

Meeting Minutes for June 28, 2007  
Milton Planning Board

The twenty-fifth and last meeting of the Planning Board for fiscal year 2007 was held on Thursday, June 28, 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 approve the May 24, 2007 meeting minutes as amended.
- b. Future meeting dates: July 12 and August 2.

2. Public Hearings

a. Milton Marketplace

The Board re-convened a public hearing to consider the intended uses of properties at 106 and 110 Antwerp Street and 338 Granite Avenue.

Attorney Michael Modestino presented a revised landscape architect's plan to the Board with modifications made at the recommendation of the Board and Member Peter Jackson. Discussed were changes in plantings, proposed buffer plans for abutter Dawson's property, sidewalk material and a review of the lighting. Project Engineer Paul Kanter discussed drainage. The applicant agreed to remove the existing asphalt sidewalk and replace with concrete cement.

A motion was made, seconded and the Board voted unanimously to approve a site plan submitted by Antwerp Realty Trust, 110 Antwerp Street for intended uses of properties at 106 and 110 Antwerp Street and 338 Granite Avenue.

b. 36 Central Avenue

Attorney Edward Corcoran, representing Milton Partners LLC, met with the Board and requested a continuance (until August 2, 2007), of the public hearing for the development of the properties at 36 and 42 Central Avenue.

Margaret Donovan, 41 Central Avenue, voiced her concerns regarding the proposed incorporation of 42 Central Avenue into this proposal.

3. Old Business

a. Site Plan Review

The Board discussed extending the site plan review purview to include educational, institutional, and other uses in addition of the current purview of commercial or residential uses. Mr. Clark will survey other communities regarding this issue. Mr. Whiteside is going to produce some draft language regarding procedures.

b. Wakefield Property Discussion

The Board discussed the restoration and the re-use plans of the Wakefield property at 1465 Brush Hill Road.

c. Expanded Geographic Scope – Milton Village Central Avenue Revitalization Committee

The Board discussed expanding the geographic scope of the MVCARC and the Town Planner agreed to recommend to the Board of Selectmen that the scope not be changed at this time.

4. New Business

a. New Business Zone

The Board discussed researching new neighborhood commercial zones to allow, in some instances pre-existing, small-scale businesses to serve neighborhood residents. Possible neighborhood commercial zones could be predominantly the pre-existing facilities that at present are non-conforming uses and structures. The zoning could enable appropriate scale expansions and or redevelopment.

b. East Milton Square Parking Study

The Board discussed the East Milton Square Parking Study and agreed that a committee should be appointed to review this plan and develop an RFP. Further discussion was deferred to the July 12 meeting.

5. Adjournment

A motion was made, seconded and the Board voted unanimously to adjourn at 8:35 p.m.

Respectfully submitted,

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

Emily Keys Innes, Secretary