

# Meeting Minutes for February 10, 2011

## Milton Planning Board

The 15th meeting of the Planning Board for fiscal year 2011 was held on Thursday, February 10, 2011, at 6:30 p.m. in the Carol Blute Conference Room in Town Hall

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 Planning Board approved the meeting minutes from November 18, December 9, December 16, 2010, and January 13, January 27, 2011.

### 2. FUTURE MEETINGS

The Planning Board confirmed a future meeting date of February 24, 2011 in the Carol Blute Conference Room, Town Hall at 6:30 P.M.

### 3. CITIZENS SPEAK

No persons wished to speak.

### 4. 17 CANTON AVENUE – SITE PLAN APPROVAL

Attorney Robert Sheffield, Attorney Brian Hackey, Architect Bill Christopher, Architect Dagny Elliston, Contractor Steve Learner were present on behalf of applicant. The board was informed that the subject building would be renovated and enlarged and would be used without customer traffic. Steve Learner described the exterior as burgundy vinyl with Harvey windows with six over six inserts and an architectural roof shingle, color bark wood. The board requested a drainage plan and a landscape plan. The board expressed concerns that this proposal involves an extreme change for the residential building which is in a historical district.

Several neighbors voiced their concerns about the proposed alterations of the building and would like to have a meeting with the applicant to discuss different designs and other changes.

(continued to March 3, 2011 at 8:00 P.M.)

**5. 610 Harland Street ANR Plan**

An application was submitted to divide the existing property located at 610 Harland Street into three lots. Board Member Pete Jackson made a motion to endorse the plan “Approval not Required”. Chairman Alexander Whiteside seconded the motion. The board voted all in favor and the Board endorsed the plan as not requiring subdivision approval.

**6. 131 ELIOT STREET SPECIAL PERMIT& SITE PLAN REVIEW**

Matthew Largess, owner of Largess Landscaping, presented the Board with a thirteen-page report (see file) on the condition of the tree per the RFP. He also spoke on remedies to keep it healthy. Margaret Donovan, 41 Central Avenue expressed her concerns about the root system of the tree. Mr. Largess measured the height, crown spread, and diameter of the tree; measured growth nodes, and took a core sample to assess the health of the tree. He pronounced the tree healthy.

Elise Brink has been collecting signatures to save the tree. (continued to March 3, 2011 at 7:00 P.M.)

**7. 216 PLEASANT STREET – DEFINITIVE SUBDIVISION PLAN**

The board voted to approve a homeowner covenant and approved the definitive subdivision plan as amended.

**8. 88 WHARF STREET – PARKING REQUIREMENT CHANGES**

Chairman Alexander Whiteside proposed that the parking requirement for the MBTA parking lot should be amended. The Board will allow ten spaces rather than the twenty spaces on an interim basis and the Board will review the matter later to see whether parking is sufficient. The board voted four in favor and one, Edward Duffy, opposed. A written amendment will be prepared for a further vote.

**9. DIRECTOR’S REPORT**

Mr. Clark informed the board of his work on:  
Governor Stoughton RFP  
Conservation issues for the turbine site  
East Milton Parking Study  
Albert Place Bid

**10. ADJOURNMENT**

The meeting was adjourned at 8:47 PM.

---

Edward Duffy, Secretary