

Planning Board Meeting Minutes for Thursday, April 28, 2016

The twenty-third meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:03 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Chair Bryan Furze, Secretary Michael Kelly, members Alexander Whiteside, April Lamoureux and Cheryl Tougias; Town Planner Bill Clark, Assistant Town Planner Tim Czerwienski and Senior Administrative Clerk Julia Getman.

1. Administrative Items: The Board welcomed new member April Lamoureux. Future meeting dates were confirmed for May 2nd, 3rd and 5th; a site walk for May 7th. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the March 24th minutes were approved providing that Mr. Furze's edits be included.

2. Citizen's Speak: Joe Sloane, 55 Concord Ave., asked for clarification about the Planning Board articles to be presented at the May 2nd Town Meeting. Mr. Furze explained that Article 42 (Non-Conforming Business Use) was separate from the Ice House citizens' petition on the February Special Town Meeting warrant, and that the Bed and Breakfast article (40) would be recommended to be sent back to the Planning Board.

3. Old Business:

The Board discussed appointing an alternate member. Ms. Tougias suggested researching other towns and consulting the Town Government Study Committee. The discussion was continued to May 26th.

Mr. Czerwienski presented the Board with a draft schedule of zoning initiatives for October Town Meeting:

Signs: the Board discussed priorities and how to involve the public, the Sign Review Committee, the Board of Selectmen and the Master Plan Committee in the sign review process. Mr. Whiteside encouraged concentration on process, and Mr. Kelly said that sign applications needed to be addressed consistently and resolved in a timely manner.

Ms. Tougias presented the Board with Master Plan Committee priorities, saying that public education and outreach, an online presence and involvement with the Planning Board would be essential to achieve the Committee's goals.

Miscellaneous: Rules and regulations, waivers, low impact development standards, and storm water issues were discussed, as well as preexisting nonconforming properties and planned unit developments. Ms. Tougias supported consultations with the Building Commissioner, Department of Public Works, and Board of Appeals.

4. New Business: Cluster development, 245 Highland St.

Attorney Ned Corcoran distributed plans, explaining how an 8-lot cluster development would be more suitable to the property than the originally proposed 6-lot subdivision. Stormwater maintenance, tree preservation, open land, and cul-de-sac dimensions were discussed. The formula required to calculate a contribution to the Affordable Housing Trust and how to apply it to the development were also discussed.

5. Other business:

Mr. Corcoran explained that the type and color of the fence approved for the Woodmere development at 865 Brush Hill Road was no longer available and proposed a cedar fence in its place. The Board viewed aerials of the property and discussed the length, longevity, and esthetic appeal of a cedar fence. Mr. Kelly asked for feedback from abutters. The discussion will continue on May 12th.

The Board discussed the remarks to be presented by Mr. Furze at the May 2nd Town Meeting and how to address audience feedback.

6. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 9:19 p.m.

Mike Kelly

(JG Auth.)

Michael Kelly, Secretary