

Meeting Minutes for February 13, 2014

Milton Planning Board

The sixteenth meeting of the Milton Planning Board for fiscal year 2014 was on Thursday, February 13, 2014 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 E. Kelly, Planning Director William Clark and Administrative Clerk Jean Peterson. Member Bernard J. Lynch III, was absent from the meeting.

1. **Administrative Items** - The Board approved as amended the Minutes of January 9, 2014 and postponed the approval of the January 23, 2014 Minutes. The next regularly scheduled meeting of the Planning Board is on February 27, 2014 at 6:30 p.m. in the Carol Blute Conference Room.
2. **Citizen Speak** - There were no citizens present to address the Board.
3. **Old Business**
 - _90 Reedsdale Road, stormwater and sewer changes. Signing of the Amended Subdivision decision.

The Board postponed signing an addendum to the decision until they receive the Peer Review Report regarding the changes.

- Master Plan – update

Member Innes informed the Board of the Master Plan Forum scheduled for March 1st at Fuller Village. She stated that the public is invited to participate in the event. Refreshments, childcare and door prizes, (including Red Sox tickets) will be offered.

- HPP – discussion

Member Innes informed the Board that a progress report on the Housing Production Plan will be forthcoming.

- 36-50 Eliot Street

The Board signed the Amended Site Plan Approval relative to removal and replacement of the blue spruce tree.

4. **Public Hearings**

A public hearing was held relative to 7 articles which will be included in the Annual Town Meeting Warrant . The seven articles are: **1.** Zoning Bylaws, reformatting; **2.** Cluster Development; **3.** Medical Marijuana; **4.** Medical Marijuana moratorium; **5.** Agricultural/Nursery/Landscaping Development ; **6.** Article to amend the financial penalty for zoning violations under Section XI of Zoning Bylaws; **7.** Attached Condominium Residence Development (ACRD). The Board heard presentations and public comments on two of the articles: Agricultural/Nursery/Landscaping Development and Attached Condominium Residence Development (ACRD). Chairman Whiteside stated that the hearings would be

continued to February 27th due to the inclement weather conditions on the evening of February 13th. The Board will receive additional comments at that time.

Attorney Edward Corcoran represented Thayer Nursery. An article would permit continued operations as a nursery, landscape and snow removal company. He was joined by Thayer Nursery owner, Maggie Oldfield. Attorney Corcoran stated that the Oldfields are working to address concerns of neighbors by committing to making their business “neighborhood friendly”. He presented several changes that Thayer proposed in that effort. Abutters Phillip Johenning and John Rose, in opposition to the petition, were represented by their attorney, Matt Dunn who described the basis of his clients’ opposition. Attorney Dunn stated that Thayer has developed into a large-scale landscaping operation and that the petition serves no public purpose.

Public Comments

Paul Freeman of 619 Harland Street spoke about his concerns.

Pamela LePore of 44 Forest Street stated the business is inappropriate for the neighborhood and that the negative impacts of the business have increased over the last decade.

Melissa Walter of 292 Hillside Street stated her concern with trucks arriving early in the morning to make deliveries. She stated her opinion that Thayer Nursery has evolved from what was formerly a farm site to what is presently a construction site. She expressed concern that the weight of the trucks have destroyed the roads.

Phillip Johenning of 23 Parkwood Drive stated that he is disturbed on weekend mornings by noise from heavy equipment. He also stated his opinion that the Town does not enforce the rulings of the Zoning Board of Appeals.

Bobbie Wegner of 242 Canton Avenue spoke favorably about Thayer Nursery. She stated that the business is “pro community”, holds various seasonal events. She has had a positive experience with Thayer Nursery. She expressed concern that placing restrictions on the business will prove costly to the Oldfields.

Michael Pellegrini of 92 Forest Street described Thayer Nursery as a good business and a staple of the neighborhood. He urged residents to list their concerns and allow Thayer to consider those concerns. He stated that he is not bothered by noise and/or activities at the Nursery.

Frank O’Neil Of 46 Pleasant Street, James O’Neil of 41 Pleasant Street and Paul Sullivan presented a citizens petition article which would allow condominiums on a described parcel. They propose to develop 11 condominiums on a parcel of land off Pleasant Street. They feel that a condo development is the best use for the location and they would like to begin the process. Chairman Whiteside questioned whether the site is appropriate for condo development citing accessibility, frontage and wetlands issues. He suggested that the article be referred to the Planning Board for study. He stated that the proposal is not ready to be presented at the Annual Town Meeting in May.

5. Adjournment

The meeting adjourned at 9:30 p.m.

Edward L. Duffy
Secretary