

## Planning Board Meeting Minutes for Thursday, July 28, 2016

The second 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, Michael Kelly and April Lamoureux; Planning Director William Clark, Assistant Town Planner Tim Czerwienski. Member Cheryl Tougias was absent.

**1. Administrative Items:** Future meeting dates were confirmed for August 11<sup>th</sup> and August 25<sup>th</sup>. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the June 9<sup>th</sup> and June 23<sup>rd</sup> meeting minutes were approved.

**2. Citizens Speak:** No one spoke.

**3. ANR: 216-224-236 Central Avenue:** Applicant representative Bob Hannigan described lot line adjustments between 224 and 236 Central Avenue. Ms. Lamoureux seconded Mr. Whiteside's motion to authorize Mr. Clark to endorse the plan as not requiring subdivision approval, which the Board approved.

### **4. Old Business: Novara/565 Adams St. Site Plan Modification**

*Ms. Lamoureux recused herself.*

The Board reviewed site plan modifications discussed at the July 14<sup>th</sup> meeting and on a motion by Mr. Whiteside, seconded by Mr. Kelly, the Board approved a revised site plan 3-0.

### **5. Public Hearing: Pulte Homes, Special Permit for Cluster Development, Town Farm site**

Developer Mark Mastroianni and Engineer Mike Rosati presented plans for a 23-lot cluster subdivision on 30 acres of Town-owned land, with 2 affordable units to be created from the restoration of existing buildings. Wetlands, DCR considerations, waivers, road construction, utilities, drainage, and open space were discussed. A 100-foot buffer was discussed.

Mr. Czerwienski presented a technical review of the application, including various rules and regulations for subdivisions and a description of the waivers being sought. Mr. Furze suggested scheduling a site walk. Tree preservation was discussed.

#### Public Comment:

John Hajjar, 89 Countryside Lane, suggested that the permit include construction of a gas line on Countryside Lane.

Bob Sweeney, 156 Whittier Rd., said that a full 100-foot buffer was agreed upon in the 2011 purchase and sale agreement and that it was essential that the condition be upheld.

Ed MacNeil, 75 Countryside Lane, said that the Planning Board has an obligation to represent the best interests of Milton citizens and that a 100 foot buffer must be provided.

Judy Sweeney, 29 Quisset Brook Road, expressed concerns about the storm drainage system and possible flooding in the Quisset Brook community. She said that the buffer between the Quisset Brook and the proposed development was inadequate.

Mr. Whiteside, quoting the bylaw requirement that a cluster development be “demonstrably superior in design, visual appearance, and land use than a standard subdivision” expressed doubts about the plan and emphasized the need for neighborhood support. Mr. Furze asked that a comprehensive formula be used to determine the AHT contribution.

Public Comment:

Judith Darrell-Kemp, 232 Highland, supported the cluster plan, noting the benefits to the scenic road, wildlife, and vegetation.

Richard Shea, 246 Highland St., said that there were few supporters of the plan in the neighborhood and that cluster zoning devalues surrounding properties. He said that the plan does not comply with the cluster bylaw. He distributed a petition signed by 19 opposing abutters.

Edward Adamson, 198 Highland St., said that a cluster development would increase the area’s population density, which would diminish property values.

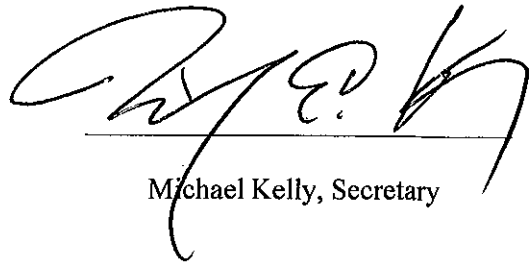
Lindsey Vaughan, 242 Highland St., said that providing evidence that the plan is “superior in design” would be difficult and that the plan is out of character with the neighborhood. He voiced concerns about drainage and the impact new families would have Milton schools.

Mr. Kelly offered some thoughts about preserving a portion of the land. Mr. Whiteside said that the neighbors were not convinced that cluster zoning was demonstrably superior. Mr. Czerwienski said that a technical review would be presented at the next meeting and that a separate scenic road public hearing would be scheduled. On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the hearing was continued to August 11<sup>th</sup> at 7:30 p.m.

**7. Public Hearing:** 1 Kinsale Lane subdivision revision (continued from July 14<sup>th</sup>)

Mr. Corcoran presented plans including three modifications: 1) a twenty-five degree turning radius, an emergency vehicle access easement, and an extended water line. Construction details for the permeable paver portion of the road were displayed. Because the mylar plans were not ready for signature, the hearing was continued to Aug. 11<sup>th</sup> at 8:00 pm. on a motion by Mr. Whiteside, seconded by Ms. Lamoureux.

On a motion by Mr. Whiteside, seconded by Mr. Kelly, the meeting was adjourned at 10:38 p.m.



Michael Kelly, Secretary