

## **Planning Board Meeting Minutes for Thursday, May 26, 2016**

The twenty-fifth meeting of the Milton Planning Board for FY16 was called to order at 7:02 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, Building Commissioner Joe Prondak, Town Administrator Annemarie Fagan, Selectmen Katie Conlon and David Burke; Sign Review Committee members Larry Johnson and John Zychowicz; Senior Administrative Clerk Julia Getman.

**1. Administrative Items:** Future meeting dates were confirmed for June 9<sup>th</sup>, June 23<sup>rd</sup> and July 14<sup>th</sup>.

On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the meeting minutes for April 14<sup>th</sup>, 28<sup>th</sup>, and May 7<sup>th</sup> were approved with amendments. On a motion by Mr. Kelly, seconded by Mr. Whiteside, the meeting minutes for April 14<sup>th</sup> were approved with Ms. Lamoureux abstaining.

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the reformatted zoning bylaws were approved for submittal to the Town Clerk. On a motion by Mr. Kelly, seconded by Mr. Whiteside, Ms. Lamoureux was appointed to the Capital Improvement Committee.

### **2. Zoning Discussion: Signs & Noise**

Sign review and approval procedures were discussed. Mr. Zychowicz said that clearer bylaws should be implemented to simplify the process, which Mr. Burke supported. Mr. Prondak agreed that current bylaws are too complex and inconsistent. A discussion followed about how to clarify Milton's standards and guidelines, and the policies of other towns were considered. It was agreed that the Zoning Board of Appeals, in place of the Board of Selectmen, should assume the role of sign review authority. Mr. Czerwienski, Mr. Whiteside and Mr. Prondak agreed to collaborate in developing a comprehensive approval process for inclusion in the bylaws.

The need for a general, enforceable bylaw addressing noise was discussed. Homeowner rights, contractor permits, and revisiting the Amplified Music bylaw (drafted in 2015) were discussed.

**3. Citizen's Speak:** Kevin Walker of 1776 Canton Avenue presented photographs and plans for the proposed Carberry Estate development, stating that significant information was missing and that the plan is misleading. He said that the plan is out of sync with the Master Plan, violates zoning bylaws, significantly devalues his property, and that viable alternatives are possible.

### **4. Old Business:**

Mr. Furze updated the Board on his recent meeting with the Milton Neighborhood Alliance.

Developer Jack Dawley distributed Trex composite fence samples. On a motion by Mr. Kelly, seconded by Ms. Lamoureux, the Board voted to amend the special permit for the Woodmere at Brush Hill development by changing the fence color to "Woodland Brown" from its original green.

**Carberry/Wolcott development**

Attorney Ned Corcoran presented an overview of the HOME, Inc. Winter Valley, Quisset Brook, and Fuller Village properties as a means of comparison to the Carberry Estate. He described zoning scenarios and addressed open space, frontage, unit density, cluster developments, Planned Unit Developments, and age restrictive and historical significance issues. He said that he intended to present a rezoning proposal at the October Town Meeting and was aiming for a new bylaw by August 1<sup>st</sup>. Mr. Furze said that a bylaw amendment was more feasible; the Board agreed that support from the Carberry neighborhood was essential. The discussion was continued to June 23<sup>rd</sup>.

Public Speak: Hale Smith of 1632 Canton Ave. updated the Board on recent Neighborhood Association meetings. He said that a cluster development was preferred, and that 40B housing was objectionable, as were townhouses fronting Canton Avenue, triple units and a traditional clear cut subdivision.

**5. Other Business:** The Board discussed Affordable Housing Trust contributions, with a focus on cluster developments. Using the Department of Housing and Community Development formula as a basis, the Board agreed that a more flexible, predictable, and transparent policy was needed to serve Milton.

On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the meeting was adjourned at 9:21 p.m.

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Michael Kelly, Secretary