

MEETING MINUTES FOR MAY 23, 2013

Milton Planning Board

The twenty- seventh meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, May 23, 2013 at 6:30 p.m. in the Selectmen's conference room, Milton Town Hall.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy, Emily Keys Innes, Bernard J. Lynch, III, Michael E. Kelly, and Planning Director William Clark.

1. Administrative Tasks

The Board postponed the approval of the past meeting Minutes until the regular scheduled meeting on June 13.

Future meeting dates were scheduled for **June 6th @ 6:30 p.m.** in the John Cronin Conference Room to approve comments for the Milton Mews / Site Approval Application; and regularly scheduled, **June 13 & 27 @ 6:30 p.m.** in the John Cronin Conference Room.

Reorganization of the Board for FY 2014

After a brief discussion on reorganization, Mr. Duffy nominated Mr. Whiteside to be Chairman. This was seconded by Ms. Innes. Mr. Whiteside accepted the nomination and the Board voted unanimously for Mr. Whiteside as Chairman. Mr. Whiteside nominated Mr. Duffy to be Secretary. This was seconded by Mr. Lynch. Mr. Duffy accepted the nomination and the Board voted unanimously for Mr. Duffy as Secretary.

Mr. Whiteside nominated Ms. Innes to be the Chairman of the Master Plan Committee, Mr. Lynch to be the Planning Board representative to the Capital Improvements Planning Committee, Mr. Duffy to be the Planning Board representative to the Wireless Telecommunication Design Review Committee. All were seconded and voted by the Board unanimously.

2. Citizens Speak

Deborah Felton, Town Meeting member Precinct 2, and Executive Director of Fuller Village requested that the Planning Board write its own comments about the Milton Mews Site Approval application. She also stated that Fuller Village would be holding a perimeter site walk of the Milton Mews project on Saturday June 1st at 10 a.m. and encouraged the public to attend.

Robert Healy & Michael Balfe, residents of Lantern Lane spoke of their concerns with the future development of the Women's Club property at 90 Reedsdale Road. The conjecture at this point is that there will be 4 single-family homes off a 40' ROW with 18' of paving. The area neighbors are concerned about drainage, building density, vegetation retention, desire for additional

vegetative screening, construction noise levels, and reasonable work hours. Neighbors are scheduled to meet and coordinate with the new owners' representative, Paul Sullivan.

3. **Public Hearings**

6:55PM

919 Blue Hill Avenue, Coulter Landscape (hearing continued from May 13th, 2013)
Landscaping/Greenhouse/ Residential Development PUD Special Permit application submitted by Attorney Edward Corcoran for Thomas Coulter owner of Coulter Landscaping.

The Planning Board was given a presentation by Attorney Corcoran that showed the past uses of the property, the past variances granted, and how the proponent has addressed the requirements of the new zoning. Specific issues discussed were property uses, existing lighting, perimeter fences, parking spaces & requirements, driveways, shed locations, uses of the existing buildings, and storage of equipment.

Attorney Corcoran will provide a *draft* special permit to Chairman Whiteside who will prepare a FINAL document expected to be voted on June 13th.

4. **Old Business**

131 Eliot Street; Hendrie's

Chairman Whiteside updated the Board on the Sunday meetings he has been attending facilitated by Senator Brian Joyce. The purpose of the meeting was to discuss possible movement on an alternate proposal for the Hendrie's site. Also in attendance have been Selectmen Chair Tom Hurley & Denis Keohane (at different meetings), Town Planner William Clark, Columbine /Cliff Board member & Attorney Peter Mullin, and Cheryl Tougias, architect. The sessions determined that there is potential for change to the Plan which had been defeated on August 23, 2012. Some of the proposed changes which were discussed are as follows: to move the building back 10', thereby lessening the appearance of bulk; increase parking on the ground floor, fulfilling the commercial requirement by including residential/business areas on the second floor; and parking for area businesses. The newly proposed plan would also provide for more "green space" than the previous plan had provided. The meeting addressed important issues which had previously caused disapproval for the developer. Chairman Whiteside stated that this would be a new application and public hearing process. He stated the importance of neighborhood support and anticipates the public's input. He extended his gratitude for Senator Joyce's initiative.

5. **New Business**

Milton MEWS –40B Development proposed for Brush Hill Road

After discussion, Chairman Whiteside was authorized to prepare comments for submission to Mass Housing Finance Agency regarding the request for a project eligibility determination for the Milton Mews project.

6. **Town Planner’s Report**

The Town Planner informed that Board that he is currently working on the following issues:

- Milton Mews 40B project Site Approval comment letter for Selectmen
- Ulin Skating Rink’s Special Permit from DCR
- Traffic Commission issues
- Project Review – past and present
- East Milton Parking & Access
- Granite Ave Park & Ride Committee

7. **Adjournment**

The meeting adjourned at 9:00 p.m.

Edward L. Duffy
Secretary