

Meeting Minutes for November 13, 2008  
Milton Planning Board

The 9<sup>th</sup> meeting of the Planning Board for fiscal year 2009 was held on Thursday, November 13, 2008, at 6:30p.m.

In attendance: Emily Innes, Alexander Whiteside, Bernard J Lynch III, Peter F. Jackson, Planning Board members & William Clark, Planning Director and Diane Colligan, Planning Board's Administrative Assistant

Absent: Edward Duffy

**1. ADMINISTRATIVE TASKS**

- a. A motion was made and seconded and the Planning Board voted unanimously to approve the Meeting Minutes from October 23, 2008.

**2. FUTURE MEETINGS**

The Planning Board confirmed future meeting date of Monday, November 24<sup>th</sup>, 2008 & Thursday, December 11<sup>th</sup>, 2008; these meetings are all scheduled and posted to start at 6:30 pm and will be held in the John Cronin Conference Room 2<sup>nd</sup> floor of the Milton Town Hall.

**3. CITIZENS SPEAK**

Lisa Murphy a resident of 23 Mulbury Rd spoke about potential commercial development at the Temple Shalom site. Ms. Murphy's issues of concern are the potential for heavy traffic, a decrease in neighborhood home values, and vandals.

**4. MASTER PLAN DISCUSSION**

The Planning Board and the Board of Selectmen to jointly heard from Mark Racicot of the Metropolitan Area Planning Council. He presented ideas and estimated costs of a Master Plan. The cost of a full Master Plan could be approximately \$200k. Mr. Racicot suggested that in these tight financial times the Town could use the Community Development plan prepared by MAPC in June of 2004 as a starting point. Certain sections of the plan could then be updated with current information and data

The Selectmen and Planning Board Members were agreeable to further discuss a new Master Plan at a later date.

**5. PUBLIC HEARINGS:**

**627 Harland Street**

A Scenic Road hearing for 627 Harland Street was held on an application for 2 driveway cuts in a stone wall on Harland Street, a Scenic Road. The Planning Board voted to approve cuts subject to specific conditions applicable to both cuts to be set out in a written decision.

**352 GRANITE AVENUE “MILTON FUEL”**

A hearing, continued, from October 23, 2008, was held on an application for a Site Plan Approval. The applicant proposes to build a 13' x 31' addition to the North side of the existing gas station at 352 Granite Avenue, to update and increase in size the present in-ground fuel storage tanks, to add a 25' X 64' overhead canopy, and rebuild the existing pump islands and add a third pump to a new larger island. There will be landscaping of the area that abuts the Fruit Center land. The applicant previously met and received necessary approvals from the Selectmen for the fuel tanks. The applicant previously met with the Zoning Board of Appeals and on October 22, 2008 received ZBA Special Permit approval for a larger canopy, the installation of a 3<sup>rd</sup> dispenser, adequate parking spaces, and installation of a wood guard rail with plantings along the rear and side property line. The Planning Director will pursue with the Town's DPW whether a tree can be planted in front of the station on Town land. The Planning Board closed the hearing and then voted to approve the requested Site Plan Approval subject to the receipt of the requested “list of materials”, canopy drawings, and station conceptual drawing. A written decision setting out the terms and conditions of the approval.

**36 CENTRAL AVENUE**

The owners of 36 Central Avenue requested an amendment to the previously approved Special Permit parking schedule allowing the abutter, O'Neil to have 24/7 parking rights to certain parking spaces on O'Neil property. The Planning Board voted to approve an amendment to the Special Permit which will be contained in a written decision.

**6. ADJOURNMENT**

A motion was made seconded and the Board voted unanimously to adjourn at 8:27 p.m.

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Peter F. Jackson, Secretary

