

## Planning Board Meeting Minutes for Thursday, May 28, 2015

The twenty-fifth meeting of the Milton Planning Board for fiscal year 2015 was called to order at 7:00 p.m. in the Blute Conference Room of Milton Town Hall.

**Present:** Chair Emily Keys Innes, Planning Board Secretary Michael Kelly, members Alexander Whiteside and Cheryl Tougias; Director of Planning William Clark and Assistant Town Planner Tim Czerwienski.

### 1. Administrative Items:

Approval of past minutes from April 23<sup>rd</sup> was postponed. The next meeting dates were confirmed as June 11, June 25, and July 9.

**2. Citizen's Speak:** No one chose to speak.

### 3. New Business:

Mr. Czerwienski updated the Board on current Planning Board projects.

### 4. Old Business:

Chair Innes scheduled the June Public Workshop and described its components, mentioning that Mr. Czerwienski was in the process of developing an online survey. Proposed articles—Great Estates, Noise, and Non-Conforming Dimensions—were discussed. Member Tougias mentioned that the draft language provided by board members required review by Town Counsel.

### 5. Public Hearing: 865 Brush Hill Road Special Permit/Site Plan Approval/Scenic Road public hearing (continued from May 14)

Chair Innes recited the public hearing process. A visual presentation development scheme was provided by attorney Ned Corcoran, representing applicant Jack Dawley of Northland Residential, and Mr. Czerwienski provided a technical review. Mr. Corcoran discussed permissible development calculations, describing how the density of units and open space requirements apply. Abutters and neighborhood association members had met with the developers to discuss the design and provide comments. He explained that 34 townhouse units would be developed, with two or three “pods” per unit. The historic manor, DuPee House, will have two units. The servants’ wing will be removed and replaced by a garage. Building materials and frontage were discussed. Water management and physical barriers, including trees, walls and fences, were defined. The scenic road aspect of the permit was discussed and photos of the front entrance were displayed; lighting, curbing, walkways, grading, landscaping, trees, the driveway, vegetation, and setbacks were examined. Four units of affordable housing will be included in the rear of the property. Mr. Czerwienski provided a matrix for compliances with the bylaw. Parking, wetlands, and the definition of buildable pods were examined.

Member Furze arrived at 7:50 p.m.

Member Tougias shared her concerns about the impact on existing trees and how removal of other trees, drainage and fill will affect them. She expressed a concern about the amount of pavement required for parking and asked for the light fixtures and fences to be identified. She noted that affordable units tend to be dispersed through a site.

Landscape architect Alan Aukeman explained proposed plantings, buffers, and open space; civil engineer Deb Keller outlined which trees would need replacing. Member Tougias suggested that the older trees be

marked on the plan. Mr. Corcoran explained that each unit will have an attached, two-car garage with two drop-in spaces and a driveway. Member Furze and Chair Innes questioned the necessity of so much parking; architect Jim Velleco replied that due to demand, spaces are often added after sites are developed. The existing stone wall, fences, the affordable units, preservation of tree roots, and the location of mailboxes and light fixtures were discussed with Mr. Dawley.

Ms. Keller explained that the drainage system is self-contained and the goal is to use as much natural grading as possible. Member Whiteside requested a plan marking trees to be removed, noting that the bylaw requires the preservation of as many significant natural features as possible. He suggested that the open space and building sites would need to be surveyed. The plan requires specific coordinates, he said. Mr. Dawley responded that in similar developments the units are not individually surveyed initially. Member Whiteside requested a list of materials. Member Kelly raised the issue of the corridor of open space on the southwestern side of the property, known as the "hockey stick," which he suggested be inaccessible. Member Furze questioned topographical changes around the perimeter and Ms. Keller responded that there were natural depressions which will be maintained.

#### Public Comment

Chair Innes reminded attendees of the rules of public comment.

Tim Kernan of 642 Brush Hill Road stressed that Brush Hill Road is a scenic road and asked that the entrance be as small as possible and that the sidewalk and curbing be eliminated. The mailboxes should not be visible from Brush Hill Road and only interior buildings if any should be made of stucco. He said that construction vehicles should use several alternative routes to the site.

Greg Mumford of 65 Cushing Road asked if the "hockey stick" is considered open space and urged that it not provide access.

Mr. Corcoran replied that the hockey stick is included in the open space calculations and that water lines need to be installed in it, but that closing it as a walking path is acceptable.

Laurie Macintosh of 77 Cushing Road said that the hockey stick area needs to be as uninviting and inaccessible as possible, preferably with the use of dense plantings.

Dwaine Daye of 53 Cushing Road expressed concerns about increased flooding if the development is graded as proposed and asked what the divider between properties would be. Ms. Keller explained that run-off will flow into a system, away from Cushing Road, and that a split-rail fence or a green fence will be erected.

Member Whiteside expressed the need for the Town engineer's approval of drainage.

Jon Moses of 260 Dana Avenue suggested that the green fence extend the full length of his property.

Mr. Corcoran discussed reasonable truck routes to the site. Member Whiteside noted that residents should have a chance to comment. Chair Innes said the hearing would be continued on June 11<sup>th</sup> at 7:00 p.m.

#### **6. Old Business:**

The Planning Board discussed of the upcoming visual survey workshop.

#### **Special Permit and Site Plan Approval: Thayer Nursery (continued from May 14)**

Chair Innes explained the public hearing process. Mr. Corcoran updated the Board on nursery activities and said that Thayer engineers DeCelle-Burke had finished an assessment of a trench along the

Johenning-Rowe line. A turning template for truck access would be submitted. A site walk is planned for June 2<sup>nd</sup>, which would include Michael Juliano, engineer for abutters Philip Johenning and John Rowe, as well as Thayer's engineers and lawyers. Chair Innes noted that the parking plan lacked hours of operation. She stated that detailed, quantifiable, enforceable plan elements were to be sought. Location and number of parking spaces, and requirements and compliance for parking were mentioned.

Josh Oldfield said that the number of spaces would not exceed those provided in 2012. Mr. Corcoran added that the parking plan would place vehicles farther away from the Lepore property than at present. Chair Innes said that certain abutters have requested that farm vehicles be parked further from their properties. Member Kelly noted that Town parking standards apply to specific types of businesses, and that no standards exist for nursery parking. Chair Innes asked if parking problems have occurred in the past, and Mr. Oldfield replied that parking is not an issue, and that a police detail is hired for big events. He said that he would investigate industry standards to determine how many spaces are required and when.

Chair Innes asked about the position of equipment after hours and how long warmups take. Mr. Oldfield replied that equipment often stays at job sites and warmups are needed in cold weather. Member Whiteside asked if the types of business uses were specified for all the buildings. Height, square footage, and the purpose of buildings should be provided. Only permissible uses should be included on the application.

The Board discussed limits of its authority. Questions of combined uses/activities, zoning restrictions, building uses, enforcement and permit contents were discussed. Chair Innes noted that the bylaw allows certain uses to coexist. The purpose and definition of a landscaping business need clarity so as to permit enforcement. Specific uses need to be included in the application. A list of business and building activities are needed, particularly as they relate to trees and holiday season sales.

Ms. Oldfield said that the nursery's attorney on farming matters would attend the June 11<sup>th</sup> Planning Board meeting. Mr. Oldfield said that most abutters are supportive of Thayer and that Thayer is a Town asset. He said that it is important that Thayer be allowed to operate at 2012 levels and that more restrictions could cause the nursery to go out of business.

#### Public Comment

Chair Innes stated the rules for public comment.

Phil Johenning of 23 Parkwood Drive referenced a provision in the zoning to the effect that applicants must show that intended uses are in harmony with the bylaw and do not cause substantial detriment to the public good. He offered an opinion as to what is and is not allowed to be sold by the nursery.

Martin Dunn of 50 Brierbrook Street said that he has attended many meetings and is frustrated that he and other speakers are forced to wait for hours while others speak without waiting for long periods of time. Chair Innes encouraged potential speakers to supply their names and made assurances that they would be promptly recognized to speak at the next meeting.

Carol Stocker of 291 Hillside Street stated that she enjoys the nursery, and as a 35-year Town resident, has lived there much longer than many other abutters. She described the nursery—which she said most neighbors support-- as the heart of the neighborhood. She said that certain abutters would never be satisfied until they “pick the Oldfields to death.”

Robert Mussey, also of 291 Hillside Street for 35 years, said that the Planning Board has been reasonable in dealing with mitigation. His research revealed that in the past the area had been agricultural and that agricultural use should be protected.

Donna Swanson of 303 Hillside Street, an eight-year resident, stated that she loves the nursery and that it makes the neighborhood unique. Parking and landscaping is neat and tasteful, she said, and parking trucks at the front of the property would be inappropriate.

Member Furze asked if a full meeting could be dedicated to the nursery, as the process needs to move faster.

Member Tougias said that those who haven't spoken before should speak first; she asked audience members to be quiet and respectful during testimonies. Member Whiteside inquired about the status of the drainage plan.

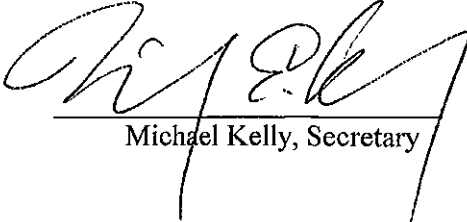
**7. Site Plan Approval, 333 Brush Hill Road (continued from July 14)**

Civil engineer Fredrick Geisel presented revised drainage plans, noting that he had received comments from the Town Engineer that day. He had also received information from the peer review consultant. Member Tougias asked for an update on fill and site sections; Mr. Geisel responded that the amount of fill had not yet been calculated. Gravity sewer lines in place of pumping will be used in certain areas, and revisions to the sewer plan have been made. Member Whiteside and Member Kelly agreed that Mr. Thompson should review the next set of plans and peer review report. It was agreed that updates and peer review would be complete by June 25<sup>th</sup> if possible.

**8. Other Business: Acceptance of the Master Plan**

Member Whiteside had made numerous comments and said that they could be addressed relatively easily. Chair Innes added that discussions would continue on June 11<sup>th</sup>.

On a motion by Member Furze, seconded by Member Tougias, the meeting was adjourned at 10:50 p.m.



Michael Kelly, Secretary