

MEETING MINUTES FOR JUNE 14, 2012

Milton Planning Board

The 24th meeting of the Planning Board for fiscal year 2012 was on Thursday, June 14, 2012 at 6:30 p.m. in the Carol A. Blute Conference Room, Milton Town Office Building.

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

1. ADMINISTRATIVE TASKS

The Planning Board approved the May 3, 2012 Minutes.

The Board confirmed the next regularly scheduled Planning Board Meeting of June 28, 2012, starting at 6:30 p.m. in the Carol A. Blute Conference Room, Town Office Building.

2. CITIZENS SPEAK

No comments by citizens at this meeting.

3. TOWN PLANNER'S REPORT

Mr. Clark updated the Board relative to:

- Bosworth Project (narrative to be delivered)
- Scenic Road Applications
- Finalization of Multi-hazard Mitigation Plan
- Sign at Legion Post
- Affordable housing paperwork for 36 Central Avenue
- Preparations for wind turbine case

4. PUBLIC HEARING

6:45 p.m. Open Space Development off Hillside Street

Open Space Permit Application:

Marion McEttrick, attorney for the developer Todd Hamilton, began by stating that there was a potential buyer for two of the three proposed lots. She also responded to comments from the May 3, 2012 meeting made by Mark Bobrowski, the attorney representing abutter James Corliss. She stated that Mr. Hamilton's application fulfills the requirements of the Open Space Bylaw.

She added that water pipes and electrical lines would be replaced at the developer's cost and that the width of the driveway was reduced in an effort to address neighbors' concerns with issues such as plant life and vegetation. Mrs. McEtrick commented that overall, the work involved in the development would improve fire safety, benefitting all homeowners. Chief Grant of the Milton Fire Department wrote a letter to the Board stating that the proposed improvements would improve fire safety with regards to accessibility and water supply. Mrs. McEtrick concluded by stating that this open-space application is the best way to develop the 15-acre site and that granting this application will benefit neighbors and abutters.

Comments:

Member Whiteside commented that the driveway is too long and narrow and the project does not have the support of the neighborhood.

Mark Bobrowski, the attorney representing the Corliss family is concerned that fire trucks won't have easy access during storms and disagrees with the opinion of Fire Chief Grant.

Anne Thompson, former resident of 151 Hillside Street presented old photographs of the neighborhood which were taken before the Ford Ranch Road development.

Robert Jepson of 165 Hillside Street spoke regarding non-working private hydrant and expressed an opinion that the land for the proposed development is not buildable.

Member Kelly took issue with Attorney Bobrowski's remarks challenging the opinion of Fire Chief Grant.

Hearing continued to July 12, 2012 at 6:45 p.m.

36 – 50 Eliot Street, Milton Hill Project

Hearing postponed to June 28, 2012 at 8:00 p.m.

5. OLD BUSINESS:

704 Randolph Avenue – Proposed Assisted Living/Alzheimer's Care Facility

Jason Roberts of Elm Development presented design ideas and stated that he is receiving positive feedback from the neighbors regarding his proposed development. Member Whiteside stated that support from the neighbors is necessary and that he would like to see some other designs. He presented the idea of zoning the lot for assisted living. Member Innes commented that it is important for the Board to know:

1. What is being proposed for the site and 2. What Mr. Roberts plans to build so that the Board can tailor dimensional requirements. She also reminded Mr. Roberts that the deadline for submitting articles for the October 22, 2012 Town Meeting is August 9, 2012 at 5 p.m. Member Kelly questioned the idea of tailoring and whether or not that would open the Board up to litigation. Mr. Roberts and the Board planned a site walk of the Stoughton facility for June 21st at 6:30 p.m.

Member Duffy stated that the site plan presented at the meeting was "grossly inadequate."

6. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Edward L. Duffy
Secretary

