

The Brockton Planning Board held a meeting on February 2, 2016 at 6:00 PM in GAR Room, 3<sup>rd</sup> Floor, City Hall.

Members present: Chair David Wheeler, Gary Keith, Andrea Burton, Robert Pelaggi, Reggie Thomas and Ollie Spears. Also present were Pamela Gurley Planning Board secretary, Rob May, Director of Planning & Economic Development and Staff Planner Shane O'Brien.

### **1. Definitive**

Property: Plot 33 Merton Street & Plots 1&2 St Casimir Ave.

Applicant: Michael Haikal Real Estate

Representative: Land Surveys Inc./Michael Haikal

Mr. Wheeler disclosed for the record that the currently property owner is an acquaintance.

The Chairperson noticed that Mr. Malcolm was not present and Mr. Haikal said he had left him a message. He was given the option of continuing to another meeting or moving forward. Mr. Haikal said he would attempt to make the presentation himself. He said that he had received a variance from the ZBA allowing for him to build three new homes.

Mr. Pelaggi noted that the property was in an R-2 zone and the plan is showing five proposed lots; the existing home, three new homes and parcel A which will be deeded to the abutter to correct an encroachment.

Mr. Wheeler asked Mr. O'Brien to speak about the office's letter of review. Mr. O'Brien said that the plan presented to the Planning Board is different from the one presented to the ZBA; the driveways and utilities have been re-located, there is no building box and the plan does not address drainage.

Mr. May said that existing curb opening St. Casmir Ave. needs to be filled in with granite curbing and the sidewalk needs to be continued on that street and because of the multiple trenches the road will need to be overlaid corner to corner from the centerline over.

Mr. Pelaggi said this proposal is dramatically changing the runoff....a large area is being made impervious. Mr. Haikal said he is willing to run the downspouts into drywells.

John Drisankis said he is not for or against and asked if that was the Daniloff property and if the homes are single family homes. He was told it was and the homes will be single family.

Mr. Haikal was asked if he would like a continuance to address the outstanding issues. Mr. Haikal said he would like a continuance to the next meeting.

A motion was properly made (Pelaggi), seconded (Bates) and unanimously passed to continue the hearing to March 1, 2016 in order for the applicant to address the issues contained in the review letter and amend the plan.

### **Unfinished Business**

Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases

The Board endorsed the definitive subdivision plan for the property at Centre & Howland.

Updates from Board Members

Mr. Spears said that the Traffic Commission met with the proposed developers of the property on Pleasant St. by the entrance to DW Park (Nessralla). The developer has proposed adding a "do not block the box" at the entrance/exit onto Pleasant to keep the entrance clear.

Mr. Pelaggi said he would like staff reports to go out to applicants at same time as they go out to members. Mr. May said that is a staff function and will take care of that.

Correspondence

Minutes

Meeting was adjourned.