

Planning Board Meeting Minutes for Tuesday, January 5th, 2015

There is no audio recording of this meeting

The fourteenth 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.

2. Citizen's Speak: Philip Johenning of 23 Parkwood Dr. expressed concern about how commercial development may affect the Town's financial infrastructure with the hiring of new Town employees and expansion of Town facilities.

April Lamoureux of 249 Brook Road stated that broader zoning bylaws were needed to encourage commercial development.

3. Public Hearing: Zoning Articles for February Special Town Meeting. Member Tougias did not participate. After Chair Innes read the public hearing rules, Attorney Ned Corcoran gave a presentation on the proposed Planned Unit Development at 487 Blue Hills Parkway, the "Ice House," which would include a market of about 8,400 square feet, office space, possibly a bank, café, and other retail businesses, 65 parking spaces and a walking path to Pope's Pond. Member Whiteside asked about the foot prints of proposed structures and said that future expansion of the site should be avoided. Member Furze doubted that there would be adequate space for a market, and believes that more parking spaces would be required. With no committed tenants he said, a zoning change for a specific project is not advisable. Mr. Corcoran responded that the proposal posed a "chicken or egg" type situation; without a food market, he did not believe that the zoning would result in development. Member Whiteside asked about the roles of the DCR, Conservation Commission and Historical Commission. Mr. Corcoran said that he had met with members of each and that they would provide conditions. Chair Innes suggested that Mr. Corcoran review the Master Plan to ensure the proposed project and related zoning were consistent with the goals of the plan.

4. Public Comment: Chair Innes read the rules for Public Comment.

Joe Murphy of 20 Mountain Laurel Path, representing HOME, Inc., an abutter to the proposed project, sees the development as an amenity and reported that a majority of residents agreed.

Marilyn Whipple of 52 Crown St. questioned inclusion of a bank and asked if an independent market as opposed to a supermarket chain would be established.

Kristen Lacasse, 17 Decker St., PTO Chair for the Tucker School and supporter of the project, sees the development as a needed neighborhood asset and has received no negative feedback.

Sarah Callahan of 111 Elm St. agreed, noting the meager commercial tax base in Milton.

Earl Fay, 45 Annapolis St., said that he was neither supportive nor opposed, but believes the project needs further study. Traffic, pollution, hours of operation, architectural appeal, signage, lighting, and the uncertainty of future property uses need consideration.

Richard Gallagher of 19 Beacon Street Circle expressed his support, saying that west Milton was underserved with such amenities.

Mr. Corcoran said that banks "need a presence," require small locations, and have low traffic impacts. A specific bank has not been chosen, he said, and chain markets do not develop within that square footage. He said that public discussions about the development have been occurring for over a year, that the property owners need to "move forward," that details will be worked out in the Special Permit process, and that the lot size has limitations.

Michael Peltier of 52 Trout Brook Ave., a 40-year resident, shared his support.

April Lamoureux, 249 Brook Road, encouraged a timely passing of a bylaw for the sake of the Ice House and similar individual projects wanting to expand and/or revise a business use.

Joe Sloane of 55 Concord St. stated that he had received no invitations for public dialogue and stressed the importance of the Master Plan. Referring to the DCR's Historic Parkway Preservation Treatment Guidelines handbook, he discussed Blue Hill Parkway's landmark status and value to the community. He believes further discussion with the DCR and Milton residents is needed. Mr. Corcoran stated that traffic is an issue, and that the Traffic Commission and DCR would be part of the development process. On a motion by Member Furze, seconded by Member Whiteside, Members Furze, Kelly and Whiteside voted to close the public hearing and proceed to deliberations. Member Tougias abstained.

Member Furze said that there is a need for a general zoning bylaw to accommodate site-specific business projects in residence districts. Member Whiteside provided written comments addressing concerns about the environment, open space, signs, building specifications, setbacks, parking, the streetscape, and the future of the site.

The Board discussed timelines for zoning articles.

On a motion by Member Whiteside, seconded by Member Kelly, Members Innes, Kelly, Furze and Whiteside voted to refer the article back to the Planning Board for further study. Member Tougias abstained.

5. Public Hearing: Amend Chapter 10, Section III.N., Landscaping Business Use

After Chair Innes read the public hearing rules, the Board discussed a proposed amendment to the bylaw written by Town Counsel.

6. Public Comment: Chair Innes read the rules for public comment.

Philip Johenning, 23 Parkwood Dr., read a statement from his lawyer concerning the legal issues and Planning Board role surrounding the Thayer Nursery permit process over the course of years. He described the financial impact of the case on the Town.

On a motion by Member Furze, seconded by Member Kelly, the Board voted 5/0/0 to close the public hearing. On motion by member Tougias, seconded by Member Kelly, the Board voted 5/0/0 to recommend that Town Meeting pass the amendment.

7. Public Hearing: Amend Chapter 10, Sect. III.J., Central Ave. Planned Unit Development

The Board discussed proposed changes to the zoning for the site of the Hendries Building at 131 Eliot Street. Square footage, business use, setbacks, and parking were involved. No members of the public wished to speak to this article. On a motion by Member Furze, seconded by Member Whiteside, the article was approved 4/0/1. Member Tougias abstained.

8. Old Business: The Board discussed timetables and articles for the spring Town Meeting and confirmed meeting dates for January 12 (at a joint meeting with the Board of Selectmen) and January 21, February 8 (prior to the Special Town Meeting), February 11 and February 25.

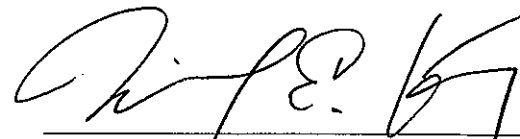
The Board discussed Member Furze's draft zoning for Bed and Breakfasts, including size requirements, parking, open space, and neighborhood impact. On a motion by Member Tougias, seconded by Member Furze, the Board voted to submit the article to the May Town Meeting, 3/2/0 (Innes, Furze and Tougias in favor; Kelly and Whiteside opposed).

9. Other Business: Chair Innes announced that she would not be running for re-election to the Planning Board and would step down as Chair at the February 11 meeting so that the person who would be Chair for the May Annual Town Meeting would have the opportunity to go through the warrant and budget process in the months before that Town Meeting.

The Board discussed the Planning Department's 2017 budget. On a motion from Member Tougias, seconded by Member Furze, the Board voted to add a line item for consulting services to implement the recommendations of the Master Plan and to request \$15,000 under the FY2017 contingent budget for such services, 3/2/0 (Innes, Furze and Tougias in favor; Kelly and Whiteside opposed).

10. On a motion by Member Tougias, seconded by Member Furze, the Board approved minutes from 5/14/15, 5/28/15, 6/11/15, 7/9/15, 10/9/15, 10/22/15, 11/9/15, 11/23/15, and 12/10/15, 5/0/0.

11. On a motion by Member Furze, seconded by Member Tougias, the meeting was adjourned at 11:25 p.m.



Michael Kelly, Secretary