

The Brockton Planning Board held a meeting on December 3, 2013 at 7:00 PM in the GAR Room, City Hall. Members present: Chairperson Wayne McAllister, Susan Nicasro, Sisto Volpe, Scott Ford, Paul Morin, Avalon McLaren and Jim McCarthy. Also present was Planning Board Secretary Pamela Gurley and BRA Director Marc Resnick.

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

Boulders Update (Frank Gallagher, Attorney Jack Yunits and Dan Kelly)

Mr. Gallagher said that they are working on phase 1 now and the utilities are in, the binder coat is down on the roadway, all foundations are in and the detention basin was seeded. He said that when they began construction they found that the existing water main down Raintree Drive is actually 12" not 8" and the plans were revised to reflect the size. He said that the building elevations were lowered on building 17 to improve the grade of the walkways; building 15 was raised a foot (dropping grades on building and raising grades in parking area by 17 and 18); and the units (one story units "flats") showed only one sewer service so the added a second sewer service for the other unit. The fire and water services to Building 18 were changed to the east side of the building and National Grid has re-designed the location of the poles and requested that the services to the buildings in phase one be underground.

Mr. Gallagher said they would like to discuss stubbing the water main to the cul de sac instead of looping the line. He said the water main to the existing units ends further west than originally thought and there is ledge between the existing buildings. Mr. Kelly said that the ledge would need to be blasted in the parking lot area. Mr. McAllister asked what the distance was and Mr. Gallagher said 290' ....that the water main that is out there is 180' short of where they thought it was.

Mr. Ford noted that the Board had received a strongly worded letter from the Fire Department. Mr. Kelly said that the blasting will be a cost burden to the owner. He said they are willing to re-investigate the ledge in the parking area. He said they have not discussed this with the Fire Department yet, but will be willing to add a hydrant in the parking lot. He said the blasting would be in the proximity to existing gas lines and is a potential hazard. He said the new buildings are designed for sprinklers and will be able to handle the type of instant fire in the Fire Department letters.

Mr. Volpe asked if they had done any testing that shows the depth of the ledge. Mr. Kelly said they had not as of yet, but are willing to do more investigation. Mr. Volpe said that water that circulates is cleaner than water that is on a dead end.

Mr. Yunits said that he told Lt. Williams that they had not had a chance to do any in depth investigation. Mr. Volpe said he had a similar situation in Bridgewater

and they looped the line back into the main. He said at the very least he would like to see the hydrant added to the parking lot. Mr. McCarthy said he would like to have them do more research. Mr. Volpe asked Mr. Gallagher if he had the original utility plans. He said he had copies of the original construction plans and DPW records and agreed it would be to their benefit to do additional research.

Mr. McAllister said in all his years on the Board he has never received a letter as adamant as this one from the Fire Department and suggested that they sit down with Lt. Williams.

Continued to January 7, 2014 by agreement of the parties.

## **2. Site Plan Approval**

Property: 695 N. Main Street

Proposal: 20 Unit Supportive Residence

Applicant: Father Bills/Mainspring

Representative: Michael Joyce, Green Environmental

Attorney Wayne Mathews

Attorney Mathews said that since the last meeting the revised the plan showing the building shifted to the side and moved the parking to the rear. He said they do comply with the required three R-2 dimensional requirements.

Ms. Nicastro asked that the plan reflect the correct R-2 zoning.

Attorney Mathews said under zoning they need 10 parking spaces and are proposing 15 spaces for the shelter and for the home they need four spaces and are proposing four with one handicapped space. Mr. McAllister asked if there was any employee parking and was told they are proposing five extra spaces. He said the building height is below 45'; frontage for each lot is 100' or greater; the lots will be 22,000 square feet and 10,000 square feet and they are providing more than the required open space. He said lot coverage is only 17% and they comply with side and rear yard requirements (only need a total of 20' between both side lots).

Michael Joyce said there was a retaining wall proposed to accommodate the driveway cut but after hearing the Board's concerns at the last meeting about backing out onto Ames St. the plan was redesigned and there is no need for the retaining wall.

Mr. Volpe asked Mr. Joyce if he had any concerns about drainage going from the house lot to the veteran's home and Mr. Joyce said no; that it will run across the grass but he said in the case of a large rain event they added a swale.

Mr. McAllister said that three members of the Board took a tour of the veteran's home on Spring Street. He said there are handicapped rooms on the second

floor he wondered why there are no backup generators there but that Mainspring House has a generator. Bill Barrett said the generator is because of a water issue and backs up the sump pump that runs 24-7. Mr. McAllister said he believes that Spring Street units are just under 400 SF per unit and said that the proposed units are just less than 330 SF and asked why they were smaller. Mr. Barrett said they should be the same size and that 175 SF is the state guideline. Mr. Yazwinski said Mr. McAllister received that information from him and he was speaking “off the cuff” and was probably incorrect.

Ms. Nicastro asked where their funding comes from and Mr. Yazwinski said DHCD. Mr. Morin asked where most of their referrals come from and Mr. Yazwinski said Mainspring House and the Veterans Director.

Mr. Resnick asked if there was a tenant selection program approved by DHCD. Mr. Yazwinski said 10 units are proposed for veterans use. Mr. Resnick asked if a veteran always receive preference. Mr. Yazwinski said he cannot answer that it will depend on funding.

Mr. McLaren said that it would seem that they are not really “setting aside” 10 units for only veterans...just making them available Mr. Ford asked if a unit is available and if everything equal would a veteran be given preference. Mr. Yazwinski said only if there are less than 10 veterans. Mr. Ford said they should not be marketing the project as veterans housing. Mr. Yazwinski said he cannot help what the paper prints. Mr. Ford said it’s on their application.

Mr. Resnick said they have stated they are a “certified educational facility” and asked if there was a summary of the educational components and said housing without services would not be exempt. Attorney Mathews said he provided the Building Superintendent with the material who then determined that they met the criteria as education facility. Mr. Yazwinski said they provide community based on site support. Mr. Resnick asked how often people move on and Mr. Yazwinski said veterans seem to move along faster, but does not happen as much for disabled homeless.

Mr. Volpe asked Mr. Joyce to show the location of the inspection port on the recharge; Mr. Joyce said it was just an oversight that it was not on the plan. He said he will add two; one on the inlet and one on the outlet. Mr. Volpe asked that they add a third in the middle.

Ms. Nicastro said she would like to make sure the plans are updated; Mr. Joyce said he would PDF a set to the office for distribution with a hard copy for the file.

Mr. Resnick said he would want a condition of approval that the tenant selection plan be submitted to the office before any building permit gets issued.

A motion was properly made (Ford) and seconded (Volpe) to approve the project with the following conditions:

- The revised plan to be submitted for signature shall include the following:  
the locations of the three inspectional ports for the recharge system
- A copy of the tenant selection plan is to be submitted to the planning office prior to the issuance of a building permit.

In favor: McAllister, Ford, McLaren, Volpe, Morin and McCarthy

Opposed: Nicastro

**Other Business**

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

There was no Conservation or Traffic Commission update; the secretary gave the November Zoning Board updates and Mr. McCarthy gave the October Technical Review update.