

## **Planning Board Minutes, Monday, May 4, 2015**

The twenty-first meeting of the Milton Planning Board for fiscal year 2015 was held on Monday, May 4, 2015 prior to Town Meeting in Room 239 of Milton High School.

In attendance were Planning Board members Alexander Whiteside, Chairman, Emily Keys Innes, Michael Kelly, Bryan Furze, and Cheryl Tougias; Town Planner Bill Clark, and Assistant Town Planner Timothy Czerwienski.

### **1. Administrative Items:**

The Board approved minutes from the March 25, 2015 and March 26, 2015 meetings.

Member Innes reported on her discussions at a recent Warrant Committee meeting. Regarding the citizens' petition on signs, Member Innes said that neither the Warrant Committee nor the Board of Selectmen is interested in a moratorium. Regarding the citizens' petition on condominium development, she said that the Warrant Committee wants to refer the article to the Planning Board, with the stipulation that a new article be brought before Town Meeting in October.

### **2. Reorganization of Board**

Chairman Whiteside nominated Member Innes to serve as chair of the Planning Board for the coming year. The Board voted unanimously to do so.

Member Furze nominated Member Kelly to serve as secretary of the Planning Board for the coming year. The Board voted unanimously to do so.

### **3. Zoning Articles for May Annual Town Meeting**

The Board invited members of the public to speak about Article 48, the citizens' petition on condominium development. Bob Sweeney, representing the Indian Cliffs Neighborhood Association, said his group had joined with other neighborhood associations in Town to oppose Article 48. He said the neighborhood associations do not like the idea of an October deadline for a new bylaw, and that neighborhood input is missing from the process. Win Swenson, of 65 Green Street, said he could not support the Warrant Committee's recommendation. He said that the track record of developing a condominium bylaw has not been great because of a lack of neighborhood input. He recommended denial.

Member Whiteside said that the Warrant Committee's recommendation to refer the article to the Planning Board for study is a polite way of rejecting it. Chair Innes said the Board planned to host a series of public meetings to discuss zoning amendments, including a possible condominium bylaw, in anticipation of October Town Meeting. She said the condo discussion would be split between "great estates" developments and developments in Milton's business and transit-oriented districts. The Board discussed how those two potential articles would be written and reviewed by the community. Member Whiteside moved to revise the Planning Board's recommendation on Article 48; the new recommendation would be to vote "no." The Board voted unanimously to revise the Planning Board's recommendation so as to recommend a no.

Chair Innes discussed her conversations with the Board of Selectmen and the Warrant Committee on Article 47. She said the Planning Board's recommendation is a temporary moratorium on lit signs until a new sign bylaw can be written. The Board discussed the positions of various other boards and committees on the sign moratorium. Member Tougias said that citizens' petitions happen because people are frustrated with the normal process. After more discussion of the moratorium, Chair Innes agreed to acknowledge the frustration of the citizen petitioners in her remarks to Town Meeting, as well as the Planning Board's intent to craft a new sign bylaw. Member Furze moved to accept the Warrant Committee's recommendation on Article 47. The Board unanimously voted yes.

**4. Discussion of Calendar for the Next Year**

Chair Innes spoke about the various special permits coming before the Board in the near future, and a new process of technical review of applications before the Board schedules public hearings.

The Planning Board continued the meeting to the floor of Town Meeting for the purpose of discussing and voting on any proposed changes to zoning articles by the Town Meeting.



Mike Kelly, Secretary