

Meeting Minutes for August 8, 2013

Milton Planning Board

The third meeting of the Milton Planning Board for fiscal year 2014 was on Thursday, August 8, 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, Bernard J. Lynch, III, Michael E. Kelly, Planning Director William Clark and Administrative Clerk Jean M. Peterson.

1. Administrative Tasks

The Board approved the Minutes of June 27th and July 11th and postponed approval of the July 25th Minutes. Future meeting dates were scheduled for August 22nd and September 12th.

2. Citizens Speak

There were no citizens present to address the Board.

3. Old Business

- 17 Canton Avenue, discussion and resolution of differences in approved plans and actual built building.

The Town Planner presented three separate depictions to the Board:

#1 A depiction showing what originally existed;

#2 A depiction showing what was built;

#3 A depiction that the Building Inspector, Architect and Town Planner devised after discussing the issue with neighbors.

Mr. Clark reviewed depiction #3. He informed the Board that it is a stretch code building.

Member Lynch asked about elevations and Mr. Clark stated that the elevations will be marked on the plan.

- 591 Blue Hill Avenue, landscape plan discussion

Paul Sullivan addressed the Board relative to a concept plan for the site at 591 Blue Hill Avenue, a/k/a Hemenway Woods, which is presently an abandoned nursery. Mr. Sullivan informed the Board that he is working on a 3-house lot concept plan with a road and that he has hired a landscape designer. He informed the Board that he has presented his plan to the Zoning Board of Appeals and he has received positive feedback for the development from neighbors. Chairman Whiteside stated the importance of an acceptable road layout with a sidewalk. He suggested that Mr. Sullivan do a preliminary plan. Mr. Sullivan informed the Board that he will be meeting with the DPW Director and Town Engineer next week to discuss utility work and that he would seek a variance only with respect to lot size.

- Discussion of potential Zoning Articles for October Town Meeting

Mr. Clark and the Board briefly reviewed the Articles submitted for the October Town Meeting. The Selectmen have submitted an article for an alternate member to serve on the Planning Board.

- Master Plan

Member Innes informed the Board that she would like to conduct interviews in September for the 3 respondents to Phase 2 of the Master Plan and that Master Plan Committee members should be invited.

4. **Public Hearing:**

Site Plan Approval: 534 Adams Street, Mr. Chan's Restaurant expansion

Chairman Whiteside made a motion to approve Site Plan Approval. The Board voted unanimously in favor and a Site Plan Approval Decision was signed.

5. **New Business:**

90 Reedsdale Road, discussion of planned 4-lot subdivision

Paul Sullivan addressed the Board relative to his proposal for the construction of 4 house lots. Since a 50 foot wide street allows for only 3 lots, a waiver of width would be required for 4 lots. He stated that he is focusing on drainage and exploring drainage solutions. Chairman Whiteside read a letter which he had written, expressing his understanding of the procedure. He cited adequate drainage as an area of concern. He mentioned that some want to preserve the existing structure. Mr. Sullivan stated that a 3-lot subdivision would be financially difficult. Michael Balfe, a resident of Lantern Lane addressed the Board. He stated that there are three options for the site: to do nothing, to sell the site to Temple Shalom or other institution, or

what he considers the preferred option of building residential homes. He does not favor an institution due to issues of parking, noise and lights. Chairman Whiteside encouraged the neighbors to communicate with the developer and to be actively involved in the goal of developing an acceptable subdivision.

6. **Town Planner's Report:**

The Town Planner updated the Board relative to the following issues:

- Ulin Rink
- Zoning
- ANR appeal for Ford Ranch Road
- Granite Ave. Park and Ride Committee
- Massworks Grant
- Design plan for East Milton deck

7. **Adjournment:**

The meeting adjourned at 8:17 p.m.

Edward L. Duffy
Secretary