

## Planning Board Meeting Minutes for August 14, 2014

The third meeting of the Milton Planning Board for fiscal year 2015 was on Thursday, August 14, 2014 in the Carol Blute Conference Room at the Town Hall of Milton.

In attendance were Planning Board members Alexander Whiteside, Chairman, Edward L. Duffy, Emily Keys Innes, Michael E. Kelly, Bryan Furze, Planning Director William Clark and Administrative Clerk Emily Martin.

### 1. Administrative Items

The Planning Board postponed approval of the meeting minutes from July 24, 2014

The next regularly scheduled meetings of the Planning Board will be Thursday, September 11 and Thursday, September 25, both at 6:30PM in the Carol Blute Conference Room. There is also a Special joint meeting with the Board of Selectmen regarding the Housing Production Plan on Wednesday, September 3 at 7PM in the Council on Aging.

### 2. Citizens Speak

No residents chose to speak at this point.

### 3. New Business

- **7 & 15 West Side Road, ANR approval not required (lot line reconfiguration)**  
Resident Kevin McCarthy spoke for himself and resident Paul Needham regarding the request to change the parcel plot lines between these two properties, the intention of which is to improve the usability of the land. One property will have a wider yard, while permitting the other enough space to build a garage. The Board voted to authorize Mr. Clark to endorse the plan as not requiring subdivision approval.
- **Scenic Road, Curry College, 1071 Blue Hill Avenue, Brush Hill Road stone wall**  
The Board voted scenic road authorization to close the openings in the existing fieldstone wall fronting 1000 & 1016 Brush Hill Road, as well as other wall. The repairs are to match the images submitted with the application on June 30, 2014. A letter specifying the authorization will be mailed to Bob O'Connell, Director of Grounds at Curry College.

### 4. Old Business

- **36-50 Eliot, Milton Hill new building**  
The Planning Board expressed support for the building owners' requested relief of setback requirements for the balcony roofline. The owners will be before the Zoning Board of Appeals in mid-September.
- **Potential Warrant articles discussion: townhouses/condos, signs, non-conforming property issues, Master Plan suggested articles**  
Board reviewed the pending articles and next steps before the Public Hearings in September

- **Housing Production Plan**  
The Plan has been updated as of August 8; the Planning Board will be meeting jointly on September 3<sup>rd</sup> with the Board of Selectmen to discuss.
- **Master Plan**  
Currently outreach is occurring at the Milton Public Library and Town Hall, signage conveys information about the Master Plan and asks for resident feedback. There is a public forum planned for Monday, September 8 for input, and input will be solicited during Celebrate Milton on Sunday October 5 as well.
- **Discussion: 131 Eliot Street –consideration of a modified PUD Special Permit application**  
Discussion indicated that only the original application for 131 Eliot was denied, and that revisions submitted during the process to comply with Planning Board request were not involved. Questions were raised regarding the height of the building and what constituted the basement versus the ground floor. After the initial denial there was a 40B development proposed that did not include use of the town parcel. Senator Joyce thereafter introduced and the legislature passed legislation allowing the town to sell the parcel for a fair value to be used as part of a mixed use development. The owner may seek to have a Special Permit granted with the purchase of the town parcel. If the application for a special permit is filed, Member Innes will do a technical review. The building is currently set to be demolished by the end of September. The 40B application was heard by the Zoning Board of Appeals on 07/24/14, and the matter was continued.

#### 5. Other Business:

##### Town Planner Report

- **East Milton Parking and access:** Met on 08/07, next meeting for pre-25% planned at the Council on Aging. Construction hopefully next Spring.
- **0 Central Ave Project & Unknown parcel:** proposed removal/demolition of town portion of building. Need to meet with the Conservation Commission.
- **Governor Stoughton Estate:** Historic review and application to Massachusetts Historic; review with the Conservation Commission over Wetland issues. Need for engineering review of site plans.
- **Milton Yacht Club & Swift Hat House:** technical input to Selectmen
- **Ulin Rink Long Term Lease:** prepared the necessary annual submittals to DCR and am currently working on a long term lease submittal to DCR

#### 6. Adjourn

  
Edward L. Duffy, Secretary