

## MEETING MINUTES FOR SEPTEMBER 18, 2012

### MILTON PLANNING BOARD

The sixth meeting of the Planning Board for fiscal year 2013 was on Tuesday, September 18, 2012 at 6:30 p.m. in the Carol Blute Conference Room, Milton Town Office Building.

In attendance were Planning Board Members Edward L. Duffy-acting Chairman, Emily Keys Innes, Michael E. Kelly, Bernard J. Lynch, III, Planning Director William Clark and Administrative Assistant Jean M. Peterson.

#### 1. **PUBLIC HEARING** - *Open Space Development off Hillside Street*

The Hearing had been postponed from September 13, 2012. Chairman Whiteside has recused himself from participation as a Board Member.

Marion McEttrick, Attorney for the Applicant Todd Hamilton presented with Robert Hannigan, Engineer. Mrs. McEttrick began by giving a brief overview. She stated that the Planning Board must determine if Mr. Hamilton's application fulfills the requirements of the Open Space Bylaw. She responded to a memo from The Hillside Street Neighborhood Association. The memo listed six questions relative to the development and she responded to those questions in detail. Of particular concern to the Board and neighbors is whether emergency vehicles can safely and expeditiously access the new development from the private driveway/shared right-of-way. She stated that the Fire Chief made certain recommendations regarding the size of the entrance of the driveway and that it has been designed according to his recommendations. She stated that the Fire Chief supports this proposal. Mrs. McEttrick stated that the developer will pay for all new utility lines under the Open Space Development proposal and that the DEP will not consent to the proposal to access the development from Ford Ranch Road. This is mainly due to concerns with wetland but also because an alternate access plan exists.

Member Kelly raised questions about using the existing driveway as access to the development rather than the developer creating his own access roadway. He also stated that access from Ford Ranch Road does not provide a safer access and that it would disrupt wetlands. Member Lynch raised concerns with the width and length of the driveway as it relates to safety.

Mark Bobrowski, Attorney for the Corliss family and Tom Houston, Registered Professional Engineer presented reasons for accessing the development off Ford Ranch Road. They cited the driveway as an unsafe alternative and they feel that Ford Ranch Road offers a viable alternative. Mr. Houston developed a cost estimate for a bridge from Ford Ranch Road into the development.

Member Innes raised questions about the presentation of the cost involved in building a bridge. Member Duffy stated concerns about the safety of the driveway.

Mr. Whiteside addressed the Board. He recommended that the Board approve the plan, provided that access is from Ford Ranch Road as he believes that access from Hillside Street is not reasonable. Member Kelly raised concerns with the costs associated with building a bridge and stated that the applicant has not agreed to the conditions of accessing the development from Ford Ranch Road. Attorney McEttrick stated that if access to the development to Ford Ranch Road is sought, then that is going to open up a wide range of issues, particularly from a DEP standpoint.

Lenore White, a professional wetlands consultant addressed the Board. She stated that she is a former employee of the DEP. Aside from the disruption of wetlands, she stated other reasons as to why access from Ford Ranch Road is not a suitable alternative; i.e. opposition from the Ford Ranch Road residents, obstacles that the developer would be confronted with by the DEP and the *cost* of constructing an access off Ford Ranch Road. She emphasized that the DEP would investigate an alternative access to the development and that alternative already exists, which is to access the development from Hillside Street. Ms. White stated that there are many other factors that the cost estimate for building a bridge has not addressed.

#### Public Comments

Lloyd Wilkie of 92 Ford Ranch Road spoke in opposition to accessing the development from Ford Ranch Road. He stated that he has had water issues in the past.

Edward Rentel of 110 Ford Ranch Road stated that the three homes located at the bottom of Ford Ranch Road should be considered due to an elevation difference. He feels that the proposed development may create flooding problems, erosion, runoff and privacy issues.

Kenan and Stephanie Foley of 161 Hillside Street spoke in opposition to the access to the development from Hillside Street. They feel that the plan is ill-conceived, that there will be issues with trash pick-up, mail, etc. and that the proposed length is unsafe. They presented different styles of bridges as access alternatives from Ford Ranch Road. They urged to the Board to consider other alternatives.

The Hearing was continued to October 11<sup>th</sup> at 7:15 p.m.

## 2. ADJOURNMENT

The meeting adjourned at 10:35 p.m.

-----  
Edward L. Duffy

