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**Meeting Minutes for April 9, 2014**

**Milton Planning Board**

The twentieth meeting of the Milton Planning Board for fiscal year 2014 was on Wednesday, April 9<sup>th</sup> at the Milton Council on Aging.

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 Peterson.

**1. Administrative Items**

The Board approved the Minutes of February 13, 2014 and postponed the approval of the February 27<sup>th</sup>, March 13<sup>th</sup> and March 27<sup>th</sup> Minutes. Future meeting dates were scheduled for Wednesday, April 23<sup>rd</sup> at 6:30 p.m. in the Carol Blute Conference Room and May 5<sup>th</sup> (prior to Town Meeting) at 6:30 p.m., Milton High School.

**2. Citizens Speak**

Robert Sweeney, President of Indian Cliffs Neighborhood Association addressed the Board relative to the Pulte Preliminary Subdivision Plans. He stated that there are growing concerns about the development plan for the Town Farm and asked the Board to adhere to the Purchase and Sales Agreement.

**3. Public Hearing**

Shoolman Way, Hearing on Definitive Subdivision Plan

Chairman Whiteside began by providing background information relative to the plan which was submitted by Marvin and Andrea Gordon and Temple Beth Shalom. Mr. Gordon is offering a gift of land to Temple Beth Shalom of the Blue Hills for the purpose of constructing a new synagogue. He proposes to divide an existing lot into 2 new lots, the first lot to be retained by Mr. Gordon and the second as the site for a new synagogue. In order to meet frontage requirements, the applicants propose to construct a private street, Shoolman Way, named for Mr. Gordon's grandparents Sam and Bertha Shoolman. Marion McEttrick, the attorney representing Mr. Gordon and the Congregation was joined by Robert Hannigan, Engineer for the project, Jack Gillon, traffic consultant and Ada Rosmarin from the Temple's building committee. Rabbi Alfred Benjamin and congregants Lila Rosenbaum and Karen Friedman -Hanna presented a history of the Temple and spoke ardently of the need for Milton's Jewish community to have a place for worship, prayer, study and fellowship in Milton. They presented a petition signed by supporters. Mr. Gordon followed by presenting a history of the land stating that his grandparents, Sam and Bertha Shoolman were the first Jewish family to own land in Milton. He stated that donating a gift of land in his grandfather's memory recognizes his family's commitment to the Town of Milton. Ms. Rosmarin summarized conditions of the proposal including minimal footprint, height, lighting, and parking and stated that the size of the building will be limited to reduce impact on the neighborhood. Attorney McEttrick stated that there are subdivision control requirements which have been met, other than the five waivers requested by Mr. Gordon. He requested the waivers in an effort to minimize the impact of the project on the neighborhood and environment. Attorney McEttrick informed the Board that an extensive and thorough review of the project was done in order to protect the neighborhood, the Town and the Temple. Chairman Whiteside stated that the waivers enhance the design of the project and informed those in attendance that the Planning Board had never received such a high volume of support correspondence.

Comments of support were made by Reverend Jeffrey Johnson, former Selectmen John Michael Shields, James Mullen, and Joseph McEttrick. Additional comments of support were made by Arthur Murphy, Wallace Sisson, Hyacinth Phlow, Cheryl Tougas, Peter Mullin, Joseph O'Malley, Mary McNamara, Darnell Turner, Emily Goldman, Brian Walsh, Jonathan Pincus, Scott Johnson, Aileen Kenney, Peter Jackson and Richard G. Wells, Jr. Christopher Stone of 36 Lodge Street stated that as a neighbor, he is impacted differently from the project citing increased traffic as a key issue.

The Board voted unanimously in favor of closing the hearing, accepting the waivers and approving the subdivision application.

#### 4. New Business

Receipt of Pulte Preliminary Plan

Chairman Whiteside stated that a preliminary subdivision plan had been received to freeze the current zoning in place for development.

#### 5. Old Business

- Parking for 36 Central Avenue, discussion

The Town Planner reported that he is receiving calls of concern that the owners of the units are not abiding by parking requirements and he requested guidance from the Board relative to parking enforcement. He stated that the businesses at the location are not requiring their employees to use the rear lot for parking resulting in a shortage of parking in the

a.  
Margaret Donovan of 41 Central Avenue expressed concern about parking issues in the Central Avenue business district.

Chairman Whiteside stated that the Board will research the issue and address the matter as may appropriate.

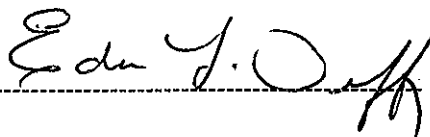
#### 6. Other Business

- 36-50 Eliot Street, Milton Hill Apartments – update

Edward Corcoran, Attorney for the owners of the property, provided an update to the Board stating that the project is moving forward successfully. He commented on parking, elevation, landscaping and lighting.

#### 7. Adjournment

The meeting adjourned at 10:10 p.m.



Edward L. Duffy  
Secretary