

## GRANITE AVENUE STUDY COMMITTEE MEETING

Wednesday, January 15, 2014 at 7:00pm  
Milton Town Hall

### Attendees:

Bryan Furze, Chair  
Cindy Christiansen  
Brian Beane  
April Lamoureux  
Ellen Anselone  
Jeanne Schmidt  
Lt. Alba, Milton Police  
Bill Clark, Milton Planner (arrived at 7:45pm)

The meeting was called to order by Chairman Bryan Furze at 7:03pm. Bryan Furze opened Citizens Speak.

The first speaker was Rich Kleiman, a Milton resident and representative of a senior housing client with interests in the development potential at the Granite Ave site. Mr. Kleiman discussed the general characteristics, aesthetics and impacts of a senior housing complex.

Nancy O'Sullivan of Thistle Avenue rose to speak to the committee. She explained her experience as a residential abutter of Granite Ave for 20 years. She expressed opposition to low income housing and large commercial development, but support for office uses, including medical office. Ms. O'Sullivan comments are to be submitted in writing.

Bryan Furze read written comments submitted by Robert Milt of Fairfax Road encouraging the Town to consider opportunities to grow the Town's tax base with new development at Granite Ave.

Bryan Furze closed citizens speak and moved to the agenda. First item was approval of the minutes from the December 11, 2013 meeting. Those minutes were not circulated to the committee members, therefore approval will be deferred until the next meeting.

Bryan Furze discussed the expiration of committee terms in March 2014. He explained that the Selectmen will be glad to reappoint members for another term if they are interested in being reappointed. All members were asked to come to the next meeting prepared to express their desire to be reappointed or not.

The committee then discussed the process to appoint a new neighborhood representative to fill the existing vacancy. Bryan Furze suggested that two or three individuals have expressed an interest in being considered and it is Bill Clark's expectation that the Selectmen will be prepared to appoint a new member at their next meeting on Tuesday, January 21, 2014. The committee discussed the requirements of a new member and it was determined that interested parties should submit a letter of interest and a copy of their resume to Bill Clark.

The committee agree to defer review of the draft committee report until a new neighborhood representative has been appointed to the committee to participate in that discussion. The committee

decided that upon the Selectmen making the appointment, Bryan Furze will reach out to the appointee to explain the process and answer any questions, and the committee agreed to furnish a copy of all meeting minutes to the new appointment in anticipation of the next meeting.

Committee agreed to add two meetings to the agenda for February. Those meeting dates were set for Thursday, January 30 at 7pm and Tuesday, February 11 at 7pm.

There was a brief discussion of the timing of the MassDevelopment study. The committee agreed that it is a priority to fill the open neighborhood seat and put more work into the draft report before advancing the MassDevelopment study. The committee requested that Bill Clark furnish a copy of the MassDevelopment scope of work to the committee members.

The committee agreed to provide a copy of the draft report to the Board of Selectmen for their consideration after it is further reviewed and edited by the full committee. The committee has no expectations for what the Selectmen will do with the draft report (for example, whether or not they should add it to their agenda for discussion), however the committee agreed it was prudent to furnish a copy and allow the Selectmen to decide if they wish to discuss it at that juncture or when the final report is issued to the Town.

Bryan Furze recommended that the committee could use some education on the pros and cons of Planned Unit Developments versus overlays, including the legal ramifications of both. Cindy Christiansen expressed her concern about recommending a strategy would lead the Town into legal vulnerabilities. The committee agreed that the preference is to recommend an overlay that would apply to the Granite Ave site in question, but also the remaining property owned by MassDOT and the American Legion, in order to establish a zoning district, as opposed to a single parcel rezoning. There was a brief discussion over potential advisors on this subject and April Lamoureux recommended MassDevelopment. The committee agreed to ask Bill Clark to request MassDevelopment's attendance at the February 11<sup>th</sup> meeting to discuss these two zoning strategies.

The next item on the agenda was the MassDOT disposition process and associated timing. Bill Clark was not present to answer those questions, so the committee deferred them to the next meeting. Bryan Furze agreed to follow up with Bill Clark on those items after the meeting.

There was a brief discussion of inviting Brian Joyce to address the committee during Citizen Speak at an upcoming meeting.

Bill Clark joined the meeting at 7:45 and Bryan Furze reviewed the committee's requests for his follow up at the January 30<sup>th</sup> meeting. Bill Clark confirmed that interested neighborhood representatives must submit to him their letter of interest to serve on the committee and a resume by the morning of Friday, January 17<sup>th</sup> in order to get on the Selectmen's agenda.

A member of the audience, Rich Kleiman, asked for information on the Town's selection process for an end user. Bryan Furze explained that the committee's scope is limited to recommending potential uses for the site, but the decision making process will take place with the Selectmen and Town Meeting.

Jeanne Schmidt made a motion to adjourn. Ellen Anselone seconded. With the committee's unanimous consent, the meeting adjourned at 7:55pm.