**Meeting Minutes for April 14, 2011**

 Milton Planning Board

The 20th meeting of the Planning Board for fiscal year 2011 was held on Thursday, April 14, 2011, at 6:30 p.m. in the Carol Blute Conference Room, Town Hall, Milton

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

1. **ADMINISTRATIVE TASKS**

The Board postponed the approval of the meeting minutes of March 24, 2011.

The Board confirmed future meeting dates ofApril 28, 2011 at the Council on Aging, 10 Walnut Street and May 5th and May 12, 2011 in the Carol Blute Conference Room Town Hall; all meetings will start at 6:30 P.M.

 **2. CITIZENS SPEAK**

Margaret Donovan, 41 Central Avenue expressed concern that considerable time may be needed to hear a matter regarding 36 Central Avenue. Chairman Whiteside assured her that all people wishing to be heard will have a chance to speak.

1. **PUBLIC HEARING FOR 683-685 BRUSH HILL ROAD, DEFINITIVE SUBDIVISION, 5 LOT SUBDIVISION**

 (continued to April 28, 2011 at 7:45 p.m.)

1. **36 CENTRAL AVEUNE, AMENDED SPECIAL PERMIT AND SITE PLAN REVIEW**

Paul Sullivan representative of Oranmore Construction provided the Board with samples of certain stone and wood products.

Board Member Innes asked why they are changing the stone originally proposed.

 Paul Sullivan stated they felt the new product was more attractive stone.

Board Member Jackson recommended that new stone be similar to the one that was previously approved. He also stated that there does not appear to be a walkway and planters as shown on the prior plan.

The Board expressed general approval of the new wood product.

Margaret Donovan of 41 Central Avenue felt the proposed color of the wood product is very bright. She expressed concerns about the street being dug up and about her home suffering possible damage.

John Zychowicz of 8 Morton Terrace likes the proposed trim product and feels it would be appealing to the eye. He also suggested brick instead of the stone product so as to give the building a more uniform design. The Board expressed approval of this suggestion.

(continued to April 28,2011 at 6:45 p.m.)

1. **17 CANTON AVENUE- SITE PLAN APPROVAL**

Attorney Robert Sheffield, Architect Bill Christopher and Contractor Steve Learner were present for the applicant. Architect Bill Christopher showed a revised plan to the board and stated that they have had several meetings with neighbors who seem to be happy with this revised design. The front of the existing building will remain substantially the same. Lighting was discussed. The paint color will be the same as the existing color, with 6 over 6 windows, gray roofing and wood siding.

Board Member Peter Jackson would like to see a greater vegetated buffer zone on the rear of the property line if possible.

Steven O’Donnell reported that the Historical Commission is in favor of the project as presented.

Neighbor Endicott Peabody indicated his approval.

Chairman Whiteside made a motion to close the public hearing and the board voted to do so. Upon a motion to approve this project as shown on revised plans, the board voted to approve subject to signing a satisfactory written decision.

1. **383 HIGHLAND STREET – SCENIC WALL OPENING**

Brian Diblasi, owner of 383 Highland Street, is currently putting an addition on an existing home and is requested a 20 foot driveway opening in the existing stone wall on Highland Street. The driveway on Reed Street opening will be closed with a wall using existing stones from the new opening on Highland Street.

Mrs. Bell of Reed Street expressed support of this project.

The Board voted in favor of an 18 foot opening and the use of the existing stones to fill in the old driveway opening. The Board also requested that Town Planner William Clark sign a letter for the Board setting out the conditions of approval.

1. **310 GRANITE AVENUE – AMENDED SITE PLAN APPROVAL CANOPY AND PUMPS**

Attorney Robert Sheffield represented the owner Rabih Ghasan and stated that the owner would like to add an additional pump in a different configuration. The owner also wishes to replace the existing canopy with a larger one with fire suppression equipment to cover pumps and islands.

Alfred Thomas of 326 Granite Avenue is in favor of this application and stated that the property owner has improved this site in several ways by planting trees and cleaning up the property.

(continued to April 28, 2011 at 7:30 p.m.)

1. **131 ELIOT STREET – SPECIAL PERMIT AND SITE PLAN PUBLIC HEARING**

Warren Daniel of Daniel Architects Inc. reviewed with the Board several concept plans showing a site plan and elevations.

Robert Hiss of 273 Adams Street urged that this project be moved forward and feels the owners have been very patient with the process.

John Zychowicz of the Revitalization Committee feels the plans show some improvements.

Janet Irwin of 120 Highland Street stated this property has been in bad shape for years and this project needs to be moved along; she expressed support of the concept plans.

Chairman Alex Whiteside read a letter from Cheryl Tougias which expressed concerns about the mass of the proposed building.

Margaret Donovan 41 Central Ave would like to see this project move forward.

Gene Irwin of 120 Highland Street stated that the town needs the tax money from this project and feels this project needs to move forward.

Murray Reagan of 31 Centre Lane supports this project and feels this building has been an eyesore for too long.

Chairman Whiteside outlined a number of concerns pertaining to the proposed building. He suggested a number of possible zoning violations. He agreed to put these issues into writing and provide the list to the developer.

 (continued to May 5, 2011 at 6:40 P.M.)

**MASTER PLAN**

Board Member Innes stated that she does not have a synopsis of the master plan responses at this time. She said the planning board could get additional information that would be useful from the ongoing East Milton Parking Study.

**6. ADJOURNMENT**

 The meeting was adjourned at 10:01 PM.

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 Edward Duffy, Secretary