Meeting Minutes for October 9, 2013

Milton Planning Board

The seventh meeting of the Milton Planning Board was on Wednesday, October 9, 2013 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, Michael L. Kelly, Bernard J. Lynch, Planning Director William Clark and Administrative Clerk Jean M. Peterson.

1. **Administrative Tasks**

The Board postponed the approval of the Minutes of August 22nd and September 12th. Future meeting dates were scheduled for Thursday, October 24th and *Wednesday,* November 6th.

2. **Citizen Speak**

There were no citizens to address the Board.

3. **Other Business:**

Master Plan

Member Innes informed the Board that the first Master Plan Committee kickoff meeting with the consultant, Community Circle, is scheduled for October 22nd. Some meeting topics will include the Housing Production Plan as it relates to 40Bs and coordinating information relative to the medical marijuana issue.

4. **Public Hearing:**

90 Reedsdale Road, The Homes at Centre Brook proposed 4-house subdivision

The Hearing for the Definitive Subdivision application was continued from September 26th. The stormwater review, conducted by environmental consultant Lisa Eggelston, raised issues needing further work. A decision on the proposal was therefore deferred until the next meeting.

Public Comment

Kenneth Langley of 29 Lantern Lane stated that his property is located in the low-lying area of the neighborhood. Although not opposed to the development, he informed the Board of a drain on his property which needs to be upgraded and requested that this be incorporated into the project's drainage issue.

Christopher Fallon of 88 Reedsdale Road stated concern about the visual appearance of the Women's Club building. He cited issues such as deterioration and vandalism and how it affects his property.

Vicki McCarthy of 6 Hillcrest Road asked the developer John Morrill if Senator Joyce introduced him to the idea of purchasing the Women's Club.

Janet Christensen of 24 Gordon Road expressed her opinion that condominiums would be a more suitable choice for the site rather than what is being proposed.

Michael Balfe of 19 Lantern Lane stated that he would be opposed to a condo development. He stated that he has not seen the final landscape plan.

John Morrill, applicant for the proposed subdivision, informed the Board that his engineer is confident that all engineering issues can be resolved.   In response to Ms. McCarthy's question, he confirmed that Senator Joyce introduced him to the Women's Club.

Member Kelly asked Mr. Morrill to consider Mr. Langley's request to upgrade the drain.   Mr. Morrill stated his willingness to consider the matter.

Chairman Whiteside continued the Hearing to 6:45 on October 24th assuming that by then, there will be a resolution to the engineering issues raised by the DPW Director and environmental consultant.

5. **Old Business:**

- 591 Blue Hill Avenue – discussion on proposed ANR

Paul Sullivan informed the Board that he has revised his plan for the site located at 591 Blue Hill Avenue. He stated that he is now proposing an ANR for **2** homes. Chairman Whiteside informed Mr. Sullivan that the Board could not endorse an ANR plan without classifying the lots as "unbuildable". The street would also not be adequate for frontage purposes. A subdivision will be required.   He informed Mr. Sullivan that he needs the support of the abutters and that he must work with both the Board of Appeals *and* Planning Board to accomplish his goal.

- 36-50 Eliot Street, Milton Hill Apartments; review of building plans for Henry House & Carriage House per Site Plan Approval decision, signing of addendum

The Board signed the Addendum to Site Plan Approval for the development of 36-50 Eliot Street.

6. **Adjournment:**

The meeting adjourned at 7:45 p.m.

Edward L. Duffy
Secretary