

Planning Board Meeting Minutes for Thursday, February 25, 2016

The nineteenth meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:13 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Chair Bryan Furze, Secretary Michael Kelly, members Alexander Whiteside, Emily Keys Innes and Cheryl Tougias; Director of Planning William Clark, Assistant Town Planner Tim Czerwienski and Senior Administrative Clerk Julia Getman.

1. Administrative Items: Future meeting dates were confirmed for March 10th and 24th, April 14th and 28th. Chair Furze read the agenda.

2. Citizen's Speak: No one spoke.

3. Public Hearing: Zoning Articles for May Town Meeting

Chair Furze presented a slide show on the proposed Non-Conforming Business Use bylaw. The bylaw's purpose, allowable uses, current and proposed processes, associated costs, test fits and neighborhood involvement were addressed.

Bob Sweeney, 156 Whittier Road, expressed his opposition to the proposed bylaw, stating that site-specific zoning has protected Milton's residential character.

Joe Sloane, 55 Concord Ave., thanked the Planning Board for its work. Current bylaws protect homeowners, he said, and the new bylaw runs the risk of commercial expansion. He encouraged a town-wide traffic assessment and better communication with residents.

Carol Stocker, 291 Hillside St., said that developers seek out loopholes, and that the Town should "plan defensively."

Karen Friedman-Hanna, 3 Norway Rd., said that the idea of "little shops" mentioned in the Master Plan would make Milton more vibrant and draw revenue, but that caution must be used with zoning changes.

Cynthia Jeffrey-Schmarsow, 45 Aberdeen Rd., expressed concerns about truck traffic and parking spaces with the expansion of businesses.

Maggie Oldfield, 237 Hillside St., owner of Thayer Nursery, expressed frustration at the lack of support current bylaws award business owners, and said that certain businesses are "singled out." She said that a bigger team of professionals was needed to construct a well-structured bylaw.

Tim Kernan, 642 Brush Hill Rd., said that the approach is too broad, streamlines developers, that economic benefits are "an illusion," and that individual lots should be studied.

Member Tougias arrived at 8:13 p.m.

Denny Swenson, 65 Green St., asked if Bed and Breakfasts would fall under "pre-existing non-conforming use." She noted that the proposed zoning requires only one public hearing, and asked what causes could be used for denying a permit. Chair Furze responded that the B & B question was open. Member Kelly explained current conditions surrounding residents' rights.

Member Innes said that one of the purposes of public hearings is to identify unintended consequences and examine the strength of protections. Member Tougias said that another

Member Kelly suggested that a deadline be established to lock in language for TM articles. Continuing to manipulate the articles, he said, does not allow time for the public to analyze the issues. Members Innes and Furze discussed posting revisions on the Town website.

Member Innes made a motion, seconded by Member Tougias, to continue discussion of the proposed zoning articles on Non-Conforming Businesses and Bed and Breakfasts to 7:45 on March 10th. The motion passed 5/0/0.

On a motion by Member Innes, seconded by Member Kelly, the Board voted the following article:

To see if the Town will vote to amend Section 10 of the General Bylaws known as the Zoning Bylaws by redesignating Subsection L of Section III ("Assisted Living Residence Development (ALRD)" (Article 43 on the May 2013 Warrant) as Subsection P of Section III.

Mr. Czerwienski said that certain proposed changes to the proposed non-conforming business bylaw would be posted on the Town website and shared his contact information.

The Board approved the meeting minutes from 06/18/15, 01/05/16, and 01/21/16.

Public Hearing: 545 Adams St. Site Plan Approval

Architect George Delegas and Engineer Tony Capachietti explained a site plan involving the removal of a 93 square foot vestibule and installation of a 119 square foot freezer at the Adams St. Dunkin Donuts.

Public Comment: Tony McDonald, 4 Mechanic St. asked about the purpose of the upgrade, expressing concern about the amount of traffic it may attract. The applicant replied that the change was minor, and only for the sake of convenience.

On a motion by Member Innes, seconded by Member Tougias, the Board voted unanimously to grant site plan approval on the condition that condenser and freezer specification sheets be supplied.

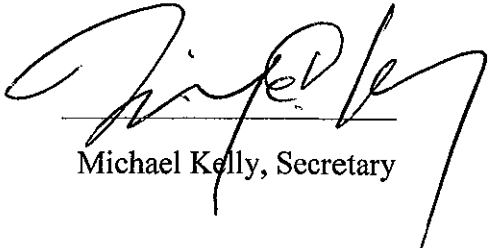
New Business: Appointment of Telecommunications Design Review Committee

On a motion by Member Innes, seconded by Member Whiteside, Member Kelly was reelected to the Telecommunications Design Review Committee.

Old Business: 591 Blue Hill Avenue Informational Presentation

Consultant Paul Sullivan explained a plan for 2 lots, one fronting on Perkins Lane, for which the Board of Appeals had issued a variance.

On a motion by Member Innes, seconded by Member Kelly, the meeting was adjourned at 10:07 p.m.


Michael Kelly, Secretary