

Meeting Minutes for September 23, 2010

Milton Planning Board

The 7th meeting of the Planning Board for fiscal year 2011 was held on Thursday, September 23, 2010, at 6:30 p.m. in the John Cronin Conference Room at Milton Town Hall.

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

Absent: Peter F. Jackson,

1. ADMINISTRATIVE TASKS

The Planning Board postponed the approval of the meeting minutes from August 26, September 9 & September 20, 2010 until the next scheduled meeting.

2. FUTURE MEETINGS

The Planning Board confirmed future meeting dates of October 14th & 28th, November 4th & 18th 2010, all at 6:30 P.M. in the John Cronin Conference Room 2nd floor of Milton Town Hall.

3. CITIZENS SPEAK

No citizens addressed the Board.

4. PUBLIC HEARINGS

683-685 BRUSH HILL ROAD- PRELIMINARY SUBDIVISION APPLICATION

The Historical Commission imposed a nine-month delay on demolishing the existing house and carriage house due to their historical status. Board member Emily Keys Innes stated that perhaps this nine-month delay would be a good thing for all parties, so that residents' needs and concerns could be addressed.

Board member Edward Duffy stated that the Planning Board, the developer, the neighborhood and other interested parties such as the Historical Commission should work together to guarantee that a project of distinction will be realized on the "magnificent acreage" under review..

Tim Kernan resident of 642 Brush Hill Road and member of the Brush Hill Road Neighborhood Association is in favor of working on options with the developer and Planning Board.

John MacDonald of 704 Brush Hill Road passed out a copy of material from the National Register of Historic Places as well as an article from the Milton Times regarding Brush Hill Road as an historical district.

Paul Pasquerella of 175 Milton Street stated opposition to this subdivision and provided a letter to the Board, which he also read.

Lawyer for the applicant, Attorney Robert Sheffield, stated that there had been two meetings with neighbors, the developer, and the project engineer to discuss their issues and concerns. Mr. Sheffield provided the Board with a letter from W. John Kidd a certified arborist, stating the condition of an existing beech tree. Attorney Sheffield also provided a comparative development analysis dated 9-13-2010 from Matt Freeman, Realtor at GKR Residential.

Jim Burke, engineer for the developer, reported on the property's elevations and possible views of the ocean per Ed Duffy's request. Mr. Burke's elevation plans were submitted to the Board.

The Board voted unanimously to take no action without objection from the developer.

Further discussion on this project was continued to October 28, 2010 at 6:45p.m.

131 ELIOT STREET SPECIAL PERMIT

Jim Burke, engineer for the developer of 131 Eliot, provided a plan showing a proposed mixed use four story building with underground parking and above ground parking, grading and drainage.

Bill Flemming, the project's landscape architect showed plans of the proposed landscaping.

Warren Daniel, project architect, showed the existing views of the property, an elevation plan, and discussed different exterior products for use in the project. The Board requested a sample board showing proposed exterior products.

John Zychowicz from Milton Village/Central Ave Revitalization Committee provided the Board with a copy of a letter the Committee sent to the Board of Selectmen regarding the proposed development (see attached).

Mr. O'Neil of 46 Columbine Road expressed support for the proposal.

Jim McCabe of 136 Eliot Street has concerns about parking, traffic, dust, demolition, and how long the project will take to complete.

(Hearing continued to October 28, 2010 at 7:15p.m.)

5. OLD BUSINESS

36 Central Avenue Material Change

Developer Paul Sullivan proposed a change in the porch column material from stone to composite materials. The Board asked to see a sample of the product.

216 PLEASANT pre-Preliminary Subdivision

Developer Paul Sullivan came before the Board to discuss a possible two lot subdivision with a private lane off Pleasant Street. The project will be discussing the possible sale of 50,000 square feet to the Cemetery.

6. DIRECTOR'S REPORT

Mr. Clark informed the board of his work on:

- Town of Milton's Max Ulin Skating Rink opening issues

- East Milton Library RFP
- Creation of a “storybook” for a Scenic Road presentation with Mike Lynch scheduled for Cable TV this Fall.

7. ADJOURNMENT

The meeting was adjourned at 9:47 PM.

Edward L. Duffy, Secretary