

## **GRANITE AVENUE STUDY COMMITTEE MEETING**

Monday, April 29, 2013 at 7pm  
Milton Town Hall

### Attendees:

Ellen Anselone  
Bryan Furze  
Cindy Christiansen  
Andrea Doherty  
Brian Beane  
April Lamoureux  
Jeanne Schmidt  
Lt. Brian Cherry, Milton Police  
Bill Clark, Milton Planner  
Tom Hurley, Milton Selectmen, Chair

The meeting was called to order by Selectman Tom Hurley who reviewed the charge of the committee. All attendees introduced themselves with a brief explanation of their interests and qualifications. Selectmen Hurley directed the committee to elect a chairperson and secretary.

Brian Beane nominated Andrew Doherty as Committee Chair, April Lamoureux seconded the nomination. All members voted unanimously to elect Andrea Doherty to chair the committee and she accepted.

Brian Beane nominated April Lamoureux as Committee Secretary, Bryan Furze seconded the nomination. All members voted unanimously to elect April Anderson as secretary of the committee and she accepted.

Selectmen Tom Hurley reviewed the requirements of the open meeting law with the committee.

Bill Clark showed a map of the site and reviewed a history of the site. He confirmed that discussions have taken place with the State regarding surplus and acquisition over the course of years, but they never came to fruition. Bill Clark said that the State has not yet approached the Town of Milton about acquisition, but he is expecting to hear from the State in the very near future.

Bill Clark shared details on the existing conditions at the site including available infrastructure, and any known environmental constraints, including wetlands at the rear of the site. The site is approximately 3 acres in size and abuts the Legion Post to the west, I-93 to the north, an active Massachusetts Department of Transportation (MassDOT) depot to the east, and a residential neighborhood to the south. While zoning does not apply to State owned properties, the underlying zoning that would apply if the State disposed of the property is Residence A allowing for up to 2.5 story buildings. Bill Clark also confirmed that the office building located at 2 Granite Avenue is currently vacant.

Lt. Brian Cherry discussed that the current crime rate at the parcel is very low and confirmed that it is rare that the Milton Police are called to the site. He also confirmed that the State Police have used that site for salvage purposes in the past.

The committee discussed the various reuse options including commercial, residential, hotel and mixed use. Bill Clark confirmed that the committee is free to consider all of those options, however he reminded the committee that the selectmen are expecting proposals that generate revenue for the town. The committee discussed the various assessments that could generate revenue including real estate, hotel and meals taxes.

April Anderson Lamoureux asked about the current status of 40B in Milton and Bill Clark provided the committee with an overview. The Town's housing stock is 4.4% affordable, falling short of the State's required 10% minimum, therefore the Town is subject to MGL 40B that allows developers of affordable housing projects to override local zoning. Bill Clark explained that the Town needs to construct 48 units per year to meet the State's minimum affordable rate of production in order to earn a one year reprieve on 40B in Milton. The Town is preparing to execute a contract for with a consultant to prepare a Housing Production Plan which will take approximately four months to complete.

Brian Beane expressed neighborhood concerns about the potential for hotel or other uses that would cause activity on the site late at night. He said that the neighbors are very concerned about an increase in crime at the site, and his belief that hotel uses bring high crime rates. Andrea Doherty discussed her concerns about existing traffic conditions during peak commuting hours. The committee agreed to consider all options for the site and weigh the options with sensitivity for neighborhood concerns.

The committee briefly discussed the infrastructure in the area. There is a non-signalized crosswalk in this vicinity connecting the neighborhood to the site, and there are sidewalks that alternate from one side of the street to the other, depending on the exact location on Granite Avenue. The committee discussed the potential for new development to improve the existing infrastructure for residents.

Bryan Furze discussed some potential commercial uses at the site and discussed the development restraints associated with parking and open space requirements. He agreed to bring to the next meeting a few examples of development on similarly situated sites. He noted that the shape of the parcel is attractive for development purposes.

Ellen Anselone suggested that it would be helpful to see the site and the committee scheduled a group site visit for 8am on Saturday, May 11<sup>th</sup>.

The committee discussed the time expectations of the selectmen. Bill Clark confirmed that the committee must report back to the selectmen who may or may not act on the report. If the selectmen act on the report, it will be referred to the Planning Board, and then on to Town Meeting. In order to be included on the warrant for the Fall Town Meeting, a report of the committee is due to the selectmen by August. Bill Clark suggested that Spring Town Meeting is more likely to be a reasonable timeframe. April Anderson Lamoureux volunteered to research the timeframes associated with the town's right of first refusal on State land dispositions and report back to the committee at the next meeting.

The committee agreed to meet again on Tuesday, May 17<sup>th</sup> at 7pm in the Baker Meeting Room at Town Hall.

The meeting was adjourned at 9:15pm.