

Meeting Minutes for June 14, 2007
Milton Planning Board

The twenty-fourth meeting of the Planning Board for fiscal year 2007 was held on Thursday, June 14, 2007, at 6:30 p.m.

In attendance: Alexander Whiteside, Emily Keys Innes, Peter Jackson, Edward Duffy, Bernard J. Lynch, III, William Clark (Planning Director), Paula Rizzi

1. ADMINISTRATIVE ITEMS

- a. A motion was made, seconded and the Board voted unanimously to accept the May 24, 2007 meeting minutes as amended.
- b. Future meeting dates: June 28 at 6:30 p.m. (Senior Center), July 12 tentatively (Cronin Conference Room)

3. PUBLIC HEARINGS

- a. **1465 Brush Hill Road**- Pursuant to MGL, C. 40 § 15C, the Board convened a public hearing upon the request of the Mary M.B. Wakefield Charitable Trust, 1465 Brush Hill Road to construct a sewer extension along Brush Hill Road to service buildings at 1465, 1485 and 1493 Brush Hill Road.

Paul Kanter, Engineer from the DeCelle Group informed the Board that no trees or stone walls would be disturbed by the proposal to extend the existing sewer line 825 feet down Brush Hill Road. It was noted that both the Department of Public Works and the Board of Selectmen have seen and approve of the proposal. The Board of Selectmen's approval, as the Town's Sewer Commissioners, was contingent upon the applicant meeting all requirements set forth by Engineering and any other Town departments for the successful completion of this project.

A motion was made, seconded and the Board voted unanimously to approve a plan submitted by the Mary M.B. Wakefield Charitable Trust to extend the public sewer line along Brush Hill Road to provide town sewer for dwellings at 1465, 1485 and 1493 Brush Hill Road contingent upon the approval of the Board of Selectmen, the Town's Sewer Commissioners.

- b. **2 Paradise Road** - Paul Kanter, Engineer from the DeCelle Group and Attorney Kenneth Hoffman, representing the applicant, met with the Board regarding an application for endorsement of a plan believed not to require approval (ANR) for the development of a parcel of land at 2 Paradise Road. The Board was in agreement that this proposal should be subject to Site Plan Review because the lot does not have sufficient frontage to be a buildable lot. The applicant withdrew the application.
- c. **Milton Market Place** - In accordance with the Zoning Bylaws of the Town, Section VIII, D, Site Plan Approval, the Board convened a public hearing upon the application of Vincent D. Mignosa, Trustee, Antwerp Realty Trust, 110

Antwerp Street, to consider the intended uses of properties at 106 and 110 Antwerp Street and 338 Granite Avenue.

Attorney Michael Modestino and Landscape Architect Jeanne Ouelette presented drawings illustrating the proposed changes affected by the demolition of 106 and 110 Antwerp Street, the alteration of the parking lot and the renovation of the building at 338 Granite Avenue.

Nancy Dawson, 102 Antwerp Street, direct abutter to the property, voiced her concerns regarding the proposal.

The hearing was continued to the June 28 meeting.

- d. **36 Central Avenue** - In accordance with the Zoning Bylaws of the Town of Milton, Section III, J, the Board convened a public hearing upon the application of Paul J. Sullivan and Michael E. Roberts, Milton Partners, LLC, 40 Willard Street, Quincy who have applied for a special permit seeking to construct a 38,000 +/- square foot mixed-use building, consisting of 18 residential condominiums and 3 commercial/retail units, with 51 parking spaces at 36 Central Avenue, Milton.

Attorney Edward Corcoran met with the Board to discuss the development of this site which proposes to include a parcel of abutting property at 42 Central Avenue that is designated residential. Mr. Corcoran and the Board both agreed that if the property at 46 Central Avenue is to be considered as part of this development, site plan review is necessary.

The Board voiced its concerns regarding such issues as landscaping and preservation of natural resources, relationship of the proposed building to the street, elevation, site planning, set back, parking, lighting and drainage.

The issue of whether or not 42 Central Avenue can be legally incorporated into this proposal and whether this proposed building violates height requirements will be questions that Mr. Clark will address to Town Counsel

A motion was made, seconded and the Board voted unanimously to combine the special permit and site plan review processes for the development of the properties at 36 and 42 Central Avenue, a process that will take place after approval of this combined process by Town Counsel and the publication of a public hearing notice announcing the continuation of this hearing to June 28, 2007

NEW BUSINESS

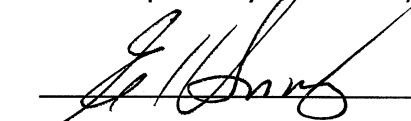
- a. The Board discussed the Town of Milton Affordable Housing Plan prepared by the Fair Housing Committee and agreed to review it for further discussion at the next meeting.
- b. A motion was made, seconded and the Board voted unanimously to support Ms. Innes' comments on the Financial Policy Statements submitted to the Board for review by the Board of Selectmen.

- c. Discussion on the expanded geographic scope of the Milton Village Central Avenue Revitalization Committee was deferred.
- d. Discussion on implementing Site Plan Review on all structures presently thought to be exempt was deferred.
- e. Discussion on the Wakefield property was deferred.

5. ADJOURNMENT

A motion was made, seconded and the Board voted to adjourn at 10:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emily Keys Innes", is written over a horizontal line.

Emily Keys Innes, Secretary