

MEETING MINUTES FOR DECEMBER 27, 2012

MILTON PLANNING BOARD

The fourteenth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday December 27, 2013 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, Bernard J. Lynch, III, Planning Director William Clark and Administrative Clerk Jean M. Peterson.

1. ADMINISTRATIVE TASKS

The Board approved the Minutes of October 25th and November 8th 2012 and postponed approval of the Minutes of October 18, 2012. The Board discussed the Minutes of October 18th, 2012 which concern the special permit for the Hillside Street open space development. Members Duffy and Lynch have a difference of opinion with their recollection of the Meeting and have suggested different versions. Mr. Clark informed the Board that town counsel requested a meeting with Members Kelly and Lynch regarding their decision to vote against the special permit.

The Board approved future meeting dates of January 10, 2013 and January 24, 2013.

2. CITIZENS SPEAK

Deborah Felton of 20 Willoughby Road and Executive Director of Fuller Village urged the Planning Board to support the implementation of a Housing Production Plan.

Marvin Gordon of 163 Gun Hill Street suggested that the Planning Board should request the Selectmen to schedule a special town meeting for the purpose of implementing and funding a Housing Production Plan.

3. PUBLIC HEARING

36-50 Eliot Street Milton Hill Project; site plan approval

Edward Corcoran, the Attorney representing the Sullivan family proposed that the Board close the public hearing and approve the site plan. He stated that all parking is on site and that the building design is very attractive and nicely detailed. Chairman Whiteside stated that the site plan should be approved subject to a satisfactory written decision. Member Innes made a motion to close

the public hearing. The Board voted unanimously to close the hearing. A motion was then made to approve the site plan with conditions to be set out in a written decision. The Board voted unanimously. Attorney Corcoran expressed his gratitude to the Board for its support of the project. A written decision will be filed.

Public Comment:

Deborah Felton of 20 Willoughby Road raised concerns about parking and construction.

Attorney Corcoran addressed her concerns and the Board noted that the stretch code covered some of these issues.

4. OLD BUSINESS

Master Plan Update

Member Innes updated the Board that the next meeting of the Master Plan Committee is scheduled for January 8, 2013. She informed the Board that on-line questionnaires sent out by Brown Walker should be completed prior to the meeting and that a Public Forum is scheduled for January 26, 2013 from 9 to 12 noon at Tucker School. Member Kelly stated that he would like to review the results of phase one of the Master Plan before moving forward with phase two. The Board unanimously approved an article for the Annual Town Meeting to determine what sum of money will be appropriated for the second phase of the Master Plan, in the event that there is a second phase.

Assisted Living Article update and Article for Town Meeting.

Attorney Edward Corcoran spoke representing the Gralia Group, the developer proposing to build an assisted living facility at the Horseplay Stable site. He stated that he and Chairman Whiteside had prepared a revised bylaw. Member Duffy recommended that the Board file the revised Assisted Living bylaw for inclusion in the May Warrant.

Comments:

Deborah Felton, Executive Director of Fuller Village stated that she would like a quality assisted living facility in Milton and views this proposal as a complement to Fuller Village.

Emmett Schmarsow of 45 Aberdeen Road expressed concern about specificity of the Article and that it appears to be written to accommodate one specific project. He stated that he would like to see a bylaw that could be used by other developers.

Chairman Whiteside made a motion to submit the revised Assisted Living bylaw to Selectmen for inclusion in the May Warrant. The Board voted unanimously to do so.

Housing Production Plan

The Board unanimously voted to file an article to determine what sum of money Town Meeting will appropriate for a Housing Production Plan.

5. **NEW BUSINESS:**

Government Study Committee, Alternate Member Recommendation

Upon recommendation of the Government Study Committee, the Board discussed the issue of an alternate Board member and whether the alternate member should be elected or appointed. This additional member would serve as a substitute when permanent members need to recuse themselves from Board meetings. The discussion will resume at the January 10th meeting of the Planning Board.

Potential Town Meeting Articles:

Paul Sullivan addressed the Board relative to a proposal for overlay zoning to apply to the site of a present greenhouse at 591 Blue Hill Avenue.

6. **ADJOURNMENT:**

The Meeting adjourned at 8:30 p.m.

Edward L. Duffy

Secretary

