

Meeting Minutes for July 28, 2011

Milton Planning Board

The 2nd meeting of the Planning Board for fiscal year 2012 was held on Thursday, July 28, 2011, at 6:30 p.m. in the John Cronin Conference Room, Town Hall, Milton.

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

1. ADMINISTRATIVE TASKS

The Planning Board approved meeting minutes of July 14, 2011 and postponed the minutes of June 23, 2011 until August 11, 2011.

The Board confirmed future meeting dates of August 11, 2011 and August 25, 2011 scheduled to be in the John Cronin Conference Room Town Hall; meetings will start at 6:30 P.M.

2. CITIZENS SPEAK

Margaret Donovan of 41 Central Avenue expressed her concerns regarding people parking along Central Avenue and going to work on the MBTA. She would like to see signs limiting parking and to see police enforcement. Planning Director William Clark stated this issue will be discussed at the next Traffic Commission Meeting.

3. TOWN PLANNER'S REPORT

Mr. Clark reported that he is working on:

- Planning Board paperwork
- East Milton Parking
- A Coordinated Facilities scope of work for the creation of a database of all Town owned buildings

4. OLD BUSINESS

683-685 BRUSH HILL ROAD, FINAL DOCUMENTS AND SIGING OF THE SUB DIVISION DECISION

The copies of a draft Declaration for Trust Beachwood Estates Homeowners Association Trust and Declaration of Easements, Covenants and Restrictions as well as a draft Subdivision Approval have been presented by member Whiteside for review. The

developer requested time to further review this document. The Applicant and the Board agreed to a continuance for its rendering a decision until August 11, 2011.

(continued to August 11, 2011 at 6:30 P.M.)

17 CANTON AVENUE: AMENDED SITE PLAN APPROVAL

The Board voted all in favor of an Amended Site Plan Approval and the Board executed a written decision.

5. PUBLIC HEARING: 131 ELIOT STREET, SITE PLAN REVIEW AND SPECIAL PERMIT FOR REDEVELOPMENT

The Applicant (Connelly Construction) and Architect Warren Daniel were present. Mr. Daniel provides the board with design proposals for the boards input. New drawings were SK-1 New Site layout, SK-2 New Site Context Map, Sk-3 Perspective Sketch of South east corner of the building. Board Members Edward Duffy and Alex Whiteside saw an improvement in the window treatment. Chairman Innes would like to see three dimensional drawings.

Board Member Jackson stated he feels the redesign is insufficient to address the extensive comments provided by the board at earlier meetings. He stated that the applicant needs to design more than a building but rather a place to enhance the commercial area, the neighborhood, and the town. He feels more vision is needed..

Board Member Innes would like to see some additional open space in the front of the building.

Margaret Donovan of 41 Central Avenue saw improvement in the proposals and asked if the balconies were going to be flush with the building or if they were going to be useable. Mr. Daniel stated they are going to be 4 foot balconies.

Jim McCabe of 136 Eliot Street stated concerns that headlights on cars exiting from the proposed parking at night would shine directly into his house. He requested landscape screening and appropriate mitigation.

(continued to August 25, 2011 at 6:50 P.M.)

6. NEW BUSINESS:

Presentation from Metropolitan Area Planning Council

James Freas, AICP, Regional Planner presented the board with a Power Point presentation update to the 2005 Milton Hazard Mitigation Plan.

Zoning Discussion with Building Commissioner Joseph Prondak

Mr. Prondak respectfully requested that the Planning Board consider 2 possible changes to the Zoning Bylaw:

1. Is there a need to add accessory equipment such as air conditioning condensers, pool pumps and heaters and other similar equipment to the definition of accessory structures? Currently, these are not regulated.
2. Should the language of Section III-B-1.c be adjusted to read "The maintaining of any Residence District" as opposed to "The maintaining on any lot"? This language change might improve the ability to administer this section.

7. **ADJOURNMENT**

The meeting was adjourned at 8:45 PM.

Peter F. Jackson, Secretary