open 24 hours and was told yes.

Ms. Nicastro said she wants to be reassured that neighbors will not have lights shining in on their home. Mr. Leidner said that by using LED’s, the light glare will not shine into their property. Ms. Nicastro asked if the “internal sidewalk” could be connected or marked. Mr. Leidner said they can paint a cross walk from the sidewalk to the building as a connection.

Mr. Ford asked about the purpose of the outdoor seating and was told it was an available place for customers to sit and drink their coffee, maybe read the paper.

Mr. Volpe asked if the bollards follow whole length of side and front and was told yes. He said the plan shows two inspection ports and asked if it was possible to add another cleanout. Mr. Leidner said inspection ports are placed where water comes in and said their Operation/Maintenance plan requires cleaning at specific intervals.

Mr. McLaren asked how many of their locations have outside seating and if this is proposed on all their stores now. Attorney Smolak said this design has been implemented over the last year and a half. He said he is working on 12 sites now and all have seating proposed. Mr. McLaren said this design may not work as well in a large city and said he has reservations about the outside seating and would feel more comfortable knowing how it works. He pointed out a similar type business and said that there is a problem there with people hanging out there. He said that this City has a large homeless population and is worried this will just be another area for them to hang around. Attorney Smolak said they would be willing to close it off after certain hours if the Board requested that. Mr. Ford said he would only like to see that if it becomes a problem. He asked about the overnight staffing and was told there will be at least two people. Mr. McAllister said that he does not think the outside seating will be an issue and said the people of Brockton deserve as nice a building as any other community.

Mr. McLaren asked about property maintenance and was told Cumberland Farms requires maintenance to be done several times a day.

Mr. McCarthy said he has an issue with stacking snow six feet high at the entrances and would like to see it no higher than three feet. Mr. Leidner said the plan just shows there are areas that can accommodate snow storage. The site was designed to get the snow to drain back into the parking lot but said they are willing to keep piles below three feet.

A motion was properly made (Volpe), seconded (Ford) and unanimously passed to grant site approval with the conditions that a striped cross walk is to be added connecting the internal sidewalk on the Crescent Street side to the building and that snow piles are to be no higher than three feet at the entrances/exists. Excess snow should be trucked off the site.

Mr. Leidner said they also had an ARN plan showing the consolidation of the properties into one plot.

A motion was properly made, (Nicastro), seconded (Morin) and unanimously passed to endorse the ANR plan per Sec 40 81p.

4. Site Plan Approval

Property: 245 North Pearl Street

Proposal: Car Wash

Applicant: Prestige Car Wash

Representative: Attorney John Creedon

Attorney Creedon said the applicant was before the ZBA in June and was granted a special permit for the gas station. He said they intend to remove the "doggie wash" and convert the area to a convenience store; the vacuum pumps will be removed and replaced with gas pumps. He said their traffic study shows there would be a slight increase during peak hours as gas stations are not a destination location. He said they have an agreement with Frank Caswell the owner of the strip mall allowing for access onto his property. There will be no addition to the building and they will be increasing the green space and will be removing the turf and replacing it with seed.

Mr. Hall said that access from N. Pearl is currently two way and there will be no new utilities; they are increasing greenspace by 1%; there will be no increase in the building footprint; the site has an enclosed drainage system now but they are proposing to intercept the existing line before the outfall and install a storm sceptor unit; an operation/maintenance schedule for the system is on the plan; there are no change in grades and snow will be stacked around the south side. He said traffic will not be worse because of this project and the lighting has been lowered and the encroachment on the hospital property has been removed.

Mr. Morin said there are currently jersey barriers blocking their proposed emergency exists; he was told they will be opened that there is an agreement between the property owners. Mr. Volpe said the Board needs copies of the easements. Mr. Drury handed copies to the secretary.

Mr. Drury said he will be able to control the traffic with the price of the gas. Mr. Ford said that he thinks that the location of the pumps will cause a bottle neck and said he does not believe there is enough room to store snow and would like to see it removed off site. Mr. McLaren agreed and said the first pump is close to entrance. Mr. McAllister asked when the tanker will make deliveries. Mr. Drury said the tanker will fill the pumps overnight. He said if it turns out it is hard to get in and out people will just pass it by for another station. He said he has changed his model of doing business; he said he knows what he is doing and is willing to hire a police officer if it gets too busy....he said he will agree to any conditions.

Mr. Ford asked what will be sold in convenience store and Mr. Drury said cigarettes, lottery tickets, water etc. He said gas stations do exist on small properties and said that the car wash is closed if the weather is bad. Mr. Ford said the issue is how many of the 2,600 cars that travel on that road hourly will now be entering onto this site. Mr. Drury said he wants to keep his customers; ideally have them wash and fuel up. He said in similar business

75% of customers fuel and wash.

Mr. McLaren asked if the gas bays are positioned for people who have washed their car. Mr. Drury said they would get gas first then wash.

Mr. Ford said he would like to condition any approval to state that all that entrances/exits including those emergency entrances/exits have to remain open or the owner must return to board.

A motion was properly made (Volpe), seconded (Ford) and unanimously passed to grant site plan approval with the following conditions: If traffic backs up to Route 27 the owner shall to hire a traffic detail officer at his expense and that all entrances and exits have to remain open as shown on approved plan or the owner must return to board; snow is to be trucked off site, there is to be no storage of snow on the site; the existing artificial grass is to be removed and the site is to be loamed and seeded.

Other Business

Updates from Board members relative to attendance at Conservation Commission, Traffic Commission, ZBA, Technical Review Committee
No updates.