

# Meeting Minutes for August 13, 2009

## Milton Planning Board

The 3<sup>rd</sup> meeting of the Planning Board for fiscal year 2010 was held on Thursday, August 13, 2009, at 6:30p.m.

In attendance: Emily Keys Innes, Peter F. Jackson, Edward L. Duffy, Alexander Whiteside, , Planning Board members, and William Clark, Planning Director, and Diane Colligan, Planning Board's Administrative Assistant

Absent: Bernard J. Lynch, III

### **1. ADMINISTRATIVE TASKS**

The Planning Board approved the Meeting Minutes from July 9, 2009 as written and July 16, 2009 as amended.

### **FUTURE MEETINGS**

The Planning Board confirmed future meeting dates of August 27, 2009 and September 10 and 24, 2009; these meetings will be held at the Council on Aging.

### **2. Preliminary Subdivision Proposal - 683-685 Brush Hill Road; the Estate of Margaret Boyle**

The applicant requests approval of a preliminary subdivision at 683 – 685 Brush Hill Rd into 5 house lots. Each lot would contain approximately 1 acre. The total parcel is 5.5 acres. After review by the Board, several comments and suggestions were made; issues included:

Measures to save the 10' diameter beech tree

- The width of the roadway. PB suggested 24' with a sidewalk on at least 1 side
- The requirement of a Scenic Road application
- The location of sewer lines
- Drainage and any on-site septic systems
- Whether a better plan for the parcel site would be a Cluster Development
- Inadequate frontage for one proposed lot.

### **3. DIRECTORS REPORT**

- Specific locations for two wind towers have been determined...
- The owners of 131 Eliot Street will be talking with the Milton Village/Central Ave Revitalization Committee and then coming to the Planning Board.

- East Milton Parking Study still awaits a contract from EOT; no money can be spent without such a contract. The grant is a reimbursement grant.

#### **4. TEMPLE SHALOM**

The Planning Board met with the Temple Shalom Redevelopment Advisory Committee.

The Planning Board received a presentation from Webster Collins from C.B. Richard Ellis/ New England on the current rents for different types of property. Mr. Collins estimated a price of \$40 - \$45 per. Sq. Ft. for rent for a typical CVS or Walgreens. He stated that such use would yield a much better return than other uses. Mr. Collins is also going to provide the Board with data on 40 B acquisition costs.

The Planning Board received from Coffman Realty Inc. four drawings showing certain proposed layouts of buildings on the temple site. Each plan included a temple and a CVS. One drawing contained two additional small buildings (uses to be determined), and another drawing showed a single building which could be used as residential or commercial.

Mr. Whiteside left the meeting at 10:00 P.M.

The Board then discussed three proposals submitted to the Board regarding an analysis of potential redevelopment of the Temple property. The analysis was to concern among other matters::

- 72 garden style condominiums under 40B, 18 affordable and 54 market rate units
- 38 market rate townhouse condominiums
- Commercial redevelopment with a 12,900 sf pharmacy plus 20,000 sf of other retail/office.

After careful deliberation the Board chose LDS Consulting Group, LLC. The Board voted this choice. The Consultant will be paid with funds by Coffman Realty Inc.

The Board voted unanimously to adjourn at 10:35: p.m.

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Alexander Whiteside, Secretary