

Meeting Minutes for February 9, 2012

Milton Planning Board

The 13th meeting of the Planning Board for fiscal year 2012 was on Thursday, February 9, 2012 at 6:30 p.m. in the John A. Cronin Conference Room, Milton Town Office Building.

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

1. ADMINISTRATIVE TASKS

The Planning Board approved the Minutes of December 15, 2011 and January 26, 2012 as amended.

The Board confirmed future meeting dates of February 23rd, March 1st (rescheduled from March 8th), and March 22nd. Meetings are scheduled to be held in the John Cronin Conference Room, Town Office Building, beginning at 6:30 p.m.

2. CITIZENS SPEAK

No comments by citizens at this time.

3. TOWN PLANNERS REPORT

- Preparing for the wind turbine project's legal appeal
- FEMA Map issues related to new FIRM maps and NFIP requirements
- Coordinating the different Town department comments for the Town's draft Multi-hazard plan as required by FEMA to be eligible for Federal pre-disaster aid

4. PUBLIC HEARINGS

Three Articles scheduled to be presented to Town Meeting:

- **New FEMA Flood Insurance Rate Maps:** The primary change is to adopt new digital maps. No residents wished to speak on this Article. Member Duffy made a motion that the Board vote to recommend approval. Member Jackson seconded the Motion. Board recommended that Town Meeting approve. Unanimous vote.
- **Zoning Changes:** Anthony Ruscito, the holder of a P&S with the Boston Archdiocese, was not available for Planning Board meeting. No one from the St. Elizabeth's Parish was present to speak. Member Jackson was ready to vote on this Article, but Member Innes

stated that she would like Mr. Ruscito to have another opportunity to speak on this Article. Vote therefore postponed until the February 23rd meeting at 6:45 p.m.

- **Master Plan:** Chairman Innes stated that she had researched the Master Plans of many towns. She commented that she thinks that \$100,000 is a reasonable amount for the Warrant Committee to appropriate for a Master Plan. Member Duffy spoke about postponing this issue for a year as Facilities Director, Bill Ritchie may have a better feel for things one year from now. Member Duffy also suggested the idea of breaking it into phases and recommended a “No” vote at this time. No residents spoke on this Article. Article continued to the February 23rd meeting at 6:45 p.m.

- **131 Eliot Street:**

Chairman Innes opened the Hearing by outlining issues with the proposed project. Board cannot approve Application until Applicant adequately addresses issues including: traffic study, massing study, residents’ concerns, and landscape plan.

Traffic Study: Jack Gillon, project’s traffic engineer, presented updates and additional information requests of the traffic study.

Resident Peter Mullin of 19 Gaskins Road raised questions on traffic study. He feels that the traffic study, which was conducted for 36 Central Avenue, should be incorporated into the current study. He commented that 24% more traffic trips were estimated for the 36 Central Avenue site which is a smaller project and only a few hundred feet away. Mr. Mullin cautioned The Board to be skeptical of the traffic report.

Resident Margaret Donovan of 41 Central Avenue spoke in agreement with Peter Mullin. She considers parking a relevant part of this traffic study, but doesn’t feel that it was adequately addressed. She requested that the Board consider the issue of parking.

Resident Keith Mills of 39 Hawthorn Road and Owner of Esprit Du Vin, 25 Central Ave., asked whether Mr. Gillon was assigned to do the traffic study for 36 Central Avenue and whether or not there would be a Traffic Management Plan during demolition & construction of the 131 Eliot Street project.

Chairman Innes read a letter from Town Counsel, John Flynn, in effect concluding that Applicant is not eligible for an FAR Bonus. (letter attached)

Massing Study: presented by Warren Daniel, Daniel Architects

Chairman Innes stated she was the recipient of many residents’ letters and emails. The letters voiced concerns with the proposed building’s massing and placement on the parcel.

Resident Rick Neely of 23 Russell Street is concerned about a “city-like” appearance and would like project to be scaled back to fit into the area. He cited concerns with setbacks and green space and suggested that the neighborhood should be given more consideration.

Resident Paul Needham of 7 West Side Road told the Board to reduce the size of the project per promises made to Town Meeting several years ago.

Resident Robert Murray of 12 Columbine Road commented that he feels the project needs to be scaled back because it is too big for this area.

Resident Margaret Donovan of 41 Central Avenue questioned the old footprint as it relates to the proposed building. – *Architect Daniel then discussed schematic drawings that depicted the 2 footprints overlaying each other. These images are on the PB website.*

Resident Keith Mills of 39 Hawthorn Road raised concerns that the proposed building may throw shadows on his building and/or create wind. – *Architect Daniel then stated the building will not block the sun since the sun is on the other side of the building.*

Resident Ellen DeNooyer, of 83 Capen Street, an architect, commented that the building is too large and that its massing is a problem. She feels that more massing studies are needed as the proposed building is too tall and too close to intersection.

Member Jackson commented that in his opinion the proposed massing study is inadequate and additional massing options are required.

The Public Hearing was continued, at the applicant’s request, to the March 1st meeting at 6:45 PM.

5. NEW BUSINESS:

Assisted living/Alzheimer’s care facility at 704 Randolph Avenue:
Developer, Paul Sullivan of 21 Smith Road & Jason Roberts of Elm Development Services, Inc. presented an informal proposal to build a two-story, assisted living/Alzheimer’s care facility at 704 Randolph Avenue currently the Horseplay Stables site. The group would like to bring a zoning change creating an overlay district for this site to the October Town Meeting.

86 Wolcott:

Developer, Paul Sullivan, of 21 Smith Road, presented a proposal to subdivide the 86 Wolcott property. Mr. Sullivan brought forward several plans to attain the subdivision. The owner, Dennis Keohane, would like to build a lane as access and frontage for two houses.

Paul Sullivan will address Board on March 1st to continue discussion.

6. OLD BUSINESS: none

7. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Peter F. Jackson, Secretary