

## Planning Board Meeting Minutes for September 25, 2014

The fifth meeting of the Milton Planning Board for fiscal year 2015 was held on Thursday, September 25, 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, Bryan Furze, Planning Director William Clark and Administrative Clerk Emily Martin.

### 1. Administrative Items:

The Planning Board unanimously approved the minutes from the meetings on August 14 and September 11, 2014 (Member Innes abstained from voting the September 11 Minutes as she was not in attendance).

The next regularly scheduled meetings of the Planning Board will be Thursday October 9 at 6:30PM in the Carol Blute Conference Room, with a Public Hearing on 333 Brush Hill Road scheduled for 7PM. Due to a conflict with the Milton Public Library Gala on October 23 there was a motion to postpone that meeting until October 27 (prior to Town Meeting). There is also a Master Plan Committee meeting for resident feedback on September 29 at Milton High School auditorium, and a Special Town Meeting on October 27.

### 2. Citizens Speak:

No residents chose to speak at this time

### 3. Public Hearing:

At 6:45PM a Public Hearing was held to address Town Meeting Warrant Articles.

#### • Article 9: Grandfathering Change, Section IV

Resident Edward Corcoran spoke regarding this matter. He presented his argument that the Town Bylaws should encourage reinvestment in areas where pre-existing non-conforming structures exist. He thinks the town should recognize that standards have changed since many of these homes were constructed. He proposed changing certain language from reading "as of right" to "by means of a Special Permit"

Chairman Whiteside wants reasons for the Special Permit to be specifically defined, and recommended the issue go back to the Planning Board for more work. Member Furze stated the Planning Board might be less concerned with the amendment if frontage violations are not covered. He asked about the grounds for which a Special Permit could be rejected by the Zoning Board of Appeals. Any abutter to the property could oppose an application for a Special Permit if the work to be done could be considered a detriment to the neighborhood. Member Innes supported the omission of frontage violations. She would also like to see further study on what other towns have done regarding nonconforming properties.

Member Furze expressed the view that that the Special Permits should be issued to homeowners who look to improve their home while keeping them in character, as opposed to those who are looking to tear down and rebuild. Member Innes agreed there should be some guidelines or design standards to ensure the work is in the character and will enhance the neighborhood. The

Board voted unanimously to recommend that the Town Meeting send the issue back to the Planning Board for further consideration.

- **Article 11: Planned Unit Townhouse Development (PUTD)**

Jack Dawley was present to represent Northland Residential Corporation which is planning a development for 865 Brush Hill Road, the former rectory of St. Pius Church. The planned redevelopment is denser than current zoning but not as dense as a Comprehensive Permit plan might be. The developer wants to work with the town and residents to reach a plan that uses the land acceptably and meets a need of the town. They are currently proposing a multi-family ownership townhouse community, marketed to residents who have lived in the town and want to continue their residency, but also want to downsize from their current homes. NRC has been involved in the planning and execution of many similar developments throughout Massachusetts.

The proposed development would consist of 7 or 8 "pods" around a circular looped road through the development, each pod containing 2-3 townhouses. They are proposing to utilize part of the existing Rectory building by remodeling it into condominiums. There are a total of 36 units planned, 4 of which will be affordable (slightly above 10%).

Member Furze suggested that a change in name from "Planned Unit Townhouse Development" to something along the lines of "Estate Preservation Planned Trust" might differentiate this proposal from proposed condominium planning for other condominium developments in town. There was discussion regarding the 10% figure for affordable housing and ways to ensure affordable housing in new developments in town. A monetary donation to the Affordable Housing Trust might offset fractional units included in the 10%. The Board voted unanimously to recommend this zoning favorably at Town Meeting.

- **Article 7: Business District Signage**

The language of Article 7 was questioned by the Warrant Committee on account of there being no adequate definition of "Dark Sky Compliant" (DSC). There was concern expressed as to where the ambient light intensity (ALI) should be measured to ensure signs are not brighter than three times the ALI. Member Innes suggested we leave out certain language, and consider a lighting bylaw in the future that better establishes a standard with more specificity and criteria in regards to light. Chairman Whiteside and Members Duffy, Innes and Kelly voted in favor for recommending this to Town Meeting, Member Furze dissented.

- **Article 8: Signs in Residence Districts**

Resident Cindy Christiansen of 59 Collamore Road stated that the sign bylaw was adopted about 15 years ago, and was meant to provide standards for residents. She raised questions about what defines a sign, because as currently written the definition seems overly broad. She would like to remove the words "object, color and light" from the definition. She is concerned with this current definition and the possibility of poor or selective enforcement. Chairman Whiteside recommended consideration of new definitions to help ensure consistency. Planning Board members suggested that sign definition could use work, but that now is not the time to change the definition. The Board voted unanimously to recommend that Town Meeting pass the Article with certain amendments.

#### 4. Old Business:

- **Housing Production Plan**

The Housing Production Plan draft has been distributed to the members of the Planning Board and the Board of Selectmen. They have had an opportunity to give their comments on it, the document has been edited accordingly and any further comments are due to the Planning Director by Monday afternoon. There is a joint meeting with the Board of Selectmen on Monday, September 29 prior to the Master Plan Public Forum to vote on approving the HPP.

- **Master Plan Update**

There is a Public Forum scheduled for Monday, September 29 for resident input

- **131 Eliot**

The 40B proposal for 131 Eliot Street went to the Zoning Board of Appeals at the end of August, the ZBA asked for a peer review on traffic. The documents from the peer reviewer and the applicant's responses were given to all members of the Board. The ZBA is continuing the hearing on the Comprehensive Permit on Tuesday, September 30.

**5. Other Business:**

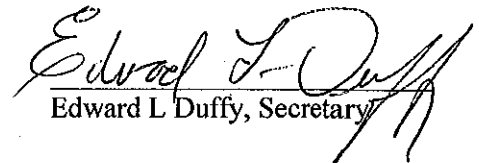
- **Medical Marijuana Dispensary on Ricciuti Drive**

The Quincy ZBA has issued a notice of a meeting for informational purposes regarding the proposed medical marijuana dispensary on Ricciuti Drive in Quincy, it is scheduled on October 7 at 7:15 on the Second Floor in the Council Chamber of Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169.

- **Town Planner's Report:**

- Tufts Planning seminars focusing on Milton for Fall 2014 and Spring 2015, Planning Director Clark and Board Member Innes have a meeting 10/09 to talk to students in the program
- Housing Production Plan
- 40B Peer Review to evaluate
- CPTC Fall Seminars
- Curry College Field Issues
- Ulin Rink issues

**6. Adjournment 9:00PM**

  
Edward L Duffy, Secretary