

MEETING MINUTES FOR JULY 12, 2012

Milton Planning Board

The first meeting of the Planning Board for fiscal year 2013 was on Thursday, July 12, 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 Board postponed approval of the Minutes of June 28, 2012.

The Board confirmed future meeting dates of July 26th and August 9th, 2012 starting at 6:30 p.m. in the Carol A. Blute Conference Room, Town Office Building.

Member Lynch provided a document, pursuant to G.L.c. 268A, Chap.23 (b)(3) regarding inspectional work provided to the applicant for a special permit at 131 Eliot Street.

2. CITIZENS SPEAK

No citizens addressed the Board.

3. TOWN PLANNER'S REPORT

Mr. Clark updated the Board relative to:

- Master Plan and Master Plan Committee
- Wind turbine – arbitration scheduled to begin July 16th.
- Green Communities Grant
- Two scenic driveways: Brush Hill Road/Bradlee Road and 35 Hillside Street.
- U.L.I. Report on Hendrie's Project
- East Milton – next steps relative to the Manning Park parking study.

4. PUBLIC HEARINGS:

6:45 Open Space Development off Hillside Street

Marion McEttrick, the attorney representing developer Todd Hamilton, requested a continuance of the hearing. She informed the Board that the developer is in negotiations with a potential buyer. The extension will allow time to complete said negotiations which may affect Mr. Hamilton's Permit Application. The hearing was continued to August 9th at 6:45 p.m.

7:30 **333 Hillside Street, Charles Bosworth property, 81Y subdivision**

The owner of the property, Mr. Bosworth, appeared before the Board with James Decelle from Decelle/Burke Associates Engineering. Mr. DeCelle explained the application for 81Y approval and stated that the proposed design meets all requirements. The Board raised questions about the size of the street and its maintenance. Member Kelly commented that the Fire Department should make comments. Member Duffy commented that coloring would offer more clarity on the plan. Bob Sheffield, the attorney who represents Martin Dean, an abutter to the proposed subdivision, informed the Board that Mr. Dean is supportive of the plan and would like to work with Mr. Bosworth to achieve a good result. The Board favored a smaller street (a lane) without sidewalks or street lighting.

Public Comments:

William Gregg of 437 Hillside Street commented that he has the right by deed to use the right of way.

John Weltman of 287 Hillside Street spoke of a concern for accessibility by the roadway in the event of fire and following storms.

Andrew Cahill of 325 Hillside Street supported the lane concept.

Scott Swanson of 303 Hillside Street commented that he had no knowledge of this proposal or of the litigation relative to this property prior to purchasing his home. He is of the opinion that litigation should be made known to potential buyers.

Ashley Krasinski of 5 Stonehill Lane raised questions about drainage and grading impacts to her property. She commented that she would like the natural woods to remain as a visual buffer.

The hearing was continued to September 13, 2012 @ 6:45 p.m.

8:00 p.m. ***36-50 Eliot Street, Milton Hill Project; site plan approval.***

Ned Corcoran, attorney for the Sullivan family and Don Garrity, architect for the project presented modifications in response to concerns by the Board and neighbors raised at the previous hearing. The entry way had been redesigned in a manner which they consider to be attractive. Mr. Corcoran informed the Board that the outstanding issues of storm water and drainage had been discussed at what he deemed to be a productive July 11th meeting with the Department of Public Works. The discussion continued with regard to the balconies and whether to choose a "half wall" or open "design".

Public Comments:

Peter Jackson of 14 Capen Street spoke in support of the revised design. He is of the opinion that open- style balconies will allow residents to take advantage of the views. The Board expressed its agreement.

The hearing was continued to July 26th at 7:30 p.m.

5. **OLD BUSINESS:**

- Master Plan

Member Innes informed the Board that 19 residents had applied for membership to a five-person committee to be appointed. The selection process was discussed. Member Kelly suggested the importance of as many precincts as possible being represented. Mrs. Innes suggested that the Board take into consideration experience and geographic diversity while reviewing resumes.

The Board *received three responses to the RFP for visioning services relative to the Comprehensive Master Plan.* The proposals are from:

- Vannasse Hangen Brustlin, Inc. Watertown, MA
- Community Opportunities Group, Inc., Boston, MA
- Brown Walker Planners, Newburyport, MA

Interviews will be scheduled.

- Assisted Living Facility, 704 Randolph Avenue

The developers of the proposal informed the Board that due to economics, timing and marketing, they would like the entrance and exit to be from Randolph Avenue and not the access road. Issues of traffic and safety were discussed. Member Innes suggested a traffic study. Member Duffy stated that he fully supports use of the access road as the main access to and egress from the proposed site. He mentioned that the access road is not an approved public way and is under the control of the Board of Selectmen. The proposed development requires a zoning change which must be submitted as an article for the Warrant by August 9th for the October Town Meeting.

Public Comments

Eric Edman of 5 Pagoda Street expressed concerns about Route 28 traffic and the potential for accidents accessing to and from this facility in the event the access road were not used as the entrance to the development.

- 85 Wolcott Road Sub-division

Developer Paul Sullivan, representing the owner, updated the Board relative to a two-lot subdivision. The owner of the property plans to create a private lane off Wolcott Road.

6. ADJOURNMENT:

The Meeting adjourned at 10 p.m.

Edward L. Duffy
Secretary

