

Planning Board Meeting Minutes for Thursday, June 23, 2016

The twenty-sixth 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, Michael Kelly and April Lamoureux; Town Planner Bill Clark, Assistant Town Planner Tim Czerwienski, Administrative Clerk Julia Getman.

1. Administrative Items: Future meeting dates were confirmed for July 14th and 28th. On a motion by Mr. Whiteside, seconded by Mr. Kelly, meeting minutes from May 26th and December 17th, 2015 were approved.

2. Citizens Speak: Ken Marder, 1703 Canton Ave., asked for an explanation of the standards by which the Board might determine the acceptability of a proposal for subdivision of the Carberry land off Canton Avenue.

3. ANR: 216-224-236 Central Ave.

Mr. Clark displayed a map of three lots, explaining the property line adjustments made to meet frontage requirements. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the Board voted in favor of allowing Mr. Clark to endorse the plan as not requiring subdivision approval.

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

Mr. Czerwienski distributed redlined copies of an amended application and updated the Board on revisions. Grammatical changes and language adjustments were reviewed. One change involved the relocation of a portion of a fence for the sake of tree preservation; Mr. Czerwienski referenced a letter from the affected abutter with respect to the move. The Board discussed whether or not a new application, rather than an amended application, was not necessary. Mr. Clark read a letter from Town Counsel stating that rescinding a prior special permit would not be needed. The Board addressed certain proposed revisions individually with input from applicants Maggie and Josh Oldfield. Mr. Kelly questioned certain minor changes to the prior permit and suggested that the permit remain unchanged. The Board discussed access rights to the nursery grounds by the Building Commissioner and access to nursery records by the public.

Public Comment: Philip Johanning, 23 Parkwood Drive, questioned the fairness of including the applicants in certain proceedings. He said that certain provisions proposed for the permit were not in harmony with the neighborhood and that the intent of zoning bylaws were not being upheld. He said that the ZBA's list of restrictions had not been met, that the 2012 baseline was vague, and that the eligibility of the applicants is questionable.

Ms. Lamoureux encouraged the Board to vote on the permit. Mr. Whiteside said that the application was significantly different from the original and that the public should have a chance to weigh in on the proceedings. The hearing was continued to July 14th at 7:30 p.m.

6. New Business: Release of Carberry subdivision covenants

Mr. Clark explained that four covenants from the Carberry Estate dating back to the 1980s were no longer in effect and could be rescinded. A request for rescission has been made by the owner. On a motion by Ms. Lamoureux, seconded by Mr. Whiteside, the Board voted to rescind on the condition that an acceptable form of rescission be provided by the applicant.

7. Other Business: Discussion of Novara Restaurant patio capacity

Attorney Marion McEttrick asked that a modification to the restaurant's Special Permit be made to allow a flexible number of seats on the patio, currently approved for 20. She explained that the number of permissible seats for the restaurant as a whole (160) would remain the same. Mr. Furze said that because the restaurant abutted a residential neighborhood, the request should not be considered a minor modification and that neighborhood feedback was needed. A hearing would be scheduled on July 14th at 8:00 p.m.

Public Comment: Suzanne Brown of 566 Adams St. said that the restaurant patio is already in violation of the permit with at least 27 seats already in use. She asked how restrictions would be enforced.

3. Old Business: "The Ice House."

Referencing a draft article for zoning changes at the site, Attorney Ned Corcoran described modifications to the plans for the McKeen property at 487 Blue Hills Parkway. Residential units and a fish market were possible. He said that no additional site planning would be included with a rezoning proposal. DCR requirements and safe pedestrian crossings were discussed.

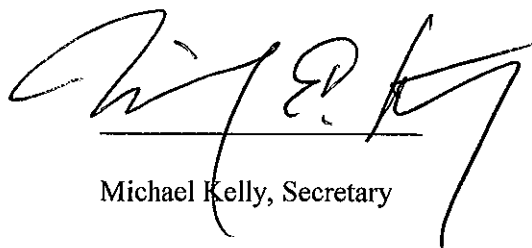
4. Other Business:

Condo Development Working Group: Mr. Whiteside, a Planning Board member of the group, suggested that the Board discuss the reconvening of the group on July 14th, when Ms. Tougias, the other Planning Board member, would be present.

Reorganization of the Board: The Board discussed reorganization. The discussion was continued to July 28th, when a full Board would be present.

Signs: Mr. Czerwienski updated the Board on recent discussions with the Building Commissioner and Mr. Whiteside. Design standards and guidelines, zoning districts, definitions of signage, the role of Selectmen and the Sign Review Committee, the procedures of other towns, and how to regulate signage were discussed.

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 9:54 p.m.

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

Michael Kelly, Secretary