

Planning Board Meeting Minutes for Tuesday, January 21, 2016

The fifteenth meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:00 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Chair Emily Keys Innes, Secretary Michael Kelly, members Alexander Whiteside, Bryan Furze and Cheryl Tougias; Director of Planning William Clark, Assistant Town Planner Tim Czerwienski and Senior Administrative Clerk Julia Getman.

1. Administrative Items: Chair Innes read the agenda and summarized the January 5th Planning Board decisions regarding zoning articles for the February 8th Special Town Meeting, as the sound recording had not been working at that meeting. Upcoming meetings were confirmed for Feb. 8th, 11th, and 25th; March 10th and 24th; and April 14th.

The February 11th meeting will begin at 7:00 p.m. with an executive session with Town Counsel for the purpose of discussing active litigation against the Planning Board; the regularly scheduled meeting will start at 8:00 p.m. Chair Innes reminded the members that the Board would elect a new chair at the February 11 meeting as she would not be running for re-election to the Planning Board this spring. She thought it was important that the person who would be chair at the May Annual Town Meeting have the opportunity to go through the full budget and warrant process prior to Town Meeting in order to be prepared to present the Planning Board's budget and recommendations on zoning articles to Town Meeting members.

2. Citizen's Speak: no one chose to speak.

3. Old Business: Attorney Ned Corcoran described the status of the Parkway PUD zoning article and presented revised plans. Member Whiteside made a motion to recommend the draft to the Warrant Committee, Member Furze seconded, and the motion passed with Members Innes, Kelly and Whiteside in favor and Furze opposed. Member Tougias abstained.

4. Public Hearing: Definitive Subdivision, 33-41 Pleasant Street

After Chair Innes read the Public Hearing rules, Mr. Clark explained the continuing storm water review process. Development Consultant Paul Sullivan presented a plan incorporating recent comments from the town engineer, and said that lot 9 had been redesignated a non-buildable lot. The PB asked that an isolated drainage plan be provided. Condo/homeowner association documents, storm water plans, tree specifications, house locations, and entrance details were requested. Member Tougias asked for a commitment to protect trees during construction. A 30-day extension was granted, and the hearing was continued to February 11th.

5. Public Hearing: Amended Site Plan Approval, Fuller Village, 1399 Blue Hill Avenue and 1372 Brush Hill Road

Mr. Clark explained the site plan, which includes a dining room expansion and new fitness area/locker room. Fuller Village Executive Director Deborah Felton said that Fuller residents generally support the plans. Landscape Architect Catherine Martin, Architect John Downie and Civil Engineer Jim Devellis showed architectural renderings, site plans and elevations. Member Whiteside made a motion to approve the site plan as shown, with the condition that, at the request of Attorney Bob Sheffield, language involving a "tot lot" be removed. Member Tougias seconded, and the motion passed 5/0/0.

6. Proposed Zoning:

On a motion by Member Whiteside, seconded by Member Kelly, the Board voted 5/0/0 to approve an article asking for the redesignation of Subsection L of Section III regarding assisted living facilities as Subsection P of Section III in the zoning bylaws.

Member Whiteside led a discussion on sign bylaws.

7. Election of Members: Master Plan Implementation Committee:

The Board voted to elect Michael Balfe, Richard Burke, and Elizabeth Miller to the Master Plan Implementation Committee.

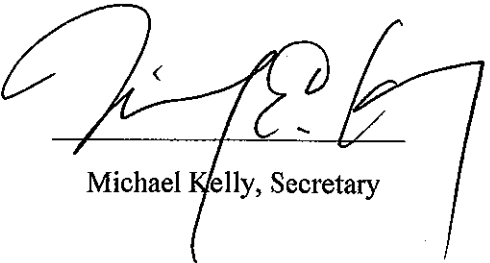
8. Proposed Zoning: Member Furze, author of the Non-Conforming Business Use zoning, provided a history of the article. Using an overhead map marked with color-coded pins, Mr. Czerwienski showed which Milton businesses would fall under the proposed zoning. Member Furze explained how the zoning would encourage business development and allow existing businesses to improve. Potential impacts, unintended consequences, how to define a business, and the need for a general zoning bylaw were discussed.

With permission from the Board, John McMahon of 106 Houston Ave., an abutter to Tedeschi, asked how the bylaw would affect abutters. He believes that surrounding lots should be designated both commercial and residential so that redevelopment can extend beyond the immediate business establishment.

Member Whiteside doubted the readiness of the article. Member Furze explained the extent to which he, Cheryl Tougias and Ned Corcoran had studied and revised the proposal and encouraged participation. Member Tougias said that the article falls within the intent of the Master Plan and that general zoning needs to be addressed at Town Meeting. A rigorous special permitting process and public hearing will be required, she added. Member Whiteside questioned the provision for the siting of such businesses and the potential for changes to business types. Member Kelly emphasized the importance of a decision to issue a special permit, saying many people would be affected by it. The Board debated extensively over when to submit the article.

9. On a motion from Member Furze, seconded by Member Tougias, the Board voted to pass the article on the condition that the language be changed from "four-inch" to "six-inch" caliper trees, with Members Innes, Furze and Tougias in favor, Kelly and Whiteside opposed.

10. On a motion by Member Whiteside, seconded by Member Kelly, the meeting was adjourned at 9:49 p.m.



Michael Kelly, Secretary