

Planning Board Minutes, Tuesday, October 21, 2014

The ninth meeting of the Milton Planning Board for fiscal year 2015 was held on Tuesday, October 21, 2014 in the Milton Cable Access Studio.

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 Planning Board postponed approval of the meeting minutes for September 25 and October 9, 2014.

The next scheduled meetings for the Planning Board is on Monday, October 27 at 6:30PM in room 239 of the Milton High School prior to Town Meeting, and on Thursday, November 6 at 7:00 in the John Cronin Conference Room. There is a Master Plan Committee Open House on Saturday, October 25 from 1-4PM at the Keys Community Room at the Milton Public Library.

2. Citizen's Speak

No residents chose to speak at this time.

3. Signing of Special Permit Amendment for 333 Brush Hill Road

Attorney Edward Corcoran requested a minor change for the final draft of the Special Permit amendment before signing; the addition of "successful" on page 3 so it reads: "The Town or an owner who **successfully** enforces this Special Permit in court against another landowner who has violated its terms shall be entitled to costs of suit, including reasonable attorney's fees." The Board agreed this was an acceptable addition, and will sign the Special Permit amendment with the change. The document will be available for signature in the Planning Department office at Town Hall.

4. Curry College

At the May 2014 Town Meeting an issue was raised by the abutters to Curry College regarding the lights on athletic fields and noise coming from the campus from both athletics and ground maintenance in early hours of the day. A list of requests from the abutters was given to the College, and the college and its lawyer sent a response to the town. Planning Director Clark has been on site to observe some of the changes that the school has voluntarily made, including replacing the current speaker system and lighting so as to be less disruptive to their neighbors. One complaint of abutters that cannot be changed is the use of metal bats, since the NCAA requires their use in college baseball.

5. Master Plan

The Master Plan Committee will hold their final Open House for resident input on the Master Plan on Saturday, October 25 from 1-4PM in the Milton Public Library. The Committee expects to have the Master Plan Implementation Committee approved by Town Meeting on October 27. Town Meeting will end the public process of the Master Plan, and the consultants should have the final version in November or December.

6. **131 Eliot Street**

Chairman Whiteside initiated a nonbinding discussion about the development proposal at 131 Eliot Street. The original application for a mixed use development building at that site had previously been denied. Some issues contributing to the denial (possible excessive height and number of stories) have been solved. Member Innes pointed out that the plans as reviewed aren't final, Chairman Whiteside agreed, but stated that as the purpose of the meeting was to talk about the plans and give the Board an opportunity to express what they see in those plans that they would like to be changed or improved.

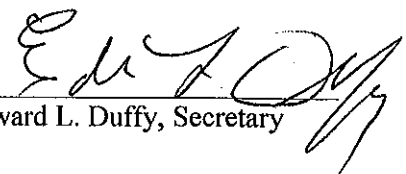
A major concern of the Board is the parking at the development. There needs to be a total of 90 spaces, 61 are currently planned for within the building, leaving 29 to be provided in an outside lot. Chairman Whiteside has noted to the applicant that parking is an issue that needs further specifications in order for an application to be approved. There was discussion about the number of spots necessary in a mixed use building, and whether sharing of parking spaces might contribute to the satisfaction of requirements.

Another point of discussion was the allocation of several units as "hybrid" units, in which a business owner could live in a unit in which he or she runs a commercial business. The concern was raised about ensuring that these units were properly utilized, that there should be a deed restriction to require that the resident is complying with the residential and commercial requirements of the hybrid use. Planning Director Clark inquired as to how these units would be taxed, as they would have both a residential and commercial use. Another question raised was whether these units should be included in the total number used to determine the percentage of affordable units. Member Innes stated that if the unit would count as a commercial area to meet square footage requirements for a mixed use development it probably should be treated as a business unit. This would leave 35 units as the number determining how many housing units need to be affordable to meet the 10% requirement.

7. **Other Business**

Several Planning Board members have a conflict with the regularly scheduled meeting date of November 13, the meeting has been moved to Thursday, November 6, and a subsequent meeting on November 20. There will be a technical review and discussion about Thayer Nursery's application on the 6th.

8. **Adjourn 8:15PM**


Edward L. Duffy, Secretary