

Planning Board Meeting Minutes for Thursday, October 13, 2016

The seventh 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, Cheryl Tougiyas 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 27th and November 10th. On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the September 7th meeting minutes were approved.

2. Citizens Speak: Philip Johanning of 23 Parkwood Drive stated that Thayer Nursery was in non-compliance with the terms of the special permit issued in July of 2016. He read an October 6th letter from Building Commissioner Joseph Prondak addressing the terms of the permit.

Hale Smith, 1632 Canton Ave., said that members of the Blue Hills Neighborhood Association have concerns about Northland Residential's plans for the Carberry Estate at 1672 Canton Ave. Viewscapes, housing density, traffic and the character of the neighborhood were raised.

Keith Schleicher, 376 Blue Hills Pkwy, supported the Ice House proposal at 487 Blue Hills Parkway. Susan Koch-Weser, 115 Warren Ave., shared his support.

Annetta McSweeney, 250 Blue Hills Pkwy, said that the Ice House proposal would be out of scale with the neighborhood, would create traffic problems, and that a cut in the parkway median would lead to a loss of trees. She asked that the Town work closely with the DCR to improve the beauty of the parkway.

3. Public Hearing: Pulte Homes Town Farm Cluster Development (continued from September 22) Developer Mark Mastroianni and Engineer Mike Rosati presented revised drainage, grading, fill, and storm water plans. Mr. Mastroianni said that Pulte had met with the Milton DPW, Eggleston Environmental consultants and a traffic expert. He said that the buffer on lots 13-23 had been adjusted to include 40 feet of open space and a 60-foot restricted cutting area. Engineer Lisa Eggleston provided detailed descriptions of storm water management plans and discussed wetlands, infiltration basins, tree preservation, ponding and ice issues, and the topographical effects on water flow.

Public Comment:

Bob Sweeney, 156 Whittier Rd., said that the terms of the 60-foot restricted cutting area would need to be outlined in detail in the special permit.

Judy Sweeney, 29 Quisset Brook Rd., asked about natural flow patterns and questioned the efficiency of the proposed basins near the Quisset Brook complex.

Laura Beebe, 1514 Canton Ave., said that the curb cut into the Pulte property from Unquity Road would disrupt a valuable buffer zone, direct more traffic into a currently busy area, and damage habitats.

Paul O'Connor, 25 Quisset Brook Rd., said that excessive vines may interfere with drainage systems.

The Board discussed traffic, bike safety, and DCR requirements on Unquity Road. Mr. Mastroianni said that Pulte's traffic engineer would attend the next Planning Board meeting. Mr. Whiteside mentioned the importance of establishing a legal document outlining the standards and enforcement provisions of buffer restrictions.

The hearing was continued to October 27th.

On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the '131 Central Ave. Special Permit PUD was continued to October 27th.

4. ANR: 1259 Brush Hill Rd. Engineer David Crispin of BSC Group presented plans to create 3 new lots on Hemenway Drive and one on Avenue A. The width, slope, structure and suitability of the drive were discussed, as were subdivision regulations, emergency access, and traffic concerns. Mr. Clark stated that truck turnarounds on the Milton end of Hemenway were possible. Attorney to the applicants Marion McEttrick said that although narrow, the Milton end of Hemenway was accessible, safe, and adequate as a road. She said that she had plans to meet with the Conservation Commission.

Dennis Murphy, attorney for Hemenway Drive residents, described reasons for the inappropriateness of the drive as a street. Referencing subdivision control laws and the ANR handbook, he noted its narrowness and hazardous conditions, maintenance requirements, and the density of the proposed homes. He mentioned past ANR proposals that had been dismissed for similar reasons and discussed the difference between public and private ways.

Public Comment:

Nick Vinke, 60 Hemenway Dr., described the winter conditions of the drive and said that the Canton Superintendent of Public Works had determined that it did not meet the requirements for streets.

A discussion followed about the rights and obligations of residents in maintaining the road.

Win Swenson, 65 Hemenway Drive, explained how maintenance decisions are made by residents. Denise Swenson, 65 Green St., said that the property is in an Area of Critical Environmental Concern with wetlands and endangered species.

Ms. McEttrick discussed frontage requirements and maintenance rights and said that the applicants have the option to improve the drive in order to meet Planning Board standards.

Applicant Matt Scheller of 1259 Brush Hill Rd. said that he maintains the drive and that it has not been an issue.

Winthrop Burr, 55 Hemenway Dr., said that the Hemenway Drive Association manages the maintenance, including the Schellers' end of the drive.

Mr. Whiteside said that Avenue A is inadequate as a street and that establishing thorough maintenance agreements was essential. Mr. Furze mentioned precedence. Ms. Lamoureux questioned Hemenway's width. The Board discussed opting for a subdivision. Road maintenance obligations and the role of the Massachusetts Environmental Protection Agency were discussed. The discussion was continued to October 27th.

5. New Business:

Ms. Lamoureux's appointment to the Capital Improvement Planning Committee was confirmed.

The Board signed a Site Plan Approval for the Fruit Center at 10 Bassett St.

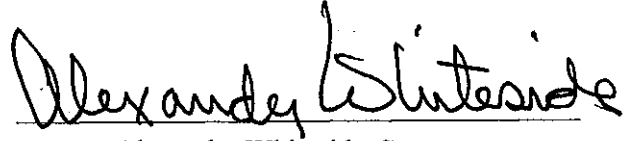
6. Old Business: 487 Blue Hills Parkway: "The Ice House"

Ms. Tougias recused herself.

Attorney Ned Corcoran said that he had discussed the project with the Town Planner, Building Commissioner, and Town Engineer, neighbors and the Conservation Commission. He presented new plans including residential units in place of office space, units of 3-storeys in place of those at 2.5, and an affordable unit count at 20%. Mr. Kelly said that he would like a market specified for the site. Mr.

Whiteside questioned the support of residents and encouraged a public hearing. Traffic, safety, and alterations to Blue Hills Parkway were discussed.

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the meeting was adjourned at 11:16 p.m.

A handwritten signature in black ink that reads "Alexander Whiteside". The signature is written in a cursive style with a horizontal line underneath the name.

Alexander Whiteside, Secretary