

Planning Board Meeting Minutes for Thursday, June 9, 2016

The twenty-sixth meeting of the Milton Planning Board for FY16 was called to order at 7:01 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Members Alexander Whiteside, Michael Kelly and April Lamoureux; Town Planner Bill Clark, Assistant Town Planner Tim Czerwienski, Administrative Clerk Julia Getman. Chairman Bryan Furze attended remotely via live streaming.

Member Cheryl Tougias arrived at 7:10 p.m.

1. Administrative Items: Future meeting dates were confirmed for June 23rd, July 14th and July 28th.

2. Citizens Speak: Kevin Walker of 1776 Canton Ave. showed plans of Carberry land on Canton Avenue from the 1980s and 1990s. He said that the current plans for development would decrease open space requirements under relevant zoning by 27 percent and would violate Master Plan provisions. He questioned the method by which a market price had been determined for the property.

3. Old Business:

The Board discussed a possible zoning bylaw regarding non-conforming dimensions of certain houses.

4. Public Hearing: 1 Kinsale Lane subdivision revision

Attorney Ned Corcoran described a plan to construct Kinsale Lane with gravel and grass paving blocks. A discussion followed about the configuration of the road, maintenance, and emergency access. The Board heard concerns about the road abutting homeowner Tony Ambrose. The hearing was continued to July 14th.

5. Public Hearing: Thayer Nursery application for Special Permit for landscaping business use

On a motion by Ms. Tougias, seconded by Mr. Kelly, the Board voted 4-1 to waive or reapply a prior application fee for the application. Owner Maggie Oldfield read a narrative outlining the history, significance, and business rights, obligations, and goals of the nursery. She requested certain adjustments to the December 2015 special permit, which included altered fence setbacks and modifications to sound attenuation materials. Proposals for definitions of landscaping activities and other on-site business uses were included. Certain views about nurseries and agriculture were included. There was discussion about sound attenuation, fence location, and involvement of a new abutter.

Mathew Dunn, lawyer to abutters Philip Johenning and John Rowe, read from a memorandum explaining why the permit should be denied. He said that the previous permit had never been annulled, that compliance to previous permits was questionable, and that the eligibility of the applicants was unclear. He mentioned issues with sound attenuation, the scope of activities on the property, and the residential surroundings.

Mr. Czerwienski reported that letters of opposition from Steven Davis of 285 Hillside St. and Robert Jepson of 165 Hillside St. had been received. There was a discussion about business start times and noise regulations. The hearing was continued to June 23rd.

6. New Business: Using assessors' maps, developer Paul Sullivan gave an informational presentation on a potential development of units on a 35,000 square foot lot off of the access road at 728-736 Randolph Ave.

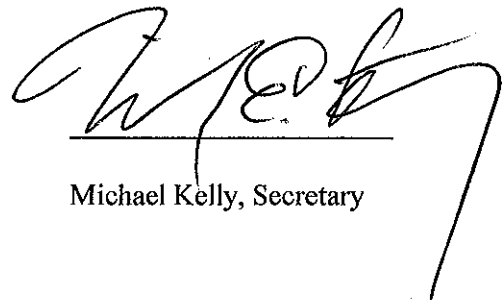
7. Other Business: Town Planner Bill Clark updated the Board on department activities. The Ulin Rink, Carberry property, signs, East Milton Parking Deck, Governor Stoughton Lane, the new animal shelter, construction of an assisted living facility at 704 Randolph Ave., proper use of wharf space by the Milton Yacht Club, and the stone wall at 685 Brush Hill Rd. ("Beechwood Estates") were discussed.

The Board signed a Special Permit Amendment for a fence at 865 Brush Hill Road.

Mr. Clark described issues surrounding the stone wall at the entrance to Beechwood Estates. A public hearing will be held July 14th.

The Board discussed the benefits of bonds rather than covenants in granting permits for subdivisions and private ways.

On a motion by Mr. Kelly, seconded by Ms. Tougias, the meeting was adjourned at 9:24 p.m.



Michael Kelly, Secretary