

## Meeting Minutes for November 6, 2013

### Milton Planning Board

The eleventh meeting of the Milton Planning Board was on Wednesday, November 6, 2013 in the John Cronin Conference Room, Milton Town Office Building.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy Michael L. Kelly, Planning Director William Clark and Administrative Clerk Jean M. Peterson. Member Emily Innes was given permission by Chairman Whiteside to participate in the meeting remotely as she was unable to attend the meeting. Member Bernard Lynch will view the tape of the meeting due to his absence

#### **1. Administrative Items:**

The Board unanimously approved the Minutes of August 22<sup>nd</sup>, September 12<sup>th</sup>, September 26<sup>th</sup> and October 9<sup>th</sup> and postponed approval of the October 24<sup>th</sup> and 25<sup>th</sup> Minutes. The next meeting date is scheduled for Tuesday, December 3<sup>rd</sup>.

#### **2. Citizens Speak**

There were no citizens present wanting to address the Board.

#### **3. Other Business**

##### 591 Blue Hill Avenue – proposed ANR update

Chairman Whiteside informed the Board that he visited the site. He stated his view that there must be a subdivision. He informed the Board that various waivers will be needed in order to extend Perkins Lane and that the lane is not an adequate street. He recommended that the developer Paul Sullivan present the Board with a Preliminary subdivision plan so that the Board can determine if the project is achievable. He asked Mr. Clark to update Mr. Sullivan of the Planning Board's discussion on his proposal.

##### Master Plan Update

Member Innes informed the Board that the Master Plan Committee is in the process of scheduling a second meeting and that a discussion of the Housing Production Plan will be an agenda item.

**4. New Business**

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

The Board discussed the developer’s proposal to develop the property with six condominium units. The developer has expressed interest in converting the hall which exists on the site. Chairman Whiteside listed criteria that the developer must meet in order to get a variance. The Board postponed the discussion to the December 3<sup>rd</sup> meeting.

**5. Public Hearing**

Site Plan Approval – 480 Adams Street

Attorney Robert Sheffield addressed the Board on behalf of Hajjar Management which has purchased the commercial building at 480 Adams St. They are seeking site plan approval and are proposing front and rear alterations to the building which was constructed in 1963. There is a proposal for Blue Hills Bank to occupy a small part of the building. Attorney Sheffield informed the Board that the building is outdated and not handicapped accessible. Member Kelly expressed concern about this proposal creating additional traffic in East Milton Square. Member Innes raised concerns relative to stormwater drainage and its effect on traffic in the Square. Traffic Engineers Michael Tremblay and Michael Santos from Howard Stein-Hudson addressed the Board relative to traffic issues. Richard Pilla from Paramount Partners is working with the Bank and described the location of the ATM and new technology updates. Chairman Whiteside raised concerns relative to landscaping. The Board expressed overall approval for the plan and the Hearing was continued to Tuesday, December 3<sup>rd</sup> at 6:45 p.m.

**6. Adjournment**

The Meeting adjourned at 8:22 p.m.

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Edward L. Duffy  
Secretary