

MEETING MINUTES FOR FEBRUARY 23, 2012

Milton Planning Board

The 14th meeting of the Planning Board for fiscal year 2012 was on Thursday, February 23, 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 postponed the approval of the meeting minutes of February 9, 2012.

The Board confirmed future meeting dates of March 1, 2012 and March 22, 2012. The March 1st meeting will be held in the Carol Blute Conference Room and the March 22nd meeting will be held in the John Cronin Conference Room. Meetings are scheduled to begin at 6:30 p.m.

Member Jackson informed the Board that he will not be present at the March 22, 2012 meeting and requested that the Board not schedule special permit discussions for that date.

2. CITIZENS SPEAK

No citizens addressed the Board.

3. TOWN PLANNERS REPORT

- Mr. Clark reported that he recently attended a hearing at the Department of Environmental Protection regarding the wind turbine. Site locations and other matters were discussed.

4. PUBLIC HEARINGS

- Town Wide Master Plan

Member Innes presented a draft RFP for a town-wide master plan. She reported research with respect to other towns and found that the average cost for a Master Plan request is \$125,000. Member Innes suggested a request for \$75,000 from the Warrant Committee for funding the first phase of a Master Plan. Board Member Jackson stated that he did not

like the inclusion of “design guidelines” in the RFP and preferred to allocate more funding for comprehensive planning efforts. Board Member Whiteside felt that any Master Plan needs careful prior thought about the way commercial development might be introduced into residential areas and that the first phase should look at traffic and transportation issues.

Member Jackson made a motion to request \$100,000 from the Warrant Committee for the preparation of a Master Plan. Member Duffy abstained from vote. Members Whiteside and Lynch voted “no” and Members Innes and Jackson votes “yes”. Motion failed.

Member Whiteside made a motion to request \$25,000 for a “visioning process” for a Master Plan. Motion passed unanimously.

- St. Elizabeth’s Historic Preservation Proposal

A Motion was made to recommend a favorable vote by Town Meeting. Motion passed.

5. **86 Wolcott Road**

Discussion on 86 Wolcott Road subdivision postponed.

6. **Milton Falls**

Ken Mackin and Tony Caruso, owners, presented a concept for a land swap with the DCR, trading their riverfront parcel for a DCR parcel on the Truman Highway side of the commuter rail tracks. They would then develop the site with a three-story, 70 unit residential development. Member Innes stated that the zoning would have to be changed but that she is open to discussing the idea. Member Duffy stated that the plans shown were not comprehensible by the television audience and himself due to lack of color enhancers. Member Whiteside stated that clean-up of the riverfront site needed to be an essential component of the project. The Board agreed that there is contamination on the site and in the river that needs to be addressed. Discussion to continue at a future date.

7. **ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Emily Keys Innes, Chairman