

Planning Board Meeting Minutes for Thursday, October 27, 2016

The eighth 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 and Cheryl Tougias; Planning Director William Clark, Assistant Town Planner Tim Czerwienski and Administrative Clerk Julia Getman. Member April Lamoureux was absent.

1. Administrative Items: Mr. Furze confirmed future meeting dates for November 10th, November 16th, and December 8th. On a motion by Ms. Tougias, seconded by Mr. Kelly, the September 22nd and October 13th meeting minutes were approved as amended.

2. Citizens Speak:

Laura Beebe, 1514 Canton Ave., distributed a members list for the Blue Hill Neighborhood Association and shared concerns about development plans for the Carberry Estate.

Joe Sloane, 55 Concord Ave., asked for information about a meeting that had taken place between the DCR, DPW Director and Planning Director to discuss the "Ice House" proposal at 487 Blue Hill Parkway. He said that communication and public involvement were essential to the development process.

Annetta McSweeney of 250 Blue Hills Parkway said that the Ice House plans would be out of scale with the neighborhood and expressed concerns about pedestrian safety, increased traffic, and the loss of green space. She encouraged residents to consider the best interests of the town as a whole.

3. Public Hearing: Special Permit for Cluster Development, 245 Highland St. (continued from September 22)

On a motion by Ms. Tougias, seconded by Mr. Kelly, the hearing was continued to November 16th.

4. Old Business: ANR: 1259 Brush Hill Rd. Attorney Marion McEttrick said that due to ongoing discussions with the Conservation Commission, additional time was needed to address questions involving the site. The discussion was continued to December 8th.

5. Public Hearing Special Permit for Cluster Development, Town Farm Site (continued from October 13)

Mark Mastroianni, developer for Pulte Homes, said that storm water issues were being addressed with Eggleston Environmental and that maintenance obligations had been discussed with the DPW. Traffic consultant Bob Michaud gave a presentation on traffic impacts, and the role of the DCR was discussed. Bike safety, signage, sight lines, roadway markings, lighting, traffic activity levels and placement of the Unquity Road curb cut were discussed. Landscaping and design of the property entrance were discussed at length. Engineer Mike Rosati described drainage alterations within the property.

Public Comment:

Joe Sloane, 55 Concord Ave., asked how sight lines were determined and emphasized the importance of enhanced safety measures for cyclists on Unquity Rd.

Bob Sweeney of 1071 Canton Rd., stating concerns about buffer requirements stipulated by Pulte's proposal, stressed the importance of precision and detail in the wording of the special permit and said that the Purchase and Sale Agreement should be the controlling factor in decision making.

Judy Sweeney, 29 Quisset Brook Road, asked for clarification on the drainage plan for lots 4 through 7.

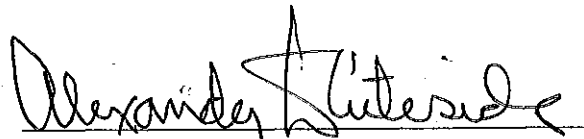
Mr. Mastroianni said that Pulte's buffer proposal was in compliance with the Purchase and Sale agreement. Permissible activities within the buffer zone—fences in particular—were discussed and Mr. Furze stressed the need for enforceability by the Town.

On a motion by Ms. Tougias, seconded by Mr. Kelly, the hearing was continued to November 10th.

6. Public Hearing: Special Permit for Central Ave. PUD/Hendries site (continued from October 13th)

On a motion by Mr. Whiteside, seconded by Mr. Kelly, the hearing was continued to November 10th.

7. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the meeting was adjourned at 9:27 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