

## Planning Board Meeting Minutes for Wednesday, September 22, 2016

The sixth 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, Michael Kelly, Cheryl Tougias and April Lamoureux; Planning Director William Clark, Assistant Town Planner Tim Czerwienski, Administrative Clerk Julia Getman.

**1. Administrative Items:** Mr. Furze confirmed future meeting dates for October 13<sup>th</sup>, October 27<sup>th</sup> and November 10<sup>th</sup>. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the August 25<sup>th</sup> meeting and executive session minutes were approved.

**2. Citizens Speak:** Kevin Walker of 1776 Canton Ave. commented on Northland Residential's concept plans for the Carberry Estate at 1672 Canton Ave., stating that they were insubstantial and ambiguous. He said that a model of the site was needed.

**3. ANR: 321 Fairmont Ave.** Mr. Clark said that the applicant planned to combine two parcels into one lot. Mr. Whiteside made a motion, seconded by Ms. Lamoureux, to authorize Mr. Clark to endorse the plan as not requiring subdivision approval.

**4. ANR: 1259 Brush Hill Road**

Engineer Dave Crispin of BSC Group presented plans to create five lots out of a 13.74-acre property in an AA zone off of Hemenway Drive.

Public Comment:

Carl Cummings of 50 Hemenway Drive, Canton, distributed a letter of opposition from neighbors. He said that the plan was inappropriate and that there was a covenant limiting the property to a minimum six-acre lot size. He said that Hemenway Drive is of driveway construction and frequently used.

Nick Vinke, 60 Hemenway Dr., said that Hemenway Dr. is scenic with driveway grade construction in an area of critical environmental concern and archeological significance. Wetlands, endangered species, vernal pools and bogs exist on the property. He said that a review of these matters should be conducted on the property.

Denise Swenson, 65 Green St., restated that there are restrictions and said that Canton residents use Hemenway Dr. on a daily basis.

Mr. Clark responded that Hemenway Dr. and Avenue A are not considered scenic roads because they are private ways, and explained the requirements for an ANR approval. Mr. Whiteside said that study into the deeds was needed with respect to any restriction and that a site walk was necessary.

Applicant's attorney Marion McEtrick said that a site walk was planned for the Conservation Commission after which the Commission would address environmental concerns. She stated that an ANR endorsement is more flexible than a subdivision approval and would help in maintaining the area's current appearance. She agreed to a 30-day extension for Planning Board action.

**5. Public Hearing: Central Ave. PUD Special Permit:** with no applicant present, the hearing was closed on a motion by Mr. Whiteside, seconded by Ms. Lamoureux. The hearing was continued to October 13<sup>th</sup>.

**6. Public Hearing: Cluster Development Special Permit, 245 Highland St.**

Mr. Kelly signed a Mullin Rule form. Attorney Ned Corcoran presented revised plans for a seven-lot cluster development, stating that the central lot in the original 8-lot plan had been eliminated. He said that the new plan increases frontage and lot sizes. He discussed drainage, tree preservation, road construction, open space requirements and area property values. Applicant Martha Burke addressed neighbors' concerns and distributed a list of neighborhood residents indicating support, indifference, or opposition to the plan.

Public Comment:

John Neary, 10 Highland Lane, said that he favors a six-lot subdivision and expressed concerns about the driveway location, drainage and traffic.

Judith Darrell-Kemp, 232 Highland St., expressed support of the cluster development, saying that it would better protect wildlife and trees.

Richard Shea of 246 Highland St. asked for a definition of "home." Mr. Whiteside offered a view that it was a residential building with a kitchen. Accessory units were mentioned.

Tom Corcoran, 10 Fletcher Steele Way, said that he supports the cluster because it creates a buffer, saves trees, keeps the driveway in the same place, and maintains open space. He said that he did not believe that the development would affect surrounding home values.

Julia Blackwood, caretaker of the Gamble Estate at 241 Highland St., said that there were no plans to develop the Gamble property, but that moving the driveway for access from Indian Cliffs was being considered.

Mike Fitzsimons of 214 Highland St. said that setting a cluster development precedent is a major concern of neighbors.

Virginia Corcoran of 36 Highland Lane said that she agrees with the cluster proposal and that Ms. Burke has spent a significant amount of time listening to feedback from neighbors.

Gene Irwin of 120 Highland St. contested opinions about the suggested sale prices of the proposed houses and said that the property values of surrounding homes would be adversely affected.

Laura Cahill, 40 Essex Rd., said that the sale price opinions were appropriate and that neighboring homes were unlikely to diminish in price.

Mr. Whiteside said that he supports the plan and that the application should go forward with a \$50,000 contribution to the Affordable Housing Trust. Ms. Tougias agreed, noting that the plan would serve the cluster bylaw's intentions. At Ms. Lamoureux's request, Ms. Burke identified on the map the addresses of the residents on the list of residents. Ms. Lamoureux said that she thinks the cluster is a "superior design." Mr. Kelly said that the plan was not "demonstrably superior" than a 6-lot subdivision. Mr. Furze was of the view that the cluster plan was demonstrably better, and that the AHT contribution would benefit the Town.

Mr. Czerwienski read a letter from Gene Irwin describing possible calculations for contributions to the AHT. Mr. Irwin claimed that \$350,000 was an appropriate contribution from the Burkes. Mr. Whiteside offered his opinion that \$50,000 was reasonable.

On a motion by Mr. Whiteside, seconded by Ms. Tougias, the hearing was continued to October 27<sup>th</sup>.

**7. Public Hearing: Special Permit for Cluster Development, Town Farm site (continued from September 7):**

On a motion by Ms. Lamoureux, seconded by Ms. Tougias, the hearing was continued to October 13<sup>th</sup>.

**8. Old Business: Discussion on 1672 Canton Ave., Carberry Estate**

Mr. Corcoran and Developer Jack Dawley of Northland Residential described refinements to the plan, now a cluster development with 64 units. Mr. Corcoran said that a surveyor had created an existing conditions survey to address trees, stone walls, and roads; that a roadway near Canton Ave. had been eliminated; and that there would be only one curb cut into the property. Viewscapes, no-touch zones, walking trails, areas of prohibited activities, historic buildings, emergency access, density and property values were discussed. A Visual Design Analysis with photographs, elevations and site layouts was displayed.

Ms. Tougias asked about housing options for the elderly and disabled, how cutting and filling would affect topography and how Carberry Lane residents have reacted to the plan. Mr. Dawley replied that abutters continue to contest the number of units. Mr. Corcoran said that meetings with neighbors were scheduled. The location and layout of Mr. Walker's property was discussed.

Public Comment:

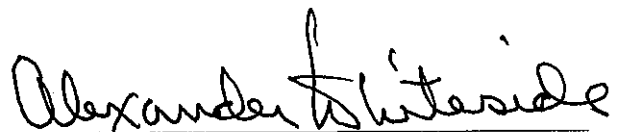
Tony Cichello of 55 Houston Ave., a lawyer for abutter Jack Weeks, said that neighbors believe the plan is "workable," but that there are concerns about aesthetics and detrimental impacts. He said that a 2-acre subdivision would destroy the property's character.

Mary Noble of 1514 Canton Ave. stressed the importance of full disclosure as the plan progresses and voiced concerns about traffic impacts.

Mr. Kelly said that traffic is a major issue and that an analysis was needed. The Board discussed traffic scenarios and concerns.

Mr. Furze noted that a zoning provision would be required before the special permitting process could begin, and encouraged Mr. Corcoran to draft a bylaw.

On a motion by Mr. Whiteside, seconded by Mr. Kelly, the meeting was adjourned at 10:48 p.m.



Alexander Whiteside, Secretary