

Meeting Minutes for May 5, 2011

Milton Planning Board

The 22nd meeting of the Planning Board for fiscal year 2011 was held on Thursday, May 5, 2011, at 6:30 p.m. in the Carol Blute Conference Room, Town Hall, Milton.

In attendance: Planning Board members Alexander Whiteside, Emily Keys Innes, Peter F. Jackson, Bernard J. Lynch III, Edward L. Duffy , Planning Director William Clark and Administrative Assistant Diane Colligan.

1. ADMINISTRATIVE TASKS

The Board postponed the approval of the meeting minutes of April 14, 2011.

The Board confirmed future meeting dates of May 12 and 26, 2011 in the Carol Blute Conference Room Town Hall; all meetings will start at 6:30 P.M.

2. CITIZENS SPEAK

No citizen wanted to speak to the Board at this time.

3. REORGANIZATION OF THE BOARD

Mr. Duffy nominated Emily Keys Innes to become Chairman of the Board. The nomination was seconded and unanimously approved.

Mr. Duffy nominated Peter Jackson to become secretary of the Board. The nomination was seconded and unanimously approved.

4. TOWN PLANNER'S REPORT

Mr. Clark reported on his ongoing efforts related to legal matters and planning progress for the proposed wind turbine. He also reported on the progress of the East Milton Square Traffic and Parking study. Mr. Lynch represents the Board on the Business and Citizens Advisory committee working on this project.

5. CONTINUED PUBLIC HEARING – SITE PLAN REVIEW AND SPECIAL PERMIT FOR REDEVELOPMENT OF 131 ELIOT STREET

This date's meeting was specially scheduled to provide a more concentrated period of time to review and discuss this project than that afforded at a regularly scheduled meeting. Prior to the meeting Mr. Whiteside prepared a written document to formalize his analysis of the project relative to the Zoning Bylaws (25 points) and distributed it to the applicant

and the Board. The applicant prepared a written response to Mr. Whiteside's analysis which was distributed to the board the afternoon of the meeting so most members did not have an opportunity to review it.

Representing the applicant were Warren Daniel, Architect, William McDermott, Attorney, and Stephen Connelly, Applicant.

Mr. McDermott reviewed some of the background to the currently presented plan and restated the applicant's suggestion of conflict of interest on the part of Mr. Jackson.

Mr. Daniel reviewed the applicant's response to Mr. Whiteside's analysis. The analysis and response are annexed hereto: The Board discussed the various points without resolution. Applicant indicated that further comment would be presented at the June 9th meeting.

Public Comment

Margaret Donovan of 41 Central Avenue comments that the building appears too large and boxy and would like to see more public amenities.

Jim McCabe of 136 Eliot Street stated concerns that cars exiting from the proposed parking with a driveway on Eliot Street (66 spaces) would shine their light directly on his house.

Cheryl Tougias, Architect, commented that the building is located too close to the sidewalk on Central Avenue with too high a vertical plane. She feels there is plenty of room on the site for a project of the proposed size if it were located differently. She also articulated some concerns if a restaurant is considered including deliveries trash handling, and ventilation.

The hearing was continued to June 9, 2001 at 6:40 p.m.

6. ADJOURNMENT

The meeting was adjourned at 10:15 PM.



Peter F. Jackson, Secretary