

## Planning Board Minutes for Thursday, December 17, 2015

The thirteenth meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:00 p.m. on Thursday, December 17th, 2015 in the Carol Blute Conference Room in the Town Hall of Milton.

**Present:** Planning Board Chair Emily Keys Innes, Secretary Michael Kelly, members Alexander Whiteside, Bryan Furze and Cheryl Tougias; Planning Director William Clark, Assistant Town Planner Timothy Czerwienski.

### **Administrative Items:**

Chair Innes read the agenda and confirmed upcoming meetings for January 5<sup>th</sup> and 21<sup>st</sup> and February 8<sup>th</sup>, 11<sup>th</sup>, and 25<sup>th</sup>.

### **Citizen's Speak:**

John Rowe of 23 Parkwood Dr. said that a court order allowing Milton's building commissioner access to Thayer Nursery was needed in order to assure compliance of the terms of a special permit regarding the site.

### **Public Hearing: 33-41 Pleasant St. Definitive Subdivision** (continued from Nov. 23)

Mr. Whiteside referenced a narrow right of way. He suggested that lot 9 was not a buildable lot due to lack of frontage.

Mr. Clark read a letter from attorney Matthew Gaines regarding 41 Pleasant St. The hearing was continued to 7:15 on January 21<sup>st</sup>.

### **Old Business: Thayer Nursery Special Permit Deliberations** (continued from Nov. 23)

Chair Innes displayed the current draft of a permit and discussed recent changes made on the advice of Town Counsel. The loading of firewood, sales office hours, and complaint procedures were discussed. Mr. Whiteside objected to Town Counsel's determination that the Planning Board should hear appeals, and presented language for Board of Appeals review. The Board approved Mr. Whiteside's changes.

Chair Innes confirmed with applicants Maggie and Josh Oldfield and their lawyer Ned Corcoran that the building commissioner would no longer be denied access to the nursery property. The operations and required mitigation chart was discussed.

On conclusion of the deliberations, on a motion by Mr. Furze, seconded by Mr. Kelly, the Board unanimously approved the Special Permit/Site Plan Approval for a landscaping business at 217, 237, and 270 Hillside Street and 0 and 24 Forest Street. Ms. Tougias abstained from the vote.

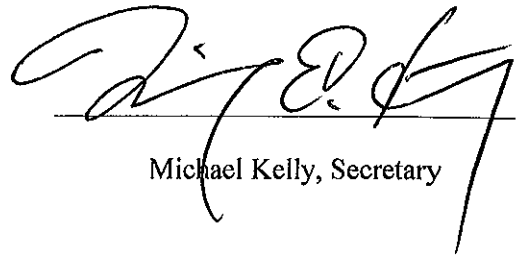
### **Other Business:**

The Board discussed Warrant articles for the February Special Town Meeting. On a motion by Mr. Furze, seconded by Mr. Whiteside, the Board voted 4-1 to try to reinstate language into the warrant about the appeals process.

Mr. Furze said he would draft language for a Bed and Breakfast ordinance for the May Town Meeting and suggested pushing the Non-Conforming Business Use bylaw forward to the October Town Meeting. Mr. Clark presented material about a sign bylaw, which the Board then discussed. Ms. Tougias offered to identify and summarize certain issues surrounding signs.

The Board discussed the Master Plan Implementation Committee appointments, management of meeting minutes and the Planning Department's budget.

On a motion by Mr. Whiteside, seconded by Mr. Furze, the meeting was adjourned at 9:35 p.m.

A handwritten signature in black ink, appearing to read 'Michael Kelly', written over a horizontal line. The signature is stylized and cursive.

Michael Kelly, Secretary