

## Planning Board Meeting Minutes for Thursday, November 10, 2016

The ninth 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 Alexander Whiteside, Michael Kelly, Cheryl Tougias and April Lamoureux; Planning Director William Clark, Assistant Town Planner Tim Czerwienski and Administrative Clerk Julia Getman. Planning Board Chair Bryan Furze was absent.

**1. Administrative Items:** Mr. Whiteside confirmed future meeting dates for November 16<sup>th</sup>, December 8<sup>th</sup> and December 22<sup>nd</sup>. On a motion by Ms. Lamoureux, seconded by Mr. Kelly, the October 27<sup>th</sup> meeting minutes were approved as amended.

**2. Citizens Speak:** Kevin Walker, 1776 Canton Ave., disputed the statements of Carberry Estate developer Jack Dawley at the September 22<sup>nd</sup> Planning Board meeting regarding the sale of his home. Using poster displays, Mr. Walker explained why the developer's proposition of a 40B development on the site was unrealistic and said that residents and developers require equal treatment by the Planning Board.

### **3. Public Hearings:**

**683 Brush Hill Rd. Subdivision Modification:** On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to December 8<sup>th</sup>.

**2 Eliot St. Bank of America Site Plan Approval:** Engineer Matthew Bombaci presented plans to bring the bank up to ADA standards by adding a handrail and adjusting exterior walls and fencing. Noting the historic relevance of the building, Ms. Tougias challenged the choice of materials and questioned the location and design of the proposed fence. On a motion by Mr. Kelly, seconded by Ms. Lamoureux, the hearing was continued to November 16<sup>th</sup>.

**131 Eliot St., Special Permit, PUD (continued from October 27<sup>th</sup>):** Mr. Whiteside said that the DPW and Town Engineer disagreed with the developer's drainage plans and that a peer review was needed. On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to December 8<sup>th</sup>.

**Town Farm Special Permit for Cluster Development (continued from October 27<sup>th</sup>):** Pulte developer Mark Mastroianni and landscape architect Chris Huntress presented updated plans with adjustments to the street lighting, entrance design, and bicycle safety features of the proposed development. Location of the entryway walls, drainage basin, and bus stop were addressed. The Board discussed a buffer zone restriction proposed by Pulte on October 26<sup>th</sup> outlining allowable construction and enforcement activities. Affordable housing requirements and potential unit locations were discussed; Mr. Whiteside urged the involvement of the Trustees of the Governor Stoughton Trust, the public, and the Selectmen in those discussions.

### Public Comment:

Judy Sweeney, 29 Quisset Brook Road, asked about drainage maintenance and flow patterns. Engineer Mike Rosati said that the Homeowners' Association would maintain the drainage systems and that quarterly inspections by qualified experts would take place.

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

**4. New Business:**

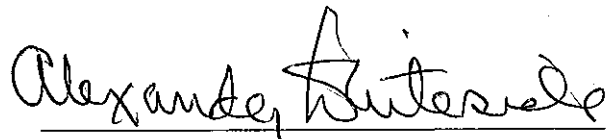
**East Milton Loading Zones:**

Mr. Clark said that the Traffic Commissioner had requested that loading zones in East Milton Square—designated by Novara's Site Plan Approval in February 2015—be eliminated. Mr. Whiteside suggested that a time-limited pilot program be established. Enforcement was discussed. Ms. Tougias noted the importance of involving the Neighborhood Association in discussions. The Board agreed that the Traffic Commission should hold an initial public hearing before the matter is considered by the Board.

**Construction Sequencing: 865 Brush Hill Road**

Mr. Clark said that developers of the St. Pius property had requested a change in the sequence of unit construction by erecting those closest to Brush Hill Road in advance of those in the rear of the property. Mr. Whiteside said that the process of amending a construction management plan would need to be discussed at a future meeting.

5. On a motion by Mr. Whiteside, seconded by Mr. Kelly, the meeting was adjourned at 9:41 p.m.

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

Alexander Whiteside, Secretary