

## Meeting Minutes for December 3, 2013

### Milton Planning Board

The twelfth meeting of the Milton Planning Board for fiscal year 2014 was on Tuesday, December 3, 2013 in the Carol Blute Conference Room, Milton Town Office Building.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy, Emily Keys Innes, Michael Kelly, Bernard J. Lynch, III, and Administrative Clerk Jean M. Peterson. *Planning Director, William Clark's attendance was required at the meeting of the Board of Selectmen.*

#### 1. Administrative Items

The Board unanimously approved the Minutes of October 24<sup>th</sup>, October 25<sup>th</sup> and November 6<sup>th</sup>, 2013 as amended. The next meeting date is scheduled for December 12, 2013.

#### 2. Citizens Speak

There were no citizens present to address the Board.

#### 3. New Business

- ANR, 290 Granite Avenue

The owners of the property, Jonathan Fung and Shirley Chen would like to create two buildable lots. Chairman Whiteside advised Ms. Chen on how the plan could be revised and requested that she attend the December 12<sup>th</sup> Planning Board meeting with the revised version.

- Discussion whether to support Variance Request for Condominium Conversion on Thacher Street

Attorney Edward Corcoran addressed the Board on behalf of Williams Avenue, LLC, Michael Moxley, Developer. He informed the Board that Mr. Moxley is seeking a variance in order to build condominiums at the site which was formerly owned by the Knights of Columbus. The Board discussed issues relative to the number of units and bedrooms being proposed. Attorney Corcoran stated that he believes the developer has a very strong case for a variance and expressed the belief that the Board would be pleased with the overall end result. Chairman Whiteside expressed disagreement stating his view that the proposal is poorly planned and is a complete derogation of Zoning. He also expressed his disagreement with Attorney Corcoran that a hardship was involved. The Board determined not to send a letter to the Board of Appeals in support of the developer's request for variances.

#### 4. Public Hearing

- Site Plan Approval – 480 Adams Street, Blue Hills Bank, continued from November 6th

Attorney Robert Sheffield introduced bank members, traffic engineers and representatives from Hajjar Management, the owners of the building. He stated that the developer's purpose is to significantly improve the 50-year old building in

addition to making it handicapped accessible. The Board was updated with the following outstanding items from the November 6<sup>th</sup> meeting: **1.** the reconfiguration of parking **2.** the landscaping and lighting plan **3.** information on underground drainage systems. (*Attorney Sheffield informed the Board that there are not any*). Bank representatives stated that Blue Hills Bank will occupy 15% of the first floor of the building. Michael Tremblay, Traffic Engineer from Howard Stein-Hudson reviewed traffic and parking issues. Chairman Whiteside made a motion to approve the plan subject to a satisfactory Site Plan Approval decision to be signed at the December 12<sup>th</sup> meeting. The Board voted to grant site plan approval subject to a satisfactory written decision.

**5. Old Business**

- 36-50 Eliot Street, Milton Hill Apartments, Landscape Plan issues

Attorney Edward Corcoran addressed the Board on behalf James Sullivan, owner of the property, relative to the preservation of the blue spruce tree in front of the Henry House. He stated that there is a mixed opinion among abutters as to the fate of the tree. Landscape Architect Blair Hines recommended replacing the tree with three sugar maples which in his opinion would coordinate well with the Henry House. An arborist from Hunt Tree Service evaluated the tree and sent a letter. He determined that the tree is under some stress and could in the future present a potential danger. Chairman Whiteside stated that he would like feedback from the Neighborhood Association about whether to preserve the tree and asked that they address the Board at a later date with recommendations.

**6. Other Business**

- Master Plan update

Member Innes informed the Board that the Master Plan Committee met last week. She stated that a tour of Milton is scheduled for December 16<sup>th</sup> which will be led by John Cronin and Paul Traverse. She also informed the Board that the consultants from Community Circle are working with the Milton Public Schools' Art Department on a logo for the Master Plan.

- Housing Production Plan update

Member Innes provided handouts for the Board for review. She stated that the Planning Board needs to determine which Town-owned parcels would be suitable for affordable housing developments. A meeting will be scheduled.

- 591 Blue Hill Avenue

Board members stated their agreement that 591 Blue Hill Avenue cannot be an ANR plan; it should be a subdivision plan.

**7. Adjournment**

The meeting adjourned at 9 p.m.

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Edward L. Duffy  
Secretary

