

Meeting Minutes for October 8, 2009

Milton Planning Board

The 6th meeting of the Planning Board for fiscal year 2010 was held on Thursday, October 8, 2009, starting at 6:30p.m.

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

1. ADMINISTRATIVE TASKS

The Planning Board approved as amended the Meeting Minutes of September 10, 2009 and postponed approval of the September 24, 2009 minutes until the next meeting.

FUTURE MEETINGS

The Planning Board confirmed future meeting dates of October 19 and 22, November 12 and 19, 2009; these meetings will be held at the Council on Aging at 6:30 p.m. except the meeting on October 19, 2009 will be held at Milton High School, Room # 239 at 6:45p.m.

2. CITIZENS SPEAK:

No person present wished to speak during this session

3. **93 Eliot Street Site Plan Approval Application Hearing**

The applicant is seeking site plan approval for an 1120 sq ft. retail bakery outlet with in an 17,000 sq ft existing building. Parking has been approved by the Zoning Board of Appeals. A plan and drawing were approved unanimously by the Planning Board and a decision will be drafted by Alex Whiteside for the Board's consideration.

4. **36 CENTRAL AVE - RECOMMENDATION ON VARIANCE**

(continued from September 24, 2009) Paul Sullivan of Milton Partners LLC, the applicant, requested a recommendation from the Planning Board to the ZBA on the proposed height of a proposed building at 36 Central Avenue. The Board determined to recommend no increase in overall height but to recommend an 18" reduction in the first floor height so that there can be reallocation of the 18" to other elements. The Board also voted to reduce the maintenance easement

over 42 Central Avenue to a width of 5 feet; a written decision on this reduction will be prepared for the board's approval.

5. 572 – 590 HARLAND STREET – AMENDED OPEN SPACE DEVELOPMENT PLAN

Malcolm Davidson, representative under power of attorney from Mrs. Florence Locke, owner of 572 & 590 Harland Street and Lot C at 540 Harland Street, and Attorney Ryan Pace legal counsel, have applied for an amendment to the 540 Harland Street Open Space Development Plan. The Amendment would permit Lot C to be combined with other land owned by Mrs. Locke to form a new lot to be called Lot C-1. This hearing was continued until October 22, 2009 at 6:45 p.m. Advice from Town Counsel has been sought by the Town Planner.

6. DIRECTORS REPORT

Wind facilities: Mr. Clark is currently working with a recently hired a consultant group to get permits and to prepare construction details. There is hope for a construction start in late 2010.

Bike Racks grant: Mr. Clark is working with DPW and the Bicycle Safety Committee on the installation of 20 new bike racks.

East Milton Parking Study Grant: The grant contract still has not been released by EOT.

7. PRELIMINARY SUBDIVISION 683 – 685 BRUSH HILL ROAD

An approval of a preliminary subdivision plan was executed by the Planning Board.

8. TEMPLE SHALOM REDEVELOPMENT

Chairman Jackson feels the town can do commercial re-zoning in a proper case, but he is not sure if this project will qualify. If rezoning does occur it will need to be done with extreme care. Board Member Innes reported that she received a phone call from an abutter and from local realtor Laura Cahill who said that many people with whom she has spoken were in favor of a pharmacy and a market. Board Member Alex Whiteside feels the board should not be talking about additional stores at this point in light of the Board members previously expressed positions. Mr. Whiteside does not support development of more than a pharmacy and a new temple on this site. The Board was informed that the developer will have a plan for presentation at the next meeting.

Temple Redevelopment Advisory Committee member Joe Sloane expressed his view that no one really wants a pharmacy because it

would not make the neighborhood any better or add value to the property in the area.

Local resident Pricilla Sloane would like to see drawings of a proposed new Temple and feels the Temple would be an asset to the neighborhood.

Local Resident Lisa Murphy wants quiet and would favor a quiet office building.

9. ADJOURNMENT

The Board voted unanimously to adjourn at 10:01 p.m.

Alexander Whiteside, Secretary