

Meeting Minutes for October 16, 2007  
Milton Planning Board

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

The fifth meeting of the Milton Planning Board for fiscal year 2008 was convened on Thursday, October 16, 2007, at 6:30 p.m.

ADMINISTRATIVE ITEMS

A motion was made, seconded and the Board voted unanimously to accept the September 27, 2007 meeting minutes as amended.

The Board confirmed the following future meeting dates: October 25 at the Senior Center (6:30 p.m.); November 5 at Milton High School (before Special Town Meeting at 7:00 p.m.); November 8 in the John Cronin Conference Room at 6:30 p.m.

CITIZEN'S SPEAK

Youth Counselor Vicky McCarthy addressed the Board thanking members for their support of the Milton Healthy Communities initiative and presented Member Lynch with his winning raffle certificate for the Egan Pool.

PUBLIC HEARINGS

a. Pursuant to MA G.L. c.40A, Section 5 the Planning Board convened a public hearing to discuss proposed amendments to Town of Milton Bylaws, Chapter 10, Section III, J. Central Avenue Planned Unit Development, 4 b. Floor Area Ratio. Member Lynch recused himself from this agenda item for professional reasons. Present were developer/owner Steve Connelly and architect Tom McGrath. Member Whiteside discussed the details of the FAR zoning change. Mr. McGrath discussed the benefits of this change to the development of 131 Eliot Street. The Board questioned the number of units proposed and deemed feasible by the applicant. The applicant was reminded by the Board of the importance of preserving the natural features of the site and suggested that he hire an arborist to evaluate the oak tree. The Board agreed to continue this hearing to October 25 and requested that Mr. Connelly and Mr. McGrath provide new drawings showing how the plan of the building would change under the proposed zoning amendment.

b. Pursuant to the provisions of the Milton General Bylaws, Chapter 10, Section III and Section VI for a Special permit for Planned Unit Development the Board convened an amended Special Permit and amended Site Plan approval public hearing for Phase III of the development of 2 Adams Street. Member Jackson recused himself from this agenda item for professional reasons. Present were Attorney Edward Corcoran, Architect

Richard DeCoste, Engineer Richard Guay, John Gillon of Gillon Associates, and developer Steven Foley. The Board received correspondence from Dr. Gregory Miller, 88 Wharf Street, in support of this project.

Attorney Corcoran reviewed the permitting process for the renovation of the two old mill buildings in Phase I and where the project is to date in relation to Chapter 91 requirements, public access and design review.

The Board discussed the following topics in Phase III: proposed increase in parking spaces and how parking will accommodate future needs, Conservation Commission requirements, the installation of bicycle racks and the time line for the project.

It was suggested that the applicant provide the Board with a copy of the existing special permit with attachments so that members know exactly what they are amending. The Board agreed to continue this hearing to October 25 and to discuss materials at that time.

Mrs. Jane Gaughan, 88 Wharf Street, commented on the impact this building will have on the streetscape of Adams Street.

c. Pursuant to the Zoning Bylaws of the Town of Milton, Chapter 10, Section III, J. the Central Avenue Planned Unit Development the Board convened a Special Permit and Site Plan approval public hearing for the development of 36 Central Avenue. Present were owners Michael Roberts and Paul Sullivan, Attorney Edward Corcoran, Engineer Robert Hannigan and Architect Andrew Zalewski.

Mr. Corcoran reviewed the project and introduced architect Andrew Zalewski who reviewed the architecture of the buildings and the proposed materials. Mr. Hannigan reviewed the new site plan and the utility plan. The Board questioned the relationship of the building to the area and established the name of the project's arborist, Mr. Tom Bean. The Board agreed to continue this hearing to October 25.

#### ADJOURNMENT

A motion was made, seconded and the Board voted unanimously at 9:15 p.m. to adjourn.

Respectfully submitted,

  
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Emily Keys Innes, Secretary