

Meeting Minutes for July 12, 2007
Milton Planning Board

The first meeting of the Planning Board for fiscal year 2008 was held on Thursday, July 12, 2007, at 6:30 p.m. in the basement conference room of Town Hall.

In attendance: Edward Duffy, Alexander Whiteside, Emily Keys Innes, Peter Jackson, Bernard J. Lynch, III, and William Clark (Planning Director)

1. ADMINISTRATIVE ITEMS

- a. A motion was made, seconded and the Board voted unanimously to approve the June 28, 2007 meeting minutes as amended.
- b. Future meeting dates: August 2 & August 23.
- c. The Planning Board voted to reappoint Bernard J. Lynch III as their representative to the Town's Capital Improvement Planning Committee

2. Public Hearings

- a. Central Avenue PUD Floor Area Ratio (FAR) discussion
The Board convened a public hearing to discuss the FAR of properties in the Central Avenue PUD area. FAR became an issue when a developer in the PUD area tried to attach a residential piece of property to his business district property to lessen the FAR of his submitted building design. The relevant issue had been referred to Town Counsel and he opined "by-law says: to allow land within the business district only no contiguous residential".
Planning Board voted to agree with Mr. Flynn.
- b. Language for determination of base building elevation
Planning Board discussed the issue and agreed with the following:
The base elevation for the measurement of building height shall be determined as follows: On a topographic survey prepared by the project proponent the project architect and civil engineer shall determine the elevation of the existing lot every ten feet around the perimeter of the proposed building and shall calculate the mean(average) of these elevations. The resulting number shall be the base elevation for measuring building height. The proponent shall provide a plan showing the elevations as determined to the town's representative engineer for purposes of checking and certifying the mean elevation so determined.

3. Old Business

- a. 36 Central Avenue
Attorney Edward Corcoran, representing Milton Partners LLC, met with the Board and requested a continuance (until August 2, 2007), of the public hearing for the development of the properties at 36 and 42 Central Avenue.
- b. Discussion of the East Milton Square Parking Study tabled for time reasons

4. Adjournment

A motion was made, seconded and the Board voted unanimously to adjourn at 8:35 p.m.

Respectfully submitted,



Emily Keys Innes, Secretary