

MEETING MINUTES FOR APRIL 26, 2012

Milton Planning Board

The 17th meeting of the Planning Board for fiscal year 2012 was on Thursday, April 26, 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, Michael E. Kelly, 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 February 23, 2012 and March 1, 2012 with minor revisions and postponed approval of the April 12, 2012 Minutes.

The Board confirmed future meeting dates of May 3, 2012 in the Carol A. Blute Conference Room, Town Office Building and May 24, 2012 in the John A. Cronin Conference Room, Town Office Building. Meetings are scheduled to begin at 6:30 p.m.

Chairman Innes welcomed Michael E. Kelly as a new member of the Planning Board and announced that in recognition of the Town's 350th anniversary celebration, the first night of Town Meeting will be held in the First Parish Church.

2. CITIZENS SPEAK

No comments by citizens at this time.

3. 36 Central Avenue – Parking space issue

Gerald Foley of 36 Central Avenue requested that the Board grant the 36 Central Avenue Condo Association permission to re-assign interior parking spaces at that site. Member Whiteside made a motion to approve the re-assignment of interior parking spaces. Unanimous vote.

4. PUBLIC HEARING – 131 Eliot Street

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

Applicant Stephen Connelly presented a brief chronology of his application process. Mr. Connelly stated that he believes that he has complied with all requests of the Planning Board to date and that the public has had ample time (19 months) for input. He requested that the Board close the Public Hearing.

Chairman Innes reminded Mr. Connelly that the Special Permit process is a public process in which the public needs to have input; she advised that the Board needs to be cautious about closing the Public Hearing prematurely. The hearing was then opened up to public comments.

Public Comments

Peter Mullin of 19 Gaskins Road is concerned about closing the Public Hearing too soon. He stated that the public has the right to comment on the proposal.

Eugene Irwin of 120 Highland Street urged the Board to move forward to help Mr. Connelly complete the project and asked the Board to close the Public Hearing. Mr. Irwin also took the opportunity to welcome Mr. Kelly as a new member to the Board.

Keith Mills of 39 Hawthorn Road stated that the public has the right to be heard in this process.

Michael Blutt of 40 Willoughby Road stated that he feels that there's been a lack of response from the Applicant, Mr. Connelly, to the issues raised by the Planning Board. He recommends that the Public Hearing process remain open until the applicant resolves all outstanding issues.

Thomas Buchau of 8 Cantwell Road stated that no plan has been approved by the Columbine Cliffs Association and that it is imperative that the public have input as material plans change.

Margaret Donovan of 41 Central Avenue stated that Mr. Connelly has been responsive to certain neighborhood issues but that the neighbors' concerns relative to parking issues need to be addressed.

Robert Murray of 12 Columbine Road agreed with Mr. Mullin's comments. He would like the project to tastefully fit into the neighborhood.

Ellen DeNooyer of 83 Capen Street commented that she completely supports development on the property and that the public process is very important. She believes that the design of the building does not have the support of the neighbors or the Columbine Cliffs Association. She stated that if Mr. Connelly is not willing to make material changes, then the Board should reject the proposal.

At the conclusion of the public comments, Mr. Connelly stated that the building design meets zoning requirements and requested again that the Public Hearing be closed. Mr. Whiteside stated to Mr. Connelly that it is imperative that he show the Board the mean finished grade. He urged Mr. Connelly to work with the Board and assured him that the Board wants a completed project.

Height and number of stories were discussed by Board members Kelly, Innes and Whiteside. Member Innes stated that it would be very unusual to close hearing with outstanding zoning issues. She asked Mr. Connelly to address the items from her memo to him, the Board and Mr. Clark dated April 26th including the outstanding zoning questions in Section 1 (Section III.J.4.a, 4.b, 4.c, 4.d, 4.e, 5, 6, 7, 10, Section [VIII.D.2.2](#) and other boards, as outlined in the memo) and the outstanding documents in Section 2 (as necessary given resolution of the outstanding zoning questions).

Mr. Connelly was asked to send the documents (including sketch plans and elevations) to the Board by May 17th for distribution prior to the May 24th meeting. Member Lynch suggested that the Board may be sending Mr. Connelly away without any real directions.

Member Lynch made a motion to ask John Flynn, Town Counsel to make a ruling regarding the existing grade and to consider whether an FAR bonus might be granted (paragraphs 4.d and 4.b, respectively of III.J.). Members Duffy, Innes, Lynch and Whiteside voted in favor while Member Kelly was required, as a new Board member, to abstain from voting. Member Whiteside made a motion to continue hearing to May 24th at 7:15 p.m. Voted all in favor.

5. ASSISTED LIVING/ALZHEIMER'S CARE FACILITY AT 704 RANDOLPH AVENUE

Developer Paul Sullivan of 21 Smith Road and Jason Roberts of Elm Development Services addressed the Board with an update on their proposal to build a two-story assisted living facility at the current Horseplay Stables site. Mr. Roberts stated that he has had a preliminary meeting with neighbors and that there is no opposition to his proposal that he is aware of. He would like discussion on an assisted living bylaw to take place at the fall Town Meeting. Member Whiteside questioned whether this is a good site for the proposal and requested a site plan and detailed standards for siting and building characteristics. Member Innes stated that the Board needs to be sure that the facility is built in an appropriate location. Discussion was continued to May 24 at 8:00 p.m.

6. ANNUAL TOWN MEETING ARTICLES

Flood plain district boundaries

\$25,000 for Master Plan

Historic Preservation PUD – Member Innes reported that the Warrant Committee will recommend to Town Meeting that this article be sent back to the Planning Board for further study. Member Whiteside moved to recommend that the Planning Board vote to send the article back to the Planning Board for further study. The motion was seconded and the Board voted 4-0-1 in favor with Member Kelly abstaining.

7. **ADJOURNMENT**

The Meeting adjourned at 9:30 p.m.

Emily Keys Innes, Chairman