

Meeting Minutes for August 28, 2007
Milton Planning Board

The second meeting of the Milton Planning Board for fiscal year 2008 was held on Tuesday, August 28, 2007, 6:30 p.m. at the Milton Senior Center. In attendance: Edward Duffy, Alexander Whiteside, Emily Keys Innes, Peter Jackson, Bernard J. Lynch, III, William Clark (Planning Director), Paula Rizzi (Planning Secretary)

1. Administrative Items:

- a. A motion was made, seconded and the Board voted unanimously to approve the July 12, 2007 meeting minutes as amended.
- b. The Board confirmed future meeting dates: September 13 and 27, 2007.

2. Hearings

- a. Woodland Road/Stonebridge Road Open Space Development - The Board met with developer Michael Solimando to discuss his request to reduce the original amount (\$55,000) of the surety bond posted for the open space development off Woodland Road now known as Stonebridge Lane. After a brief discussion on the remaining work to be done on this development, a motion was made, seconded and the Board voted unanimously to release \$35,000 from the surety bond that was posted for the open space development off Woodland Road (Stonebridge Lane) development, leaving a bond balance of \$20,000.
- b. Milton Gas-Site Plan Approval – Pursuant to Section VIII.D of the Milton Zoning Bylaws, the Board convened a public hearing upon an incomplete application by Rabih Moujahed for approval of a proposed site plan at 310 Granite Avenue. The Board met with applicant Rabih Moujahed, owner of Milton Gas, 310 Granite Avenue, and his attorney, Robert Sheffield, to discuss the applicant's already issued (2) building permits which together totaled 955 sq ft. The second building permit pushed the project over the limit of 800sq ft thus Site Plan Approval. The applicant originally planned on building an additional garage bay behind his existing business. During construction, he changed the plan and decided to move the 2 existing bay doors and to reconfigure the interior workspace of the original building.

Alfred D. Thomas, owner of the business at 326 Granite Avenue that abuts Milton Gas, addressed the Board and voiced his support and approval of the applicant's proposal.

The Board requested more information, specifically plans that show the gas tanks as well as the bays, and details on landscaping. It was also suggested that Mr.

Moujahed consult with the Fire Department and the Building Commissioner before returning to meet with the Board.

A motion was made, seconded and the Board voted unanimously to continue this hearing to September 13, 2007. A Site-Walk of the property will be set up by staff for 5:30p.m. on September 13th, before the regularly scheduled meeting.

- c. Jackrabbit Design, Inc., Pursuant to Section VIII.D of the Milton Zoning Bylaws, the Board convened a public hearing upon application by Jackrabbit Design, Inc. for approval of a proposed site plan at 333 Edge Hill Road. The Board met with Attorney Robert Sheffield and representatives from Jackrabbit Design, David J. Belyea and Sharon M. Mulchay, to discuss the applicant's request for approval of proposed improvements to their newly acquired property at 333 Edge Hill Road. The improvements include: a new double door glass entrance way; the addition of seven new windows; a new brick-type exterior veneer; enlargement of the existing sky lights; and subdued exterior lighting.

After a brief discussion on potential landscaping, a motion was made, seconded and the Board voted unanimously to approve the site plan as proposed in the application with attached entry level Plan A and three renderings of the building with specifications of materials as shown to be incorporated into the decision executed by the Chairman and the Secretary.

3. Old Business

- a. 36 Central Avenue – The Board met with Attorney Edward Corcoran, Architect Robert Hannigan, Landscape Architect John Judge, and owner/applicant Paul Sullivan to discuss plans for the development of 36 Central Avenue. Discussed were questions on the elevation of the proposed building, vegetation and trees, shared parking and traffic patterns. It was suggested that the applicant review state regulations regarding basements and to also coordinate with the Conservation Commission. (It was noted by Mr. Clark that the applicant will be meeting with the Conservation Commission on September 11, 2007) The applicant needs to file two separate applications, one for a special permit and one for site plan approval. The Board suggested that the applicant make a formal presentation to the Board when the revised plan is completed to reduce the number of questions and to help the public understand his intent.

Margaret Donovan, 41 Central Avenue addressed the Board with questions on the driveway and setback of the building. Patricia MacNaught, 14 Herrick Drive, spoke in support of the proposed development.

- b. Fieldstone Lane – A motion was made, seconded and the Board voted unanimously to release the posted bond for Hinckley Estates/Fieldstone Lane as it was accepted as a Town street by the 2007 Annual Town Meeting.

- c. The Chairman informed the Board of a community meeting regarding the MWRA water main replacement project that will be impacting the East Milton Square business area; the meeting will be on Thursday, September 6, at Heritage Hall at 7:00 p.m.

4. Adjournment

A motion was made, seconded and the Board voted to adjourn at 9:03 p.m.

Respectfully submitted,

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

Emily Keys Innes, Secretary