**Meeting Minutes for May 12, 2011**

**Milton Planning Board**

The 23nd meeting of the Planning Board for fiscal year 2011 was held on Thursday, May 12, 2011, at 6:30 p.m. in the Carol Blute Conference Room, Town Hall, Milton.

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

Absent: Bernard J. Lynch III

**1. ADMINISTRATIVE TASKS**

The Planning Board postponed the approval of the meeting minutes of April 14 and 28, 2011 and approved as amended the meeting minutes of May 5, 2011

The Board confirmed future meeting dates ofMay 26 and June 9 and 23, 2011 all scheduled to be in the Carol Blute Conference Room Town Hall; all meetings will start at 6:30 P.M.

 **2. CITIZENS SPEAK**

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

**3. TOWN PLANNER’S REPORT**

Mr. Clark reported on the progress for the proposed wind turbine. He also reported on the efforts of the East Milton Square Traffic and Parking study.

**4. 36 CENTRAL AVEUNE, AMENDED SPECIAL PERMIT AND SITE PLAN REVIEW, MATERIAL CHANGES AND SWITCHING LOCATION OF OFFICE AND RETAIL SPACE**

Paul Sullivan, representative of Oranmore Construction was present to discuss the final proposed changes to the site plan including planting, bench placement, site walls, and walkways.

The board requested lighting be located by the emergency exit door and emergency walkway.

Board Member Jackson took a site walk and agrees with the proposed modifications on the site plan dated 4-28-2011.

(Summary of changes in material attached to the minutes).

Paul Sullivan will prepare a revised Site Plan and Planting Plan and include revised building elevations to document approved changes and for recording purposes

**Public Comment**

Margaret Donovan of 41 Central Avenue expressed her wishes to have the trim color the same as the limestone window trim. She also is pleased that the brick will be continuous to the bottom of the building.

Board Member Jackson made a motion to end the Public Hearing. The motion was seconded and the Board voted in favor of closing the Public Hearing.

 The matter was continued to May 26, 2011 at 6:40 p.m.

**5.** **310 GRANITE AVENUE – AMENDED SITE PLAN APPROVAL CANOPY AND PUMPS**

Attorney Robert Sheffield represented the property owner and applicant Rabih Ghasan. Attorney Sheffield provided the Board with a revised plan showing the pumps moved 12 feet to the north to make more room for parking.

 Board Member Jackson feels that there is not enough space for cars to safely turn around and requested regulations or standards for this type of usage and expressed concern over proposed elimination of the planted island between the pumps and the sidewalk.

 Board Member Whiteside wants input from the Building Commissioner on the layout of the new pumps as well as a landscape planting product list.

 The hearing was continued to May 26, 2011 at 6:50 p.m.

6. **PUBLIC HEARING FOR 683-685 BRUSH HILL ROAD, DEFINITIVE SUBDIVISION, 5 LOT SUBDIVISION**

 Attorney Robert Sheffield, Engineer James Burke were present representing Corvo Construction, the applicant. Mr. Burke distributed a revised plan of the driveway showing a revised pavement width and road grade approved by the Town Engineer. He also stated that they met with DPW about the layout of the roadway and that the DPW was concerned about plowing the cul-de-sac as proposed. The DPW also requested solid bottom storm water drainage structures in order to protect the roadway surface.

 **Public Comment**

 Tim Kernan of 642 Brush Hill Road provided the Board with a three page letter from the Brush Hill Neighborhood Association’s with recommended conditions (letter attached to the minutes)

 The hearing was continued to May 26, 2011 at 7:15 p.m.

**7. OLD BUSINESS**

 17 CANTON AVENUE – SITE PLAN APPROVAL

 Planning Board accepted the Revised Handicap Ramp and Landscape Design Plan.

Board Member Jackson went to the site and looked at the stone wall on High Street. He agrees with Mr. Duffy’s observation that it needs work.

Attorney Robert Sheffield agreed with Mr. Jackson and stated the condition of the wall will be addressed.

**8. ADJOURNMENT**

 The meeting was adjourned at 8:45 PM.

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 Peter F. Jackson, Secretary