

MEETING MINUTES FOR MARCH 28, 2013

Milton Planning Board

The twenty second meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, March 28, 2013 at 6:30 p.m. in the Milton Access TV Studio, Pierce Middle School.

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 Clerk Jean M. Peterson.

1. Administrative Tasks

The Board postponed the approval of the March 14th and March 21st Minutes. Future meeting dates were scheduled for April 11th and April 18th; meeting rooms to be determined, and April 25th at Milton High School.

2. Citizens Speak

Keith Mills of 39 Hawthorn Road and owner of Esprit Du Vin addressed the Board relative to a proposed 40B project at 131 Eliot Street. He feels that 72 units and 7 stories is too extreme. He is also concerned with the environmental impact and parking issues.

3. Old Business

17 Canton Avenue, Amended Site Plan Approval

Attorney Robert Sheffield discussed ways to minimize noise relative to the building's generator and air conditioning. He informed the Board that the air conditioners would come equipped with sound enclosures and that the major part of the generator would be enclosed in an acoustical box. Member Lynch raised questions relative to heating the building. Mr. Clark informed the Board that it is a stretch code building, thus extremely efficient. A canopy was also discussed. Member Innes expressed disappointment that the canopy plan had not been revised. The Board also expressed disappointment with the building's current trim on the facade. Chairman Whiteside made a motion to approve the plan with the following conditions subject to execution of a satisfactory written decision.

1. the location of the generator
2. noise level of the air conditioning units at no more than 72 decibels at the property line.

3. a satisfactory canopy design.
4. detailing to the front of the building to meet requirement of original permit to approve the site plan amendments.

The Board voted 4 to 1. A written decision will be prepared to reflect these matters. Member Duffy voted against the plan due to concerns with potential noise pollution.

Master Plan

The Board scheduled the final public forum of the Master Plan Committee for April 25th at Milton High School.

4. **New Business**

40B Projects

Mr. Clark addressed two 40B projects which are presently being proposed: Milton MEWS and 131 Eliot Street. A pre-application for Milton Mews is before the Town for comment. Environmental, traffic and public safety issues may exist for both projects.

Comments:

Margaret Donovan of 41 Central Avenue addressed the Board regarding both proposals . With respect to 131 Eliot, she raised concerns relative to the extent of the impact on taxpayers, affordability and demolition. The Board advised that the issue of demolition is in litigation. Mr. Clark stated that the section of the building, which is owned by the Town of Milton, has not been condemned. Member Innes offered an opinion that the apartments will most likely attract young professionals and retirees rather than families with school-age children. Ms. Donovan offered an opinion that the environmental and density issues should prevent the development of the Milton MEWS on Brush Hill Road. The Board advised that the Milton MEWS issues have been well identified and that identifying issues at 131 Eliot Street should be a principal focus of their future attention.

5. **Other Business**

Member Innes gave a brief overview of the Planning Workshop which she and Member Duffy attended at Holy Cross College on March 16th.

6. **Adjournment**

The meeting was adjourned at 9:15 p.m.

Edward L. Duffy
Secretary

