

Planning Board Meeting Minutes for Thursday, July 14, 2016

The first meeting of the Milton Planning Board for FY17 was called to order at 7:00 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Members Bryan Furze (Chair), Alexander Whiteside, Cheryl Tougias and April Lamoureux; Assistant Town Planner Tim Czerwienski, Administrative Clerk Julia Getman. Member Michael Kelly was absent.

1. Administrative Items: Future meeting dates were confirmed for July 28th, August 11th, and August 25th.

2. Citizens Speak: Joe Sloane, 55 Concord Ave., expressed concern about a possible intersection at 487 Blue Hills Parkway.

Ned Corcoran, attorney for the McKeen family, encouraged public participation and feedback on a possible "Ice House" development.

Mr. Czerwienski read a letter of support for such a possible development from Lisa Coull of 41 Robbins St.

3. Public Hearing: Kinsale Lane subdivision revision (continued from June 23)

Member Tougias recused herself.

Attorney Ned Corcoran displayed plans for an altered street layout and discussed emergency vehicle access and an emergency easement. The hearing was continued to July 28th.

4. Public Hearing: Thayer Nursery Special Permit and Site Plan Approval for landscaping business use

Public Comment: John Rowe, 23 Parkwood Dr., described what he considered Thayer's history of non-compliance with various requirements. He said that nursery operations were not in harmony with the neighborhood and that the Planning Director should not have the authority to determine the location of fences.

Philip Johenning, also of 23 Parkwood Dr., said that the applicants do not qualify for a permit and that nursery operations should be in harmony with the neighborhood.

Applicant Josh Oldfield presented a map of the property and explained an alteration to the location of a fence. Zoning restrictions, drainage considerations, tree locations and sound attenuation were discussed. Mr. Furze advised Mr. Johenning that no changes had been made to the drainage specifications since December.

On a motion by Mr. Whiteside, seconded by Ms. Tougias, the public hearing was closed. Using the applicant's amended application as a starting point, the Board discussed and approved a variety of changes and requirements.

On a motion by Ms. Tougias, seconded by Ms. Lamoureux, a special permit and site plan approval were approved 4-0.

5. Public Hearing: Beechwood Lane/683 Brush Hill Rd. definitive subdivision modification

Developer Gerry Rankin described the current state of a proposed stone wall at the property entrance and explained construction plans.

Public Comment:

Tim Kernan, 642 Brush Hill Rd., asked that certain stone pillars be removed and that sections of the original wall be preserved or restored. Henry Carr, 676 Brush Hill Rd., was concerned about drainage issues needing to be resolved. Keith Carlson, 31 Brush Hill Lane, asked that the wall be kept as historically accurate as possible.

On a motion by Ms. Lamoureux, seconded by Mr. Whiteside, the board voted 3-1 to accept the plan with a requirement for reuse of certain stones.

6. Public Hearing: Novara/565 Adams St. Site Plan modification

Ms. Lamoureux recused herself.

Marion McEttrick, attorney for owner Vance Welch, explained that she had spoken to the Fire Chief and Building Commissioner and that increasing the patio capacity of Novara Restaurant to 44 seats would not violate fire or egress codes. Sandwich board signs, trash pickup, delivery zones, truck traffic, hours of operation, parking, and live entertainment were discussed.


Public Comment:

Suzanne Brown, 566 Adams St., said that the restaurant operated in violation of its licensed 20 outdoor seats. She described problems with truck deliveries, smoking, and a perceived lack of code enforcement. Mr. Furze read a letter from Nancy and Edward Dirocco, 9 Church St., addressing similar issues, and a letter from Natalie Fultz, 61 Franklin St., expressing concerns about parking and additional liquor licenses. He read a letter from Building Commissioner Joe Prondak stating that there were no safety issues with the additional seating and that the Traffic Commission should handle parking issues. Mr. Czerwienski read an email from Health Director Caroline Kinsella who did not consider dumpster issues to be a problem.

On a motion by Ms. Tougias, seconded by Mr. Whiteside, the board approved a modified site plan on the condition that it be reviewed in six months; that the overall seating capacity of the restaurant remain at 160; that the patio be used exclusively for dining; that there will be no live entertainment on the patio; and that all structures on the patio must be approved by Inspectional Services. Ms. McEttrick said she would prepare a draft approval for consideration by the Board.

7. Other Business: Meeting agendas and current projects were briefly mentioned, including inclusionary housing and the cluster bylaw.

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 11:10 p.m.



Michael Kelly, Secretary