

Meeting Minutes for September 24, 2009

Milton Planning Board

The 6th meeting of the Planning Board for fiscal year 2010 was held on Thursday, September 24, 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 August 27, 2009 and postponed approval of the September 10, 2009 minutes.

FUTURE MEETINGS

The Planning Board confirmed future meeting dates of October 8 & 22, 2009; these meetings will be held at the Council on Aging at 6:30 p.m. and October 19, 2009 at Milton High School, Rm# 239 at 6:45p.m.

2. CITIZENS SPEAK:

No person present wished to speak during this session

3. ANR PLAN – 1661 CANTON AVE

Jeff Sills, Attorney for the applicant, withdrew an application for approval of an ANR plan because there was a prior ANR plan on record.

4. 36 CENTRAL AVE - RECOMMENDATION ON VARIANCE

(continued from August 27, 2009) Paul Sullivan of Milton Partners LLC, the applicant, is requesting a variance for additional height in an approved building and is seeking Planning Board support of the variance. Mr. Sullivan explained shadow study results and differences in "as approved" and "proposed" shadows. Mr. Sullivan also provided the board with material concerning the approved and requested building height.

Elva Proctor, Margaret Donovan, and Louise Voveris spoke in opposition of additional height. A petition with 60 signatures any height increase was presented.

Additional documentation was requested by the Board and the matter was continued at the applicant's request until October 8th at 6:45 p.m.

5. 352 GRANITE AVE – AMENDED SITE PLAN APPROVAL

The board voted unanimously to approve an amendment changing the location of a parking space.

6. DIRECTOR’S REPORT

Wind facilities: Mr. Clark is helping to identify the exact location of the towers, and to address various issues, including historic/archeological issues and wetland issues

Developments: 2 Adams Street liquor license approval is with the State Legislature; 93-95 Eliot Street, he is working with the owners to get the building fully leased.

Governor Stoughton Trust Land Committee: he is helping develop a master plan for the site.

East Milton Parking Study: the BCAC met on September 23rd; contract is due from the EOT October 1st.

Bike Racks grant: A grant was received from the Boston MPO for 20 bike racks. The grant is worth over \$6,000.

Turners Pond: Mr. Clark is working with the Park Department to secure a Superseding Order of Conditions from Mass Department of Environmental Protection for a trail improvement project around the pond.

7. TEMPLE SHALOM REDEVELOPMENT

Jeffrey Dirk, a traffic engineer with Vanasse & Associate presented work on a preliminary traffic study results. The study is in an early stage of preparation; the consultants are currently working on the following:

- Understanding and documenting traffic and neighborhood needs and issues.
- Speed and volume of traffic
- How various streets and roadway are currently being used
- How issues can be successfully addressed

. The traffic study includes the following:

- Data collection
- Future projections 2014
- Impacts of roadways
- Improvements

After the presentation by the traffic engineer the Board discussed potential redevelopment. Mr. Whiteside read a written statement concluding that new carefully drafted zoning for a pharmacy and new temple could produce an acceptable development.. Mr. Lynch said that he had not yet seen an acceptable proposal. Ms. Innes generally agreed with Mr. Whiteside, but stated that she would consider additional commercial space provided that the site plan was creatively designed. Mr. Duffy stated that retail development for this residentially zoned parcel was not acceptable. Chairman Jackson stated that a development limited to a pharmacy and new temple would be appropriate and suggested bonuses to allow additional space provided that careful, professional site planning and architectural design produced a plan likely to benefit the neighborhood without any significant adverse impact.

8. ADJOURNMENT

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

Alexander Whiteside, Secretary