

MEETING MINUTES FOR JULY 26, 2012

Milton Planning Board

The second meeting of the Planning Board for fiscal year 2013 was on Thursday, July 28, 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, Bernard J. Lynch, III, Emily Keys Innes, Michael E. Kelly, Planning Director William Clark and Administrative Assistant Jean Peterson.

1. ADMINISTRATIVE TASKS

The Board approved the Minutes of June 28, 2012 and postponed approval of the Minutes of July 12, 2012.

The Board confirmed future meeting dates of August 9th and 23rd, 2012, starting at 6:30 p.m.

2. CITIZENS SPEAK

Margaret Donovan addressed the Board relative to parking at 36 Central Avenue. She informed the Board that a sign has been posted indicating that parking is prohibited there. She requested clarification concerning parking at that site.

Louise Voveris of 22 Mountain Laurel Path addressed the Board relative to landscaping at Brookside Park which was undertaken by 36 Central Avenue. She informed the Board that debris was left behind and she expressed dissatisfaction with the plantings.

Susan Bartley of 34 Cliff Road informed the Board that she would like more open space at the outside sitting area at the Hendrie's site.

3. TOWN PLANNER'S REPORT

Mr. Clark updated the Board relative to:

- The wind turbine arbitration with Quarry Hills
- The Assisted Living Draft
- The 131 Eliot Street project

4. PUBLIC HEARINGS

6:35 p.m. 35 Hillside Street

Richard McCarthy appeared before the Board to seek approval to re-build a stone wall at 35 Hillside Street. Mr. Clark informed the Board that during this process, trees with a blue flag will be saved and town trees will remain. The Tree Warden's Report will communicate information relative to this matter and a decision will be issued at the August 9th meeting.

7:00 p.m. 131 Eliot Street Special Permit, Hendrie's Building

William McDermott, the attorney representing developer Stephen Connelly, informed the Board that his client is awaiting a decision from the Board as to whether it will grant an FAR bonus. He introduced Mr. Bill Fleming, the landscape architect for the project. Mr. Fleming addressed the design revisions relative to the significant amenities. He explained that the revised courtyard design provides open space and engages the public on the Central Avenue side of the building. Member Whiteside read into the record a letter from the project architect, Warren Daniel. The letter summarized the design revisions which were made in response to concerns of the Planning Board relative to the significant public amenity.

Comments:

Peter Jackson of 41 Capen Street urged the Board to continue its review of the landscape plan. He commented that the open space does not serve well as a public amenity.

Annette Koplovsky of 18 Gaskins Road thanked Mr. Connelly for his attempts to please the neighbors but commented that the open space is not welcoming to the neighbors. She also asked if it would be possible for Mr. Connelly to retain the stone walls.

Peter Mullin of 18 Gaskins Road urged the Board to make a decision at this meeting regarding the FAR bonus in order to give Mr. Connelly direction in that regard. He urged the Board to vote against awarding the bonus as there is neither a "replacement in-kind" nor "significant public amenity".

Keith Mills of 39 Hawthorn Road urged the Board to vote against granting an FAR bonus. He emphasized the importance of dialogue between the neighbors and the developer. He also stated that he would like to see development on the site.

Louise Voveris of 22 Mountain Laurel Path stated that in her opinion the building is too large for the area. She urged the Board to vote against the project.

Adam Gilmore of 22 Valley Road commented that the issues of height and public amenities remain open. He urged the Board to vote against an FAR bonus.

Cheryl Tougias of 660 Canton Avenue commented that she feels that there is minimal change in the design proposal. She urged the Board to vote against an FAR bonus.

Andrea Palmstrom of 151 Eliot Street urged the Board to vote against an FAR bonus as the property is not well maintained, especially during the winter months. She expressed disappointment about the removal of the oak tree.

Ellen DeNooyer of 83 Capen Street commented that the significant public amenity is too small. She expressed her on-going concerns about setbacks and feels that the building needs to be re-designed in accordance with Zoning. She urged the Board to vote against the bonus.

Senator Brian Joyce Informed the Board that this project meets the State's criteria for a Mass Works Grant a/k/a P.W.E.D. (Public Works Economic Development) Grant. The P.W.E.D. Grant provides funding of construction that contributes to the public benefit. It also serves to alleviate some costs to the developer. Senator Joyce suggested that the Board apply for the Grant in an effort to help move the 131 Eliot Street development forward. The application for the P.W.E.D. Grant is due August 22nd.

Margaret Donovan expressed disappointment that she was not informed of the first neighborhood meeting with Mr. Connelly. She also addressed concerns regarding parking.

Member Whiteside commented that the revised landscape plan doesn't offer the public amenities that he was hoping for and at this point the requirements for a bonus have not been met. He stated that the Mass Works Grant should be considered. He would like the plan revised so that the project that can be approved which also may allow the developer to qualify for a bonus.

Member Innes commented that Mr. Connelly must begin the process of building better relationships. Certain conditions, such as providing a significant public amenity, must be met in order for an FAR bonus to be awarded.

Member Duffy suggested to Mr. Clark that he work expeditiously on applying for the P.W.E.D. Grant.

The hearing was continued to August 23' 2012 @ 7 p.m.

7:00 p.m. **36-50 Eliot Street, Milton Hill Project**

At the request of the Planning Board, Ned Corcoran drafted 7 items, "Report of the Planning Board" and presented them to the Board for approval. He also presented revisions to the site

plan showing modifications as requested by the Board. Mr. Corcoran reported that he continues to work with Town engineers on storm water drainage and that he will also have a construction management plan for approval. Member Duffy commented that he is not satisfied with the appearance of the balconies. Mr. Corcoran stated that the landscape plan will mask the vertical structure elements. Member Innes made a motion that the "Report of the Planning Board" be forwarded to the Board of Appeals for their July 31st meeting. The Board voted all in favor.

5. OLD BUSINESS

- Assisted Living Facility, 704 Randolph Avenue

Developer Jason Roberts stated that he plans to make revisions to the "Assisted Living Residence Development" draft. He stated that he has decided to definitively use the access road. Member Duffy asked for clarity on the two access ways. He also asked if the Fire Chief has reviewed the plans. Mr. Roberts stated that the Fire Chief has not reviewed the plans for the development. Member Whiteside stated that the access road will be re-constructed at the expense of the developer and that it will be similar to that of the Stoughton Facility. The Board stated that the zoning article for the assisted living facility must be submitted by August 9, 2012 for the October Town Meeting. Member Innes made a motion to submit the draft, as revised, for the October Town Meeting. The Board voted all in favor. Early September is the estimated time frame for the Public Hearing for this development.

- Master Plan

Member Innes informed the Board that the three companies who submitted responses to the RFP relative to the Master Plan will be interviewed at the meeting on August 9th.

6. ADJOURNMENT

The Meeting adjourned at 9:30 p.m.

Edward L. Duffy
Secretary