

## Planning Board Meeting Minutes for Thursday, August 25, 2016

The fourth meeting of the Milton Planning Board for FY17 was called to order at 7:07 p.m. in the Blute Conference Room of Milton Town Hall.

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

**1. Administrative Items:** Future meeting dates were confirmed for September 7<sup>th</sup> and 22<sup>nd</sup> and October 13<sup>th</sup>. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the July 28th meeting minutes were approved, with Ms. Tougias abstaining.

**2. Citizens Speak:** Kevin Walker, 1776 Canton Ave., read a letter opposing the proposed Carberry Estate development at 1672 Canton Ave. He said that developer Northland Residential has not observed existing zoning regulations and that the current plans conflict with the Master Plan by disregarding open space requirements, ignoring natural and historical features, and incorporating inappropriate architecture. He discussed the 2014 Cluster Bylaw and said that there was a lack of notice given by the developer for public meetings. He displayed photographs of Northland Residential's Woodmere development at 865 Brush Hill Rd. He said that the Carberry plans were not in the best interest of the Town.

**3. Public Hearing: 1 Kinsale Lane Subdivision Revision** (continued from August 11)  
Attorney Ned Corcoran asked that the hearing be continued pending his review of Mr. Whiteside's comments on the Homeowners Association Trust. On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to September 7<sup>th</sup>.

**4. Public Hearing: 245 Highland St. Special Permit for Cluster Development and Scenic Road Permit Application** (continued from August 11<sup>th</sup>)  
Mr. Corcoran requested that the hearing be continued to September 22<sup>nd</sup> in order to permit further discussion with neighbors. The request was granted on a motion by Ms. Lamoureux, seconded Ms. Tougias.

**5. Pulte Homes, Special Permit for Cluster Development, Milton Woods/Town Farm site** (continued from August 11<sup>th</sup>)  
On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to September 7<sup>th</sup> at 7:45.

**6. ANR: 52-64 Cushing Rd.** Steve Des Rocse of Neoponset Valley Survey Associates described a land exchange between the applicant and his neighbor to accommodate a garage extension. With a second from Ms. Lamoureux, Mr. Whiteside moved to authorize Mr. Clark to endorse the plan as not requiring subdivision approval. The motion passed.

**7. New Business: 131 Eliot St./Hendries Building site**  
Mr. Czerwienski updated the Board on the August 24th informational presentation at the Council on Aging on a potential mixed-use development at the Hendries Building site. He said that Carrick Realty had submitted a new site plan application and that a public hearing would be held on September 7<sup>th</sup>.

**8. Old Business:**

487 Blue Hills Parkway, "The Ice House":

Mr. Corcoran described a "friendly 40B" approach and the possibility of requesting a variance and site plan approval together. He said that parkway alterations and other concerns continue to be discussed at community meetings.

1672 Canton Ave., the Carberry Estate:

Mr. Corcoran said that a zoning amendment draft would be required by mid-November in order to be included in the warrant for a possible special town meeting. A discussion followed about a process used in Weston, MA that gives the Board of Selectmen a role in preliminary development agreements. Mr. Corcoran agreed to distribute a written description of the procedure for possible discussion.

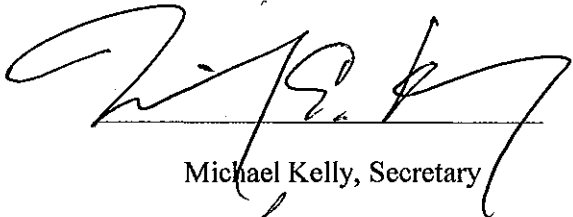
Wentworth Farm Cluster Development Proposal:

Attorney Marion McEtrick discussed an analysis of how to calculate a financial contribution to the Affordable Housing Trust. The 2014 Cluster Bylaw was discussed. After a lengthy discussion, a contribution of \$80,000 to \$100,000 seemed to have consensus. Ms. Tougias expressed the need to address inclusionary zoning and progress on implementation of the Town's Housing Production Plan to address affordable housing comprehensively.

**9. Other Business:**

On a motion by Ms. Tougias, seconded by Mr. Whiteside, Mr. Furze was reelected Chair of the Planning Board. On a motion by Mr. Furze, seconded by Ms. Tougias, Mr. Whiteside was elected Secretary.

On a motion by Mr. Whiteside, seconded by Ms. Tougias, the meeting was adjourned at 9:15 p.m.



Michael Kelly, Secretary

