

Meeting Minutes for September 13, 2007
Milton Planning Board

The third meeting of the Milton Planning Board for fiscal year 2008 was convened on Thursday, September 13, 2007, at 5:30 p.m. Members met for a site walk at 310 Granite Avenue (Milton Gas).

In attendance: Edward Duffy, Alexander Whiteside, Emily Keys Innes, Peter Jackson, Bernard J. Lynch, III, William Clark

The Board recessed at 6:15 p.m. and reconvened at 6:30 in the John A. Cronin Conference Room.

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

1. Administrative Items

- a. A motion was made, seconded and the Board voted unanimously to approve the August 28, 2007 meeting minutes as amended.
- b. The Board confirmed future meeting dates: September 27, October 16 and October 25.

2. Public Hearings

The Board continued its public hearing for approval of a proposed site plan at 310 Granite Avenue. Attorney Robert Sheffield reviewed the site walk which included members of the Planning Board, Planning Director William Clark, Attorney Sheffield, the applicant and three abutters of the property. All four abutters of the property were contacted; none objected to the proposed changes, three voiced approval to the changes. Discussed were concerns regarding the placement of the new bay and realignment of the existing bay doors, emissions from diesel fuel, oversized commercial vehicles frequenting the gas station and the proposed type and maintenance of plantings. Chairman Duffy stated that this proposal is counter to the principles of Smart Growth and would be detrimental to the residential district.

A motion was made, seconded and the Board voted 4-1-0 (Duffy) to approve the site plan for 310 Granite Avenue as proposed in the application including elevations prepared by Robert E. Hannigan.

3. Old Business

- a. The Board reviewed the language of the Site Plan Approval document for 333 Edge Hill Road. Edits were made stating that pertinent documents would be attached to the site plan approval document and addressing issues in conditions #4 and #7.

A motion was made, seconded and the Board voted unanimously to approve the site plan approval for 333 Edge Hill Road as amended and to authorize the Chairman to sign on behalf of the Board.

- b. The Board discussed the Floor Area Ratio for the Central Avenue PUD area and the possibility of a Special Town Meeting article to amend the existing zoning in this area.

A motion was made, seconded and the Board voted unanimously to request that the Selectmen include an article in the Special Town Meeting warrant to address proposed changes in the Central Avenue PUD zoning.

4. Adjournment

A motion was made, seconded and the Board voted unanimously at 8:15 to adjourn.

Respectfully submitted,



Emily Keys Innes, Secretary