

Planning Board Minutes, Thursday, October 9, 2014

The seventh meeting of the Milton Planning Board for fiscal year 2015 was held on Thursday, October 9, 2014 in the Carol Blute Conference Room in the Town Hall of Milton.

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

1. **Administrative Items:**

The Board postponed approving the minutes from September 25 until a later date. The next regularly scheduled meeting will take place on Thursday, November 13, 2014. The meeting set for October 23 has been cancelled to be replaced by two special meetings; Tuesday, October 21 at 7PM primarily to discuss a Special Permit for 131 Eliot Street and Monday, October 27 at 6:30PM in room 201 of Milton High School prior to Town Meeting at 7.

2. **Citizen's Speak:**

No residents chose to speak at this time.

3. **Townhouse/Condominium Zoning Committee Update**

The Townhouse/Condominium Zoning Committee had its first meeting on Wednesday October 1, 2014. At the meeting Committee member and realtor Kevin Keating spoke about 600 2-family units in Milton, and that possible conversion of some of these units into condominiums would result in an increase in value and also reduce the pressure on the schools. Their next scheduled meeting is on Wednesday, November 5 at 7PM in the Milton Police Department Library. There is a chance architect Hoyt Cousins will be in attendance to speak to the group.

4. **Public Hearing:**

7:00PM: Mansions at Brush Hill (333 Brush Hill Road)

At 7:08 the Public Hearing commenced on Mansions at Brush Hill (MBH), who are petitioning for a Condominium Conversion Special Permit. It is a resubmittal of an application and a modification of a Special Permit which was approved in February of 2006. The amendment in 2006 allowed the construction of 3 more units, and included the Mansions at Brush Hill Condominium Association commitment to donate \$40,000 to the Milton Public Library.

Edward Corcoran spoke as the attorney representing the MBH, saying that there has not been much activity since the issuance of this modification, but currently there is an active buyer who is looking to close prior to 12/31/14. He stated that the tax revenue and donation to the Library will immediately benefit the town, with little to no negative impact from the development.

Nancy Cohen from 275 Brush Hill Road spoke regarding this matter. She states that there has been a water flow problem since the Mansions were built. She lives at a low point of Brush Hill Road. The road slants toward the odd numbered side of the road, causing her property to receive a large amount of water runoff when it rains. This has caused her lawn to erode. It was suggested that the topography of the road and location at her property at the bottom of a large, sloping hill may be factors. Member Innes noted that at the site plan review any storm water problem should be addressed. Chairman Whiteside said a storm water engineer will be involved in the future

discussion, and that this problem may need to be addressed. He suggested that when an application for site plan approval is filed that there be special attention paid to drainage issues.

Doug Parsloe of 220 Beacon Street also spoke regarding this matter. He also mentioned storm water runoff issues, stating that his cousin Linda with whom he lives had installed a French drain around their home to try to minimize the amount of water that reached the house. He said they have had to repair their driveway due to water damage. Additionally, they have encountered issues where tree branches from MBH have fallen on their property, but the MBH was not responsive to their requests for help. Mr. Parsloe stated a major concern was that they did not know with whom to speak when they run into issues with the development, at that point the president of the MBH Condo Association, Scott Sherman, spoke up and gave his contact information to Mr. Parsloe to assist with any future problems. The last concern Mr. Parsloe addressed was that they will lose some privacy if and when the new buildings are constructed.

Scott Sherman, one of the Trustees and President of the MBH Condo Association spoke and stated that the new buildings would help the Condo Association come back from its financial crisis of recent years, and reiterated the pledged \$40,000 donation to the Library to be paid once the land sells. He sympathized with the residents who chose to speak, and agreed their complaints would be considered moving forward with the project.

Chairman Whiteside commented if the Planning Board approves the Special Permit now, it can be drafted and signed at the meeting scheduled for Tuesday, October 21. He will include requirements on drainage and a requirement that the Planning Board have final approval on the plans. Member Innes moved to approve the renewal and modification of the Special Permit amendment. Member Duffy seconded, and commented that there might be an issue on the Town's side regarding the storm water, and that it should be investigated by the MBH and the Town Engineer at the site plan approval stage. The Planning Board voted unanimously to approve the Special Permit modification and amendment once an acceptable written decision is signed by the Board.

5. Old Business:

Town Meeting Warrant

Chairman Whiteside reported that the Warrant Committee approved the recommendation of increasing the square footage of allowed signs from 3 square feet to 4 square feet, and that the Warrant Committee will recommend the Planned Unit Townhouse Development Zoning for passage.

Master Plan update

The Master Plan Committee had a table at Celebrate Milton on October 5. It received 67 responses to the questionnaire they distributed to get an idea of what the residents want from the new Master Plan. There are two open houses planned on October 19 at Fuller Village and on October 25 at the Milton Public Library. The Committee is looking for final feedback from residents to determine the top 3 (of 20) proposals. Comments on the current draft from the Planning Board and Master Plan Committee were due by October 10, and after Town Meeting on October 27 a final proposal will be submitted to the Planning Board sometime in November.

131 Eliot Street, 40B submittal discussion

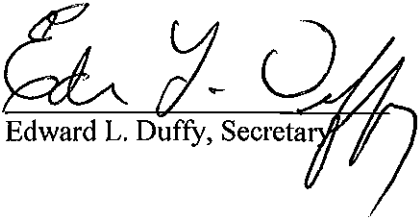
The transfer of town property is still being discussed, and a meeting of the Planning Board on Tuesday, October 21 will be for the purpose of discussing the case and to see if the members have any issues with the plan. It will be nonbinding as no plan has not been submitted.

6. **Other Business:**

Town Planner Report

- *Planning Board budget
- *131 Eliot Street/0 Central Avenue Issues
- *Wireless communication applications have been submitted
- *Sign Committee Review applications have been submitted
- *Affordable Housing Trust
- *Master Plan
- *Ulin issues
- * Reconfiguration of Library parking lot

7. **Adjourn 8PM**


Edward L. Duffy, Secretary