

Planning Board Meeting Minutes for Thursday, March 24, 2016

The twenty-first meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:00 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; Assistant Town Planner Tim Czerwienski and Senior Administrative Clerk Julia Getman.

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

2. Citizen's Speak: No one spoke.

3. Discussion of Wentworth Farm Cluster Development

After a description of the project by Mr. Czerwienski, Attorney Marion McEtrick and Engineer Jeff Kane presented a site plan for a 10-lot development on approximately 11 acres between Hillside and Ford Ranch Roads to be known as "Wentworth Farm Estates." The right of way was discussed; issues of roadway width, traffic volume, turnarounds, driveway arrangements and sidewalks addressed. Mr. Whiteside encouraged the use of pillars in place of entrance gates. The Board discussed setbacks and wetlands. Mr. Kane explained drainage plans. Stormwater runoff, catch basins and rain gardens were discussed. Chair Furze asked about affordable housing; Ms. McEtrick said that the matter was still being developed. Mr. Furze suggested including the Affordable Housing Trust and Board of Selectmen in the process.

Old Business: The Board signed 9 sheets of the subdivision plan for the 33-41 Pleasant Street subdivision to file with the Registry of Deeds.

ANR: 591 Blue Hill Avenue: Developer Paul Sullivan presented an ANR plan after securing a Board of Appeals variance. Mr. Whiteside moved to endorse the plan as not requiring subdivision approval, seconded by Ms. Innes. The motion passed, and the plan was signed by Board members to be held until the variance became final.

Master Plan: Member Tougias provided an update on Master Plan Implementation Committee activities. She said that Dick Burke had recently been elected Secretary and that she was now Chair.

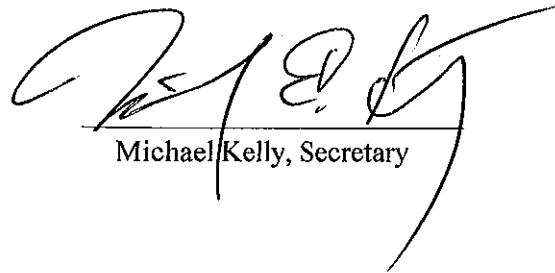
Mattapan Trolley: A letter from the Board of Selectmen supporting continuation of the trolley line was distributed. Mr. Furze said that he would draft a letter for the Planning Board to consider sending.

Spring Town Meeting: Mr. Furze said that the Warrant Committee had voted to recommend to send the Bed and Breakfast and Non-Conforming Business Use articles back to the Planning Board for further study. Town Counsel had ruled that Article 41, a bylaw allowing taxation of Bed and Breakfasts, could not be legally sponsored by the Board. Mr. Furze said that \$15,000 had been approved by the Warrant Committee for bylaw codification services for the Planning Department.

Signs: The Board discussed certain “stakeholders” in the sign review process (the Sign Review Committee, Master Plan Committee, Building Commissioner, Board of Appeals) and how business district signs should be treated. Illumination questions, grandfathering clauses, current bylaws, the timing of proposals, public outreach, and citizens’ privacy were discussed briefly.

Mr. Czerwienski mentioned an upcoming “Fair Housing 101” course sponsored by the South Shore Fair Housing Committee.

On a motion by Ms. Innes, seconded by Mr. Whiteside, the meeting was adjourned at 9:00 p.m.



Michael Kelly, Secretary