

MEETING MINUTES FOR APRIL 12, 2012

Milton Planning Board

The 16th meeting of the Planning Board for fiscal year 2012 was on Thursday, April 12, 2012 at 6:30 p.m. in the John A. Cronin Conference Room, Milton Town Office Building.

In attendance were 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 Minutes of February 23, 2012 and March 1, 2012.

The Board confirmed future meeting dates of April 26, 2012 starting at 6:30 p.m. in the John A. Cronin Conference Room, Town Hall and May 3, 2012 starting at 6:30 p.m in the Carol Blute Conference Room, Town Hall.

Member Innes thanked Mr. Jackson for his five years of service to the Planning Board as this was his final meeting as a member of the Board.

2. CITIZENS SPEAK

Frank Schroth, resident of 39 Avalon Road and Editor of "My Town Matters" informed the Board that he is hosting a candidates' forum, along with the Milton High School debate team, at Fuller Village on Saturday, April 14, 2012. Public is invited to attend.

3. 135 GERALD ROAD – APPROVAL NOT REQUIRED

A plan was presented at the July 8, 2010 Planning Board Meeting by Azu Etoniru, a Professional Engineer, explaining that Patricia Glynn, owner of 135 Gerald Road wanted to sell some of her land to Austin McKnight of 183 Lyman Road for the building of a deck in compliance with the Town's setback requirements. The Board voted in favor; however the owner did not file the plan with the Registry of Deeds by the required date. As a result, the same plan needed to be re-signed with the current date for filing with and as required by the Registry of Deeds. Member Whiteside made a motion that Mr. Clark re-sign the plan with the current date. Member Jackson seconded the motion. Unanimous vote.

4. 36 CENTRAL AVENUE

Gerry Foley, a member of the Board of Trustees for the 36 Central Avenue Condo Association was present to address the Board relative to the disbursement of parking

spaces at that site. The issue was not included on the April 12th Planning Board Agenda, therefore the discussion was postponed until the April 26, 2012 meeting.

5. PUBLIC HEARINGS

6:45 p.m. **131 Eliot Street** (*continued hearing from March 1*)

Applicant Steven Connelly requested a continuance for the public hearing as the architect for the project was unable to attend. As a result, Mr. Connelly was absent from the meeting but had written several e mails to various members of the Board regarding his special permit application. The e mails were read into the record by Emily Innes, Chairman.

Member Whiteside raised questions relative to the height of the building and commented that the Board is awaiting Mr. Connelly's response to those questions.

Public Comments

Margaret Donovan of 41 Central Avenue requested that the Board vote to deny Mr. Connelly's request for a special permit. She is concerned about the potential for fire, the ragweed that has grown at the property and the fact that Mr. Connelly has not come forward with a complete plan.

Keith Mills of 39 Hawthorn Road questioned Mr. Connelly's reason(s) for requesting a continuance of the hearing. He questioned if Mr. Connelly may be awaiting the upcoming election of a new Board member. Member Innes stated that the new Planning Board member will not be allowed to vote on the special permit for 131 Eliot Street.

Peter Mullin of 19 Gaskins Road took exception to some of Mr. Connelly's remarks and clarified by stating that he is not an "obstructionist", wants a good project at this site and does not want the Board to reject the application. He would like to give Mr. Connelly another chance to present a complete, acceptable plan.

Ellen DeNooyer of 83 Capen Street commented that she is assisting in this process in a professional way in an effort to benefit the town. She is disturbed by Mr. Connelly's comments as expressed in his e mail(s).

Member Innes commented that the Planning Board welcomes public comments and participation.

Member Jackson, in response to Mr. Connelly's e mail(s), assured the Board that he wants a good project on the site and wants it done well. He wants Mr. Connelly to address the concerns of the Board and to design a great project within Planning Board guidelines.

Member Whiteside made a motion to continue discussion on 131 Eliot Street to April 26, 2012 @ 6:45 p.m. The Board voted in favor 4 to 1.

7:15 p.m. **Open Space Development off Hillside Street :**

Open Space Permit Application:

Marion McEttrick began the hearing by introducing herself as the attorney for Todd Hamilton, the co-applicant. He has a purchase and sale agreement with the Estate of Joseph V. Fandry, owner of the property. Mrs. McEttrick stated that Mr. Hamilton intends to develop the site with three buildable lots or possibly one or two lots; however, there are environmental, private driveway and historic issues involved. Environmental issues include the presence of wetlands and a stream. The (private) driveway is proposed to access the proposed new development. This driveway is already a shared right of way. The Hillside Street property owners affected by the private driveway issue are the Jepson family at # 165, the Corliss family at #155, the Foley family at #161, the McDonough family at # 147 and the Bresnahan family at #159. Historic/scenic road issues include trees, stone markers and stone walls.

Public Comments

Philip Johenning of 23 Parkwood Drive stated that he would like the Hillside Street area streets to be repaired before moving forward with this development project.

Janet Jepson of 165 Hillside Street presented photographs of the properties affected by this development and commented on the impact this development may have on these properties.

James and Kathleen Corliss of 151 Hillside Street expressed opposition to the development. They are of the opinion that the development is very large and that it detracts from their scenic road. They would like the open space preserved.

Kathleen McDonald of 93 Hillside Street agreed with Mr. and Mrs. Corliss. She wants to preserve the trees and stone walls.

James McDonough of 147 Hillside Street expressed concern that his privacy hedge could be disturbed and prefers as little disruption to Hillside Street as possible.

Edward Rental of 110 Ford Ranch is concerned with the clearing of 12-15 acres of land for the purpose of constructing three residences.

Judith Arons of 285 Hillside Street expressed the opinion that Mr. Hamilton constructed an unattractive development on Harland Street and urged the Board to reject the proposal.

Richard Mochen of 555 Harland Street agreed with previous speaker. He stated that this is not good for the quality of the neighborhood.

Peter Kelly of 71 Ford Ranch Road commented that the Hillside Street neighborhood is unique and he does not want the area disrupted with development. He feels that the town has the responsibility to maintain areas such as this.

Stephen Bresnahan of 159 Hillside Street agreed with his neighbors' comments. He does not want to change the character, nature and appearance of the neighborhood.

Robert Mussey of 291 Hillside Street stated that he wants the Planning Board to enforce town bylaws and that the project needs to be consistent with what is there now.

Robert Jepson of 165 Hillside Street is concerned with water and its impact on the development.

Esther Jepson of 165 Hillside Street read a letter on behalf of the Foley family which expressed concerns regarding public safety and access to the driveway.

Scenic Roads Application:

The stone wall at the entrance to the driveway would be used to access the three new lots. The Fire Chief recommends widening the opening in an effort for emergency vehicles to access the lots. Applicant explained an intent is to retain the historic and rural appearance of the driveway entrance while creating a safe and easier access for emergency vehicles.

Site walk is scheduled for 8 a.m. on April 21, 2012.

Hearing continued to May 3, 2012 at 6:45 p.m.

6. NEW BUSINESS

Edward Corcoran of 70 Morton Road announced a Board of Appeals Hearing for Site Plan Approval scheduled for May 3, 2012 at 7:15 p.m. at the Town Office Building for 50 Eliot Street. Mr. Corcoran also took the opportunity to thank Mr. Jackson for his service to the Planning Board.

7. ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Emily Keys Innes, Chairman

