

Meeting Minutes for November 20, 2007
Milton Planning Board

In attendance: Edward Duffy, Alexander Whiteside, Emily Keys Innes, Peter Jackson, Bernard J. Lynch, III, (Mr. Lynch missed the start of the meeting but arrived in time for the Public Hearings –item 2a) William Clark, Planning Director

The ninth meeting of the Milton Planning Board for fiscal year 2008 was convened on Tuesday, November 20, 2007, at 6:30 p.m. in the JAC Conference Room of Milton Town Hall

1. ADMINISTRATIVE ITEMS

- a. A motion was made, seconded and the Board voted 4-0 to approve the meeting minutes of October 25th, November 5th, and November 8th.
- b. The Board confirmed the following future meeting dates: Tuesday, December 11th; Thursday, December 20th all are scheduled for the Council on Aging Building at 6:30 p.m.
- c. Initial discussion of the Annual Report draft written by Chairman Duffy, members will get comments to the Chairman
- d. Board discussed possible zoning changes that could, need, and should be addressed at the May 2008 Annual Town meeting. Examples: auto parking, Site Plan Approval (new approval with new procedure), businesses on non-conforming corners changed to conforming, cluster bylaw needs incentives, expanding the town's commercial base

2. PUBLIC HEARINGS (started at 7:55)

- a. The Board reconvened a Special Permit and Site Plan Approval public hearing on 36 Central Avenue. Milton Partners LLC, the project's proponents, gave a PowerPoint presentation detailing their project to date. Some of those details: 18 total units, 4 story building, 3 commercial units on the 1st floor, 2 residential units on 1st floor, 6 residential units on the 2nd & 3rd floors, 4 units on the 4th floor due to the angles of the true mansard roof. Site will have 45 total parking spaces; 26 deeded to residential owners, 3 deeded to the commercial owners
Outstanding issues: documentation of shared parking with the O'Neils', dumpster location and protection issues, electrical under-grounding, relocation of the town drainage line, design setbacks on the rear and side of the proposed building, proposed deck over brook.
The hearing was continued at the proponents request till December 11th.

- b. The Board reconvened the Amended Special Permit and Amended Site Plan Approval public hearing for Phase III of the development at 2 Adams Street. Member Jackson recused himself from discussion on this agenda item for professional reasons.

Per request of the Board at the 10-25-07 meeting Attorney Edward Corcoran provided, prior to this meeting, renderings that demonstrate the size of the building in relation to other buildings in the area; also included were statistics on building program elements and a table explaining dimensional analysis.

Attorney Corcoran provided an informational handout, at the meeting, describing the supply of public and private parking spaces in the vicinity of the 2 Adams Street project. The handout summarized the project's parking needs and identified the district's actual parking supply.

A brief presentation of expected building's construction materials was given by the project's architect Richard DeCoste.

The Board discussed potentially having an outside engineering company review the project. Bill will see if the Town's engineer can review and comment back in writing by the next meeting.

John Zychowicz Chairman of the Milton Village Central Ave Revitalization Committee (MVCARC) stated that the Developer of 2 Adams Street is due to present at the next MVCARC meeting Nov. 19th. To date the MVCARC has discussed and agreed to the shared parking between the area's commercial entities and approve of the project's design plans.

For the next meeting the proponents will: have maps locating the area parking supply, and will discuss the realities of subdivision sooner not later. Bill Clark will discuss with DPW Director Heller the Town's ability to do a thorough engineering review of the project and have written report available for the Board by November 20th meeting.

The hearing was continued at the proponents request till December 11th.

3. ADJOURNMENT

A motion was made, seconded and the Board voted unanimously to adjourn at 10:13 p.m.

Respectfully submitted,


Emily Keys Innes, Secretary