

## MEETING MINUTES FOR MAY 24, 2012

### Milton Planning Board

The 23<sup>rd</sup> meeting of the Planning Board for fiscal year 2012 was on Thursday, May 24, 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, Bernard J. Lynch, III, Edward L. Duffy, Planning Director William Clark and Administrative Assistant Jean Peterson.

#### 1. ADMINISTRATIVE TASKS

The Planning Board postponed approval of the May 3, 2012 Minutes.

The Board confirmed future meeting dates of June 14<sup>th</sup> and June 28, 2012 starting at 6:30 p.m. in the Carol A. Blute Conference Room, Town Hall Basement.

#### 2. REORGANIZATION OF THE BOARD

Mrs. Innes nominated Alexander Whiteside to become Chairman of the Board. The nomination was seconded and unanimously approved.

Mr. Whiteside nominated Edward Duffy as Secretary of the Board. The nomination was seconded and unanimously approved.

##### *Committee Appointments:*

Emily Keys Innes was nominated as liason to the Revitalization Committee.

Bernard Lynch was nominated as liason to the Capitalization Committee.

Edward Duffy was nominated as liason to the Wireless Telecommunications Design Review Committee.

Nominations were seconded and unanimously approved.

#### 3. CITIZENS SPEAK

No comments by citizens at this time.

#### 4. TOWN PLANNER'S REPORT

Mr. Clark updated the Board relative to:

- The Bosworth project
- Wind turbine case
- The Work Inc. project on Wolcott Road

## 5. PUBLIC HEARING

6:45 p.m. 36-50 Eliot Street, Milton Hill Project: Site plan Approval

Ned Corcoran, Attorney for the Sullivan family, gave an overview. The building was originally constructed in 1960. The Sullivan family are the owners of 50 Eliot Street LLC since 1984. In 2010, the family purchased two 2-family homes, the "Henry" house and the "Masterson" property. There was a restaurant and 36 apartments in a five-story structure. Restaurant existed until the early 2000s. The average tenancy is nine years and most tenants are senior citizens who want a secure, high-end living experience close to Boston. Mr. Corcoran explained that the Sullivans are good neighbors. Mr. Corcoran and his team of Michael Liu and Don Garrity from "The Architectural Team" of Chelsea are committed to developing a project that is reasonable in scale. The first meeting with neighbors was held in October, 2010. Mr. Corcoran stated that he feels they have a good plan and that the project is generating interest in the Town.

Blair Hines, landscape architect, spoke of the landscape plan and that it was his goal to create an attractive site for residents while also providing for adequate parking. Evergreens will mitigate the presence of the development.

### Comments :

Member Whiteside questioned Mr. Corcoran as to why he chose to apply for a variance rather than to proceed through the zoning process. Mr. Corcoran responded that the uncertainty of the process is the reason for that. He explained that it is a difficult process for the developer and it made sense from a process perspective to proceed the route they went. Mr. Whiteside also stated that the Neighborhood Associations should be asked to take a position.

Member Whiteside read a letter from John Cronin. Mr. Cronin is of the opinion that the building is too big and too tall.

Member Innes addressed the issue of the presentation of the building and stated that it's important to keep in mind the setbacks of the neighborhood.

Mr. Corcoran stated that the Sullivans have a long practice of maintaining the sidewalk during snow and ice.

Member Duffy commended the entire team for their work on the project.

Peter Jackson of 14 Capen Street thanked the development team for their interest and concern for the neighbors in this process. He understands the challenge relative to the Eliot Street edge. He would like the massiveness of the building to be reduced and he is concerned about the preservation of the stone wall. He thinks that a total re-design of the Eliot Street building is necessary and that it should meet setback requirements.

Member Whiteside would like to hear from the Neighborhood Association and would like Mr. Corcoran to consider Mr. Jackson's comments.

Cheryl Tougias of 660 Canton Avenue is concerned about the presentation (the scale) on Eliot Street.

Hearing continued to June 14, 2012 at 8:00 p.m.

7:15 p.m.      131 Eliot Street, Hendries Project (continued from April 26<sup>th</sup>)

The issues that needed to be addressed from the last meeting were the FAR Bonus, height, stories. Member Innes read a letter from John Flynn, Town Counsel as requested by Member Whiteside. Member Whiteside stated that the setbacks will make a difference in the appearance of the building.

Bill McDermott, attorney for the project stated that he would like to avoid seeking a variance for anything related to this project.

The consensus is that a good project is desired by all. Mr. Whiteside would like to get something that is zoning compliant and move forward. He would like to reduce the appearance of bulk of the building. Mr. Connelly would like definitive answers so that he can move forward.

Comments

Cheryl Tougias of 660 Canton Avenue suggested keeping active use of the first floor.

Peter Jackson of 14 Capen Street spoke against moving the commercial portion of the building off the first floor and suggested that it not be made a parking level. He stated that the corner of building needs pedestrian amenity and urged the Board to not consider awarding an FAR Bonus.

Member Whiteside stated that consistent with Mr. Flynn's letter, a determination can be made as to whether the tree was salvageable.

Peter Mullin of 19 Gaskins Road commented that the most fundamental problem is the basement question and the other important question is the FAR Bonus. He asked that those two questions be resolved.

Margaret Donovan of 41 Central Avenue is concerned that parking is a constant issue which needs to be addressed and that issue should take priority over "public amenities".

Ellen DeNooyer of 83 Capen Street stated that the Columbine Cliffs Neighborhood Association sent a letter stating that they do not support the proposal in its current form. She added that a bonus should not be awarded and that parking is not good use for the ground floor of the building. She also suggested that there be signage for public parking.

Robert Murray of 12 Columbine Road supports the plaza idea near the corner and thinks that it would fit in nicely with the neighborhood.

Peter Kelly of 71 Ford Ranch Road commented that it is important to get the project done.

Hearing continued to June 28, 2012 at 6:45 p.m.

## **6. OLD BUSINESS:**

### **704 RANDOLPH AVENUE – PROPOSED ASSISTED LIVING/ALZHEIMER'S CARE FACILITY**

Jason Roberts of Elm Development Services distributed literature addressing important issues regarding the proposed facility. Member Whiteside encouraged discussions with the neighbors.

Cheryl Tougias commented that as an architect, she is involved in two assisted living projects and wants to be sure that assisted living is good for the Town.

Member Whiteside stated that the Planning Board wants to move along with this project and invited the developer to return to the next scheduled Board meeting with updates.

### **86 WOLCOTT ROAD SUBDIVISION**

Developer Paul Sullivan commented that the existing house will be preserved, not removed. He presented a proposal for a lane with a 14' width driveway.

**7. NEW BUSINESS:**

Visioning RFP: Member Whiteside moved to approve. Voted all in favor.

**8. ADJOURNMENT:**

The meeting was adjourned at 10:00 p.m

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Edward L. Duffy  
Secretary

