

MEETING MINUTES FOR MAY 3, 2012

Milton Planning Board

The 18th meeting of the Planning Board for fiscal year 2012 was on Thursday, May 3, 2012 at 6:30 p.m. in the Carol A. Blute Conference Room, Milton Town Office Building.

In attendance were Planning Board members Emily Keys Innes, Chairman, Alexander Whiteside, Michael E. Kelly, Edward L. Duffy, Planning Director William Clark and Administrative Assistant Jean Peterson. Absent was Bernard J. Lynch, III.

1. ADMINISTRATIVE TASKS

The Planning Board approved the Minutes of April 12, 2012 and postponed approval of the April 26, 2012 Minutes.

The Board confirmed future meeting dates of May 24th, June 14th, and June 28th, 2012 starting at 6:30 p.m. in the Carol Blute Conference Room, Town Hall. Town Meeting Planning Board Sessions were scheduled for May 7, 2012 Town Hall Baker Room and (as needed) May 8, 10, 14, 15, 17 Milton High School, Room 239.

2. CITIZENS SPEAK

No comments by citizens as this time.

3. TOWN PLANNER'S REPORT

- New zoning map for each member
- Scanned 1974 Master Plan
- 333 Hillside Street filed plan for 2-lot subdivision

4. PUBLIC HEARING

6:45 (*continued hearing from April 12, 2012*) Open Space Development off Hillside Street

Marion McEttrick, attorney for the co-applicant, Todd Hamilton, began by stating that Mr. Hamilton intends to develop the site with three buildable lots but explained that he is open to discussing other options. She stated that since the last meeting, there had been a site walk and she had reviewed correspondence by the Planning Board and that while the intention is to develop the land with as few lots as possible, development is inevitable for this site. She explained that there are two significant trees and that neither tree will be removed. Certain other existing vegetation will remain. Member Whiteside stated that the definition of "common driveway" should be researched.

Philip Johenning of 23 Parkwood Drive is concerned about the present condition of Hillside Street and whether or not it can withstand this project.

Mark Bobrowski, the Attorney representing James Corliss, explained that this project will need a subdivision approval. He stated that there is nothing in the Zoning Bylaws that authorizes "common driveways" and that without authorization in the Zoning Bylaws, then it would be prohibited.

Robert Mussey of 291 Hillside Street questioned how ten acres of developable land would be obtained out of those three lots.

Laurie MacIntosh of 70 Parkwood Drive stated that the ginkgo tree on the Bresnahan's property was planted in memory of a deceased child, of a previous owner. The tree should remain undisturbed out of respect to that family's memories.

The hearing was continued to June 14, 2012 at 6:45 p.m. and a site walk was scheduled for May 19, 2012 at 9:00 a.m.

5. NEW BUSINESS:

Milton Hill Apartments: 36-50 Eliot Street

Attorney Ned Corcoran and Project Architect Don Garrity presented an overview of the project. Mr. Corcoran, who stated that he is an abutter to this project, represents the Sullivan Family, owners of the Milton Hill property. The Sullivan family purchased the 3.9 acre Milton Hill House Property in 1984 which housed apartments and a restaurant. The restaurant was later replaced with four additional apartments. The Sullivans purchased three additional lots from the estate of Joanna Henry. The proposal is for thirty units and nine new parking spaces. Evergreens will be planted in the surrounding woods to serve as a year-round buffer to the new building. Meetings have been held with the neighbors and the Revitalization Committee; the plan was said to be generally accepted within the neighborhood. Attorney Corcoran believes that the site can be developed in accordance with the site plan. A site walk was scheduled for May 19, 2012 following the site walk for the Hillside Street Open Space Development. A public hearing is scheduled for May 24, 2012 at 6:45 p.m.

6. ADJOURNMENT

Meeting was adjourned at 8:45 p.m.

Emily Keys Innes, Chairman