

Meeting Minutes for September 26, 2013

Milton Planning Board

The sixth meeting of the Milton Planning Board was on Thursday, September 26, 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, 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 *Wednesday*, October 9th, Thursday, October 24th and *Wednesday*, November 6th.

2. Citizens Speak

There were no citizens present to address the Board.

3. Other Business

Master Plan

Member Innes updated the Board relative to the results of the joint meeting held with the Master Plan Committee. Both boards met on September 12th to conduct interviews with the 3 respondents to the RFP for Phase 2 of the Master Plan. She informed the Board that Brown Walker had been ruled out. Mr. Clark informed the Board that he had checked and received favorable references for Community Circle *and* VHB. At the September 12th Board meeting, a motion by Member Duffy to choose VHB subject to reference checks had been tabled to the next meeting (September 26th). Member Duffy stated that he would like to keep the motion that he made at the September 12th meeting. The Board continued the discussion with Members Innes, Kelly and Lynch favoring the selection of Community Circle while Chairman Whiteside and Member Duffy favored the selection of VHB. Member Innes made a motion to choose Community Circle as the preferred consultant for Phase 2 of the Master Plan. Their emphasis and experience with community outreach was an important factor. The Board voted 3 (Innes Lynch & Kelly) to 2 (Whiteside, Duffy) to select Community Circle.

Housing Production Plan

Mr. Clark stated that the Housing Production Plan remained pending. The Board noted that a site selection process with public input needed to be developed.

4. New Business

Discussion of adding a bedroom within the Quisset Brook Development at 2 Powder Mill Lane

The owners of the unit at 2 Powder Mill Lane addressed the Board relative to their plan to renovate their unit. They stated that they were informed by the Building Commissioner that their request to renovate their unit might have zoning implications. (*The Quisset Brook Development exists under a Special Permit issued by the Planning Board.*) The owners spoke before the Board stating that although a bedroom appears on the plans, their intention is for the space to remain as a loft, accessible by a staircase. The Board advised the owners of the unit that the Planning Board would consider the issue further.

Discussion with new owner of 9 Thacher Street (Knights of Columbus Hall) on future plans for property

Edward Corcoran, Attorney for Michael Moxley addressed the Board. He informed the Board that Mr. Moxley is the new owner of the Knights of Columbus building. Mr. Moxley and his architect would like to redevelop the building into six condominium units. Attorney Corcoran stated that the project would require a number of variances. They would file with the Planning Board for Site Plan Approval. The Town Planner expressed a preference for parking to exist behind the site and that the front be reserved for lawn space.

5. **Public Hearing**

Definitive Subdivision Application – 90 Reedsdale Road, The Homes at Centre Brook

John Morrill and Paul Sullivan, the applicants to develop 90 Reedsdale Road, addressed the Board with their project engineer, Scott Henderson. They gave a brief history of the Milton Women's Club which was built in the 1930s. Since the Club is now less attended and has fallen into disrepair, the members voted to sell the property when an offer to purchase the site was presented. Mr. Morrill informed the Board that the most feasible and economically-viable option is to develop four homes. He stated that he has the support of the neighborhood. Scott Henderson addressed existing conditions including drainage. He stated that he is committed to improving present drainage problems and that he is working on that with the DPW and Engineering. He informed the Planning Board that they would need to grant several waivers which are pivotal to the project including the pavement width, no sidewalks and reduction in the right-of-way. Member Innes raised the issue of limited space for snow storage. Mr. Henderson stated that the Homeowners Association will have a private contract for snow removal and that trucking might be required. Member Duffy stated his preference that the developer build *two* homes with frontage on Reedsdale Road, therefore eliminating the need for waivers. Mr. Morrill did not consider a 2-lot development feasible.

Public Comment

Vicki McCarthy of 6 Hillcrest Road addressed the Board as a member of a focus group of 10 Club members which was formed when they learned of the property being sold. She stated that the group is not in support of the proposal being presented and that alternative proposals would serve the Town better.

Janet Christensen of 24 Gordon Road spoke in opposition of destruction of the Club house. She stated that a plan should be developed to raise funds to restore the building. She presented the option of creating a park in memory of the founding member of the Milton Women's Club.

Member Whiteside informed Ms. Christensen that on an application for subdivision approval the Planning Board does not dictate what is best for a site but rather, the Board considers the application before it.

The Attorney for the Women's Club was present. He stated that while it is an emotional issue, the majority of Club members voted to sell the property.

Bonnie Healy of 25 Lantern Lane stated that the developers have been most helpful to the concerns and requests of the neighbors. She favors the residential development as being the best option.

Robert Healy of 25 Lantern Lane favors the residential development as being the best option.

Michael Balfe of 19 Lantern Lane spoke in support of the proposal for a residential development. He objected to the idea of a park on the site.

Joseph Donahue of 117 Reedsdale Road raised safety concerns relative to the proposed narrow road as well as trash removal concerns.

Jeffrey Erickson of 16 Lantern Lane commented that the plan for the residential site is the most desirable and feels that the developers have made every effort to please the neighbors.

Carol Balfé of 19 Lantern Lane commented that the neighbors prefer the plan for a residential rather institutional development.

Seth Buckley of 61 Walnut Street stated his support for the plan but expressed certain safety concerns. He stated disapproval for an institutional development due to safety, parking and littering issues.

Kelly Baker of 65 Reedsdale Road spoke in support of residential development of the site.

Chairman Whiteside stated that he would be ready to vote for the plan at the next meeting. He opened up discussion on the concept and the waivers. Member Kelly stated that although he feels badly about the prospect of demolition of the clubhouse, it is not the job of the Planning Board to steer proposals into another direction. Member Innes concurred with Member Kelly and added that there is a legal purchase and sales agreement at issue. Member Duffy stated that he does not go along with the plan as proposed. Member Lynch was not yet ready to support the development. The Board voted to generally approve waivers with Member Lynch abstaining and Member Duffy in opposition. Member Whiteside stated that he will draft a proposed decision. The Hearing was continued to October 9th @ 6:45 p.m.

6. **Old Business**

36-50 Eliot Street, Milton Hill Apartments; review of the Building plans for Henry House & Carriage house per Site Plan Approval decision

Edward Corcoran, Attorney for the Sullivan Family, developers, appeared before the Board to review the plans for the Henry House and Carriage House. He presented elevations, floor and roof plans which have been developed. He discussed colors and the landscape plan. Attorney Corcoran stated that the neighbors have expressed support for the plans. Chairman Whiteside stated that an addendum to the Site Plan Approval approving the plans will be prepared.

591 Blue Hill Avenue – proposed 3 house Subdivision

Paul Sullivan updated the Board on his proposal for a 3-house subdivision. Chairman Whiteside expressed his opinion that the opportunity exists to create more plantings and more green space between the proposed lane and neighbors.

Public Comments:

Eleanor Metro of 12 Vose Hill Road expressed disapproval for the plan citing issues of drainage, flooding and lack of privacy.

Scott McFarland of 26 Vose Hill Road expressed complete disapproval for the plan stating that his backyard privacy will no longer exist.

Chairman Whiteside informed Mr. Sullivan that without the support of abutters, there is no future for the plan. The Board encouraged Mr. Sullivan to revise the plan.

7. **Adjournment**

The meeting was adjourned at 10:30 p.m.

Edward L. Duffy
Secretary

