

## Planning Board Meeting Minutes for Thursday, May 12, 2016

The twenty-fourth meeting of the Milton Planning Board for FY16 was called to order at 7:03 p.m. in the Blute Conference Room of Milton Town Hall.

**Present:** Chair Bryan Furze, 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:** Future meeting dates were set for May 26<sup>th</sup>, June 9, and June 23<sup>rd</sup>.

### **2. Citizen's Speak**

Hale Smith of 1632 Canton Ave. presented an alternative plan for the proposed 75-unit development on the Carberry Estate at 1672 Canton Ave. The developer and sellers would profit equally, he said, with 24 duplex town houses, which would reduce density and minimize environmental impacts.

Tim Kernan, 642 Brush Hill Rd., said that the stone wall at 685 Brush Hill Rd. (Beechwood Estates) was not being preserved as required by the terms of the subdivision approval and that a new, unauthorized design was being implemented. He said that the Brush Hill Area Neighbors Association had formed a group to explore B & Bs in Milton. He read a letter from Kevin Keating stating opposition to the current plans for the Carberry Estate.

Gerry Rankin, Developer for Beechwood Estates, said that he had been consistently communicating with neighbors and Town departments about wall alterations and described the changes made.

### **3. Public Hearing, 1 Kinsale Lane subdivision revision (continued from April 14<sup>th</sup>)**

On a motion by Member Tougias, seconded by Member Lamoureux, the Board voted to open the 7:15 public hearing and continue it to a later time. Attorney Ned Corcoran requested that the hearing be continued to June.

### **Citizen's Speak (continued)**

Denny Swenson of 65 Green St. supported Mr. Smith's plan, saying that a cluster development would be the best choice for the Carberry property as it would better protect the natural elements and ecosystem of the Blue Hills while minimizing density. She said that traffic impacts were also a concern of area residents.

### **4. Public Hearing, HOME Inc. site plan approval modification**

Ms. Lamoureux moved to open the 7:30 public hearing and continue it to a later time. With a second from Member Tougias, the motion was approved.

### **5. Public Hearing, 1 Kinsale Lane subdivision revision**

The 7:15 public hearing was reopened and Mr. Corcoran requested that the hearing be continued to June 9<sup>th</sup>.

### Public Speak:

Tony Ambrose of 1 Kinsale Lane said that Kinsale Lane should be made of similar materials as that of landowner Denis Keohane, also a resident of the property, instead of its current crushed stone condition.

A discussion followed about how and why the Kinsale Lane issue came about, the role of the Building Department, and ways in which to avoid similar problems going forward.

On a motion by Mr. Whiteside, seconded by Ms. Tougias, the Board voted to continue the hearing to 7:15 on June 9<sup>th</sup>.

**6. Public Hearing, HOME Inc. site plan approval modification**

Attorney Bob Sheffield addressed certain suggestions for a SPA modification. On a motion by Ms. Tougias, seconded by Mr. Whiteside, an amended SPA was approved and signed.

**7. ANR, 224-216 Central Ave.**

Robert Hannigan, representative for the owner of 224 Central Ave., distributed plans and described certain lot line adjustments. On a motion by Mr. Whiteside, seconded by Ms. Tougias, the board moved to authorize Mr. Clark to endorse the plan as not requiring subdivision approval.

**8. Old Business**

Mr. Corcoran described potential alternatives to the previously approved green Trex fence surrounding the Woodmere development at 865 Brush Hill Road, which is no longer available. A discussion followed about the sizes, surfaces, colors and materials of other fence types. The discussion was continued to May 26<sup>th</sup>.

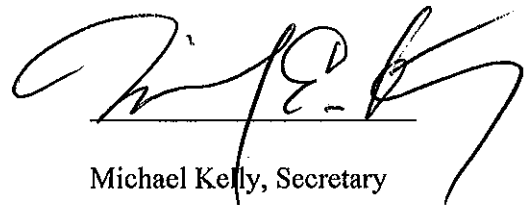
**9. New Business**

The FY17 meeting schedule was discussed. The Board agreed to send a Board member to a meeting of Milton Realtors to discuss Planning procedures and projects. Mr. Clark explained the sign review process and described recent proposals for signs at the Adams St. Dunkin Donuts. Ms. Tougias offered to attend the June 7<sup>th</sup> Selectmen's meeting to express Planning Board support of the DD proposal. Mr. Clark described and displayed the original plans for a stone wall at 685 Brush Hill Rd. and the Board discussed its current condition. Mr. Whiteside agreed to talk to Mr. Kernan and do a site walk.

**10. Other Business: zoning discussions**

Signs, inclusionary zoning, accessory units, the housing production plan, non-conforming uses, noise, lights, and affordable units in assisted living developments were discussed.

11. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 9:27 p.m.



Michael Kelly, Secretary