

## **GRANITE AVENUE STUDY COMMITTEE MEETING**

Tuesday, December 11, 2013 at 6:30pm  
Milton Town Hall

### **Attendees:**

Bryan Furze  
Cindy Christiansen  
Brian Beane  
April Lamoureux  
Ellen Anselone  
Jeanne Schmidt  
Lt. Alba, Milton Police  
Bill Clark, Milton Planner

The meeting was called to order by Chairperson April Lamoureux at 7:05pm. April opened the Citizen Speak portion of the meeting. Speakers included Susanna Ryan, Ken Varnum, Paul Doherty and Chris Shirley, all members of the Courtland Circle/Thistle Road neighborhood expressing concerns about impacts on the residential neighborhood. Among the concerns were traffic, opposition to a hotel, limitation on hours of activity on the site, and support for solar uses. Also speaking was Cheryl Tougias, a member of Town Meeting, Warrant Committee and Master Plan Committee, encouraging the committee to consider all options so the end results can be used by the Master Plan Committee.

The committee unanimously approved the minutes of the October 15<sup>th</sup> meeting.

Bill Clark introduced Tonia Hartford of MassDevelopment, who introduced representatives of Beals and Thomas, the consultants who will provide services to the Town. Beals and Thomas will investigate streetscape and traffic mitigation, signalization, sidewalks and pedestrian access, traffic counts, and neighborhood screening. Beals and Thomas anticipates this work will take approximately three weeks to complete.

The committee discussed a recent Boston.com article which referenced that the site may be as large as eight acres and may cost the Town six million dollars as a purchase price. The article did not identify the source of these details, and none of the committee members were familiar with these details.

The committee discussed the size of the site and possible wetland impacts, and members of the committee agreed that understanding the size of the development area is important. There were concerns about the potential for a much larger development than the committee anticipated, if the surplus area is significantly larger than three acres. Bill Clark explained that MassDOT has made significant investments in the area housing MassDOT operations and the Town has only been informed that the three acre Park and Ride site will be deemed surplus. After discussion, the committee agreed to continue working under the assumption that the development site is the paved parking lot which accounts for three acres of development area, and that the report issued by the committee will clearly define that the recommendations included in the report are for the three acre site only.

The committee discussed whether or not the committee should consider site cost and the feasibility of the different uses. The committee decided that it did not have the capacity to conduct a comprehensive feasibility analysis. Bryan Furze recommended that the committee's function should not be limited to

the Town purchasing the site, but should also inform the potential uses if a private developer were to acquire the property. Lt. Alba agreed and suggested that 40B is a threat if the Town is not proactive in planning for this site.

The committee set its next meeting for January 15, 2013 at 7pm.

April Lamoureux explained that because Chairperson Andrea Doherty resigned from the committee, a new chair needed to be named. April Lamoureux nominated Bryan Furze to serve as the new Chair. The committee agreed and Bryan Furze was unanimously appointed to Chair the committee. Bryan Furze assumed the chair at this point of the meeting.

Brian Beane recommended that a representative of the neighborhood be appointed to fill the vacancy left by Andrea Doherty and the committee agreed. Bill Clark said that interested parties are encouraged to submit their names to the Board of Selectmen for consideration. Cindy Christiansen suggested that the new member be appointed before the next meeting, if possible, and the committee agreed.

There was a brief discussion over the history of the Park and Ride site. Bill Clark explained that the MDC, a state agency, purchased the property from a private land owner and that the Town never owned this property. Bill Clark confirmed that it is anticipated that the Town will be required to pay fair market value for the site. There was a discussion of the timing disposition. Bill Clark agreed to investigate with MassDOT to determine how long the Town will have to respond when MassDOT offers a right of first refusal to purchase the site.

The committee determined that Beals and Thomas will require a copy of the committee's draft report in order to conduct an analysis. The committee did not feel as though the draft report had been given enough consideration to turn it over in its current condition, and recommended that the committee do more work to revise its recommendations, with the expectation of turning over a copy of the revised draft after the January meeting. Beals and Thomas and MassDevelopment agreed with that schedule, and suggested that the results of their analysis could be ready for the February meeting if the material was provided in January. The MassDevelopment MOU expires in March, however it may be extended if necessary.

The committee reviewed the draft report. Brian Beane suggested that language be added expressly state that the committee's recommendations were based on consideration of the three acre Park and Ride site only. The committee agreed.

The committee reviewed the draft report and recommended edits. Brian Beane expressed that the neighborhood does not support retail. There was a discussion of the appropriateness of solar uses, which was previously not recommended because of site size and infrastructure limitations. The committee agreed to continue the review of the draft report in January, and all members should come to the meeting prepared to offer additional edits.

Brian Beane recommended that the committee add assisted living as a use and the committee agreed to add and discuss in January. Cindy Christiansen asked about adding municipal uses as a potential use, and there was a brief discussion of the appropriateness of doing so. The committee ultimately agreed to add municipal uses to the list.

Bryan Furze made a motion to adjourn the meeting. Ellen Ansellone seconded. The motion to adjourn was unanimously approved at 8:05pm.