

Meeting Minutes for December 1, 2011

Milton Planning Board

The 9th meeting of the Planning Board for fiscal year 2012 was held on Thursday, December 1, 2011, at 6:30 p.m. in the John Cronin Conference Room, Milton Town Hall.

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

1. ADMINISTRATIVE TASKS

The Planning Board approved the meeting minutes from November 21, 2011.

The Board confirmed future meeting dates of December 15, 2011 and January 12 & 26, 2012 scheduled to be held in the John Cronin Conference Room Town Hall; meetings will start at 6:30 P.M.

2. CITIZENS SPEAK

No person asked to speak.

3. PUBLIC HEARINGS

6:40 **131 Eliot Street** --- PUD Special Permit & Site Plan Approval

Applicant requested and Planning Board approved a continuance to Dec 15th at 6:40PM after hearing about process, spatial, massing, and public safety concerns from two residents.

4. OLD BUSINESS:

597 Randolph Ave – Proposed Redevelopment Zoning Discussion

The Applicant did not appear for this meeting.

The Planning Board discussed draft zoning language for a Historical Preservation PUD applicable to this site.

5. POTENTIAL ZONING ARTICLES FOR ANNUAL – TOWN METING MAY 2012:

The Planning Board discussed draft language for articles dealing with:

- **Accessory Structures** such as A/C units, generators, well pumps, etc., excluding garages & barns, PB asked Mr. Clark for zoning examples from other communities for the December 15th meeting
- **Assisted Living** –Attorney Robert Sheffield brought draft language to the Planning Board for discussion and eventual submission to Annual Town meeting warrant. Discussion brought up 2 potential sites, 1st off of Randolph Avenue at Horse Play stables and the 2nd at land currently owned by Milton Hospital. After discussion Attorney Sheffield will revise his draft and appear at the December 15th meeting.
- **Home Occupation Bylaw** – article brought to the Planning Board by Attorney Ned Corcoran, after discussion a revised draft will be forwarded to the Planning Board in time for the December 15th meeting
- **Bed and Breakfast** – Board reviewed a draft brought forward by Chairman Innes, PB asked Mr. Clark for examples from other communities for the December 15th meeting
- **597 Randolph Avenue** (see item #4 above)
- **Funding a Master Plan** method of funding and cost estimates will be further reviewed 12-15-2011

Discussion on all of the above will continue at next scheduled PB meeting scheduled for December 15th.

6. **NEW BUSINESS:**

Planning Board approved a level funded Annual Departmental budget for FY 2013

7. **TOWN PLANNER'S REPORT**

Mr. Clark reported that he is working on:

- East Milton traffic circulation per Parking Study recommendation
- Wind Turbine legal appeal issues
- 36 Central Avenue- Affordable Units
- Green Communities, municipal energy savings efforts
- Sign Review Committee
- FEMA/All Hazards Pre-disaster Mitigation Plan

8. **ADJOURNMENT**

The meeting was adjourned at 8: 40 PM.

Peter F. Jackson, Secretary