

## Planning Board Meeting Minutes for Thursday, August 11, 2016

The third meeting of the Milton Planning Board for FY17 was called to order at 7:02 p.m. in the Blute Conference Room of Milton Town Hall.

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

**1. Administrative Items:** Member Whiteside opened the meeting and listed the agenda. Future meetings were confirmed for August 25<sup>th</sup> and September 7<sup>th</sup>. Approval of minutes was postponed.

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

FY2017 meetings, legal ad due dates and application deadlines were discussed. Mr. Czerwienski presented a Mullin Rule form signed by Ms. Tougias verifying that she had viewed the July 28<sup>th</sup> Planning Board meeting on T.V.

**3. Old Business:** Informational presentation on "The Ice House."

Attorney Ned Corcoran updated the Board on development plans for the property at 487 Blue Hills Parkway. The Board discussed a "friendly 40B" approach, plans for a new zoning article for spring 2017 Town Meeting, potential commercial uses for a mixed-use development, and DCR considerations. A public meeting has been scheduled for August 23<sup>rd</sup> to address issues and discuss options.

**4. Public Hearing: 245 Highland St. Special Permit for Cluster Development** (continued from July 28<sup>th</sup>)  
Using an overhead display, Mr. Corcoran described a new configuration that would eliminate lot 5, decreasing the number of lots from 8 to 7. Drainage and buffers were addressed.

### Public Comment:

Tom Kemp, 232 Highland St., stated his support of a cluster development, noting the benefits to wildlife habitats and the streetscape.

Ella Wells, 179 Highland St., said that the proposal does not support the cluster bylaw voted on at Town Meeting, that the proposed buildings were not grouped together, and that the open space would consist of lawns, which would benefit the new homeowners only. She said that abutters' property values would suffer and suggested investment in undeveloped land beyond the existing residence.

Karen Neary, 10 Highland Lane, said that a cluster development would ruin privacy and property values, that drainage issues would arise and that there were too many lots on the proposal.

Edward Adamson, 198 Highland St., reiterated his opposition, saying that the narrow strip of land surrounding the cluster did not constitute open land. He said that property values would decline with a cluster development.

Mr. Whiteside said that a standard subdivision could be fenced off, decreasing surrounding property values. Mr. Clark said that there was no evidence that cluster developments reduced property values. Mr. Furze said that a cluster development would not require re-zoning of the parcel. Ms. Tougias said that a

cluster would preserve more natural vegetation than a standard subdivision. Mr. Whiteside said that a cluster development would allow Board members to make design decisions. Applicant Martha Burke said that the Conservation Commission supports a cluster development. Ms. Lamoureux said that a vote could not take place without the support of the neighborhood, and suggested that the applicant work to resolve neighborhood opposition.

A 10% Affordable Housing Trust contribution was discussed. On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to August 25<sup>th</sup>, to be held jointly with a scenic road special permit hearing.

**5. Public Hearing: 1 Kinsale Lane:** (continued from July 28<sup>th</sup>) With only two Board members authorized to vote, Ms. Lamoureux made a motion to continue the hearing to 7:05 p.m. August 25<sup>th</sup>. Ms. Tougias seconded, and the motion passed.

**6. Informational presentation on cluster development proposal for land abutting Ford Ranch Rd. ("Wentworth Farm").**

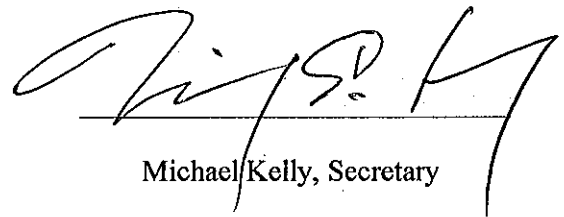
Attorney Marion McEtrick read a letter from abutter Webster Collins expressing concerns about 40B housing on the 10-lot site. She discussed desired modifications to the cluster bylaw, including roadway standards, public access conditions, and open land and affordable housing requirements. Lighting, drainage, grading and buffers were addressed. The Board agreed to discuss affordable housing further at the August 25<sup>th</sup> meeting.

**7. Other Business:**

Mr. Czerwienski said that the Sign Review Committee has been making progress on the sign bylaw.

Mr. Whiteside said that an application has been filed by Carrick Realty for a 38-unit mixed use development at 131 Eliot St. He said that the current application addresses issues from the 2009 application and utilizes new zoning bylaws. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the Board voted to waive the application fee.

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 10:16 p.m.



Michael Kelly, Secretary

