

## **Planning Board Minutes, Wednesday, December 10, 2014**

The twelfth meeting of the Milton Planning Board for fiscal year 2015 was held on Wednesday, December 10, 2014 in the John Cronin Conference Room in the Town Hall of Milton.

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

### **1. Administrative Items:**

The Board voted to approve minutes from the meetings of September 25, October 9 and October 21, 2014.

The next scheduled meetings of the Planning Board are Tuesday, December 30, 2014, Thursday, January 8, 2015 and Thursday, January 22, 2015.

### **2. Citizen's Speak:**

No residents chose to speak at this time.

### **3. Public Hearing: Site Plan Approval – The Plate**

At 7:07PM the Public Hearing was called to order regarding The Plate, which will soon be occupying the restaurant space in the Milton Marketplace at 10 Bassett Street. Representing the owners and tenant were Michael Modestino and Steve DiGiusto from the Fruit Center Marketplace, Susan Lombardi from The Plate, and contractor Anthony Maggiore. There is proposed construction on the exterior of the building to join two existing dormers into one continuous dormer, which will raise the ceiling height from 4'9" to 7'9". The new walls, window and exterior siding will be uniform and consistent with what is already in place. This addition will allow the tenant to install a larger dishwasher and have more room for food preparation. There will be no additional floor space added to the restaurant, and the seat count will actually be lower than the Marketplace Café that is currently in that space.

In addition to expanding the height of the space, the tenant will also be replacing the antiquated hood system that is out of code and does not have an intake valve. The lack of intake valve was the cause of open windows in the kitchen that led to food smells in the abutting neighborhoods. As this is a concern of nearby residents, Ms. Lombardi assured the Board that she will be installing a state of the art ventilation system (similar to that installed at Abby Park) to ensure there will be no issues. There will not be a frialator on the premises, which will also reduce any food smells that residents are concerned might permeate the neighborhood. In addition to the changes in the ceiling height and outdoor façade, The Plate is proposing to open at 6:30AM on Monday –Saturday, as opposed to the prior restaurant's opening time of 8AM.

The hearing for a Site Plan Approval was closed. Chairman Whiteside stated he thought the proposed idea was a good application, and he recommended approval. The Board voted unanimously to approve this Site Plan.

#### 4. New Business:

##### **Zoning Articles for May 2015 Town Meeting**

Town Planner William Clark voiced a request to update the Town Zoning Maps, as the last version was from 1995. There is a concern in transferring the current map from AutoCAD into ArcGIS, as there could be some data lost in the process. There is a need to ensure all errors are corrected as it is important to the new program. The Town Planner stressed the necessity of using parcel data to ensure accuracy of the map, as the boundaries of some districts were not properly represented on the current version.

Additionally a presentation was made by attorneys Marion McEttrick and Ned Corcoran to request a Zoning Article be put to the May 2015 Town Meeting, which they call a Non-Conforming Planned Unit Development. They are requesting the Planning Board put it forth as their own article, if not, they would consider submitting it as a citizen proposal. The pair presented a list of parcels in the town that are considered non-conforming lots or properties that would benefit from this article; some that were mentioned include Tedeschi's (both Randolph Avenue and Houston Avenue), the former Knights of Columbus site and 485-487 Blue Hills Parkway. Many of these properties were developed prior to Milton adopting any Zoning laws, and they were built without the foresight that the property would one day be zoned residential with restrictions for further development. The intention of this amendment is to adjust the town zoning to provide owners more options for their properties, some of which appear to have deteriorated over time. Their proposal would allow some owners to develop their properties into housing. It would also allow business owners to make changes to their property to improve their lots.

The Board was open to the general idea, Member Furze said the proposal has merit, but it needs to be studied more. Member Innes said she had been considering a similar article for the October Town Meeting. She believes that the best course of action is to take some time to involve the community in the decision during the spring and prepare the articles for the October Town Meeting. A question was raised as to whether or not a limit would be set on the size of the property that might be subject to this zoning change, and if so how would that be determined. Member Innes recommended doing studies on the parcel sizes to see what the Board might recommend. Member Furze suggested finding a formula for density to allow an equitable ratio for different districts. Such a mechanism in place would help control sizing with limits on height, parking, etc. It was stated it should be the Town's responsibility to know which lots would be subject to such a zoning change in order to ensure that the Town knows which properties are considered non-conforming and able to apply for a Special Permit under the proposed zoning.

##### **Technical Review for completeness of Thayer Nursery Special Permit application**

The Board wanted to review the Thayer Special Permit application for completeness prior to the Public Hearing on 01/08/15. Member Innes stated the current application is much better than the original, as it addressed many concerns from the last review. Chairman Whiteside agreed, but said it could be even better given input from the public and Board. The Public Hearing is set for January 8, and Chairman Whiteside anticipates the Board will devote a large segment of time discussing this application, and that the discussion will continue through the subsequent meetings. All Board members agreed that the Public Hearing should go forward as scheduled.

**ANR Approval, 1381-1383 Brush Hill Road**

Attorney Marion McEttrick is representing the resident in this matter, she spoke to the Board to state she hadn't expected such prompt scheduling on the matter, and requested a continuance to the next meeting.

**Preliminary presentation for Site Plan Approval at Steel & Rye**

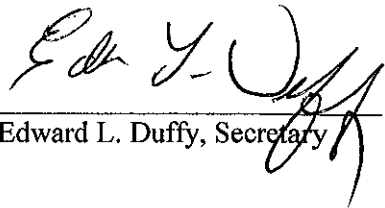
The owner of Steel & Rye is proposing a new chimney to be built for a flatbread oven in the restaurant. They are currently working on calculating the square footage of the project to determine if Site Plan Approval is necessary. The matter was postponed to a later date.

**5. Other Business:**

Member Innes gave an extension to the Master Plan Committee to submit the final version of the Plan, to be discussed at the December 30 meeting.

On Thursday, December 11 Tufts University students in the Masters of Arts in Urban and Environmental Policy & Planning program are giving their presentations on the case study they did on East Milton Square.

**6. Adjourn: 8:00PM**

  
Edward L. Duffy, Secretary