

The Brockton Planning Board held a meeting on August 5, 2014 at 7:00 PM in the GAR Room, City Hall. Members present: Acting Chair James McCarthy, Gary Keith, Ollie Spears, Paul Morin, and Ross Messina. Also present were Pamela Gurley Planning Board secretary and Rob May, Director of Economic Development and Planning.

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

Lot Release

ANR – 7 Evans Street

Frank Ribelin said the purpose of the plan is to reconfigure the property line; there are no new parcels proposed.

A motion was properly made (Morin), seconded (Messina) and unanimously approved to endorse the plan as submitted.

ARN – Plot 30 Pearl Street

Drew Gardner said the intent of the plan is to split the parcel into two plots; there are no plans for remaining lot at this time. The four acre parcel will be used for future dealership.

A motion was properly made (Messina), seconded (Morin) and unanimously approved to endorse the plan as submitted.

ANR – Franklin School (Plot 54 Sawtell Ave.) – Postponed to 9-2-14 at the applicants request.

2. Definitive Subdivision

Applicant: Brophy & Phillips

Property: Woodland Park

Representative: Attorney John McCluskey

Peter Vlaco and Brian Porter, Brophy & Phillips

Steve Gioso, SITEC

Attorney John McCluskey said at their last meeting the Board requested the applicant submit an impact study for the project. He said since that meeting the existing dirt piles were covered and they agreed to add an additional sidewalk so that there will be sidewalks on each side of the road.

Steve Gioso said that in order to accommodate the additional five foot sidewalk they are proposing to reduce the pavement width to 26' and will modify the pavement line.

Impact Study

Traffic: The projected traffic increase for 43 SRC homes or 33 single family homes shows no change in the level of service.

School Age Children: A Rutgers University study used higher end (more bedrooms) homes and projected out what that translates to school age children; 31 children for market range and price; they are not marketing to broad region; they are marketing to "moving up" families and 40-50% are already in the school system; the 17 students remaining will be dispersed between K-12 with ultimately no net increase on the school system.

Reported Accidents: Accidents at the intersection were mostly rear end accidents; these are most usually caused by distracted driving not capacity issues.

Proposing offsite mitigation: If the Board would like to see Loring Street one way east bound they have no disagreement; they are proposing to add stop signs throughout the neighborhood if required by the City; proposed restrictions for intersection parking (no parking within 20 feet of an intersection); roads will remain private; maintenance will be responsibility of HOA; the project will generate significant tax revenue.

Mr. Keith said he looked at the property and said there has been a lot of clearing and asked about the possibility of additional fencing and trees along the Armiston side. Mr. Vlaco said they will be willing to fence the back of the properties long lots 14 & 15.

Mr. Spears asked what will sidewalks be constructed of and Mr. Vlaco said they will be concrete. He asked about snow plowing along Allerton St. Mr. Vlaco said the new section of road will allow the City to plow through. He asked what the front entrance will look like and Mr. Vlaco said it will be nicely landscaped and be the responsibility of HOA. He asked if there was any proposed walking park/dog park and was told not at this time.

Mr. Keith asked if there was any way to fence the Jasperson property. Mr. Gioso said that may be a sight line issue. Mr. Vlaco said they have made concession after concession and said the property is across the street and they do not want to set a precedent.

Mr. Morin asked about the reason for going back three years for accident information and was told it was standard.

Mr. McCarthy asked if the stone wall was remaining and was told yes. He asked about construction hours and was told they already agreed to no Saturday hours. Mr. Keith said he would like to see no weekend hours. Mr. McCarthy asked about the replacement of the play equipment for a local school per ZBA decision

and Mr. Vlaco said they are willing to make a donation of money to the City sufficient to replace the swings and slide/climbing equipment at the Ashfield School with like equipment.

Public portion

No one spoke in favor.

Opposition

Councillor Michelle Dubois asked that the Board postpone their decision until next month. She said she has forwarded a 2013 traffic audit from OCPC done for the N. Cary and N. Quincy St. areas. She said those intersections have a failing level of service with many traffic fatalities. She said it is the only portion without a traffic light and traffic is a major issue for that area and the intersection is dangerous.

She said the residents wanted to see the following: The property perc tested. Mr. Messina said that that is not necessary as there is already an adequate storm water management system installed. Trees planted along Loring, Pratt and along Armiston; stop signs at the entrance at Armiston and speed bumps and would like Armiston to be emergency entrance/exit only or one way.

Howard Britten asked about the median sale price of house in Brockton and Attorney McCluskey said it was about \$200,000 to \$250,000. Mr. Britten asked how are they would be able to sell homes for \$300,000 and Attorney McCluskey said they will all sell.

Diane Jaspersen said the plans keep on changing and said it does not look like there is enough room cleared for construction of homes.

Virginia Southland said the opening up of Armiston may cause that road to be a straight away.

Betty Maguire said she wants to see Parkview-Armiston be used as emergency only or a one way. She said people come down Armiston thinking there is an entrance to the park in Abington.

Deborah McDevitt asked what school the children will go to; she said that the Baker School is over crowded. Mr. Spears said that is up to the School Department not the Planning Board.

Public portion of the hearing was closed.

Mr. Keith asked if the Armiston entrance can it be made one way out from subdivision. He asked for stop signs at Pratt and Loring. Mr. Vlaco said that making that one way will drive more traffic into Loring. He said they cannot fix a

problem on N, Quincy/N. Cary but would be happy to make it one way if the Board requested it.

A motion was properly made (Spears), seconded (Keith) and unanimously passed to grant approval of the definitive plan along with the Board's standard conditions and the following special conditions:

Regarding the abutter's request to change Loring Street one way east bound; that request is not within the purview of the Board and is an issue for the Traffic Commission. However, the developer has agreed not to oppose this request.

All roads and associated drainage systems within the project are to remain as private and maintenance shall be the responsibility of the Home Owners Association.

Developer shall match the existing white fencing along the back property lines to house numbers 67-83 Armiston Street (along proposed lots 14 & 15 Parkview Lane).

Developer shall install stop signs at the Pratt and Loring Street subdivision entrances.

Parkview Lane north of Heritage Court shall be one way exiting onto Armiston Street.

Developer shall donate to the City of Brockton an amount sufficient to replace the existing swing set and slide/climbing equipment at the Ashfield School.

There shall be no construction or site work on Saturday or Sundays.

The developer agreed that the method of surety will be by covenant.

Other Business

There were no updates from Board members relative to attendance at Conservation Commission, Traffic Commission, ZBA, Technical Review Committee.

Update on 180 Oak St. – Ms. Gurley said that there had been no response from the Church.

Rob May said he has been tasked with preparing a comprehensive plan and a complete re-writing of the zoning ordinance. He said immediate patches needed for zoning and he is looking forward to working with the Board and moving Brockton forward.

Meeting adjourned: 8:46