

Meeting Minutes for January 12, 2012

Milton Planning Board

The 11th meeting of the Planning Board for fiscal year 2012 was held on Thursday, January 12th, at 6:30 p.m. in the John Cronin Conference Room, Milton Town Hall.

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

1. ADMINISTRATIVE TASKS

The Planning Board deferred the past meeting minutes until January 26th, 2012

The Board confirmed future meeting dates of January 26th & February 9 & 23, 2012 scheduled to be held in the John Cronin Conference Room Town Hall; meetings will start at 6:30 P.M.

The Board had a moment of silence for recently deceased Selectman John Linehan.

2. CITIZENS SPEAK

Steve Connelly requested a continuance until January 26th at 7PM. The topics to be covered will be the Traffic Report, the Massing Study, a discussion with the arborist who took down the tree, and a discussion on the requested FAR bonus.

Peter Mullen, 19 Gaskins Road, commented on the neighborhood frustration with the lack of movement on the 131 Eliot project and the poor condition of the existing building.

3. PLANNER'S REPORT

Mr. Clark reported that he is working on:

- East Milton traffic circulation per Parking Study recommendation
- Wind Turbine legal appeal issues
- 36 Central Avenue- Affordable Units
- Green Communities, municipal energy savings efforts
- updating the Town's Zoning Map with Allan Bishop, the Town's GIS specialist
- updating the Town's FEMA/All Hazards Pre-disaster Mitigation Plan

4. PUBLIC HEARINGS

131 Eliot Street --- Hearing continued at the request of the applicant

(hearing continued until next meeting: 7:00PM Jan 26, 2012)

5. NEW BUSINESS:

The Planning Board had an informal initial presentation by Pulte Homes, the selected Governor Stoughton Estate developer. Reed Blute, Mark Mastroianni, and Mark Comeau of Pulte Homes along with Steve DeCorsi of Bohler Engineering gave an overview of the proposed project. Pulte responded to the Gov Stoughton Trustees RFP and were chosen to be allowed to purchase the property. .

6. OLD BUSINESS:

POTENTIAL ZONING ARTICLES FOR ANNUAL – TOWN METING MAY 2012:

597 Randolph Ave – Proposed Redevelopment Zoning Discussion

The Applicant did not appear for this meeting.

The Planning Board wanted to know how the proposed developer feels about the submitted zoning language applicable to this site. The Board debated, in the applicant's absence, the pros & cons of bringing the Historic Preservation Overlay article forward and ultimately voted Unanimous Approval to move the article to the Selectmen for inclusion on the warrant for the Annual Town Meeting in May.

Expanded Home Occupation Bylaw – article brought to the Planning Board by Attorney Ned Corcoran. The Board discussed the article at length and generally felt the proposal was too intrusive to a residential neighbor. The Board discussed the taxation issues of this potential expansion and finally took a vote to NOT send the Expanded Home Occupation Special Permit language to the Selectmen.

Assisted Living –Attorney Robert Sheffield brought draft language to the Planning Board for discussion and submission to Annual Town meeting warrant. Attorney Sheffield's specific site off of Randolph Avenue at Horse Play stables was the only site discussed with any septicity during this meeting, though a Milton Hospital site has been spoken of before. After discussion the Planning Board felt the Randolph Ave site was too small and any viable site should be at least 120,000 SF. The Board feels any future proposal needs to have: Design standards, list the number of units, have a Massing requirement, and a traffic study. The Board further feels a site specific proposal should be in hand before any future zoning change is proposed. The Board took a vote to NOT send the Assisted Living language to the Selectmen.

Updated Zoning Map – Brought forward by the Planning Director with assistance from the Town's GIS Specialist

The Planning Board felt the colors are not quite correct and want to have a more formal color scheme before approval. The Board voted to postpone this article until the Fall 2012 Town Meeting.

Accessory Structures - Brought forward by the Building Commissioner a request to formalize the set-back requirements for items such as A/C units, generators, well pumps, etc., excluding garages & barns. The Article was voted NOT to be forwarded to the Selectmen for the Annual Town Meeting but to be researched over the Spring and be brought up for the Fall Town Meeting.

Bed and Breakfast – Board reviewed a draft bylaw brought forward by Chairman Innes. After discussion the Board voted to NOT send article to the Selectmen for inclusion in the Annual Town Warrant.

Funding a Master Plan – The Board discussed cost estimates and the language of the proposed article, which contained methods of funding. The proposed article was voted APPROVAL to be sent to the Selectmen for inclusion in Annual Town Warrant.

Planning Board approved a level funded Annual Departmental budget for FY 2013.

7. ADJOURNMENT

The meeting was adjourned at 9: 55 PM.

Peter F. Jackson, Secretary