

Meeting Minutes for August 27, 2009

Milton Planning Board

The 4th meeting of the Planning Board for fiscal year 2010 was held on Thursday, August 27, 2009, at 6:20p.m.

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

1. ADMINISTRATIVE TASKS

The Planning Board postponed the approval of the Meeting Minutes from August 13, 2009 until its next scheduled meeting (Sept. 10th).

FUTURE MEETINGS

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

2. CITIZENS SPEAK:

Alexis Fallon presented to the Board a revised Preliminary Subdivision Plan for Estate of Margaret Boyle, 683 - 685 Brush Hill Road. The Board made a few suggestions including a suggestion that the road pavement be 24' wide with one sidewalk and that efforts be made to save to save a large beech tree.

3 SCENIC ROAD - 627 HARLAND STREET

The applicants' Attorney Ned Corcoran requested an increased opening in the stone wall to 18' from a previously approved 16'. The MFD has advised applicants that an 18 foot width is appropriate. The Board discussed vegetation management in front of the stone wall. The board approved 2 18' openings in the wall and a driveway of 16' of asphalt. The wall will conform with the plan presented. A written decision will be issued. The Planning Board voted approval by unanimous vote.

4 **Woodland Road, a.k.a. Stonebridge Lane - Amended Open Space Development Special Permit**

Michael Solimando, owner of 9 Stonebridge Lane, stated that he and John Feeney, owner of 5 Stonebridge Lane, propose a land swap between lots 4 & 5. The amount of land will be 48 square feet. The board approved an

amendment to the special permit pursuant to a written decision to be executed at the next meeting.

5. 36 Central Ave - Discussion of Amended Special Permit & Amended Site Plan Approval

Applicant Paul Sullivan wants a height increase of 2 ½ feet. Applicants have gone to the Zoning Board of Appeals for the increase in height. The Zoning Board has continued the hearing to permit applicant to go before the Planning Board and get its view of the changes. The Planning Board heard Mr. Sullivan's reasons for the increase in height and the Board requested that the applicant provide additional information justifying an increase. The board requested that the applicant confer with the Neighborhood Association and the Revitalization Committee on the proposal.

Margaret Donovan of 41 Central Ave provided the Board with a 2 page letter addressed to the Board of Appeals dated July 14, 2009 expressing concerns on the increased height of the building

Elva Proctor of 27 Brook Hill Road expressed her feelings about the current conditions of the lot she stated that her fence had been damaged due to a large tree cut down on the site; she stated that some of the debris from the tree is still in the brook. She is against any increase in height.

Carol Looney of 91 Brook Road spoke against any increase in height as well.

6. TEMPLE SHALOM

The following people spoke:

Keith Wick of 46 Essex Road feels that up scale businesses can be environmentally friendly and that such a business could foster a sense of community. He would support a well planned commercial development.

Lisa Sadberry of 61 Crown Street is concerned about noise and safety which she anticipates that a commercial property would bring.

Marie Brown of 16 Amor Road does not support a pharmacy.

Priscilla Sloane of 55 Concord Ave expressed concerns about how the Planning Board chose individuals to address the Board & the Advisory Group.

She was unclear as to choice of the guidelines for choice of people that are picked to speak.

Julie Shields of 38 Crown Street would support a good commercial development but does not think that such a proposal has been presented as of yet.

Kristen Lacasse of 76 Decker Street does not support residential development on the site but would support a good commercial development with provision for the Temple to remain on the site.

Ted Moss of 37 Crown Street expressed similar views.

Lisa Murphy 21 Mulberry Road feels that commercial development at this site would cause values of property to drop.

Kathy August from Linda Dorcena Forry office provided a letter to the Planning Board about potential for development on the site

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

The Planning Board received a report from LDS Consulting Group, LLC about a variety of potential uses at the site, including but not limited to multi-family housing, assisted living and commercial uses

The Planning Board received additional plans from Coffman Realty Inc. showing various configurations of uses on the temple site.

The Board voted unanimously to adjourn at 10:16: p.m.

Alexander Whiteside, Secretary