

The Brockton Planning Board held a special meeting on **January 23, 2013** at 7:00 PM in the GAR Room, City Hall. Members present: Chairperson Wayne McAllister, Avalon McLaren, Scott Ford, Sisto Volpe, Clerk Susan Nicastro, and Vice Chair James McCarthy. Also present was Secretary Pamela Gurley, Staff Planner Rian Amiton and BRA Director Marc Resnick.

1. Endorsement of Plans

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

No plans were submitted for signature.

2. Site Plan Approval

Property: 40 Industrial Blvd.

Proposal: Proposed commercial Addition

Representative: John Holmgren/Greg Driscoll, JK Holmgren Engineering

Applicant: Cindy's Kitchen/Custom Blends

Mr. Holmgren said that after receiving approval for the prior addition he client revisited the project and decided to go ahead with all his upgrades at one time. He said the revised narrative to address only the new addition of a generator, a silo area and a refrigerator storage area.

Mr. McAllister asked how much of an increase there was in impervious area. Mr. Driscoll said the previous plan showed two infiltration chambers and this revised plan shows seven.

Kate Archard asked to be recorded in favor of the project. She said she supports responsible building.

Councillor Monahan also asked to be recorded in favor.

Mr. McCarthy asked what was located on the other side of generator; he asked if people would be working there as they are very noisy. Mr. Byers said the generator is only for emergency refrigeration and emergency lighting in case of power failure.

A motion was properly made (McCarthy), seconded (Ford) and unanimously passed to grant a standard site plan approval with a two year time limit for completion.

3. Site Plan Approval

Property: Plots 301-1, 301-2 & 301-3 E. Ashland St.

Proposal: Proposed Condominium Project

Representative: Attorney John Yunits; Dan Kelly, Ken Caputo, Comeau & Kelly

Applicant: Hajjar Company

Mr. McAllister asked if the School Department had agreed to the proposed bus stop. Mr., Caputo said that once the plan is approved they will contact the School Department. He said he agrees it is a good plan to have the stop within the complex, but believes that the decision is up to the School Department. Mr. McAllister asked that the School Department be contacted as soon as possible and that they report back to the Board. Mr. McCarthy said he would like to see a light in that area and Mr. Caputo said they are willing to replace the existing light with a box light.

Mr. McCarthy asked the six units in building 19 were located to. He was told that when the subdivision was filed those 6 units went away. He asked about Raintree Dr. noting that he has

22' of pavement and that some plans show the pavement width at 24t'. Mr. Caputo said they intend to carry the 24' width throughout the project.

Mr. McCarthy said he would like to see a better lighting plan. Mr. Caputo said they are proposing pole lights on the street anywhere there is not a unit with a light. He said they want the same level of lighting that the existing site has. Every unit has a door light; they want it to have a residential feel. Mr. McCarthy said that the landscape plans did not get updated.

Mr. McLaren asked why the change from post lights. Mr. Caputo said it came down to how they would be metered. He asked why the post lamps could not be on a common meter. Mr. Caputo said it is too much light for what was being proposed...they were close together. Mr. McLaren asked if there was another option. He said that the spotlight does not have that "high end" look. He was told that the spotlight will be same as one might have on a single family home.

Mr. McCarthy asked about the overhead lines and was told they are for power to the buildings only. Mr. McAllister asked what kind of lighting the residents along the back of the units in phase 3 will have and was told just porch lights on each unit. Mr. McCarthy said he wants to see the cut sheets for lights, and Mr. Caputo said he would furnish them to the office.

Mr. McLaren said he is worried that lighting will not give this project the "high end" look that is needed. Mr. Resnick suggested a more decorative light instead of a colbra head light and Mr. Ford asked to be shown where the outside lights would be located in relation to any bedrooms. Mr. McAllister said that because this is a phased project if something doesn't work in phase 1 it can be changed in phase 2 or 3.

Mr. McLaren said that the plan does not show what lighting will be installed. Mr. Caputo said that the location of lighting is as shown on the plans, but the type of lighting has not been decided upon. Mr. McLaren said it is time this City to looks like what other Cities and Towns look like.

Mr. McAllister said that the first phase will be a learning phase.

Mr. Caputo said he will submit an updated landscape and lighting elevation plan to be reviewed by staff; sheets 20-24 will be updated and show a final revision date of 11-30-12.

Mr. Volpe asked if the parking areas will have bituminous berm or cape cod berm. Mr. Caputo said they are using granite curb where there is sidewalk and using bituminous where there is no sidewalk.

Ms. Nicastro asked if the play area be built and was told their intention is to build it out.

There was a discussion between the Board and the applicant relative to the of terms and conditions of approval with the parties coming to an agreement.

A motion was properly made (McLaren) and seconded (Volpe) to grant site plan approval incorporating the agreed upon conditions with item 12 being revised under this motion as follows: *applicant shall provide a copy of their letter to the Brockton School Department regarding the adequacy of the proposed internal bus stop. If there are changes to the dimensions or location of the bus stop, revised information shall be submitted to the Planning Department for administrative review. These changes are not subject to full board review or approval.*

Passed by a unanimous vote.

Old Business

New Business

Discussion – ZBA, Traffic & Site Review Updates
Site Plan Review Regulations