

Planning Board Meeting Minutes for Wednesday, September 7, 2016

The fifth meeting of the Milton Planning Board for FY17 was called to order at 7:03 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; Assistant Town Planner Tim Czerwienski, Administrative Clerk Julia Getman. Planning Director William Clark joined the meeting at 8:55 p.m.

1. Administrative Items:

Mr. Furze confirmed future meeting dates for September 22nd, October 13th and October 27th. On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the July 14th and August 11th meeting minutes were approved. Mr. Furze stated that a site walk and balloon test would be held at the Carberry Estate at 1672 Canton Ave. on Saturday, September 10th at 9:00 a.m.

2. Citizens Speak:

Webster Collins of 533 Harland St. read a statement of support for the proposed cluster development off of Ford Ranch Road known as "Wentworth Farm."

3. Public Hearing: 1 Kinsale Lane Subdivision Revision (continued from August 25th)

On a motion by Mr. Whiteside, seconded by Mr. Kelly, the hearing was continued to 7:50 p.m.

4. Public Hearing: Milton Marketplace Site Plan Approval, 10 Basset St.

Contractor Anthony Maggiore distributed plans and explained how the front entrance and corridor of the Marketplace would be reconfigured to establish one central entrance in place of the existing three with the objective of streamlining deliveries to the CVS Pharmacy and allowing direct access to storage. Landscaping, windows, parking and pedestrian traffic were discussed. On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the site plan was approved.

5. Special Permit, Planned Unit Development, 131 Eliot St.

Steven Connelly of Carrick Realty Trust presented level-by-level plans for a mixed-use development at the Hendries building site. The proposed four-story structure would include 88 parking spaces, 3,850 square feet of commercial space, 38 residential units, paved areas and green space. Parking plans, landscaping, setbacks, demolition, egress, elevations, traffic conditions, and zoning requirements were discussed.

Public Comment:

Referencing the project's application, Peter Mullin of 19 Gaskins Rd. asked for clarification about the parking design proposal and questioned enforcement. He commented on traffic, amenities, demolition, hazardous materials, and building management. He said that the Inspectional Services Department and Board of Selectmen should address demolition concerns and that it is essential that the permit be thorough and specific.

The Board discussed the proposed green space, hazardous material disposal, use of a traffic study, parking design, architectural characteristics, and building security. Mr. Czerwienski read from the project's

technical review and described by law requirements. On a motion by Ms. Lamoureux, seconded by Mr. Whiteside, the hearing was continued to September 22nd.

6. Public Hearing: Special Permit for Cluster Development, Town Farm/Governor Stoughton Lane

Project Manager Mark Mastroianni and Engineer Michael Rosati described recent changes to the plan, including adjustments to the buffer zone, tree preservation improvements, filling and grading modifications, road width and location adjustments, additional retention walls, drainage upgrades, open space positioning, and curbing.

Public Comment:

Bob Sweeney, 156 Whittier Road, said that a buffer between neighborhoods should remain at a 100-foot minimum, as specified by the purchase and sale agreement. He suggested that the developer acquire the four remaining acres of Town-owned property for development and scale back on the density on the current site.

Paul O'Connor, 25 Quisset Brook Rd., expressed concerns about home damage, drainage and flooding problems during construction.

Richard Williams, 5 Blacksmith Rd., commented on the tree preservation plan and the safety of the Unquity Rd. entrance.

Ed MacNeil, 75 Countryside Lane, said that constructing 20, as opposed to 23 houses, would improve the quality of life for Milton residents and that the Planning Board should honor the 100-foot setback.

Susan Massenzio, 16 Preacher Lane, said that in order to appease Town residents, the developer should honor the 100-foot buffer laid out in the purchase and sale agreement and cut back on the number of proposed houses.

Judy Sweeney, 29 Quisset Brook Rd., questioned the preservation of trees along the Quisset Brook property line near the proposed drainage basins and asked if a buffer would be applied to that area. Mr. Furze said that a buffer would be included, with the basins situated within it. Ms. Tougias requested site section drawings indicating areas of cut and fill.

The Board and Mr. Mastroianni discussed drainage, tree preservation, fill and elevations. Mr. Mastroianni said that walking paths would not be included in the development. Ms. Tougias suggested that lot 23 be eliminated and asked how buffer restrictions and maintenance would be enforced.

On a motion by Ms. Lamoureux, seconded by Ms. Tougias, the hearing was continued to September 22nd.

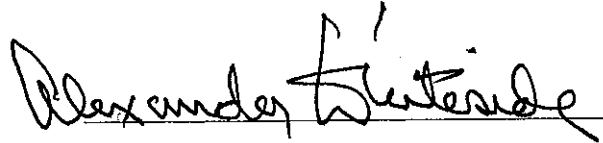
7. Public Hearing: 1 Kinsale Lane Subdivision Revision (continued from August 25th)

Ms. Tougias recused herself.

Attorney Ned Corcoran mentioned that a site walk had been held at the site on Saturday, September 9th.

He said that he and Mr. Whiteside had reviewed the subdivision approval, the Homeowners Association Trust, and other documents and made certain adjustments including a deed of easements to the Town for emergency vehicles and utilities on Kinsale Lane and a 6-month deadline for the start of construction on the Keohane property. A Declaration of Trust, providing for land use by the homeowners, had also been established. On a motion by Mr. Kelly, seconded by Mr. Whiteside, the Board voted to approve the subdivision revision 3/0 with Ms. Lamoureux abstaining.

8. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 10:20 p.m.

A handwritten signature in cursive script that reads "Alexander Whiteside". The signature is written in black ink and is positioned above a horizontal line.

Alexander Whiteside, Secretary