

## Planning Board Meeting Minutes for September 11, 2014

The fourth meeting of the Milton Planning Board for fiscal year 2015 was on Thursday, September 11, 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, Michael E. Kelly, Bryan Furze, Planning Director William Clark and Administrative Clerk Emily Martin. Also in attendance at the joint meeting with the Board of Selectmen: Annmarie Fagan, Katie Conlon, Tom Hurley and Denis Keohane.

### 1. Administrative Items

The Planning Board postponed approval of the meeting minutes from August 14, 2014

The next regularly scheduled meetings of the Planning Board will be Thursday, September 25, Thursday October 9, and Thursday October 23, all at 6:30PM in the Carol Blute Conference Room. There is also a Master Plan Committee meeting for resident feedback on September 29 at Milton High auditorium, and a Special Town Meeting on October 27

### 2. Citizens Speak

No residents chose to speak at this point.

### 3. New Business

- **556 Adams Street, East Milton Theatre building, informational, pre-Site Plan Approval**  
Jean Falconi Schmidt presented a plan for the Falconi Companies to perform façade improvements of their recently purchased property, as well as repairing the sidewalks in front. The sidewalk currently pitches towards the building, so they plan to reverse the pitch toward the street for proper drainage, as well as installing the missing grates around several trees to allow for wheelchair traction. Falconi Companies has agreed to finance the repairs. In addition to repairing the façade and installing energy efficient windows, they are also planning to alter the current placement of the entrances of their tenant's businesses in order to make them handicap accessible. Falconi is also planning to install a new handicap accessible bathroom in the barber shop.

Chairman Whiteside would like to have the plans for the repairs (with all the specific details) from Inspectional Services on file at the Planning Department. Member Furze said he would like to add the condition that the sidewalks must be inspected and approved by the DPW to ensure they're up to code. There was no need to vote on this proposal, but all Board members agreed they were comfortable allowing these repairs to be made, provided there is no deviation from the plans currently on file. Once Falconi is ready to renovate the interior of the property they will need to apply to the Planning Board for site plan approval.

- **333 Brush Hill Road, Brushwood Estates**  
Edward Corcoran spoke on behalf of the Mansions at Brush Hill Condominium Trust, looking to secure renewal of a Special a Permit amendment. In 2006 a Special Permit amendment was granted for the Trust to build 3 more units on its land, which are needed for additional capital revenue and improvements. A part of the original Permit stipulates that there be a \$40,000 donation to the Milton Public Library. Mr. Corcoran confirmed that the donation will be made. The Planning Board suggested re-filing for renewal of the Permit and resubmitting the original plans for approval.

#### 4. Public Hearing: Zoning Bylaw Amendments

The Public Hearing commenced at 6:50PM. Chairman Whiteside let the attendees know that two articles will be discussed at the next meeting on September 25: Article 8 (Signs in residential areas) and Article 11 (Planned Unit Townhouse Development (PUTD)).

- **Article 10: First Story Determined By Grade, Section 5**

Edward Corcoran spoke as a resident of Milton who also handles cases related to this issue brought before the Zoning Board of Appeals. He recommended a change in the current wording of Section V to include at the end: "provided that with respect to a building constructed before 1950 the term "story", as used in this paragraph, shall not include a basement so long as the finished floor height of the first story is no more than six (6) feet above the mean grade of the ground contiguous to the building." This amendment would deal only with pre-existing, non-conforming dwellings, and changes the first story determination height from four (4) feet to six (6) feet above grade. The Planning Board voted unanimously to recommend that the town vote favorably on the article.

- **Article 7: Business District Signage, Section III**

Chairman Whiteside brought up Article 7, saying it will be discussed further at the September 25 Planning Board meeting. He suggested that the amendment is looking to prevent new technology from causing a nuisance to residents. No residents chose to speak, and the issue will be further considered on September 25.

- **Article 12: Accessory Structure Height Section 1**

This Article proposes to strike paragraph 1 of Subsection D of Section VI of the General Bylaws Section 10, and substitute: "In a Residence AA, A, B or C district no building except for a one-story building of accessory use, not greater than 21 feet in height above the average grade of the building footprint, shall be erected or maintained within 30 feet of the rear lot line, provided that no building need be set back from the rear lot line more than 30 percent of the mean depth of the lot and further provided that, if there shall be a retaining wall within 30 feet of a rear lot line which raises the average grade of the building footprint, the rise in average grade shall be deemed a part of the height of any one-story building of accessory use constructed thereon." The Board voted unanimously to recommend this amendment to Town Meeting.

- **Article 9: Grandfathering Change Section IV**

Edward Corcoran spoke again to start the discussion to be continued on September 25. If passed this article would change the language of the Zoning Bylaws regarding extensions so as to remove the need for many residents to obtain variances to remodel their older homes. Mr. Corcoran said he thinks this will encourage growth in the town. Chairman Whiteside felt the language was insufficiently specific with required to its intended purpose. There was no vote on the issue.

- **Article 13: Establishment of a Master Plan Implementation Committee**

This article proposes the establishment of a committee to "review the implementation plan within the Town's Master Plan" and to "recommend to the Planning Board and the Board of Selectmen the actions necessary to implement such plan, including timing, resources, and responsibilities." This committee would not actually implement the Master Plan, but make recommendations during the implementation process and report on the progress made and what is next to be

accomplished. They would be appointed by the Board of Selectmen and the Planning Board. The Board unanimously voted in favor of recommending support of this article at Town Meeting.

5. **Old Business:**

• **Master Plan – update**

The consultants for the Master Plan (Daphne Politis & Brian Barber) updated the Board on their progress. This is the first Mater Plan for Milton since 1974. Currently there are 3 drafts of volumes of the plan that have been distributed to the Planning Board, Master Plan Committee and the Board of Selectmen. Volume I is the foundation of the plan, with Volumes II and III as appendices to the plan, dealing with an inventory of existing conditions (Vol. II) and public input (Vol. III). There has been a recommendation for a Master Plan Implementation Committee (see Article 13 above) to assist in making sure the Plan stays on track. The MPC is hoping to post the drafts before the public meeting on September 29 to discuss it, and it is also planning a table at Celebrate Milton to let residents know about the Plan. The Board agreed to review the drafts and return their comments by September 19.

• **Housing Production Plan:**

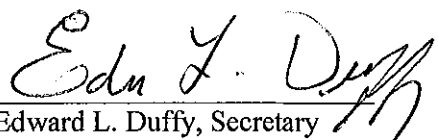
The Board of Selectmen held a joint meeting called to order at 8:11 PM with the Planning Board to discuss the Housing Production Plan. Chairman Whiteside presented a table detailing possible areas of development and how many units could be built, with a target of 49 new units per year. The information was a guideline for ways developments could be done in the upcoming years in the town. Milton needs 529 units in order to reach the mandated 10%. Chairman Whiteside's suggestions set up the town to be about halfway to the goal within the next 5 years. Development needs to be well planned and executed. It was noted that none of the projects that are currently in the works have been included in these figures. It has been suggested to look at these numbers in two ways, the first being a table Karen suggested with all of the proposed and pending 40B projects, and another table outlining the goals of the Planning Board. The Board of Selectmen plan to meet with the Planning Board at the next PB meeting (09/25) to vote on the Housing Production Plan. It was decided to review the HPP and make further comments.

6. **Other Business:**

• **Town Planner's Report:**

- 0 Central Avenue
- Issues with lawsuits on past cases (1993, 2006)
- Master Plan
- Ulin Rink
- Warrant Committee Articles
- Housing Production Plan

7. **Adjourn:** 9PM

  
Edward L. Duffy, Secretary