

MEETING MINUTES FOR FEBRUARY 28, 2013

MILTON PLANNING BOARD

The nineteenth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, February 28, 2013 at 6:30 p.m. in the John Cronin Conference Room.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy, Emily Keys Innes, Michael E. Kelly, Bernard J. Lynch, III, and Administrative Clerk Jean M. Peterson. *Planning Director William Clark attended meeting late due his required attendance at Selectmen's Meeting.*

1. ADMINISTRATIVE TASKS

The Board postponed approval of the Minutes of February 7th and 14th 2013. Future meeting dates are scheduled for March 14th and 28th. Meetings begin at 6:30 p.m.; location to be determined. *Chairman Whiteside rescheduled an ANR application off Hillside to March 14, 2013.*

2. CITIZENS SPEAK

Robert Jepson of 165 Hillside Street addressed the Board relative to a possible ANR off Hillside Street. He expressed concern with flooding and stated that additional development could escalate the water issues which already exist. He invited the Board to tour the proposed lot.

Andrew Maloney of 258 Reedsdale Road addressed the Board relative to the Swift Hat Shop property at 98 Adams Street. He feels that the Board should require more from people who would like to develop property.

3. PUBLIC HEARINGS

Annual Town Meeting Zoning Articles

- Master Plan and Housing Production Plan

Member Innes stated that the Warrant Committee voted to approve \$100,000 for the Master Plan and \$0 for the Housing Production Plan. Member Kelly raised the question as to why the Warrant Committee did not approve funding for the HPP. Member Innes had no definitive information.

- Historically significant building Warrant Article

The Board discussed the historical significance and preservation of the Swift Hat Shop building at 98 Adams Street. They also addressed the need for parking spaces in order for a business to be successful and that under proposed zoning credit would be given for 3 to 6 parking spaces if the building is preserved, preferably on site.

Comments:

Spencer Day of 7 Cottage Place stated that he is an abutter to the Hat Shop building as a yacht club member. He expressed interest in maintaining the character of the property. He would also like the building to be preserved and remain on its present site.

Stephen O'Donnell, Chairman of the Historic Commission of 65 Hills View Road addressed the Board relative to saving historic structures. He informed the Board that preservation of the Swift Hat Shop building, would be a way for the owner to gain additional parking spaces for his business. He would like the building to be preserved and for it to remain at its present site. He requested the Board's support with this article.

Paul Sullivan stated his opinion that the owner would work for preservation if possible.

- Detached condominiums off Blue Hill Avenue

Paul Sullivan, Applicant and supporter of a citizens petition for a zoning change affecting 591 Blue Hill Avenue stated that there is a preference from the neighbors for three dwellings rather than four and the consensus from the neighbors is that they want separate lots. He stated that he would agree to a reduction in density per the neighbors' requests. Chairman Whiteside stated that discussion on this proposal will continue at the March 14th meeting of the Planning Board.

4. **OLD BUSINESS**

17 Canton Avenue, Amended Site Plan Approval

Attorney Robert Sheffield addressed the Board to address some of the issues raised at the previous Board Meeting relative to site plan approval. He stated that the weekly test of the generator's unit can be changed from a weekly test to a monthly test and that the time allotted can be reduced from 10-12 minutes to 5-7 minutes, thus minimizing noise and disturbance. He stated that the sewer line which was thought to have run into the Cruikshank property is actually not on the 17 Canton Avenue property and that it should not be a concern to Mr. Cruikshank nor to the Board. Attorney Sheffield also displayed the canopy design and color choices to the Board. The Board expressed their concern that the canopy and back-up

generator were not included in the original proposal. William Christopher, the Architect for the building stated that the larger canopy is more compatible with the Building. Chairman Whiteside stated that detailed façade replication is necessary. The Historical Commission confirmed that replication of the façade is important. Member Whiteside stated that he will ask the Building Commissioner where the generator should go and requested a punchlist from the architect. He also stated that he will write a decision which will be reviewed at the next meeting.

Master Plan Update

Member Innes informed the Board the second Master Plan Visioning forum was held on February 26, 2013 at Cunningham Hall. There were sixty-six people in attendance including town officials. She stated that Brown Walker Planners will compile information from both forums and make a presentation at the March 14th Planning Board Meeting. The third and final forum will be held in late April; location to be determined.

EXECUTIVE SESSION:

The Board by roll call vote voted to enter into Executive Session to discuss litigation regarding the Fandrey property on Hillside Street and to return to open session for the purpose of adjournment.

5. ADJOURNMENT:

The meeting was adjourned at 9:37 p.m.

Edward L. Duffy
Secretary

