



*Brockton, Massachusetts*  
*"City of Champions"*  
*Bill Carpenter – Mayor*

June 17, 2016

Chrystal Kornegay  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Amendment to the Housing Development Zone and Plan for the City of Brockton

Undersecretary Kornegay;

Enclosed please find an amendment to the Downtown Economic Development Zone Plan for the City of Brockton for your review and approval. The amendment was completed in accordance with the regulations as set forth under the Commonwealth's Housing Development Incentive Program (Chapter 40V).

The goals of the Commonwealth's Housing Development Incentive Program are to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in the proposed Housing Development Zone. The City expects it will be able to meet these goals through the implementation of the plan and its amendment. Through implementation of the plan, the City will be able to increase pedestrian activity, generate new tax revenue, decrease the downtown vacancy rate, promote upper story development, and rehabilitate historical buildings.

The Brockton Department of Planning and Economic Development held a public meeting on May 26, 2016 concerning the zone and the plan. Furthermore, the Brockton City Council has approved an Order authorizing the Mayor to submit the application.

The City of Brockton looks forward to working with the Department of Housing and Community Development toward approval and implementation of the plan. Should you have any questions, please feel to contact Rob May, Director of Planning and Economic Development, at your earliest convenience.

Sincerely,

Bill Carpenter  
Mayor



# Housing Development Incentive Program

City of Brockton  
Revised June 2016

**Application Contact:** Rob May, CEcD, Director of Planning and Economic Development  
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## 66.03: Local Approval Process

### Public Hearing documentation

#### Local Approval

Attached, please find the following:

- Notice of November 25, 2014 Public Meeting (Attachment A)
- Copy of Legal Announcement (Attachment B)
- Sign in sheet from Public Meeting (Attachment C)
- Public Hearing Minutes (Attachment C-1)
- City Council Agenda for November 24, 2014 (Attachment D)
- City Council Order approving HDIP (Attachment E)

## 66.04: Designation of HD Zones

### (b) Rationale for the proposed HD Zone

#### 1. Name of HD Zone

Downtown Brockton Housing Development Zone

#### 2. Rational for defining the boundaries as proposed

A key goal of the community is the revitalization of downtown. The vision states "Downtown Brockton shall be a lively, walkable multi-cultural center that celebrates the arts, history, innovation, and the Salisbury Brook, capitalizing on its role as a regional governmental, service and transit center. Downtown Brockton will feature new housing and mixed-use development strengthening the Downtown and renewing it as the heart of the City." The boundaries for the HD Zone were chose to support that vision. Roughly, the boundaries are Pleasant and Court Streets on the north, Commercial Street on the east, Crescent Street and West Elm Street on the south and Warren Avenue on the west. Additionally there is a western pan handle that runs along the south side of Highland Street to include Lincoln School. Map 2 indicates a more concise boundary. The goal is also promoted in the Downtown Brockton Market Study and Policy Recommendations, which calls for additional housing units to support attraction efforts for retail and dining establishments (Attachment E1). Furthermore, the Zone is also within the Brockton Smart Growth 40R overlay district.<sup>1</sup> The boundaries also support the Comprehensive Economic Development Strategy (CEDS) goal of promoting Transit Oriented Development. The CEDS is prepared for the Economic Development Administration by the Old Colony Planning Council.

#### 3. Documentation of need for multi-family housing

Research conducted by the Metropolitan Regional Planning Council for the Greater Boston area shows that the demand for multifamily housing units in Brockton will increase by 1,300 rental units and 800 owner units by 2030. This demand is driven by Brockton's nature of being a "Gateway Community" that attracts immigrants and migrants and the desire of to live close to

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<sup>1</sup> Current and proposed amendments to the 40R Smart Growth district.

transit. A copy of the Executive Summary of Population and Housing Demand Projections for Metro Boston, 2014 and Basic Housing Needs Assessment for Brockton is included as Attachment F and F1, respectively. Brockton's own Housing Strategy (Attachment F2) also documents the need for housing. Further documentation of demand is available from the Foundation for Growth, Housing and Employment in 2020 Technical Report by the Donahue Institute of the University of Massachusetts prepared for the Massachusetts Housing Partnership, Foundation for Growth Initiative, see Attachment G.

(c) Maps depicting existing conditions

- Map 1 – Locus Map
- Map 2 – District Boundaries
- Map 3 – Existing Conditions
- Map 4 – Existing Zoning

(2) HD Zone Plan

The HD Zone Plan must contain:

1. Objectives of the HD Zone Plan, including a discussion of how implementation of the HD Zone Plan will meet the goals of the HDIP to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in the proposed HD Zone. Municipalities are encouraged to include separate objectives for each of these goals, as appropriate, and to identify milestones with timelines. Objectives should be measurable and may include: increase pedestrian activity, generate new tax revenue, decrease downtown vacancy rate, promote upper story development, and rehabilitate historical buildings.

Objectives

The objectives of the proposed Downtown HDIP Zone and Plan seek to leverage public and private investment to achieve the Commonwealth's goals to increase residential growth, expand the diversity of housing stock, support economic development and promote neighborhood stabilization.

The goals and objectives are as follows:

Goal: Increase residential growth

Objective: Support the conservation of vacant, historically significant commercial structures

Objective: Support the restoration of vacant or underutilized residential structures

Objective: Support the creation of housing units in new<sup>2</sup>, mixed-use structure

Goal: Expand diversity of housing stock

Objective: Rehabilitate existing vacant /substandard residential units

Objective: Create new housing units for sale

Objective: Create new housing units for rent

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<sup>2</sup> 760 CMR 66.00.02 definitions limit new construction to additions to existing buildings and rebuilding on a site after demolition of an existing building provided that the demolition does not commence prior to the date that the Department grants a Preliminary Certificate for the HD Project, and excluding new construction on a vacant site.

- Objective: Support the creation of live/work space
- Goal: Support economic development
  - Objective: Create a walkable downtown by requiring first floor retail/commercial use
  - Objective: Decrease commercial vacancy rates by creating a night time population that will attract retailers and restaurant owners
  - Objective: Support local hiring and MBE/WBE utilization of HDIP projects
  - Objective: Generate new tax revenue
- Goal: Promote neighborhood stability
  - Objective: Create a safer downtown by providing more eyes on the street
  - Objective: Promote the restoration of historically significant buildings
  - Objective: Increase foot traffic to support first floor commercial uses
  - Objective: Support private investment in downtown

2. A detailed description of the construction, reconstruction, rehabilitation, and related activities, public and private, proposed for the HD Zone as of the date of its adoption. This presents the larger redevelopment/revitalization context in which the HDIP will operate and that will support/complement the development of market rate housing (e.g., infrastructure and streetscape improvements; open space; pedestrian and bicycle access/circulation; other housing development, both affordable and market rate; public art);

This information is displayed on Map 5, Current and Future Infrastructure Improvements and Map 6 Current and Proposed Private Investment.

#### Public – Completed

- Viaduct lighting – This \$1.5 million MassWorks grant funded the design and construction of new LED lighting in four railroad viaducts at Court, Centre, School and Crescent Street along. The grant also paid for sidewalk improvements and street resurfacing.

#### Public – Planned

- Main Street streetscape – A \$2.5 million SAFETEA LU earmark project to rehabilitate and refresh the streetscape on Main Street from south of Belmont to Pleasant Street. Construction is scheduled for spring 2015.
- Centre Street rehabilitation, ADA improvements and streetscape – Part of a \$1.2 million MassWorks 2014 grant request this \$416,000 project will reconstruct/rehabilitate Centre Street from Main Street to Montello Street, adjacent to Trinity Financial’s new 203 unit mixed-income residential development. The work would also streetscape the southern sidewalk, adjacent to W.B Mason headquarters, and provide ADA ramps at Centre and Montello Street.
- School Street streetscape – Part of a \$1.2 million MassWorks 2014 grant request this project \$456,000 will install a matching streetscape on the north side of School Street to match the work funded by a previous MassWorks grant to restore City Hall Plaza.
- Lincoln Street pedestrian improvement and streetscape – Part of a \$1.2 million MassWorks 2014 grant request this \$200,000 project will reopen the Lincoln Street pedestrian passageway under the MBTA/CSX railroad right of way connecting both sides of Lincoln Street. The project includes the instillation of LED lighting, landscape improvements on the embankment and streetscaping Lincoln Street from the railroad right of way to Commercial Street.

- Downtown Brockton Higher Educational Collaborative – An \$18 million investment by the Commonwealth for the first building of a higher education campus in collaboration with Bridgewater State University, Massasoit Community College and UMass Boston.

Private – Completed or under development

- Neighborhood Health Center Expansion – an \$11.3 million and third expansion of the Center in 2012 adding 24,000 square feet.
- Enterprise Block Phase I – A 113 residential units (48% affordable) and 48,000 sqft commercial/retail space development in downtown Brockton leveraging affordable housing and new markets tax credits from MassDevelopment.
- Station Lofts – A 25 residential units (80% affordable) rehabilitation of a former factory.
- 88 Commercial Street – The rehabilitation of 37,000 sqft of commercial space into new offices.
- Vicente’s Tropical Market/Neighborhood Health Center – The rehabilitation of a 33,000 square foot former Star Market into a new ethnic grocery store and construction of 12,500 square feet of in-line space to provide additional space for the Neighborhood Health Center. The development will also include two pad sites.

Private – Planned

- Enterprise Block Phase II – 102 residential units (48% affordable), public parking garage
- 121 Main Street – The proposed project would demolish a vacant retail establishment and reconstruct 40 to 50 residential units above 6,000 square feet of retail and commercial space on the first floor.
- 47 Pleasant Street (Standard Modern Printing) – proposed project would convert existing building to 18-20 residential units.

3. Information on who will be undertaking the described development activities, if known;

The City of Brockton has not identified a developer(s) for the HD projects, but will use HD Zone designation as a marketing tool to attract developers to the community.

4. GIS quality maps depicting proposed development activities in the HD Zone. With respect to such activities, a separate map appropriately labeled must be submitted for each of the following:

- a. Location of proposed development and redevelopment activities, public and private, including identification of potential HD Projects, if known;
- b. Proposed changes to property lines and foot-prints of existing buildings;
- c. Proposed uses of each parcel, including identification of land in mixed use and land in public use;
- d. Proposed zoning changes related to proposed uses; and
- e. Identification of all existing and proposed HD Zones within the Municipality.

- a. Map 7 – Potential HDIP Targets
- b. There are no proposed changes to property lines or foot-prints at this time
- c. Map 8 – Proposed Land Use Changes
- d. Map 9 – Proposed Zoning Changes
- e. Map 10 – Existing and proposed HD Zones

5. A tabular analysis comparing existing zoning requirements to proposed zoning requirements;

Zoning Analysis

Property	Address	Property Number	Base Zone	Current 40R Sub-district	Amended 40R Sub-district
First Parish Building	19 Main Street	091-014	C-3	N/A	Downtown Core
Corcoran Building	11/15 High Street	091-048/091-047	C-3	Arts/Culture	Arts/Culture
Grayson Hotel	28 High Street	091-013	C-3	Arts/Culture	Downtown Core
Elm Court Apartment House (aka Elegant Hotel)	31 West Elm Street	091-006	C-3	Arts/Culture	Arts/Culture
N/A	47 West Elm Street	091-005	C-3	Arts/Culture	Arts/Culture
Everett C. Hall Building (aka Corcoran Building)	308 Montello	135-074	C-2	Corcoran	Corcoran
Saint Patrick's Total Abstinence Society Building (aka Petronelli Gym)	28 Petronelli Way	109-053	C-3	Downtown Core	Downtown Core
Porter Block	7 Montello	109-014	C-3	Downtown Core	Downtown Core
N/A	157 Centre Street	150-009	I-2	N/A	Downtown Core
Anglim Building (aka Furniture Building)	93 Centre Street	150-025/150-026/150-027	C-2	Downtown Core	Downtown Core
Montgomery Ward Department Store	30 Legion Parkway	091-041	C-3	Arts/Culture	Arts/Culture
Security Federal Savings Bank	40 Legion Parkway	091-040/091-049	C-3	Arts/Culture	Arts/Culture
Lincoln School		053-050	R-3	N/A	N/A
Kresge Department Store	121 Main Street	091-012	C-3	Arts/Culture	Downtown Core
Former Community Health	157 Main Street	091-007	C-3	Arts/Culture	Downtown Core
"Federal Building"	166 Main Street	110-023/110-025	C-3	N/A	Downtown Core



N/A	90 Main Street	110-058	C-3	Downtown Core	Downtown Core
(table 22)	20 Main Street	109-051	C-3	Downtown Core	Downtown Core
(Malu's Lounge)	23 Montello Street	109-013	C-3	Downtown Core	Downtown Core
(Complete Auto Body)	33 Montello Street	109-012	C-3	Downtown Core	Downtown Core
(Dunkin Donuts)	66 Montello Street	109-008	C-2	Downtown Core	Downtown Core
Former D'Angelo's	46 Montello Street	109-007	C-2	Downtown Core	Downtown Core
N/A	8 Montello Street	109-006	C-2	Downtown Core	Downtown Core
(Montello Express Gas)	158 Montello	150-033	C-2	N/A	Downtown Core
(Cardoso Club)	148 Montello	150-032	C-2	N/A	Downtown Core
Standard Modern Printing	47 Pleasant Street	029-33	C-3	N/A	Perkins Park
Grossman Building	69 N. Montello Street	109-001	C-2	N/A	Downtown Core

	Downtown Core	Amended Downtown Core	Arts/Culture	Amended Arts/Culture	Corcoran	Amended Corcoran
Mixed-Use by right	P	P	P	P	P	P
Dwellings per Acre	80	100	40	60	45(1)	60(2)
Max Height	85	95	45	65	45	65

1. Multifamily and mixed-use development projects within the Corcoran Sub-district may be constructed to a residential density of 60 dwelling units per acre provided said development projects are located on parcels that are both easterly of Montello Street and westerly of the railroad right-of-way, inclusive of assessor's parcel numbers:
  - Map 135 Route 069 Plot 303-2 Crescent Street
  - Map 135 Route 070 Plot 303-3 Montello Street
  - Map 135 Route 071 Plot 303-1 Montello Street
  - Map 135 Route 072 Plot 303 Montello Street
  - Map 135 Route 073 Plot 304-1 Montello Street
  - Map 135 Route 074 Plot 305 Montello Street
As may be subdivided or combined over time.
2. Multifamily and mixed-use development projects within the Corcoran Sub-district may be constructed to a residential density of 100 dwelling units per acre provided said

development projects are located on parcels that are both easterly of Montello Street and westerly of the railroad right-of-way, inclusive of assessor's parcel numbers:

- Map 135 Route 069 Plot 303-2 Crescent Street
- Map 135 Route 070 Plot 303-3 Montello Street
- Map 135 Route 071 Plot 303-1 Montello Street
- Map 135 Route 072 Plot 303 Montello Street
- Map 135 Route 073 Plot 304-1 Montello Street
- Map 135 Route 074 Plot 305 Montello Street

As may be subdivided or combined over time.

**Parking Requirement**

	Current Requirement	Amended Requirement
Retail and Restaurant	3 spaces per 1,000 sqft	3 spaces per 1,000 sqft
Office and Intuitional	4 spaces per 1,000 sqft	4 spaces per 1,000 sqft
1 Bedroom	1	1
2 Bedrooms	1.5	1
3 Bedrooms	2	2.5
4 Bedrooms	2.5	2.5

6. A statement that any proposed HD Project(s) identified in the HD Zone Plan is eligible to receive a Preliminary Certification pursuant to 760 CMR 66.05(2);

The City of Brockton has targeted 25 sites within the HD Zone which may be eligible for HDIP consideration. These sites were specifically chosen as to not create an incentive for the conversion of occupied office space to residential use. Fourteen (14) of the sites involve the rehabilitation of existing historic, multi-story structures into mixed use (residential over retail/commercial) redevelopment. The remaining 11 sites consist of one and two story buildings that are vacant or their current form or use is incompatible with a transit oriented downtown. For the later sites, the City would consider applications that involve the demolition of the existing structure and construction of new mixed use (residential over retail/commercial) redevelopment.<sup>3</sup>

7. Identification of the geographic area used in calculating the area's median household income that is the target for market rate units in HD Projects (see **Section H** below for additional information), the Target Median Household Income established for the pricing area and the methodology used;

Target residents are defined as households earning at least 110% of the median income in the HDIP Pricing Area. The HDIP Pricing area in turn includes the Census Tracts covered by the proposed HD Zone and appropriate surrounding areas, in this case all but the three westernmost census tracts in the City of Brockton. According to the 2011 American Community Survey, the median family income for the 24 census tracts included in the HDIP Pricing Area was \$59,689. (Attachment H)

Census Tract 5101, Plymouth County, Massachusetts	\$70,670	Pricing Area
Census Tract 5102, Plymouth County, Massachusetts	\$72,738	Pricing Area
Census Tract 5103, Plymouth County, Massachusetts	\$30,016	Pricing Area
Census Tract 5104, Plymouth County, Massachusetts	\$46,458	Pricing Area
Census Tract 5105.01, Plymouth County, Massachusetts	\$50,031	Pricing Area
Census Tract 5105.02, Plymouth County, Massachusetts	\$39,343	Pricing Area
Census Tract 5105.03, Plymouth County, Massachusetts	\$51,781	Pricing Area
Census Tract 5106, Plymouth County, Massachusetts	\$69,819	Pricing Area
Census Tract 5107, Plymouth County, Massachusetts	\$62,111	Pricing Area
Census Tract 5108, Plymouth County, Massachusetts	\$39,243	Pricing Area
Census Tract 5109, Plymouth County, Massachusetts	\$17,131	Pricing Area
Census Tract 5110, Plymouth County, Massachusetts	\$60,044	Pricing Area
Census Tract 5111, Plymouth County, Massachusetts	\$73,056	Pricing Area
Census Tract 5112, Plymouth County, Massachusetts	\$40,727	Pricing Area
Census Tract 5113.01, Plymouth County, Massachusetts	\$59,333	Pricing Area
Census Tract 5113.02, Plymouth County, Massachusetts	\$63,558	Pricing Area
Census Tract 5114, Plymouth County, Massachusetts	\$41,696	Pricing Area
Census Tract 5115, Plymouth County, Massachusetts	\$50,135	Pricing Area
Census Tract 5116, Plymouth County, Massachusetts	\$41,419	Pricing Area
Census Tract 5117.01, Plymouth County, Massachusetts	\$66,477	Pricing Area

<sup>3</sup> ibid

Census Tract 5201, Plymouth County, Massachusetts	\$82,587	Pricing Area
Census Tract 5202.02, Plymouth County, Massachusetts	\$88,204	Pricing Area
Census Tract 5211.01, Plymouth County, Massachusetts	\$72,273	Pricing Area
Census Tract 5211.02, Plymouth County, Massachusetts	\$82,143	Pricing Area

Median	110%
\$59,689	\$65,657

The required 110% base income would be Pricing Area would then be \$59,689 x 1.10 or \$65,657. This figure must then be at least 60% of the regional median income figure used by HUD for eligibility for rental assistance. The level for the Brockton 2014 1-year average HMFA (based on 2011 ACS data) (Attachment I) is \$77,582 per year, 60% of which is \$62,066. The Target Median Household Income of \$65,657 is above \$62,066.

8. A timeline for implementation of the HD Zone Plan containing a description of anticipated events, including public and private construction during the first five-year period and for the duration of the HD Zone Plan, to the extent known;

**Year 1**

Within six months of DHCD approval of the HD Zone and Plan the City of Brockton intends to issue a Request for Proposal for the redevelopment of the City owned Everett C. Hall Building (a.k.a Corcoran Supply Building) at 308 Montello Street and Lincoln School on Highland Street. With the proposed amendment to the 40R smart growth district the two projects could generate 70 to 80 new units. The City is also in negotiations with the owner of the Kersge Department Store Building at 121 Main Street to support a private market initiated redevelopment. Redevelopment of this site could create 40 to 50 new units.

**Year 2**

In 2015, following the selection of an apparent successful proposer, the City will issue a Request for two additional buildings that it owns, the First Parish Building at 19 Main Street and the Corcoran Building at 11/15 Fredrick Douglas Avenue (High Street). These two projects could generate 25 units of housing.

**Year 3**

In 2016 the last City owned building, 28 Fredrick Douglas Avenue (High Street), will be put out for redevelopment through a competitive RFP process.

**Years 4 – 20**

Throughout the period of the HD designation, the City anticipates working with property owners and attracting developers to the buildings it doesn't own. The City will also consider creating an Urban Renewal or District Improvement Financing designation to allow it to apply additional motivation to recalcitrant land owners.

9. A statement identifying the duration of the HD Zone Plan that is not less than five years or more than 20 years from the date of DHCD's approval of the HD Zone designation;

- a. The duration of a HD Zone Plan may not be less than the duration of Certified HD Projects located in the HD Zone;
- b. The approval date of the HD Zone Plan may affect the duration of subsequent HD Projects since the maximum 20 year term begins with DHCD approval of the HD Zone Plan;

Brockton is proposing that the HD Zone Plan shall be in effect for twenty (20) years from its approval by DHCD. This will allow the time for residential units to be absorbed into the market without over saturating the housing supply.

10. At a later time, as the HD Zone Plan is being implemented, a Municipality may request an amendment to its HD Zone designation and HD Zone Plan pursuant to 760 CMR 66.09, in order to extend their duration beyond 20 years in order to accommodate new HD Projects over time, as appropriate.

If the Zone proves to be successful, as anticipated, the City would consider a time extension of the program to further mixed use development.

11. A statement of how the Municipality will advance its affirmative fair housing obligations in the HD Zone; and

The City of Brockton continues to further its affirmative fair housing obligations through the creation of the Downtown Housing Development Zone and is committed to building a welcoming and inclusive community for all of Brockton's residents. The City of Brockton's Analysis of Impediments to Fair Housing Choice was completed in 2010 and recommends zoning and incentives that increase the supply of housing units. (Attachment J)

In addition, Affirmative Fair Housing Marketing Plans and Marketing Procedures are required to be included in all applications for the City of Brockton HDIP. A copy of the Brockton Affirmative Fair Housing Marketing Program is included with this submission to DHCD. (Attachment J1)

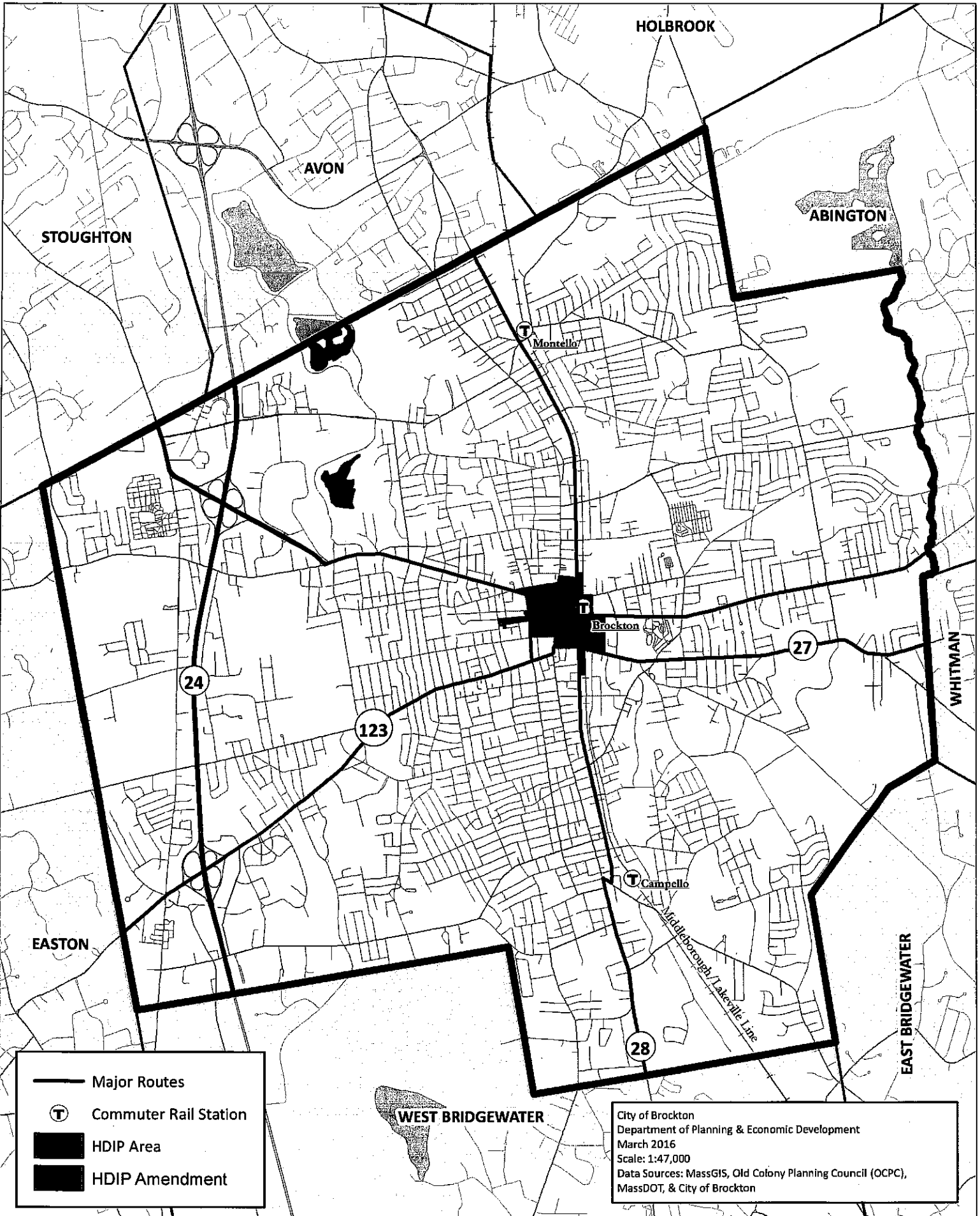
12. An explanation of how the HD Zone Plan is consistent with other municipal or regional plans and initiatives relating to planning and community and economic development, including a master plan, urban renewal plan, South Coast Rail Corridor Plan, 495 MetroWest Development Compact Plan, Gateway cities initiatives, Business Improvement Districts, 43D, and 43E.

The proposed HD Zone Plan is consistent with the 2003 Downtown Brockton Smart Growth 40R district and the 2016 Downtown Action Strategy which both identify the need to create additional residential units adjacent to transit stations and downtown in particular.

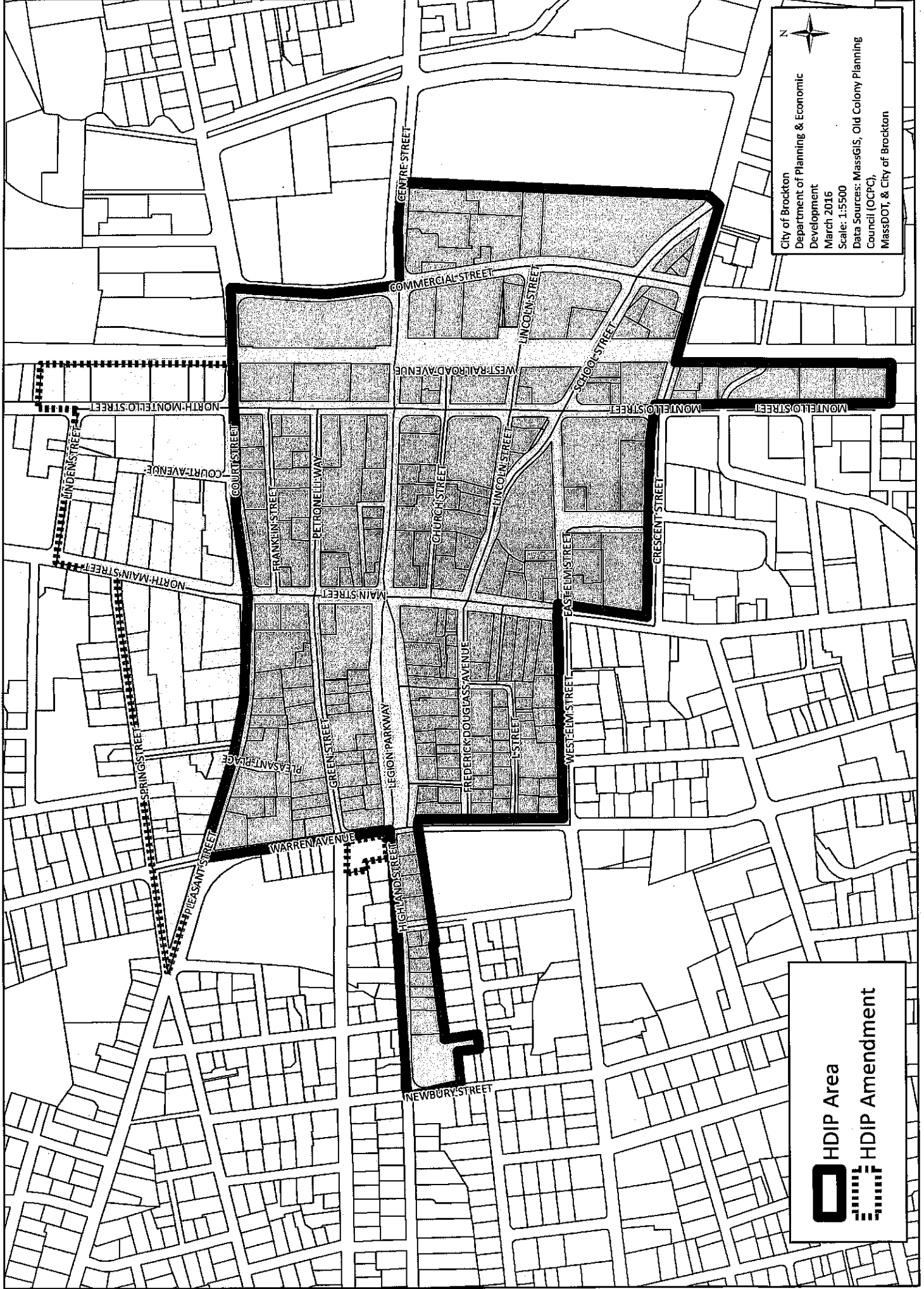
13. Any other reasonable information requested by DHCD.

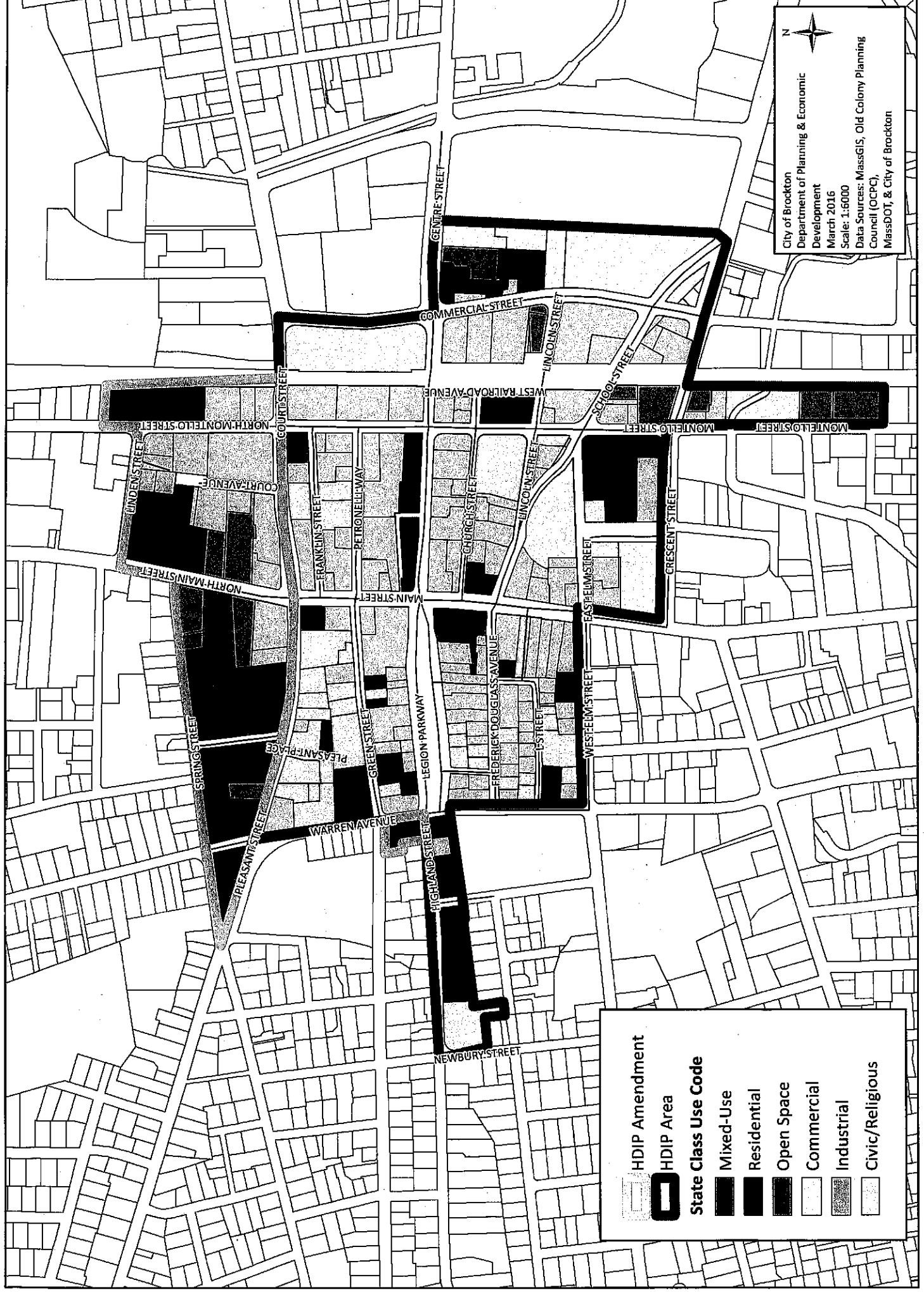
Attached please find a copy of the presentation from the November 25, 2014 Public Hearing. (Attachment K) Additional documentation of the need for housing in Brockton, and Massachusetts in general, can be found in the 2014 Greater Boston Housing Report Card (Attachment L).

# Brockton Housing Development Incentive Program (HDIP) Amended Area Locus Map



# Housing Development Initiative Program (HDIP) Amendment

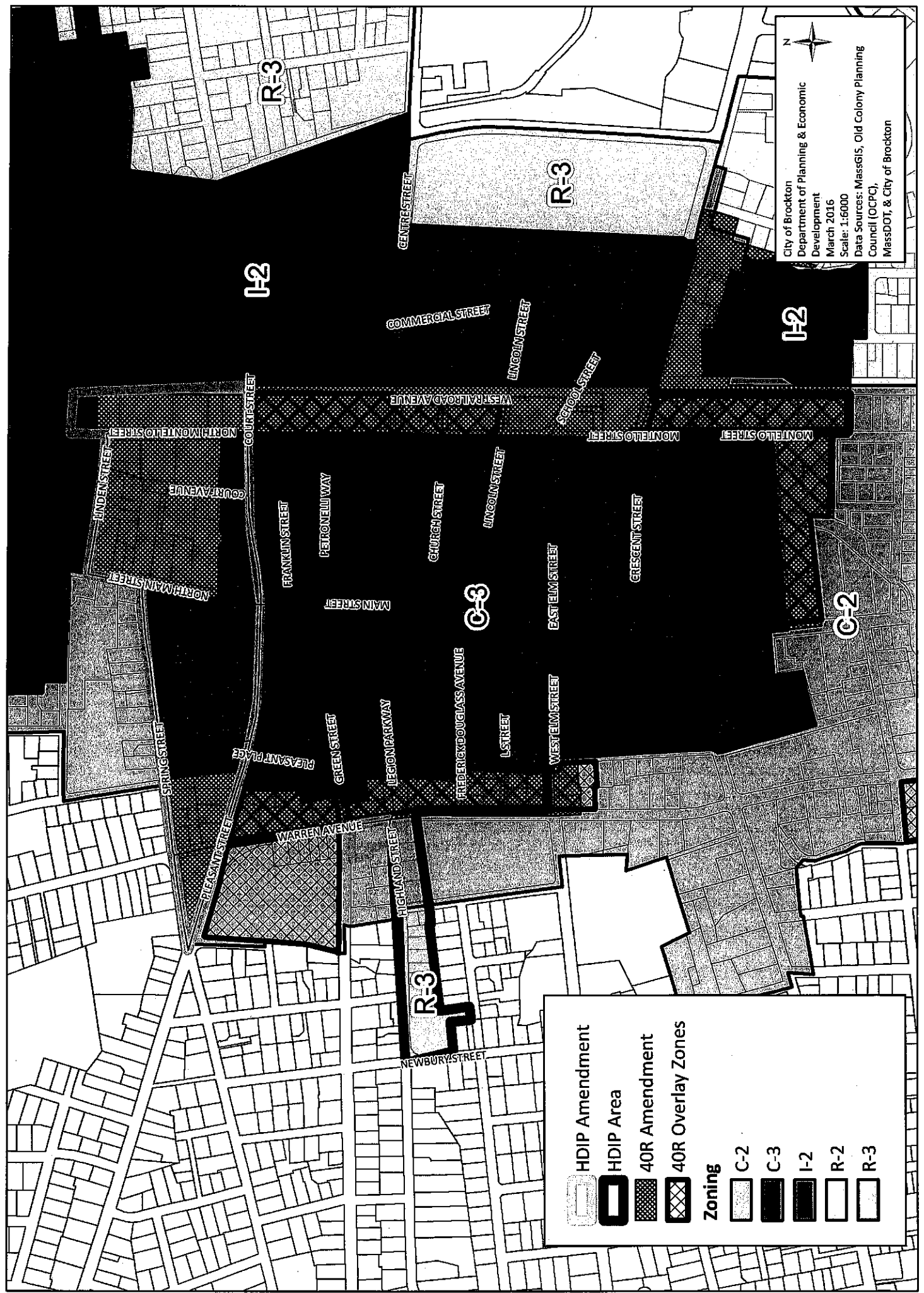






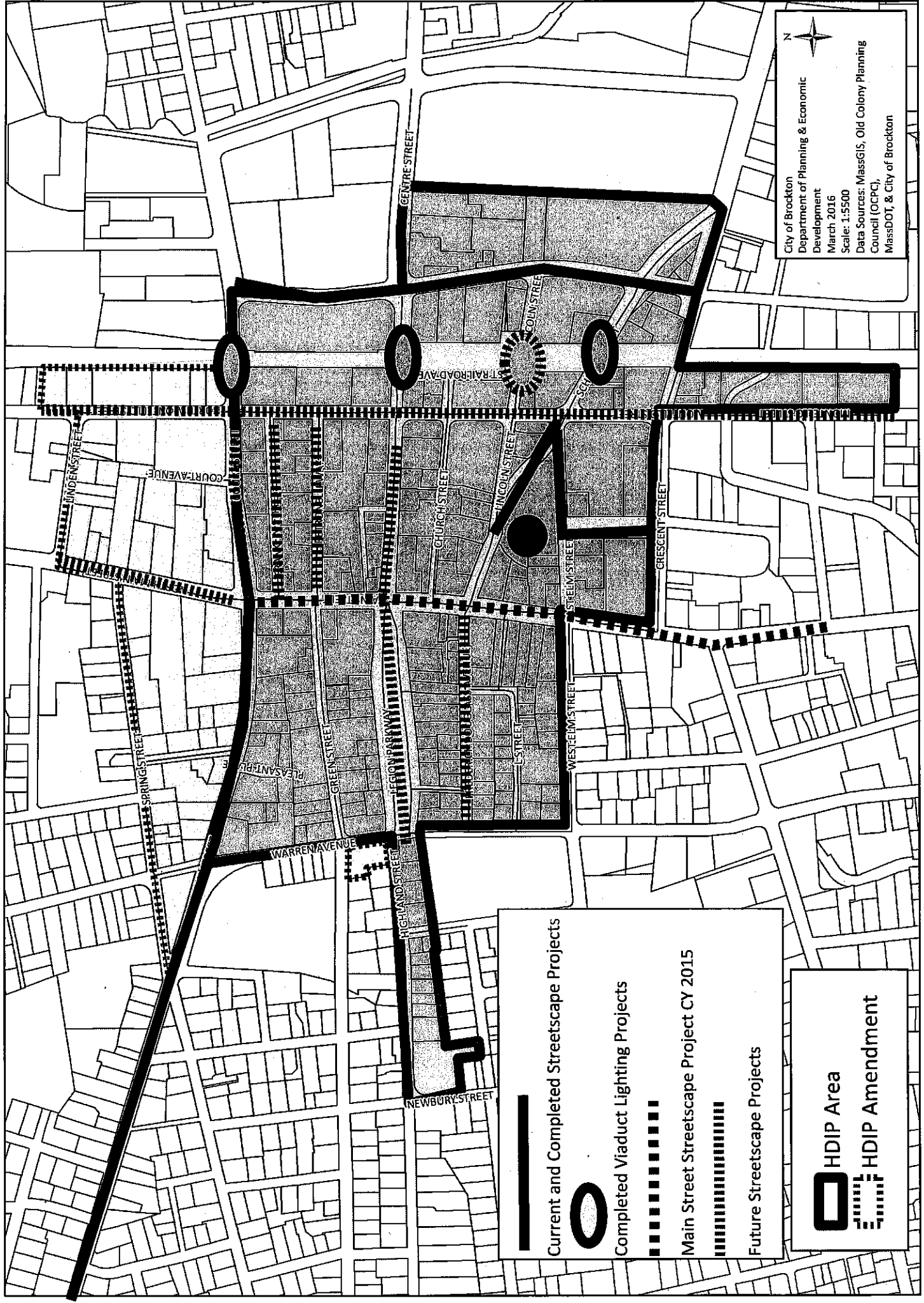


# #4a Housing Development Initiative Program (HDIP) Amendment - Zoning & 40R Overlay Zones



City of Brockton  
 Department of Planning & Economic  
 Development  
 March 2016  
 Scale: 1:6000  
 Data Sources: MassGIS, Old Colony Planning  
 Council (OCCPC),  
 MassDOT, & City of Brockton

	HDIP Amendment
	HDIP Area
	40R Amendment
	40R Overlay Zones
<b>Zoning</b>	
	C-2
	C-3
	I-2
	R-2
	R-3

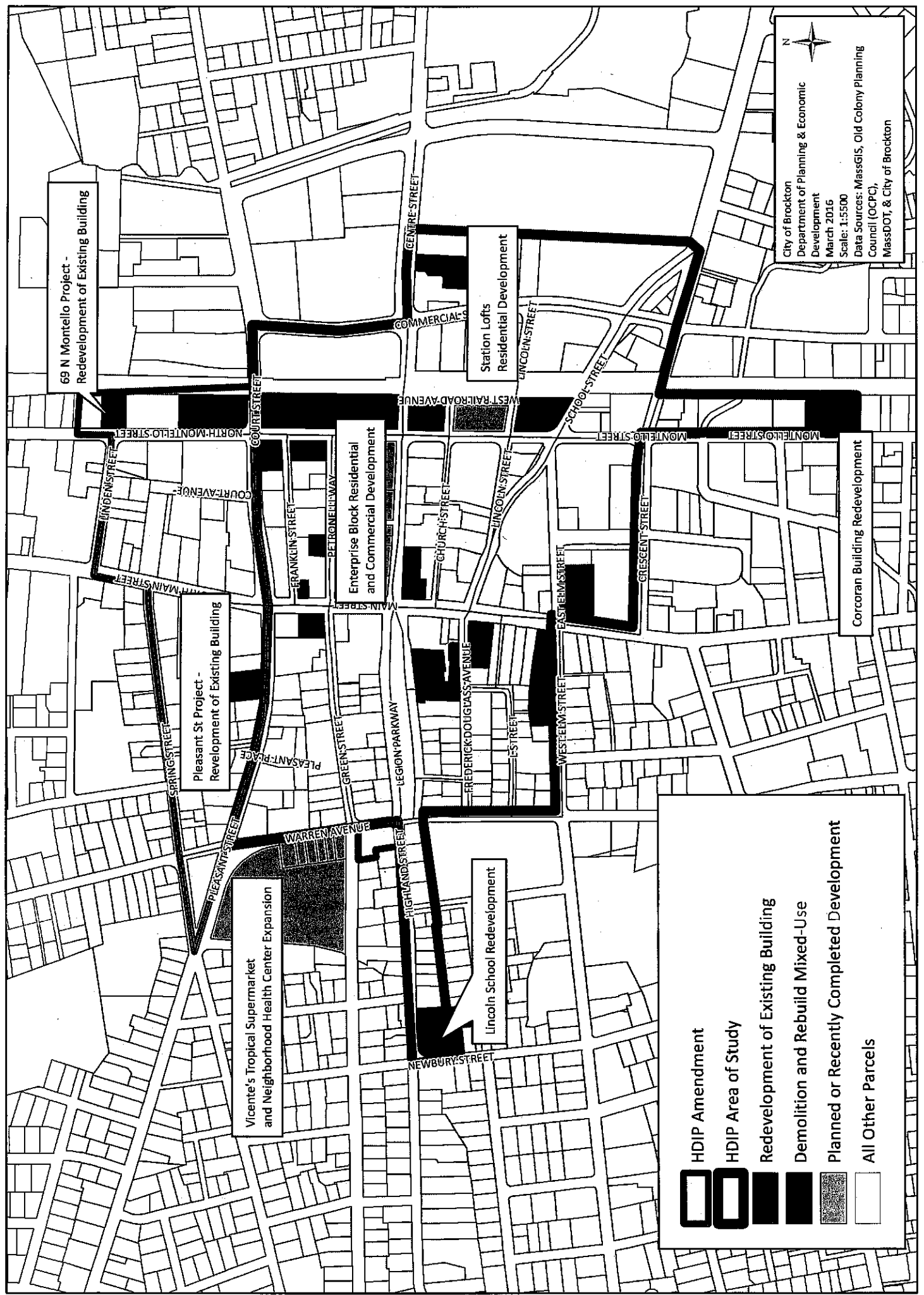


City of Brockton  
Department of Planning & Economic  
Development  
March 2016  
Scale: 1:5500  
Data Sources: MassGIS, Old Colony Planning  
Council (OCCPC),  
MassDOT, & City of Brockton

**Legend**

- Current and Completed Streetscape Projects
- Completed Viaduct Lighting Projects
- - - Main Street Streetscape Project CY 2015
- ..... Future Streetscape Projects
- HDIP Area
- HDIP Amendment

Housing Development Initiative Program (HDIP) Amendment - Current and Proposed Private Investments



**HDIP Amendment**

**HDIP Area of Study**

**Redevelopment of Existing Building**

**Demolition and Rebuild Mixed-Use**

**Planned or Recently Completed Development**

**All Other Parcels**

69 N Montello Project -  
Redevelopment of Existing Building

Station Lofts  
Residential Development

Enterprise Block Residential  
and Commercial Development

Corcoran Building Redevelopment

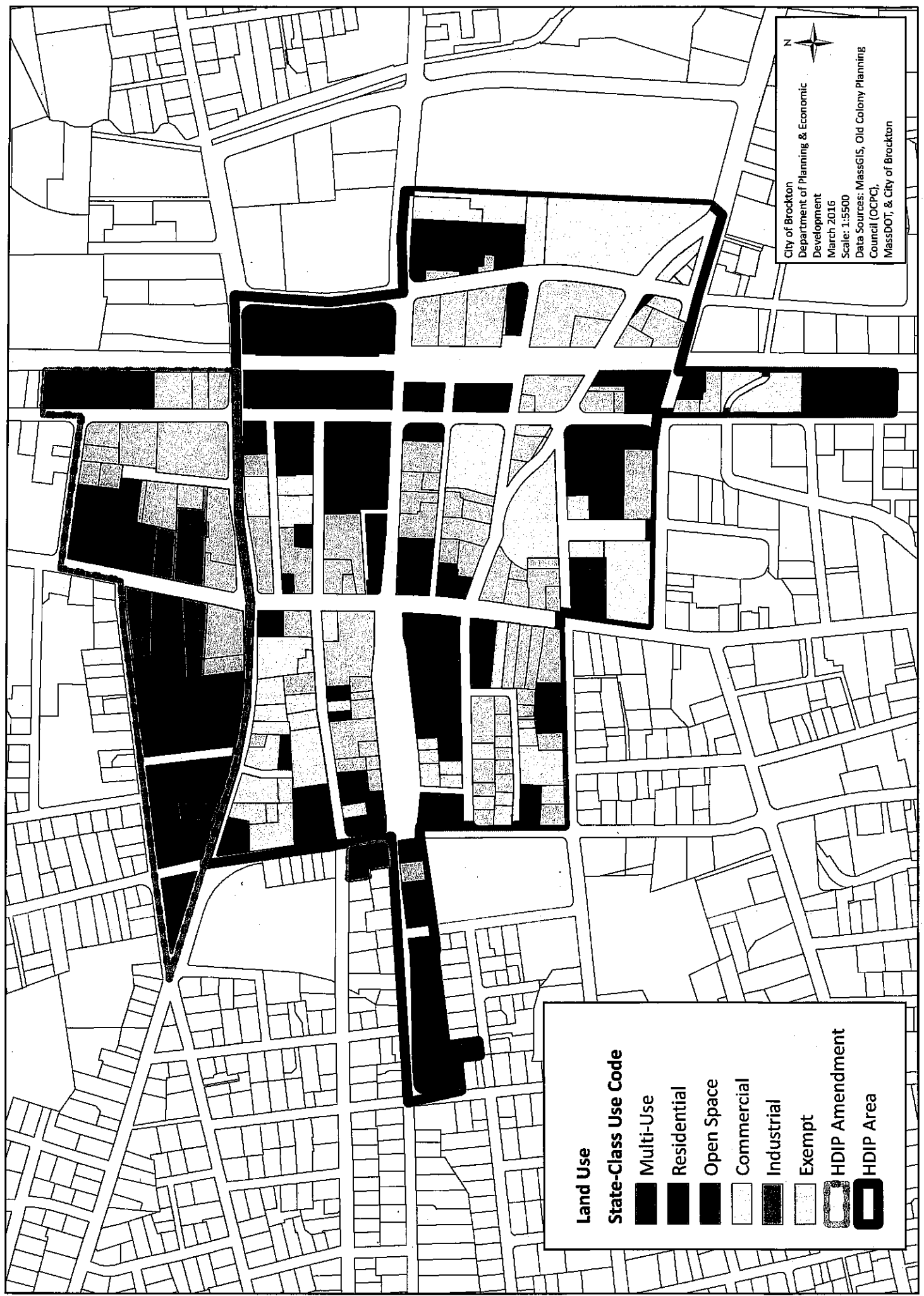
Lincoln School Redevelopment

Vicente's Tropical Supermarket  
and Neighborhood Health Center Expansion

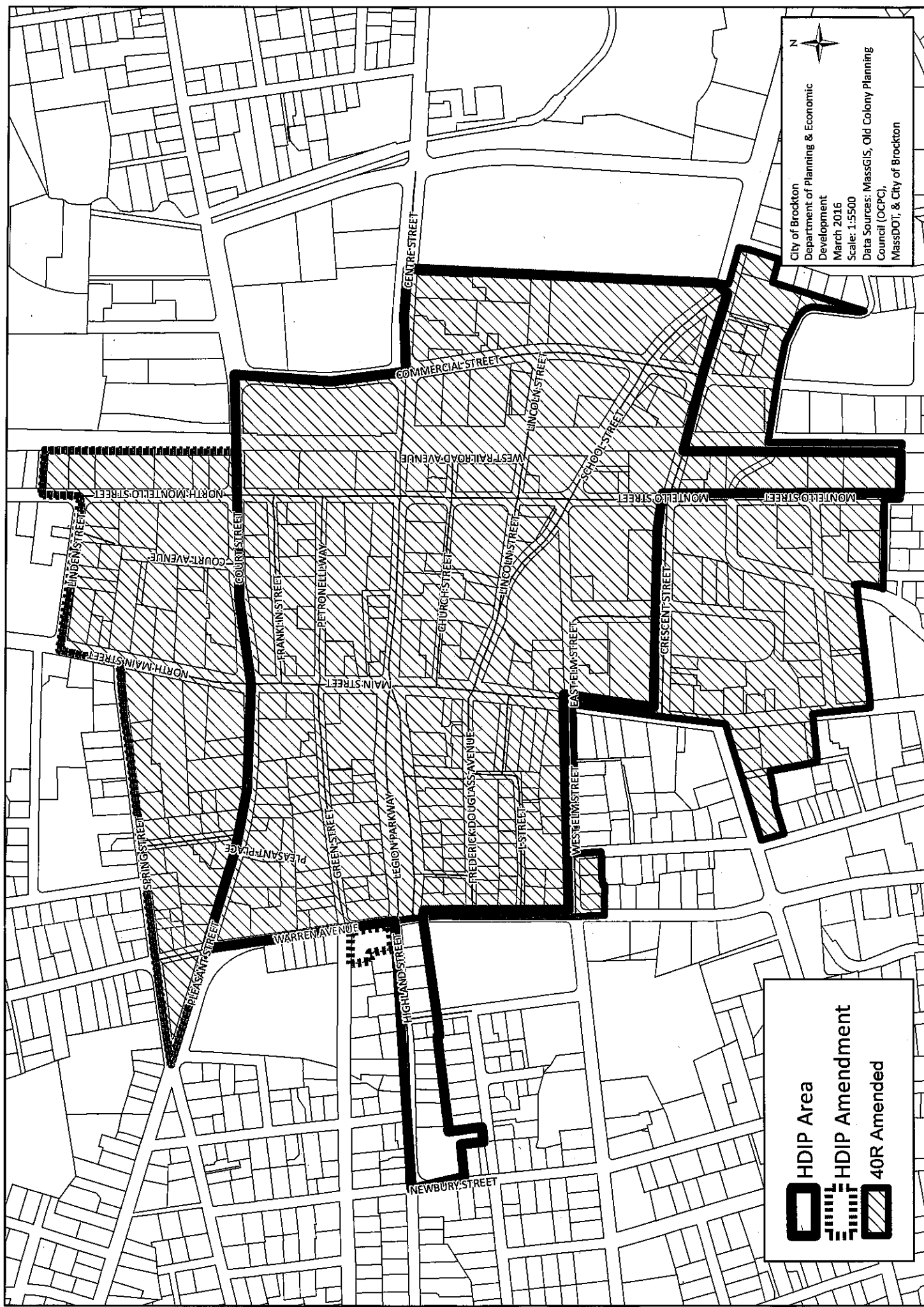
Pleasant St Project -  
Redevelopment of Existing Building


City of Brockton  
Department of Planning & Economic  
Development  
March 2016  
Scale: 1:5500  
Data Sources: MassGIS, Old Colony Planning  
Council (OCPC),  
MassDOT, & City of Brockton


Housing Development Initiative Program (HDIP) Amendment - Future Land Use

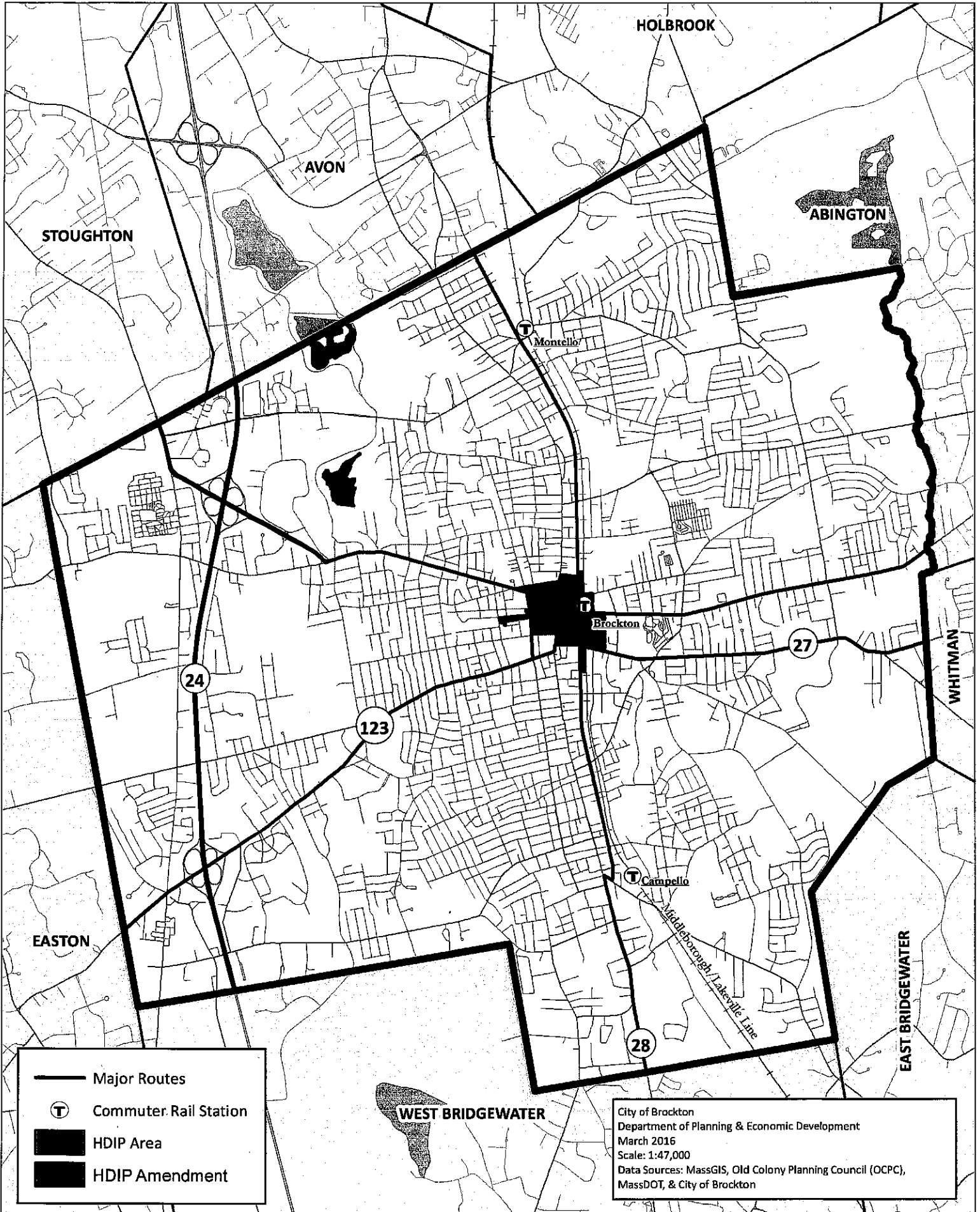


# Housing Development Initiative Program (HDIP) Amendment- Proposed 40R Expansion




  
 City of Brockton  
 Department of Planning & Economic  
 Development  
 March 2016  
 Scale: 1:5000  
 Data Sources: MassGIS, Old Colony Planning  
 Council (OCPC),  
 MassDOT, & City of Brockton


  
 HDIP Area  
 HDIP Amendment  
 40R Amended



ATTACHMENT A  
BROCKTON LIST OF PROPERTIES IN HD ZONE  
**(AS AMENDED)**



MAP PAR ID	ADDR NUM	FULL STR	CITY	LOT SIZE
135-074	308	MONTELLO ST	BROCKTON	0.732
135-073	0	MONTELLO ST	BROCKTON	0.466
135-072	0	MONTELLO ST	BROCKTON	1.054
135-071	0	MONTELLO ST	BROCKTON	0.254
150-042	0	SCHOOL ST	BROCKTON	0.025
135-069	121	CRESCENT ST	BROCKTON	0.217
135-070	226	MONTELLO ST	BROCKTON	0.119
150-041	0	SCHOOL ST	BROCKTON	0.071
150-040	0	SCHOOL ST	BROCKTON	0.016
150-043	0	SCHOOL ST	BROCKTON	0.195
150-039	0	SCHOOL ST	BROCKTON	0.161
150-038	142	CRESCENT ST	BROCKTON	0.372
150-044	0	SCHOOL ST	BROCKTON	0.034
110-036	60	CRESCENT ST	BROCKTON	0.627
150-045	155	SCHOOL ST	BROCKTON	0.111
150-036	208	MONTELLO ST	BROCKTON	0.525
150-035	0	MONTELLO ST	BROCKTON	0.073
150-046	147	SCHOOL ST	BROCKTON	0.175
110-077	184	MAIN ST	BROCKTON	1.19
150-047	125	SCHOOL ST	BROCKTON	0.146
150-048	0	MONTELLO ST	BROCKTON	0.082
150-034	188	MONTELLO ST	BROCKTON	0.221
110-023	166	MAIN ST	BROCKTON	0.34
110-025	0	E ELM ST	BROCKTON	0.349
110-026	0	W ELM ST	BROCKTON	0.184
110-028	0	V F W PW	BROCKTON	0.173
150-012	140	SCHOOL ST	BROCKTON	0.274
110-032	55	V F W PW	BROCKTON	1.82
091-002	0	W ELM ST	BROCKTON	0.141
091-001	95	W ELM ST	BROCKTON	0.169
110-044	156	MAIN ST	BROCKTON	0.108
091-004	0	W ELM ST	BROCKTON	0.138
110-079	0	MONTELLO ST	BROCKTON	0.009
091-007	157	MAIN ST	BROCKTON	0.377
091-005	47	W ELM ST	BROCKTON	0.171
091-006	31	W ELM ST	BROCKTON	0.272
150-011	120	COMMERCIAL ST	BROCKTON	2.503
091-008	147	MAIN ST	BROCKTON	0.241
110-045	24	E ELM ST	BROCKTON	0.099
110-080	0	MONTELLO ST	BROCKTON	0.022
110-043	144	MAIN ST	BROCKTON	0.309
091-019	162	WARREN AV	BROCKTON	0.166
091-018	42	L ST	BROCKTON	0.117
091-003	65	W ELM ST	BROCKTON	0.511
091-017	26	L ST	BROCKTON	0.11
150-013	115	COMMERCIAL ST	BROCKTON	1.326
091-016	0	L ST	BROCKTON	0.05
091-077	0	L ST	BROCKTON	0.016
091-015	0	L ST	BROCKTON	0.07
091-014	0	L ST	BROCKTON	0.09
091-009	141	MAIN ST	BROCKTON	0.245
150-033	158	MONTELLO ST	BROCKTON	0.521
150-032	148	MONTELLO ST	BROCKTON	0.075
150-010	0	COMMERCIAL ST	BROCKTON	0.465
110-048	70	SCHOOL ST	BROCKTON	0.139
110-074	0	MAIN ST	BROCKTON	0.085
110-049	60	SCHOOL ST	BROCKTON	0.22
091-010	137	MAIN ST	BROCKTON	0.252
110-050	0	SCHOOL ST	BROCKTON	0.073
110-042	132	MAIN ST	BROCKTON	0.196
091-021	0	L ST	BROCKTON	0.08

091-022	0	L ST	BROCKTON	0.107
091-020	0	WARREN AV	BROCKTON	0.124
091-023	0	L ST	BROCKTON	0.087
091-024	0	L ST	BROCKTON	0.07
091-025	0	L ST U#25	BROCKTON	0.065
091-026	0	L ST	BROCKTON	0.128
150-016	0	LINCOLN ST	BROCKTON	0.012
150-018	0	LINCOLN ST	BROCKTON	0.061
150-017	88	LINCOLN ST	BROCKTON	0.246
110-047	45	SCHOOL ST	BROCKTON	1.42
091-027	0	L ST	BROCKTON	0.102
150-015	0	LINCOLN ST	BROCKTON	0.034
091-079	0	MAIN ST	BROCKTON	0.253
091-033	136	WARREN AV	BROCKTON	0.104
091-032	0	FREDERICK DOUGLAS WY	BROCKTON	0.093
110-041	0	MAIN ST	BROCKTON	0.334
091-031	0	FREDERICK DOUGLAS WY	BROCKTON	0.1
091-030	0	FREDERICK DOUGLAS WY	BROCKTON	0.17
091-029	0	FREDERICK DOUGLAS WY	BROCKTON	0.121
091-028	44	FREDERICK DOUGLAS WY	BROCKTON	0.339
091-013	28	FREDERICK DOUGLAS WY	BROCKTON	0.129
091-012	121	MAIN ST	BROCKTON	0.39
150-008	0	COMMERCIAL ST	BROCKTON	0.063
110-053	0	LINCOLN ST	BROCKTON	0.144
150-001	0	CENTRE ST	BROCKTON	0.574
150-019	0	COMMERCIAL ST	BROCKTON	0.717
110-082	0	SCHOOL ST	BROCKTON	0.236
091-048	15	FREDERICK DOUGLAS WY	BROCKTON	0.124
091-047	11	FREDERICK DOUGLAS WY	BROCKTON	0.043
091-045	105	MAIN ST	BROCKTON	0.077
150-029	124	MONTELLO ST	BROCKTON	0.516
091-055	0	FREDERICK DOUGLAS WY	BROCKTON	0.111
091-054	0	FREDERICK DOUGLAS WY	BROCKTON	0.095
091-053	0	FREDERICK DOUGLAS WY	BROCKTON	0.102
091-052	0	FREDERICK DOUGLAS WY	BROCKTON	0.067
110-051	0	LINCOLN ST	BROCKTON	1.171
110-052	0	LINCOLN ST	BROCKTON	0.138
091-051	0	FREDERICK DOUGLAS WY	BROCKTON	0.121
110-057	0	CHURCH ST	BROCKTON	0.122
091-044	103	MAIN ST	BROCKTON	0.085
110-054	34	SCHOOL ST	BROCKTON	0.394
110-081	26	SCHOOL ST	BROCKTON	0.152
110-055	100	MAIN ST	BROCKTON	0.305
053-042	7	GODDARD RD	BROCKTON	0.065
150-020	75	COMMERCIAL ST	BROCKTON	0.461
053-013	0	WARREN AV	BROCKTON	3.69
053-050	0	HIGHLAND ST	BROCKTON	0.856
091-035	0	LEGION PW	BROCKTON	0.107
091-034	126	WARREN AV	BROCKTON	0.253
053-049	60	HIGHLAND ST	BROCKTON	0.241
091-036	94	LEGION PW	BROCKTON	0.153
053-048	52	HIGHLAND ST	BROCKTON	0.121
053-047	50	HIGHLAND ST	BROCKTON	0.107
091-037	0	LEGION PW	BROCKTON	0.087
053-046	0	HIGHLAND ST	BROCKTON	0.128
053-045	40	HIGHLAND ST	BROCKTON	0.112
091-038	78	LEGION PW	BROCKTON	0.086
053-044	36	HIGHLAND ST	BROCKTON	0.091
091-039	68	LEGION PW	BROCKTON	0.221
053-043	3	GODDARD RD	BROCKTON	0.066
150-027	0	MONTELLO ST	BROCKTON	0.08
150-026	100	MONTELLO ST	BROCKTON	0.081

110-061	0	CHURCH ST	BROCKTON	0.1
091-050	60	LEGION PW	BROCKTON	0.247
110-059	0	MAIN ST	BROCKTON	0.229
150-007	0	CENTRE ST	BROCKTON	0.083
053-017	26	HIGHLAND ST	BROCKTON	0.166
091-049	0	FREDERICK DOUGLAS WY	BROCKTON	0.357
091-040	40	LEGION PW	BROCKTON	0.11
053-016	18	HIGHLAND ST	BROCKTON	0.162
091-041	30	LEGION PW	BROCKTON	0.256
053-015	0	HIGHLAND ST	BROCKTON	0.145
053-014	99	WARREN AV	BROCKTON	0.168
150-022	127	CENTRE ST	BROCKTON	0.423
091-042	89	MAIN ST	BROCKTON	0.499
150-002	165	CENTRE ST	BROCKTON	0.478
150-003	157	CENTRE ST	BROCKTON	0.561
150-200-263	147	CENTRE ST UNIT B01	BROCKTON	0
110-062	95	MONTELLO ST	BROCKTON	0.228
110-063	65	CENTRE ST	BROCKTON	0.394
110-064	53	CENTRE ST	BROCKTON	0.146
150-025	93	CENTRE ST	BROCKTON	0.189
110-065	47	CENTRE ST	BROCKTON	0.197
110-066	41	CENTRE ST	BROCKTON	0.354
110-058	90	MAIN ST	BROCKTON	0.401
052-012	39	HIGHLAND ST	BROCKTON	0.187
091-075	0	LEGION PW	BROCKTON	0.096
091-074	89	LEGION PW	BROCKTON	0.055
091-076	111	LEGION PW	BROCKTON	0.138
109-062	0	MAIN ST	BROCKTON	0.082
109-071	0	CENTRE ST	BROCKTON	0.204
109-067	62	CENTRE ST	BROCKTON	0.342
109-064	30	CENTRE ST	BROCKTON	0.069
109-065	38	CENTRE ST	BROCKTON	0.071
091-078	79	LEGION PW	BROCKTON	0.105
109-066	44	CENTRE ST	BROCKTON	0.245
091-073	63	LEGION PW	BROCKTON	0.152
091-216	49	LEGION PW	BROCKTON	0.055
091-217	43	LEGION PW	BROCKTON	0.097
091-056	76	WARREN AV	BROCKTON	0.243
091-057	102	GREEN ST	BROCKTON	0.11
109-008	66	MONTELLO ST	BROCKTON	0.478
091-058	100	GREEN ST	BROCKTON	0.086
091-301-302	84	GREEN ST	BROCKTON	0
109-059	62	MAIN ST	BROCKTON	0.079
091-060	82	GREEN ST	BROCKTON	0.133
091-200-215	66	GREEN ST U#1	BROCKTON	0
091-063	56	GREEN ST	BROCKTON	0.077
091-064	48	GREEN ST	BROCKTON	0.087
091-065	42	GREEN ST	BROCKTON	0.104
091-065A	0	GREEN ST	BROCKTON	0.006
091-070	63	MAIN ST	BROCKTON	1.003
109-058	52	MAIN ST	BROCKTON	0.26
109-070	0	MAIN ST	BROCKTON	0.004
091-069	0	MAIN ST	BROCKTON	0.137
109-060	60	MAIN ST	BROCKTON	0.682
109-009	0	MONTELLO ST	BROCKTON	0.95
109-011	53	MONTELLO ST	BROCKTON	0.325
092-004	113	GREEN ST	BROCKTON	0.155
092-003	48	WARREN AV	BROCKTON	0.065
092-005	111	GREEN ST	BROCKTON	0.127
092-013	0	GREEN ST	BROCKTON	0.093
092-006	109	GREEN ST	BROCKTON	0.136
092-007	103	GREEN ST	BROCKTON	0.183

092-008	81	GREEN ST	BROCKTON	0.577
109-053	28	PETRONELLI WA	BROCKTON	0.129
109-057	0	PETRONELLI WA	BROCKTON	0.095
092-010	59	GREEN ST	BROCKTON	0.162
109-007	46	MONTELLO ST	BROCKTON	0.697
092-011	0	GREEN ST	BROCKTON	0.171
092-012	0	GREEN ST	BROCKTON	0.197
092-014	19	MAIN ST	BROCKTON	0.238
092-022	12	PLEASANT PL	BROCKTON	0.146
092-023	0	PLEASANT PL	BROCKTON	0.131
109-051	20	MAIN ST	BROCKTON	0.077
109-012	33	MONTELLO ST	BROCKTON	0.198
109-052	28	MAIN ST	BROCKTON	0.495
109-054	0	PETRONELLI WA	BROCKTON	0.346
109-055	0	PETRONELLI WA	BROCKTON	0.237
092-025A	0	PLEASANT ST	BROCKTON	0.072
109-045	0	MONTELLO ST	BROCKTON	0.302
109-013	23	MONTELLO ST	BROCKTON	0.078
092-016	24	PLEASANT ST	BROCKTON	0.61
092-017	42	PLEASANT ST	BROCKTON	0.264
092-201-206&301-316	1	MAIN ST	BROCKTON	0
092-018	52	PLEASANT ST	BROCKTON	0.186
092-002	28	WARREN AV	BROCKTON	0.5
092-019	0	PLEASANT ST	BROCKTON	0.166
092-020	66	PLEASANT ST	BROCKTON	0.067
092-021	74	PLEASANT ST	BROCKTON	0.303
109-043	4	MAIN ST	BROCKTON	0.466
109-044	0	FRANKLIN ST	BROCKTON	0.312
092-024	80	PLEASANT ST	BROCKTON	0.367
109-041	65	COURT ST	BROCKTON	0.175
109-014	7	MONTELLO ST	BROCKTON	0.249
109-006	8	MONTELLO ST	BROCKTON	0.651
092-025	102	PLEASANT ST	BROCKTON	0.226
151-001	7	COMMERCIAL ST	BROCKTON	2.37
092-001	108	PLEASANT ST	BROCKTON	0.316

**PARCELS ADDED WITH 2016 AMENDMENT BEGIN  
BELOW AND CONTINUE ON TO NEXT PAGE**

MAP_PAR_ID	LAST_EDIT	LOT_SIZE	SITE_ADDR
108-015	20120305	0.606	86 N MONTELLO ST
108-017	20120305	0.186	0 N MONTELLO ST
108-047	20120305	2.43	119 N MAIN ST

MAP_PAR_ID	LAST_EDIT	LOT_SIZE	SITE_ADDR
052-017	20120305	0.327	81 WARREN AV
092-031	20120305	0.13	59 PLEASANT ST
092-032	20120305	0.17	57 PLEASANT ST
092-030	20120305	0.144	73 PLEASANT ST
092-035	20120305	0.608	4 N MAIN ST
092-034	20120305	0.202	25 PLEASANT ST
092-032A	20120305	0.096	55 PLEASANT ST
109-032	20120305	0.294	5 N MAIN ST
109-035	20120305	0.605	26 COURT ST
092-050	20120305	0.113	9 HEREFORD ST
109-005	20120305	0.252	5 N MONTELLO ST
092-052	20120305	0.112	0 PLEASANT ST
092-033A	20120305	0.087	53 PLEASANT ST
092-026	20120305	0.132	125 PLEASANT ST
092-033	20120305	0.609	47 PLEASANT ST
092-027	20120305	0.179	111 PLEASANT ST
109-004	20120305	0.196	0 N MONTELLO ST
092-028	20120305	0.217	105 PLEASANT ST
092-036	20120305	0.523	30 N MAIN ST
092-049	20120305	0.093	17 N WARREN AV
092-047A	20120305	0.049	0 SPRING ST
109-036	20120305	0.195	16 COURT AV
109-031	20120305	0.774	33 N MAIN ST
092-043	20120305	0.212	0 PLEASANT ST
052-052	20120305	0.475	16 N WARREN AV
092-029	20120305	0.535	93 PLEASANT ST
092-048	20120305	0.103	23 N WARREN AV
092-051	20120305	0.073	76 SPRING ST
092-047	20120305	0.046	72 SPRING ST
092-046	20120305	0.193	70 SPRING ST
092-045	20120305	0.118	64 SPRING ST
092-037	20120305	1.338	0 N MAIN ST
109-017	20120305	1.24	18 N MONTELLO ST
092-044	20120305	0.139	22 HEREFORD ST
109-030	20120305	0.341	0 MAIN ST
109-003	20120305	0.462	21 N MONTELLO ST
092-042	20120305	0.158	21 HEREFORD ST
092-041	20120305	0.199	46 SPRING ST
109-037	20120305	0.49	22 COURT AV
092-040	20120305	0.364	0 SPRING ST
109-038	20120305	0.074	0 MAIN ST
092-039	20120305	0.126	0 SPRING ST
109-029	20120305	0.349	55 N MAIN ST
092-038	20120305	0.396	54 N MAIN ST
109-018	20120305	0.555	46 N MONTELLO ST
109-028	20120305	0.718	63 N MAIN ST
109-027	20120305	0.07	0 N MAIN ST
109-021A	20120305	0.171	25 LINDEN ST
109-026A	20120305	0.209	77 N MAIN ST
109-002	20120305	0.722	43 N MONTELLO ST
109-026	20120305	0.116	79 N MAIN ST
109-019	20120305	0.265	64 N MONTELLO ST
109-020	20120305	0.201	0 LINDEN ST
109-021	20120305	0.147	31 LINDEN ST
109-072	20120305	0.148	0 LINDEN ST
109-022	20120305	0.148	0 LINDEN ST
109-025	20120305	0.344	85 N MAIN ST
109-001	20120305	0.31	69 N MONTELLO ST
108-054	20120305	0.06	0 LINDEN ST
108-056	20120305	0.319	89 N MONTELLO ST

In City Council, May 9, 2016

1. Approval of the City Council minutes of April 25, 2016 meeting

HEARINGS:

2. Petition of Bourne Enterprises, Inc. for a Motor Vehicle Repair Mechanical License located at 1029 Pearl Street.
3. Petition of Eddie Awon, Trustee for a Garage License located at 287 North Montello Street.

PETITIONS:

4. Of Romm Jewelers for a renewal of Second Hand Precious Metals and Gems License located at 1280 Belmont Street.
5. Of Kay Jewelers for a renewal of Second Hand Precious Metals and Gems License located at 200 Westgate Drive Suite 4A.

REPORTS:

6. Of the Finance Committee for its meeting of May 2, 2016.
7. Of the Ordinance Committee for its meeting of May 2, 2016.
8. Of the Ordinance Committee for its meeting of May 3, 2016.

COMMUNICATIONS:

9. From the Director of Planning and Economic Development certifying that The City of Brockton has received a Planning and Technical Assistance Grant in the amount of \$50,000 from the Commonwealth's Urban Agenda Program to conduct feasibility studies and to develop business plans for three projects; a restaurant incubator, a community kitchen/food incubator and a co-work space. No match required.
10. From the Mayor in accordance with M.G.L., Chapter 44, recommending that the City Council authorize the acceptance and expenditure of the total grant award in the amount of \$50,000 from the COMMONWELATH OF MASSACHUSETTS URBAN AGENDA PROGRAM to CITY OF BROCKTON PLANNING DEPARTMENT URBAN AGENDA PROGRAM GRANT FUND. These funds will allow the City to conduct feasibility studies and to develop a business plan for the projects; a restaurant incubator, a community kitchen/food incubator and a co-work space. No match required.
11. From the CFO in accordance with Section 5 of Ch. 324 of the Acts of 1990, certifying the proposed grant of \$50,000 from COMMONWELATH OF MASSACHUSETTS URBAN AGENDA PROGRAM to CITY OF BROCKTON PLANNING DEPARTMENT URBAN AGENDA PROGRAM GRANT FUND without a detrimental impact on the continuous provision of the existing level of municipal services.

UNFINISHED BUSINESS:

12. Appointment of Deirdre M. Smith, 779 Ash Street as a member of the Brockton Diversity Commission for a three year term ending in February 2019.  
(FAVORABLE)

13. Appointment of Richard Bath, 38 Frost Street to replace Al Amoroso as a member of the Council on Aging Board for a three year term ending in April 2019.  
(FAVORABLE)
14. Appointment of Robert Graham, 6 Alphonse Road, to replace Betty Goldsmith as a member of the Council on Aging Board for a three year term ending in April 2019.  
(FAVORABLE)
15. Ordered: That the City Council of the City of Brockton finds that there is a clear need for an Urban Renewal Plan in order to achieve the approved policy objectives in downtown Brockton. That the City Council approves the boundaries of the Downtown Urban Revitalization Plan as depicted in Map 1 - A" Boundaries and Topography (FAVORABLE AS AMENDED)
16. Ordered: That the City Council of the City of Brockton acting pursuant to Chapter 40Q of the Massachusetts General Laws hereby: approves the Downtown Brockton District Improvement Financing Program (the "Program"), a Development Program pursuant to Chapter 40Q of the Massachusetts General Laws, appending the Order approved in 2015 establishing the Downtown Brockton District. (FAVORABLE)
17. Ordered: That the City of Brockton has been designated as a Gateway Community by the Commonwealth and that the Commonwealth has implemented the Housing Development Incentive Program ("HDIP") to encourage the development of market rate housing in Gateway Communities through state tax credits to qualified development projects. (FAVORABLE)
18. Ordered: That the DPW is authorized to issue one sewer connection to Briarwood Construction (31 Belmont Street, South Easton, MA 02375) for the property located at Plot 9 Circle Street. (FAVORABLE)
19. Ordered: That pursuant to M.G.L., Ch. 44, Sec. 53A1/2 the City accepts the gift from Nissan 24 of two Aero Vironment model EVSE-RS non-networked Level 2 single head wall mount electric vehicle chargers for use by Department of Public Works for the two 2015 Nissan Leaf Electric Vehicles in accordance with the submitted donation agreement. (FAVORABLE)
20. Transfer of \$51,051.08
 

From:	Personnel Services-Full Time	\$22,500
	Personnel Services-Stipend	\$2,418.68
	Personnel Services-Part Time	\$26,000
	Personnel Services-Holiday	\$132.40
To:	Ordinary Maintenance-Electricity	\$1,600
	Ordinary Maintenance-Snow Removal	\$48,301
	Ordinary Maintenance-Goods	\$1,150.08

(FAVORABLE)
21. Resolve: Members of the 21<sup>st</sup> Century Corp. come before a committee of this Council to update the Council of the ROx Stadium and the conference Center.  
(FAVORABLE)
22. Ordinance: An Ordinance Amending Chapter II of the Revised Ordinances of the City of Brockton as follows: Chapter 2, Administration, is hereby amended by inserting the following new Division in ARTICLE VI. BOARDS, COMMISSIONS, ETC.; DIVISION 9. BROCKTON COMMISSION ON WOMEN'S ISSUES Sec. 2-530. Membership and appointment. (FAVORABLE)
23. Ordinance: An Ordinance amending Chapter 11 of the revised ordinances of the City of Brockton. Be it ordained by the City Council of the City of Brockton as follows: Chapter 11. Licenses, Permits and Business Regulations. Article XIV. Hours of Operation of Businesses, Is hereby amended. (FAVORABLE)

24. Ordinance: An Ordinance Amending Chapter VIII of the Revised Ordinances of the City of Brockton by adding a Section Required Commercial Premises to Provide and Maintain Litter Receptacles. (FAVORABLE AS AMENDED)

ORDERS:

25. ~~AN ORDINANCE AMENDING CHAPTER XIX OF THE REVISED ORDINANCES OF THE CITY OF BROCKTON:~~ Chapter 19, Police Department, is hereby amended by adding the following new Article III: Trust Act, the purpose of which is to increase public confidence in the City of Brockton and its Police Department and to encourage members of the community to work in partnership with the police.
26. ORDERED: That the City petitions the General Court for approval under Clause (1) of Section 8 of Article 2, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts, of AN ACT RELATIVE TO THE APPOINTMENT OF SPECIAL POLICE OFFICERS IN THE CITY OF BROCKTON.
27. ORDERED: That in accordance with M.G.L., Chapter 44, the City Council authorizes the acceptance and expenditure of the total grant award in the amount of \$50,000 from the COMMONWEALTH OF MASSACHUSETTS URBAN AGENDA PROGRAM to CITY OF BROCKTON PLANNING DEPARTMENT URBAN AGENDA PROGRAM GRANT FUND. (To conduct feasibility studies and to develop a business plan for the projects; a restaurant incubator, a community kitchen/food incubator and a co-work space. No match required.)
28. Resolve: That the Executive Director of Brockton Interfaith Community and Angel Cosme be invited to appear before a committee of the Council to report on their findings on Faith Based concerns addressing the "Root Causes of Shootings and Other Violence in Our Community".



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In City Council, March 28, 2016

ORDERED:

That the City of Brockton has been designated as a Gateway Community by the Commonwealth and that the Commonwealth has implemented the Housing Development Incentive Program ("HDIP") to encourage the development of market rate housing in Gateway Communities through state tax credits to qualified development projects.

That market rate housing is an important economic development strategy and is necessary for the long term financial growth of Brockton and it is a goal of the Mayor, City Council, and Office of Planning & Economic Development to increase new market rate housing in downtown Brockton. Increasing market rate housing in downtown will bring new residents to Brockton, new private investment to city neighborhoods, preserve historic structures, create new tax revenue, provide additional disposable income to support retail, and more vitality and activity benefiting the city's residents and that the HDIP program further requires the City to designate an individual to administer the City's program and to enter into real estate tax increment exemption agreements that will be approved by the City Council.

The Mayor, as Chief Executive Officer, is hereby authorized to submit an amendment the Downtown Brockton Housing Development Incentive Plan and Zone to the Commonwealth of Massachusetts Department of Housing and Community Development for its review and approval.

The Mayor, as Chief Executive Officer, and acting through the Director of Planning and Economic Development, is further hereby authorized to act as the City's administrator of the HDIP Plan and is authorized to enter into real estate tax increment exemption agreements between the City of Brockton and qualified Housing Development projects, subject to favorable recommendation by the Brockton TIF Committee and approval by City Council.

Councillor Thomas D. Monahan

IN CITY COUNCIL

March 28, 2016  
READ AND REFERRED TO STANDING  
COMMITTEE ON Finance

*Anthony J....*  
CLERK

*Handwritten signature/initials on the left margin.*

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In City Council April 25, 2016

Councillor Farwell motioned to refer back to Finance Committee and was properly seconded. The motion carried by a hand vote.

*Anthony J. Beale*  
City Clerk

In City Council May 9, 2016

Adopted by a roll call vote taken by "yeas" and "nays" eleven members present and all voting in the affirmative.

*Anthony J. Beale*  
City Clerk

SENT TO MAYOR FOR APPROVAL

May 9th 2016  
APPROVED  
*Bill C. Miller*  
MAYOR





**18 The Enterprise, TUESDAY, April 19, 2016**

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**MORTGAGERS NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Michael J. Rehner to First National Financial Corp., subsidiary of National City Bank of Indiana, dated May 18, 2014, and recorded with the Plymouth County Registry of Deeds at Book 28223, Page 135, subsequently assigned to Residential Credit Solutions, Inc. by First National Financial Corp., subsidiary of National City Bank of Indiana by assignment recorded in said Registry of Deeds at Book 38151, Page 34, subsequently assigned to Federal National Mortgage Association by Residential Credit Solutions Inc. by assignment recorded in said Registry of Deeds at Book 41541, Page 206, of which mortgage the under-lying sums will be paid at Public Auction at 10:00 AM on May 19, 2016 at 460 Maple Street, Brockton, MA 01902, and singular, the premises described in said mortgage, to wit:

The land with the buildings and structures thereon, situated in Brockton in the County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows: Lot 26 as shown on a plan entitled "Plan of Hedges Lane at Kings Park, Brockton, Mass., owned by Fosco & Hall Surveyors, Inc. E. S. C. 1969" and recorded with the Plymouth County Registry of Deeds in Plan Book 1, Page 177. Said lot of 2.61 acres, formerly known as "Hedges Lane", is bounded by North Street to the west, by Myrtle Street to the east, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, said subject to and with the benefit of all easements, reservations, and conditions of record and subject to all tenancies and rights of parties in possession.

**Terms of the Sale:** Cash, cashiers or certified check in the sum of \$5,000.00 or a down payment as shown at the time and place of the sale in full, plus the balance of the mortgage debt (the mortgage holder and its assignee) are exempt from this requirement; the purchaser to sign within 10 business days of the date of the sale a promissory note for the purchase price payable to the lender or by certified check (10%) due from the date of the sale at the office of mortgagee, Bond & Korte & Associates, P.C., 221 Bellevue Road, Suite 210, Chelmsford, MA 01824-4100 or such other office as may be designated by mortgagee. The description of the premises contained in said mortgage shall control in the event of a typographical error in this publication.

**Other terms to be announced at the sale.**  
U.S. Bank Trust, N.A., as Trustee for LSP3 Master Participation Trust  
Korek & Associates, P.C.  
821 Bellevue Road  
Suite 210  
Chelmsford, MA 01824-4100  
(978) 258-1500  
Callie, Marie and Donald, Vgny, 13-07-158, April 12, 2016, April 19, 2016, April 25, 2016  
13414613

**NOTICE OF MORTGAGERS SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Esther B. Martus to First National Bank, dated August 28, 2003, recorded with the Plymouth County Registry of Deeds in Book 28232, Page 300; said mortgage was then assigned to Northeast Mortgage LLC by assignment recorded July 24, 2015, and recorded in Book 45045, at Page 174, of which mortgage the underwriter is the present holder for the purpose of foreclosing the same will be paid at PUBLIC AUCTION at 10:00 AM on May 4, 2016, on the premises, all and singular, the premises as described in said mortgage.

The land with the building thereon situated in Brockton, Plymouth County, Massachusetts, bounded and described as follows: **FIRST LOT:** Beginning at the southeast corner of the premises described in Book 28232, Page 300, then running North 1/4 of 265' of Green St., thence running N 01° 10' 00" E 100.00' to a stake, thence S 01° 10' 00" E 64' EAST by the second stake, thence S 89° 50' 00" E 22' WEST by land now or formerly of Thomas C. Perkins, one hundred and 00/100 (100.00) feet to a stake bound in the lot of Green Street thence S 01° 10' 00" E 34' WEST by said Green Street, 64' and 00/100 (60.00) feet 04/12/2016, 04/19/2016

**CITY OF BROCKTON PLANNING BOARD**  
The City of Brockton Planning Board will hold a public hearing on Tuesday, May 3, 2016 at 8:00 PM in the 3rd Floor of City Hall for approval of the Site Plan Review Application submitted by JK Holdings, LLC for a proposed addition to the property at 1014 Pearl Street.  
The application and plans may be viewed in the Planning Office, City Hall, Monday through Friday, from 8:00 to 4:00 PM.  
David Wisniewski, Chairman  
April 28, 2016  
13419641

**NOTICE OF MORTGAGERS SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by John Sawyer to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., dated August 7, 2012 and recorded with the Plymouth County Registry of Deeds at Book 41808, Page 308, of which mortgage the underwriter is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A. is dated August 23, 2015 and recorded with said registry on August 23, 2015 at Book 45358 Page 31 and by assignment from Citibank, N.A. to Federal National Mortgage Association on October 23, 2014 and recorded with said registry on October 23, 2014 at Book 44882 Page 241 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on April 27, 2016, on the mortgaged premises located at 180 MAIN ST UNIT E113, Greenwood Park Village Condominiums, BROCKTON, MA, Plymouth County, Massachusetts, all and singular, the premises described in said mortgage.

**TO WIT:**  
The following described property  
The lot known as Unit No. E113 (aka Unit 1) located at 180 Main Street ("Building 1") in Greenwood Park Village Condominiums, the Condominium 11, a Village Condominium in the Commonwealth of Massachusetts.

**CITY OF BROCKTON PUBLIC HEARING PLANNING BOARD**  
The City of Brockton Planning Board will hold a Public Hearing on Tuesday, April 28, 2016 at 6:00 PM in the 3rd Floor Conference Room of City Hall to consider a proposed amendment to the Development Incentive Program (DIP).  
The full text of the proposed change can be viewed at the Department of Planning & Development, City Hall, 3rd Floor, Brockton, MA 02301.  
David Wisniewski, Chairman  
April 12, 2016  
13413277

**MORTGAGERS SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Linda L. House wife Linda L. House to Mutual Federal Savings Bank of Plymouth County dated November 15, 2005 and recorded with the Plymouth County Registry of Deeds at Book 31743, Page 86, of which mortgage the underwriter is the present holder, for the purpose of foreclosing the same, all and singular, the premises described in said mortgage will be sold at Public Auction at 11:30 A.M. on April 28, 2016, on the premises, located at 42 Ocean Avenue, Falmouth, Plymouth County, Massachusetts.

The land in Hanson, Plymouth County, Mass., situated on the southeasterly side of Ocean Avenue, containing 4,463 square feet more or less, and known as Lots 2 and 3 of a certain plan entitled "Plan of Subdivision of Lot No. Ocean Street, Hanson, Mass., owned by George T. Marston, C.E., Hanson & Wynnham, August 28, 1910, Section Two" which plan is recorded in the Plymouth County Registry of Deeds at Plan No. 1253, in Plan Book 721, and to which plan reference is made by a more particular description of said Lots 2 and 3.



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# City of Brockton

## Planning Department

BILL CARPENTER  
MAYOR

PLANNING BOARD  
CONSERVATION COMMISSION

Tuesday, April 26, 2016 - 6:00 P.M.  
3<sup>rd</sup> Floor- City Hall  
Meeting Agenda

**1. Site Plan Review**

Proposed Minor Modification to Approved Plan  
Property: Lot 2B Liberty Street  
Applicant: RJ Messina  
Representative: RJ Messina

**2. Proposed Amendment**

Housing Development Incentive Program (HDIP)

**3. Site Plan Review**

Property: 479 Torrey Street  
Applicant: Harbor Health  
Representative: JK Holmgren Engineering

**4. Definitive Subdivision**

Property: 45 Mulberry Street  
Applicant: Affordable Properties/Steve Torrey  
Representative: Land Surveys

**Other Business**

Discussion: Potential Harassment of Planning Board Members  
Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases  
Correspondence  
Updates from Board Members  
Minutes

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

CITY CLERK'S OFFICE  
BROCKTON MA

2016 APR 22 AM 11:23

BROCKTON CITY HALL - 45 SCHOOL STREET • BROCKTON, MASSACHUSETTS 02301  
TEL: (508) 580-7113

FAX: (508) 580-7132

planning@ci.brockton.ma.us

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BROCKTON MA

CITY OF BROCKTON

A public meeting has been scheduled by the:

- Office of Planning & Economic Development
- Planning Board
- Technical Review Committee
- Conservation Commission
- Historic District Commission
- Historic Commission

On Monday 3 2016 from 6:00 AM/PM to  
10:00 AM/PM in the GAR Room  
City Hall.

David Whalen  
Chairperson/Director of Planning & Economic-Development

CITY OF BROCKTON

A public meeting has been scheduled by the:

- Office of Planning & Economic Development
- Planning Board
- Technical Review Committee
- Conservation Commission
- Historic District Commission
- Historic Commission

On April 9 2016 from 6:00 AM/PM to  
9 AM/PM in the 3rd floor conf. area  
City Hall.

David Whalen  
Chairperson/Director of Planning & Economic Development

The Brockton Planning Board held a meeting on April 26, 2016 at 6:00 PM in the 3<sup>rd</sup> Floor Conference Area, City Hall.

Members present: David Wheeler, Gary Keith, Craig Pina, Reggie Thomas and Ollie Spears. Also present were Pamela Gurley Planning Board secretary, City Planner Rob May, Staff Planner Shane O'Brien and City Solicitor Phillip Nessralla

Mr. Wheeler said that due to a procedural error the meeting of the 5<sup>th</sup> was voided. All matters that required publication were re-advertised at the City's expense and are being re-heard tonight.

**Discussion: Potential Harassment of Planning Board Members**

Mr. Wheeler said that over the past several months the Board has been the subject of harassment and personal attacks. He advised the board members to lock their facebook or electronic media pages. Mr. Keith said this is a volunteer board and agreed with Mr. Wheeler. Mr. Spears asked if it was possible to enter into executive session to discuss litigation. Attorney Nessralla said it must appear on an agenda.

Mr. Thomas made a motion to place executive session on the May agenda for purposes of possible litigation. Seconded by Mr. Keith and unanimously passed.

**1. Site Plan Review**

Proposed Minor Modification to Approved Plan  
Property: Lot 2B Liberty Street  
Applicant: RJ Messina  
Representative: RJ Messina

Continued to May 3, 2016 as the applicant was not present.

**2. Proposed Amendment**

Housing Development Incentive Program (HDIP)

City Planner Rob May said this is an amendment to the existing HDIP boundaries previously approved by the Board and City Council. He said HDIP provides tax credits to support market rate housing. He said he is looking to expand the area as incentive for property owners to re-develop their properties. He said the City is attempting to layer on as many incentives as available.

There was no comment from the public either in favor or against.

A motion was properly made (Keith), seconded (Pina) and unanimously passed to recommend the change favorably to the City Council.

**3. Site Plan Review**

Property: 479 Torrey Street



Applicant: Harbor Health  
Representative: JK Holmgren Engineering

As the meeting was being held in the 3<sup>rd</sup> floor area, Mr. Wheeler ask those present if they could hear, and hearing no comments assumed that all present could hear.

John Holmgren said that Harbor Health has been in business for 20 years and has a facility in Hyannis and Roxbury. He said they will be using the existing building for adult day care; an all inclusive center providing health needs for approximately 100 clients. The entire building will be utilized for Alzheimer's patients; there will be a rehabilitation unit and a medical clinic. They will be using the whole building.

Scott Rogers from JKH said per the suggestion of the Technical Review Committee they eliminated the third driveway on off Torrey St. He said they have added a landscape island and lighting and will re-stripe the parking area; adding a new walkway system to the new entrance to building; narrowing the entrance at Pearl St. and removing the circular drive along the front from Torrey to Pearl. The existing water line will be converted to a fire line and there will be a new water service and updated sewer service and adding new plantings increasing the green space. Mr. Rogers said that runoff currently sheet flows and they will be installing new trench drains along Torrey St., new catch basins and converting some man holes to catch basins to help out with stormwater management.

Jill Pebbles (BKA) went over the architectural plans and explained the changes to the inside of the building. She said they are enlarging some of the existing building for a new entrance and will be warming up the existing façade.

Mr. Thomas asked who the clientele would be. Dan Driscoll, President of Harbor Health said frail elders in jeopardy of needing a nursing home.

Mr. Spears asked if the existing trees at the corner of Torrey and Pearl are remaining. Mr. Rogers said they are, but will be cleaning up the area making it fresher. He said there is currently 29% greenspace and with modifications they are increasing greenspace to 34%.

Mr. Wheeler asked if there was anyone who wished to speak in favor or against. Frank Gurley asked what the hours of operation were and was told 7:30 am to 5 pm M-F.

A motion was properly made (Keith), seconded (Pina) and unanimously passed to grant site plan approval of the project as submitted with the standard conditions.

#### **4. Definitive Subdivision**

**Property: 45 Mulberry Street**

**Applicant: Affordable Properties/Steve Torrey**

**Representative: Bruce Malcolm, Land Surveys**

Mr. Malcolm said that the lots have enough frontage and area to have three units. He said the applicant went to the ZBA for permission to build a new single family home which fits more with the neighborhood. He said the existing home #45 will be lot 1 and lot 2 will have a new home. He said the front of the house will be graded to the street and they will recharge the downspouts on the new home. He said they recently became aware of the new fire code stating that homes need to be within 50' of the road; he said they will comply with the code and intend to re-file with the ZBA to move the home forward seven feet.

Councilor Beauregard said she is in favor of the proposal and that Mr. Torrey has been worked with abutting home owner.

A motion was properly made (Pina), seconded (Keith) and unanimously passed to approve the plan with the standard conditions as well as the following special conditions:

The downspouts at the rear of the home on Lot 2 are to be infiltrated to a recharge system and construction on Lot 2 shall conform to 527 CMR 1 Ch 18 Sec 18.2.3.2.1 of the Fire Code.

A motion was properly made (Keith), seconded (Pina) to grant waivers to the following sections of the Planning Board Rules and Regulations were issued waivers:

**Section IV Design Standards**

**B Streets 3. Width (Mulberry Street is an existing public way)**

**F. Utilities (underground utilities waived)**

**Section V Required improvements for an approved subdivision**

**Other Frontage**

**Roadway Construction/ Details (Mulberry Street is an existing public way.)**

Ms. Gurley asked about the form of surety and Mr. Malcolm said it would be by covenant.

#### **Other Business**

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

Ms. Gurley explained that the Board would need to re-vote on the Lot Releases and ARN Plan from April 5<sup>th</sup>.

A motion was properly made (Keith), seconded (Pina) and unanimously passed to endorse the ARN plan for the On a Roll property on Liberty Street.