

Planning Board Meeting Minutes for Wednesday, November 16, 2016

The tenth meeting of the Milton Planning Board for FY17 was called to order at 7:01 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 and Administrative Clerk Julia Getman; Selectmen Kathleen Conlon (Chair), David Burnes, and Thomas Hurley.

1. Public Hearing: Site Plan Approval, Bank of America, 2 Eliot St. (continued from Nov. 10).

Engineer Matt Bombaci displayed revised plans with updates to fencing, handrail design and construction materials to better reflect the historic character of the building. Ms. Tougias requested that the handrail and guardrail be joined with brackets, and Mr. Kelly asked that the walls at the rear of the property be matched to existing walls. Mr. Whiteside moved to approve the SPA with those specifications, which Ms. Lamoureux seconded and the Board approved.

2. New Business: Joint meeting with the BOS on the Ice House PUD at 487 Blue Hills Parkway (*Ms. Tougias recused herself*).

Attorney Ned Corcoran gave a presentation on plans for a food market/café, drive-through bank, offices, and walking paths on the 2-acre site, with newly added residential units on the upper levels. Open space and affordable unit requirements were discussed. A petition with 530 signatures of support had been collected on a Facebook petition, he said, and discussions about plans for the Parkway were ongoing with the DCR. Mr. Whiteside said that there were no specifications in the zoning about the size of a potential market, and that incorporating residential units would make the site too dense. Ms. Lamoureux shared her belief that residential units would improve the design of the development. Mr. Kelly showed concern for potential detrimental effects to the Parkway. Mr. Furze noted that a zoning change, not the site plan, was under consideration. Appropriate parking accommodations were discussed. Schedules and the timing of the article were discussed. Mr. Burnes stressed the need for transparency and public education as the project advances.

Public Comment:

Annetta McSweeney, 250 Blue Hills Parkway, acknowledged the historical significance and natural beauty of the Parkway and said that only one Parkway resident had signed the petition. She said that the development would result in reduced parkland, increased traffic, and threats to pedestrian and bike safety. She encouraged close collaboration between Ice House advocates and the DCR.

Keith Schleicher, 376 Blue Hills Parkway, said that the development would serve as a meeting place and that 1,000 signatures of support would be easily attainable.

Marilyn Whipple, 52 Crown St., said that Milton's west side lacked amenities and that a market in that area would raise property values.

Renyun Gordon, 553 Blue Hills Parkway, said that town resources were already stretched and that a development was needed, but without the residential component.

Linda Palmer, 79 Blue Hill Terrace, said that the petition was misleading, that the project was not fully understood and that it continued to change. She said that adding a traffic light to the Parkway would not

calm traffic and that the Parkway was a historic conservation area. She mentioned that a Tedeschi market was already in the neighborhood.

Joe Modugno, 248 Blue Hills Parkway, acknowledged the appeal of amenities but said that a full-sized market would affect the quiet and beauty of a residential area. He said that the plan needed to be scaled down, and suggested refurbishing the existing historic house on the property and substituting apartments for studios. He said that the zoning change would be precedent-setting and have "unintended consequences."

Margaret Carels, 19 Gibbons St., said that the property would be developed regardless and that the current proposal would increase Milton's tax base and property values while helping to reduce the affordable housing deficit.

Earl Fay, 45 Annapolis Rd., said that including residential units would encourage better property maintenance, that affordable units were "critical," and that cutting through the Parkway's median was "sensible."

Linda Farwell, 161 Audubon Rd., said that the neighborhood would become denser if not developed for mixed-use.

Deborah Milbauer, 16 Winthrop St., said that she trusts the rezoning process and believes the scale of the project will be suitably adjusted. She asked that development be limited near Pope's Pond.

Erin Hardy, 155 Robbins St., said that proponents of the project were not uneducated about its ramifications. She said that access to resources within walking distance were needed in the area and that affordable housing was a "good priority."

Tom Palmer, 79 Blue Hill Terrace, said that the new zoning would not protect green space and that a traffic light would damage the Parkway. He described a commercial development as a "gift" from the town to the land owners and suggested that a residential development could be preferable.

Kevin Hardy, 155 Robbins St., supported the project, saying that size and scale would be resolved with input from neighbors and the Board.

Patrick Manning, 69 Audubon Rd., said that traffic lights would help reduce speeding, that West Milton needs amenities, that Pope's Pond needs protection and that he has faith in the Board to make the right decisions.

Bea Cockrell, 17 Tucker St., said that the residential units should be designed for singles without kids.

Scott Matthews, 11 Harold St., supported the idea of a "more substantial" market in the area and believed it would serve as a gathering place for neighbors. He said that Town Meeting members should have the opportunity to vote on the zoning change.

Matt Najarian, 63 Sumner St., said that the development may bring jobs for young people.

Tom Callahan, 16 Orono St., said that Milton needs 40B housing and that a 40B development could be the best use of the property.

Priscilla Hayden-Sloane, 55 Concord Ave., asked for clarification on the how the "ambiguous" language of the draft article correlates to the visual displays. She said that as a future law, the new zoning would require close consideration and sharp attention to details.

A discussion followed about how the citizens' petition process works and the role that the Planning Board and Warrant Committee play in passing new zoning. Mr. Furze stated that an article had not yet been

presented to the Board and that the draft zoning was loosely based on the current plans. He said that if Town Meeting passes new zoning, an application with specific terms would be then be drafted.

Kathy Conroy, 34 Evergreen Trail, supported the idea of a market and café.

Tony Farrington, 114 Audubon Rd., said that the process of changing town zoning is trustworthy and thorough. He said that he has faith in Town government and believes the project will succeed.

Sarah Callahan, 111 Elm St., presented 18 pages of printed comments from neighbors.

Annetta McSweeney, 250 Blue Hills Pkwy, said that further engineering studies of the area should be conducted to determine impacts to the Parkway before a change in zoning takes place.

Maggie Oldfield of 237 Hillside St., referencing her recent experience with initiating a zoning change, expressed frustration with the process and said that the demands inflicted on her business by the Town were more onerous than those being proposed for the Ice House. She said that there should be a set standard for zoning changes in Milton.

Paul Donovan, 360 Blue Hills Pkwy, said that a zoning change was his primary concern. He said that few Parkway residents have voiced their opinions and that environmental impacts and safety matters need to be considered.

Mr. Corcoran said that he preferred to work with the Board to refine the zoning rather than support a citizens' petition. He said that further studies of the area were unlikely. He said that aside from the residential element, the current concept reflects the one presented at the May 2015 Town Meeting and that the McKeens are asking the town to take a "leap of faith." He said that he would work with the Board to refine the article by the closing of the warrant on January 5th in order to present it at the May 2017 Town Meeting.

Mr. Furze confirmed upcoming meeting dates for December 8th and 22nd. Ms. Lamoureux thanked the public for their involvement in the process.

Ms. Tougias returned at 9:30 p.m.

3. Public Hearing: Special Permit for Cluster Development at Milton Town Farm

(continued from November 10)

On a motion by Mr. Whiteside, seconded by Ms. Lamoureux, the hearing was continued to December 8th.

4. Public Hearing: Special Permit for a Cluster Development, 245 Highland St.

(continued from Nov. 10)

On a motion by Ms. Tougias, seconded by Ms. Lamoureux, the hearing was continued to December 8th.

5. New Business:

Discussion of Affordable Housing at the Town Farm Site

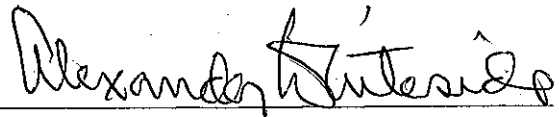
Ms. Conlon called a meeting of the Trustees of the Governor Stoughton Fund to order at 9:33 p.m.

Historic buildings on four acres of Town-owned land near the site were discussed as possible locations for affordable housing. A drainage easement and its effect on buildable lots was discussed. The cluster bylaw and 40B construction obligations were examined. Mr. Whiteside said that there were ongoing legal issues involving buffer restrictions. Ms. Conlon said that a public hearing would be scheduled for the Selectmen to further discuss affordable housing on the site. The TGSF meeting was adjourned at 10:56 p.m.

Master Plan Implementation Committee Update: Mr. Czerwienski explained the role, goals, and strategies of the Committee. MPIC Chair Tougias led a discussion on development possibilities, funding

options and budgeting scenarios regarding Milton's Town Landing. The Board discussed planning priorities and the involvement of the public in Planning Board activities.

On a motion by Mr. Hurley, seconded by Mr. Burke, the Selectmen's meeting was adjourned at 11:00 p.m. On a motion by Mr. Kelly, seconded by Ms. Lamoureux, the Planning Board meeting was adjourned at 11:00 p.m.

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

Alexander Whiteside, Secretary