

Meeting Minutes for June 13, 2013

Milton Planning Board

The twenty-ninth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, June 13, 2013 at 6:30 p.m. in the John Cronin 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 Clerk Jean M. Peterson. *Chairman Whiteside announced that Member Bernard J. Lynch, III would be arriving late due to a scheduling conflict.*

1. **Administrative Tasks**

The Board postponed the approval of the March 28th, April 11th and April 18th Minutes. The next Planning Board Meeting was scheduled for June 27, 2013 in the John Cronin Conference Room. The Board welcomed Ansel (last name not given) from the Boy Scouts of America. He attended the meeting for the purpose of fulfilling a badge requirement.

2. **Citizens Speak**

There were no citizens present to address the Board.

3. **Old Business**

Master Plan – discussion for draft comments and drafting an RFP for consultant services for Phase II.

Member Innes presented a report from Brown Walker Planners and a poster documenting the findings and initiatives of the public forums, surveys and interviews held during the Phase I visioning process. Member Innes also presented a draft RFP for Phase II of the Master Plan. Member Whiteside took issue with certain points in the draft which he and Member Innes discussed at length.

At 6:45, the Board announced that the Public Hearing for Coulter Landscaping would begin upon the arrival of Member Lynch and continued on with their discussion about the Master Plan RFP for Phase II.

The Public Hearing for the Coulter property commenced upon the arrival of Member Lynch at 7:15.

4. **Public Hearing**

Special Permit and Site plan approval for Coulter Landscaping, 919 Blue Hill Avenue.

Edward Corcoran, Attorney for Thomas Coulter, owner and applicant of 919 Blue Hill Avenue addressed the Board. Mr. Corcoran provided a revised plan which addressed several issues raised at the May 23rd meeting relative to heights of existing buildings and parking. He stated that Decelle and Associates identified the elevation of each of the buildings and that the combined 13 parking spaces meet parking requirements. Chairman Whiteside stated that he had received a letter from an abutter, Mr. Fred Lydon. Mr. Lydon was present at the meeting and addressed the Board. He explained that his deceased mother owned the property at 175 Atherton Street which abuts Mr. Coulter's property. He stated that he has been unable to sell his mother's property due to the presence of Mr. Coulter's business and that he feels that Mr. Coulter has turned the property at 919 Blue Hill Avenue into a construction yard at the expense of the Lydon property. He gave an overview of legal proceedings in which he has participated. He requested that the

Board deny the permit. Attorney Corcoran stated that the plan met zoning requirements and that it is the job of the Planning Board to approve a permit if the site plan meets requirements in the Zoning. Attorney Corcoran stated that Mr. Coulter's permit should be issued without delay so that he can resume the operation of his business. Member Innes made a motion to close the hearing. Member Lynch seconded the motion and the Board voted unanimously to close the public hearing. Member Innes stated that Mr. Coulter's Application meets Zoning requirements and that Mr. Lydon had not advanced sufficient reason to deny the permit. Chairman Whiteside agreed and called for a vote while stating his respect for Mr. Lydon's concerns. The Board voted unanimously to grant the permit for the reasons stated in a written decision which the Board then signed.

Other

Informational discussion about proposed development at 591 Blue Hill Avenue.

Paul Sullivan, developer, addressed the Board to discuss whether the Board would support a variance application going before the Board of Appeals relative to property at 591 Blue Hill Avenue. He stated that the property was formerly a greenhouse. He informed the Board that he has met with neighbors and has held a meeting in the Library to provide an opportunity for them to ask questions and address concerns. He described his concept for three lots on a lane. He asked for feedback regarding the concept and inquired about the process. Chairman Whiteside stated that he would like a landscape architect to implement a more creative design. He emphasized the need for the neighbors' satisfaction with the project. Member Innes suggested that as many trees as possible be preserved in the plan being developed.

5. Town Planner's Report

Mr. Clark updated the Board relative to:

- Housing Production Plan
- Skating rink issues
- Green Communities
- East Milton Parking and Access
- Granite Park and Ride Committee
- 40B Comment letter – MEWS
- 40B off Hillside and Ford Ranch Road
- Renewable Energy Issues

6. Adjournment

The Meeting adjourned at 8:50 p.m.

Edward L. Duffy
Secretary

