

Meeting Minutes for July 25, 2013

Milton Planning Board

The second meeting of the Milton Planning Board for fiscal year 2014 was on Thursday, July 25, 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 from May 23, 2013 as amended and postponed approval of the June 27th and July 11th Minutes. The Board confirmed future meeting dates for August 8th and August 22nd 2013.

2. Citizens Speak

There were no citizens present to address the Board.

3. Public Hearings:

Scenic Road Application, 610 Harland Street, stonewall opening in front of existing home.

Jeanne Schmidt, addressed the Board. She informed the Board that the previous owner subdivided the property into four ANR lots and that presently there are driveway openings on lots 2 and 4. She requested an opening of 16 to 18 feet in the stone wall. Member Innes made a motion to close the hearing and approve the application. The Board voted unanimously in favor.

Site Plan Approval, 534 Adams Street, Mr. Chan's restaurant expansion (continued from July 11th)

Attorney Sheffield, attorney for owner Walter Chan, addressed the Board stating that Mr. Chan would like to expand his restaurant into the former La Mirage beauty parlor space which is adjacent to his restaurant. He stated that Mr. Chan's plan is to add 20 seats and that the lot at Sovereign Bank would be available for parking. Mr. Chan will request a liquor license only for the purpose of serving liquor *with* the service of food and that there will not be a bar. As the Board had requested at the previous meeting, Mr. Sheffield provided three graphic designs (elevation, detail and sketch) of the awning as well as a swatch of awning material. Attorney Sheffield stated that he prepared a draft site plan approval for the Board. Member Duffy suggested displaying sandwich boards for the purpose of directing customers to parking availability at the Sovereign Bank. Member Kelly suggested displaying the sandwich board for at least 3 months followed by

a review. Attorney Sheffield stated that the Board of Appeals considered the impact of both daytime and nighttime parking and read a portion of the decision. Chairman Whiteside requested a copy of the Board of Appeal's decision. Chairman Whiteside suggested that there will be at least one, possibly two, sandwich boards.

Member Innes made a motion to close the public hearing. The Board voted unanimously in favor. The Board approved the site plan subject to details in the written decision.

4. New Business:

- 204 Eliot Street, requested ANR

Mr. Clark informed the Board that # 198 wants to sell a portion of land to #204 Eliot Street, transferring 515 square feet of land. A motion was made for Mr. Clark to endorse an ANR plan for the Board. The Board voted unanimously all in favor.

- 90 Reedsdale Road, 4 lot sub-division

Scott Henderson of McKenzie Engineering Group and Developer Paul Sullivan addressed the Board relative to the proposal to develop the Women's Club property which is currently under a purchase and sales agreement. The preliminary plan is to create 4 house lots on a private way off Reedsdale Road. They are seeking to obtain certain waivers. Mr. Henderson stated that issues of utilities and drainage are still being worked out and that a meeting had been held with abutters. He hopes to submit a definitive plan next month. Chairman Whiteside expressed concerns about drainage, the elimination of sidewalks and of the addition of a fourth lot. Mr. Sullivan stated that a Homeowners Association will be established. Member Duffy raised questions about private ways and the placement of fire hydrants. Mr. Henderson stated that he will be consulting with the Engineering and Public Works Departments and that soil testing will be done. Francis O'Brien of 411 Canton Avenue and member of the Board of Appeals addressed the Board stating that neighbors have had productive discussions pertaining to this proposal. He reiterated the neighbors' concerns relative to the size of the existing pipe and drainage. He stated his desire for a plan which will satisfy the neighbors *and* the developer.

5. Old Business:

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

Mr. Clark explained that the developer did not comply with certain design requirements and other issues, (i.e. height of building, façade, original structure was not preserved) which were originally agreed upon. Mr. Clark stated he will be working with the architect to address the outstanding issues. Jeffrey Cruikshank, an abutter to the property, expressed some of his and his neighbors' concerns including the building's height, property lines and sewer line. Chairman Whiteside advised Mr. Cruikshank that the Planning Board would work to address these matters.

- Zoning Articles and Bylaws

Chairman Whiteside informed the Board that he sent e-mails to Mr. Prondak and Mr. Clark concerning the manageability and re-formatting of the Zoning Bylaws. Chairman Whiteside and Member Innes discussed authorizing placeholders for Bed and Breakfast zoning and for other zoning articles. Member Innes suggested that potential topics for the Bed and Breakfast discussion at the August 8th meeting should include signage, parking, noise and Board of Health inspections. Member Kelly inquired about the level of interest for a Bed and Breakfast in Milton. Member Innes stated that a Bed and Breakfast in Milton would be convenient for families of students attending schools such as Curry College and Milton Academy.

- Master Plan Update

Mr. Clark informed the Board that three firms responded to the RFP for Phase 2 of the Master Plan and that packets will be assembled for the Board's review. The three firms are:

Brown Walker Planners, Inc.
Daphne Politis, Community Circle
VHB (Vanasse Hangen Brustlin, Inc.)

6. Town Planner's Report:

The Town Planner updated the Board relative to:

RFPs for Ulin Rink and Master Plan
The re-use of 93 Eliot Street, formerly "Cakes". (William Raveis Real Estate to occupy the site.)
Re-siting of the animal shelter (off the access road from Randolph Avenue.)
MEWS (being reviewed)
131 Eliot Street (meeting to discuss moving Hendrie's project forward)
40B off Ford Ranch Road

7. Adjournment:

The meeting adjourned at 8:30 p.m.

Edward L. Duffy
Secretary

