

DRAFT Meeting Minutes for October 25, 2007
Milton Planning Board

In attendance: Edward Duffy, Alexander Whiteside, Emily Keys Innes, Peter Jackson, William Clark, Planning Director, Paula Rizzi

Absent: Bernard J. Lynch, III

The sixth meeting of the Milton Planning Board for fiscal year 2008 was convened on Thursday, October 25, 2007, at 6:30 p.m.

1. ADMINISTRATIVE ITEMS

- a. A motion was made, seconded and the Board voted unanimously to defer the approval of the October 16, 2007 meeting minutes until the next Board meeting.
- b. The Board confirmed the following future meeting dates: November 5 at Milton High School (before Special Town Meeting at 7:00 p.m.); November 8 and November 20 in the John Cronin Conference Room at 6:30 p.m.

2. PUBLIC HEARINGS

- a. Pursuant to M.G.L. Ch. 40 § 15C, the Board convened a public hearing to amend a previous Scenic Road submission from the Milton Public Library that is proposing changes to its frontage as part of its renovation. Member Innes recused herself from discussion on this agenda item for professional reasons. Deborah Michener, from Geller Associates, Inc, now Stantec Consulting, Inc. met with the Board on behalf of the Library.

The applicant started hearing by asking to amend the amended application by requesting any discussion of tree removal be postponed for a growing season or two. The applicant discussed the need to amend a previously approved Scenic Road application specifically the removal and rebuilding of 35 feet of existing stone wall along Canton Avenue.

After the Board reviewed illustrations of the site preparation and proposed design, the Board requested that the Park Planning Associates consider realigning the entrance driveway to further protect the large beech tree and to better preserve the stone wall between the two entrance drives. A motion was made, seconded, and the Board voted to approve the proposed amendments to the original scenic road submission, subject to review of the entrance driveway alignment.

- b. The Board continued a public hearing from October 16, on the Special Town Meeting article to amend Floor Area Ratio zoning for the Central Avenue PUD

district. Developer/owner of 131 Eliot Street, Steven Connelly, and architect Tom McGrath met with the Board.

Discussion included a comparison of the difference between 1.5 FAR and 1.725 FAR and how it would impact the sale of the condominium units, the natural resources (the tree) and the importance of convincing Town Meeting that natural resources would be protected. So far, the applicant has not hired an arborist to evaluate the tree.

A motion was made, seconded and the Board voted to recommend approval of this article to Town Meeting.

- c. The Board continued an amended Special Permit and Site plan approval public hearing on Phase III of the development of 2 Adams Street with the applicant's permission until November 8.

Attorney Corcoran requested that the Board have a discussion to facilitate closure of this public hearing. Member Jackson recused himself from discussion on this agenda item for professional reasons.


Attorney Corcoran reviewed some of the material that will be made available at the continued hearing on November 8. Included in the continued hearing will be information on a parking plan, materials, a zoning items fact sheet and copies of the earlier granted special permit. Mr. Corcoran will also provide renderings to demonstrate the size of the building in relation to other buildings in the area; that rendering will include statistics on building height. Also discussed were details on parking and the need for a detailed description on what restaurant is proposed for this development.

- d. The Board continued a Special Permit and Site Plan Approval public hearing on 36 Central Avenue at the applicant's request until November 8.

3. ADJOURNMENT

A motion was made, seconded and the Board voted unanimously to adjourn at 8:30 p.m.

Respectfully submitted,



Emily Keys Innes, Secretary