

## MEETING MINUTES FOR AUGUST 9, 2012

### Milton Planning Board

The third meeting of the Planning Board for fiscal year 2013 was on Thursday, August 9, 2012 at 6:30 p.m. in the Carol 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, Planning Director William Clark and Administrative Assistant Jean Peterson. Member Bernard J. Lynch, III was absent from the meeting.

#### 1. ADMINISTRATIVE TASKS

The Board approved the Minutes of July 12, 2012 and postponed approval of the Minutes of July 26, 2012.

The Board confirmed future meeting dates of August 23<sup>rd</sup>, September 13<sup>th</sup> and September 27<sup>th</sup>, 2012 in the Carol Blute Conference Room.

Member Innes submitted a *Disclosure of Appearance of Conflict of Interest* pursuant to M.G.L. c. 268A, Chap.23 (b)(3). A third party firm is the lead consultant on a proposal that has, as subconsultants, both her employer, The Cecil Group, Inc. and Vannasse Hangen Brustlin, Inc., a respondent to the Planning Board's RFP for visioning services. The disclosure is on file with the Town Clerk's office.

#### 2. CITIZENS SPEAK

No citizens addressed the Board

#### 3. TOWN PLANNER'S REPORT

Mr. Clark updated the Board relative to:

- The wind turbine
- Concessions for the rink
- Assisted Living Development proposal
- Documents needed for a possible Mass Works Grant for the creation of a plaza at 131 Eliot Street
- Working with business entities in East Milton Square

#### 4. PUBLIC HEARINGS

##### 6:35 Lot 1 Bradlee Road Scenic Road Hearing

Edward Corcoran, the Attorney representing the owner of the property, and engineer James DeCelle addressed the Board for the purpose of reviewing driveway access to the scenic road.

Mr. Corcoran explained that this is the last of several lots that were part of a 1967 subdivision and that the driveway opening was created in accordance with a Special Permit approved by the Board of Appeals.

**Public Comments:**

Jill Menino of 20 Bradlee Road informed the Board that since the developer will be paving over a sewer easement, she would like to be in agreement with proposals for the driveway. She expressed such agreement with the proposal.

Member Duffy made a motion to approve the driveway opening. The Board voted all in favor.

6:45 p.m. **Lot 35 Hillside Street Scenic Road Hearing**

Homeowners Richard and Mary McCarthy addressed the Board for the purpose of rebuilding a stone wall. Mr. Clark informed the Board that the homeowners had submitted a plan. He stated that trees marked with blue flags would remain. Mr. Whiteside stated that the Tree Warden must approve the amount of the grade change and provide specifications for the protection of the existing trees. He requested that the wall be constructed in a traditional manner. Member Duffy requested that the Board investigate whether Hillside Street is a "county road". Mr. Clark stated that he will seek an answer to that question from County Commissioner Collins. Member Innes made a motion to approve Mr. McCarthy's request contingent on the Tree Warden's approval and provided that existing trees are protected. The Board voted all in favor. A letter specifying the conditions of approval will be sent.

7:00 p.m. **Open Space Development off Hillside Street**

Member Whiteside explained to the Board that he would recuse himself from the hearing as a member of the Board but reserved the right to speak as a member of the public. Mr. Whiteside noted that a corner of his property abuts an abutter to the subject parcels and that he may be presumed to have a financial interest in the proposal. An appraisal would be required to rebut the presumption. Member Duffy assumed the role of Chairman. Attorney McEttrick began the hearing with an update. She explained that a key issue regarding the development is accessibility. The abutters object to the developer using the existing driveway, which Applicant owns, to access the development. They would prefer access to the development from Ford Ranch Road. Mrs. McEttrick stated that an "Alternatives Analysis", conducted by Lenore White of Wetlands Strategies, Inc. concluded that the environmental and financial impact of pursuing that option would be substantial and that this conclusion led the applicant to pursue the open space development application. Attorney McEttrick explained that the neighbors presently

using the right of way have the right to replace utility lines and pipes, and that work of that nature isn't restricted to the developer. She explained that preserving open space is the purpose of the Open Space Bylaw, and she feels that she has presented the best alternative. She also explained that she is exploring an amended plan in which it is possible to separate one lot from the remainder of the parcel. This plan could allow the McDonough and Corliss families the option of purchasing the lot, thereby offering greater privacy. As a result of Member Whiteside's recusal and Member Lynch's absence, only three of the required four Board members remained present for the hearing, so it was necessary to suspend the hearing before any public discussion began. A continuance was scheduled for August 23, 2012 @ 8 p.m.

7:30 p.m. **36-50 Eliot Street, Milton Hill Project; site plan approval**

Edward Corcoran, Attorney for the Sullivan Family, informed the Board that the Board of Appeals voted to grant variances unanimously regarding an apartment development on Eliot Street. Landscape Architect, Blair Hines presented an updated planting and landscape plan which was designed in an effort to provide a pleasant setting, mitigate the impact of development on Milton Hill neighbors, protect existing woodlands and establish a positive presence on Eliot Street. Mr. Corcoran informed the Board that the Board of Appeals requested the Planning Board's approval of the landscape plan. Mr. Hines requested final comments from the Board. Chairman Whiteside stated that the Board should issue comments at the meeting on August 23<sup>rd</sup>.

**Public Comments:**

Ruth Heiden of 314 Eliot Street expressed concerns regarding the size of the building, the flat façade, open balconies and the omission of a comprehensive traffic study. She inquired about the possibility of the developer providing public amenities.

Ellen Denooyer of 83 Capen Street requested some relief along the retaining wall on Eliot Street in order to enhance the property and the pedestrian experience.

Mr. Corcoran stated that a traffic study had been done for this project and that parts of the retaining wall will be carved out, providing relief.

The hearing was continued to August 23, 2012.

5. **NEW BUSINESS:**

Interviews were held with the three respondents to the Master Plan Visioning Services. The three firms making presentations were:

*Brown Walker Planners* – presented by Sue Brown and Juliet Walker

*Vannasse Hangen Brustlin, Inc. (VHB)* – presented by James Fasser and Geoffrey Morrison-Logan

*Community Opportunities Group* – presented by Judy Barrett and Caroline Edwards

6. **ADJOURNMENT:**

The meeting adjourned at 10:00 p.m.

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Edward L. Duffy  
Secretary

