

The Brockton Planning Board held a special meeting on March 17, 2014 at 7:00 PM in the GAR Room, City Hall. Members present: Chairperson Wayne McAllister, Scott Ford, Paul Morin, Avalon McLaren, David Wheeler and Jim McCarthy. Also present was Planning Board Secretary Pamela Gurley.

**1. Endorsement of Plans/ Minutes  
(ANR Plans, Subdivision Plans and/or Lot Releases)**

**2. Site Plan Review**

Applicant: Old Colony YMCA

Property: 15 Bolton Place

Representative: Silva Engineering

Attorney John F. Creedon  
Jeff Russell and Erin Spaulding, YMCA  
Norman Whitaker, Silva Engineering

Attorney Creedon said that the proposal is to transform the existing commercial building into temporary housing (approximately 6-9 month stays) for single mothers. He said that there is occasionally a male with children needing housing. He showed location of building in proximity to Y and their existing facility on Father Kenny Way.

Erin Silva (Director of Family Life Center) said that this facility will be for families experiencing homelessness, traditionally single women with children. She said there are currently 2,000 families living in hotels across state with 300 families in hotels in Brockton. The Family Life Center on Father Kenny Way opened about 10 years ago and there are currently 42 people living there. Mr. McCarthy asked about staff coverage and was told there are two people overnight; two on the 4-12 shift with 3-4 during the day as well as case management and shift management per state regulations. She said staff support during 3-8 pm is increased with Stonehill College students, volunteers, and tutors etc.

Mr. Whitaker said the existing facility is used as office and for counseling; there are 72 existing spaces; the use requires approximately 30 spaces; the existing lighting will stay as is; they are creating a play area; and the site has a direct connection by stairs to the Y; there is designated handicapped parking; they are bringing in a new water line; and there is no need to disrupt the parking area. The building was built in the 1960's prior to any stormwater management.

Mr. McAllister said they will need to screen the fencing between the property and residential abutters. He asked if the property met the greenspace requirement. Attorney Creedon said they were not required to meet the greenspace requirement, only specific sections of R-2 zoning.

Mr. Ford said some additional greenspace would improve the looks of the site since it will be used for families and asked if the property was fenced by the brook and Mr. Russell said it was.

Mr. McCarthy asked for an explanation of the play area. Mr. Whitaker said 12" of mulch (certified child care mulch) will be installed which will pack down to 9". Mr. McCarthy said he would like to see the location of the buffer zone on the plan and the location of the privacy fencing (applicant agreed to add vinyl slats to chain link for privacy).

Mr. McLaren asked for clarification as to whether or not the project met the specific R-2 requirements and, if required, did they have the 10% greenspace. Mr. McAllister asked the secretary to get a written opinion from the Zoning Enforcement Officer regarding the issue of greenspace. Attorney Creedon said that they are agreeable to add enough green space if required. Mr. Whitaker said he just calculated the existing greenspace and it equals 17%.

A motion was properly made (Ford) and seconded (Morin) to grant a special permit for the proposed project at 15 Bolton Place with the usual special condition and the following stipulations: The Zoning Enforcement Officer is to forward a letter for the file regarding the issue of greenspace, specifically when dealing with "educational non-profits", all residential property is to be screened by privacy fencing and the revised plan is to show the location of the 100 foot buffer zone. Motion was unanimously passed.

### **Other Business**

A motion was properly made (Ford), seconded (McCarthy) to approve all back minutes. Mr. Wheeler abstained and the remaining members voted unanimously.

### **Re-Organization of the Board**

Mr. McAllister said that per the Board's Rules and Regulations each March the Board must hold a re-organization meeting. He said the Board was losing Mr. Ford and thanked him for his service. He said the Mayor is in the process of filling the vacancies and replacing holdovers. He said at this time the Board needed to appoint at least a temporary representative to the Zoning Board of Appeals to fill Ms. Nicastro's vacancy. He said he had not heard from Mr., Sullivan in some time and was unaware if he wanted to remain on the Traffic Committee.

Mr. McCarthy nominated Mr. McLaren to serve as the Planning Board member to the Zoning Board of Appeals. Seconded by Mr. Ford. There were no other nominations. Vote was unanimous.

Mr. Ford made a motion that Mr. McAllister remain as Chair to make sure that the Board had some stability, Mr. McCarthy be nominated as Clerk and Mr. Sullivan

remain as the Traffic representative and there be no Vice President nominated at this time. Seconded by Mr. Morin and unanimously passed.

The secretary updated the Board on East Street and said Mr. Nover would be submitting his report.

Updates from Board members relative to attendance at Conservation Commission, Traffic Commission, ZBA, Technical Review Committee