

Planning Board Meeting Minutes for Thursday, April 14, 2016

The twenty-second 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 28th and May 2nd, 3rd and 5th. A standing ovation was given to Ms. Innes for her service to the Planning Board. Chair Furze read the agenda. Discussion of the Wentworth Farm/Ford Ranch Road cluster development was removed from the agenda.

2. Citizen's Speak: No one spoke.

3. New Business: ANR: 341-349 Highland St. Attorney Robert Sheffield explained that a variance had been granted for 2 lots, each containing an existing dwelling. On a motion by Mr. Whiteside, seconded by Ms. Innes, the Board voted to authorize Mr. Clark to endorse the plan as not requiring subdivision approval.

4. Public Hearing: 1 Kinsale Lane Subdivision Revision: Attorney Ned Corcoran explained the need for a site walk of the property and the Board scheduled one for May 7th at 8:00 am. On a motion by Mr. Whiteside, seconded by Ms. Innes, the Board voted to continue the hearing to May 12th at 7:15 p.m.

5. Department update: Mr. Clark said that work on the Ulin Skating Rink lease, Town Counsel issues and the Dunkin Donuts, Super Petroleum and Milton Nails and Spa signs was underway. Mr. Clark described the Super Petroleum sign. He said that an assisted living development was being proposed for the former Horse Play Stables site on Randolph Avenue. Mr. Czerwienski said that he had been working with the animal shelter and fair housing committees and that zoning bylaws were close to being ready for posting on the Town website.

6. Public Hearing: Site Plan Approval Modification, HOME Inc.: Mr. Sheffield distributed site plans, described the current process for obtaining site plan approval and asked that certain restrictions be modified. The construction and enlargement of decks in particular were addressed. Sheds, sidewalks, plowing, lighting, buffers, conservation areas and tree plans were discussed. Mr. Whiteside asked that a formal procedure be drafted by HOME, Inc. management regarding deck construction. On a motion by Ms. Innes, seconded by Mr. Whiteside, the hearing was continued to May 12th at 7:30 p.m.

7. New Business: discussion of the Carberry/Wolcott development: Attorney Ned Corcoran congratulated Ms. Innes on her work with the Board. He introduced Jack Dawley of Northland Residential proposed developer of a 46-acre parcel at 1672 Canton Avenue. Mr. Corcoran explained that he had met with abutters, the Selectmen, and the Historical and Conservation Commissions to discuss the proposed 75-unit complex. Mr. Dawley provided a slide show describing the topography, natural features, and existing buildings on the property. He explained development options, needs, and goals. He described preservation tactics, tax incentives, and traffic scenarios. Ms. Innes mentioned the considerations set out in the Master Plan. Mr. Dawley emphasized proper land use and discussed open space, buffers, and siting. He provided histories of the existing buildings.

Public Comment:

Hale Smith, 1632 Canton Ave., expressed concerns about the density of the development, noting that the proposal "more than triples AA guidelines" and suggested that the cluster bylaw be reexamined.

Mathew Hiatt, 6 Carberry Lane, said that traffic would be a major problem.

Laura Beebe, 1514 Canton Ave., said that there would be a harmful ecological impact on the Blue Hills.

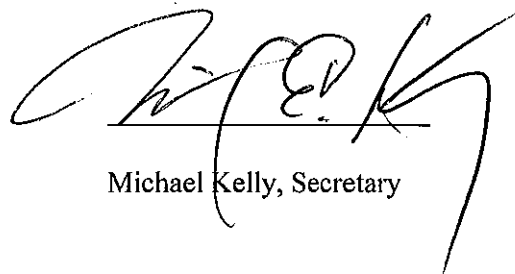
Jack Weeks, 2 Carberry Lane, said that the garage space was excessive and would lead to detrimental car impacts. He said that the construction period would be extremely disruptive. He said that the area was unique.

Ted Phillips, 28 Hemlock Drive, said that the character of the area would change with so many identical buildings obstructing the view of the Blue Hills.

Barry Woods, 8 Carberry Lane, talked about the history and bucolic nature of the area. He said there would be potential problems for the Blue Hills ski area, parking and pedestrian issues, and harmful drainage, traffic, and environmental effects.

8. The Board discussed priorities for the upcoming year.

9. On a motion by Ms. Innes, seconded by Mr. Whiteside, the meeting was adjourned at 9:41 p.m.

A handwritten signature in black ink, appearing to read "Michael Kelly", written over a horizontal line.

Michael Kelly, Secretary