

Meeting Minutes for December 11, 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 tenth meeting of the Milton Planning Board for fiscal year 2008 was convened on Thursday, December 11, 2007, at 6:30 p.m.

1. ADMINISTRATIVE ITEMS

- a. Approval of the November 20, 2007 meeting minutes was deferred.
- b. The Board confirmed the following future meeting dates: December 20 at the Senior Center; January 10 and 24 in the John Cronin Conference Room.

2. PUBLIC HEARINGS

- a. The Board convened a public hearing regarding the acceptance of Fletcher Steele Way as a public road. The Board met with Thomas Corcoran, developer and resident of Fletcher Steele Way and requested that the plan for this development be designated as an, "as built plan", and that all stone bounds which are shown, exist.

A motion was made, seconded and the Board voted unanimously to approve the Fletcher Steele Way "As Built" plan with Board approved amendments and send it to the Board of Selectmen to be included in the Annual Town Meeting Warrant for approval by Town Meeting. All Board members will sign the plan when it is ready for signature.

3. OLD BUSINESS/NEW BUSINESS

- a. The Board discussed the proposed science center that will be built near the Blue Hills Observatory and requested that the Town Planner research the Milton property line on that site.
- b. A motion was made, seconded and the Board voted unanimously to amend the language of the Site Plan Approval for Jackrabbit Design, 333 Edge Hill Road to reflect the elimination of the rear window.
- c. The Board briefly discussed proposed changes to the "Cluster" bylaws and the deadline (January 11, 2008) for submission of an article for the Annual Town Meeting Warrant. Further discussion was deferred to the next meeting.

- d. The Board discussed the FY09 Planning Board budget and the status of a position that will offer clerical support to the Town Planner. A level 3 (10 hour/week) clerical position will be posted for potential applicants and that position will be evaluated after one year by the Town Planner to decide if it should be upgraded to a level 4.

A motion was made, seconded and the Board voted unanimously to approve the FY09 Planning Board budget in the amount of \$11,884.00 (\$8,989.00 salary and wages, \$2875 General Expenses)

- e. The Board discussed edits to the Board's 2007 Annual Town Report.

4. PUBLIC HEARINGS

- a. Continued Special Permit and Site Plan Approval Hearing for 36 Central Avenue- The Board met with Attorney Edward Corcoran, Engineer Robert Hannigan and John Zychowicz, Chair of the Milton Village/Central Avenue Revitalization Committee (MVCARC).

Mr. Clark presented a list of concerns on this site plan from Public Works that included questions on the following: width of the driveway and access/egress concerns; drainage accommodations; shared parking; conservation issues; the elevation certificate; the preservation of the Sycamore tree in the rear of the building.

Mr. Corcoran agreed to meet with public safety official regarding questions from the Board and report to members at its January 10 meeting.

Mr. Hannigan addressed drainage questions and will address the lighting plan at the January 10 meeting.

Mr. Zychowicz reported the consensus of the MVCARC regarding this site plan. His committee is in favor of the following: saving the tree, or if removal is necessary, that in-kind services be provided; reducing the parking spaces from 48 to 45; clearly marked parking signage.

The Board requested that Mr. Corcoran be prepared for more discussion on the architecture of the building, including materials to be used and also what public amenities will be included in the Special Permit. The hearing was continued to January 10, 2008 at 7:00 p.m.

- b. Continued Amended Special Permit and Amended Site Plan Approval Hearing for 2 Adams Street- Mr. Jackson recused himself from discussion on the agenda item. The Board met with Attorney Edward Corcoran, Architect Richard DeCoste and developer Steven Foley. Also present was John Zychowicz and Meredith Hall (Chair) and representatives of the Historical Commission.

Mr. DeCoste presented several renderings of the proposed building and Mr. Zychowicz and Ms. Hall shared their opinions on materials, window styles and the arcade.

Mr. Duffy entered two pieces of correspondence into the record from Richard Neely and George Lovely regarding 2 Adams Street.

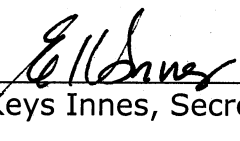
The Board discussed parking issues. Mr. Corcoran informed the Board that due to financial constraints, Mr. Foley will not be able to provide the two units of affordable housing that was discussed at the outset of this project. He is, however, willing to contribute \$50,000 toward other town public housing initiatives.

The Board discussed public amenities and agreed to continue this hearing until December 20.

5. ADJOURNMENT

A motion was made, seconded and the Board voted unanimously at 10:00 p.m. to adjourn.

Respectfully submitted,



Emily Keys Innes, Secretary