

# **Meeting Minutes for December 15, 2011**

## **Milton Planning Board**

The 10<sup>th</sup> meeting of the Planning Board for fiscal year 2012 was held on Thursday, December 15, 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 December 1, 2011 as submitted.

The Board confirmed future meeting dates of 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. 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
- updating the Town's Zoning Map with Allan Bishop, the Town's GIS specialist
- updating the Town's FEMA/All Hazards Pre-disaster Mitigation Plan

### **4. PUBLIC HEARINGS**

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

Presenting for the applicant, Steve Connelly, Warren Daniel, Architect, & William Fleming, Landscape Architect

Mr. Fleming discussed a planting plan and associated plants list (12 page handout showing proposed plants). The planting plan issues showed a granite & steel fence along the Eliot Street frontage, a privacy fence between the project & 145 Eliot, the types of trees and bushes to be used around the building, and how some of the trees would be planted for

maximum growth potential (tree pits). The Planning Board asked for a list of small deciduous trees that could be planted along the tracks.

Mr. Fleming & the applicant offered a Black Oak tree, 4 inches in size, to the Town to be planted in an area chosen by the Town.

Planning Board requested for the next meeting: a building section plan, a *Massing Study*, and dimensions of the *park* area. All the project's submitted documents should appear on the Planning Board website.

*(hearing continued until next meeting: 7:00PM Jan 12, 2012)*

## 5. **NEW BUSINESS:**

Milton Hill Apartments Project, Eliot Street

Attorney Ned Corcoran gave an informal presentation.. The proponents have had many meetings with the abutting neighbors and the Revitalization Committee, as well as presentations to the Milton Historical Commission, the Milton Hill Neighborhood Association and the Town's Fire Chief. The latest renderings show a single, multi-storied shingle style building. The project's Landscape Architect, Blair Hines discussed his work to date but stressed his plan is a work in progress.

Two neighbors, Tom Goltz, of 50 West Side Road, & Ellen Anselone, of 22 Morton Road, spoke about the need for a comprehensive traffic study that takes into account all of the redevelopment taking place in the neighborhood.

## 6. **OLD BUSINESS:**

### ***POTENTIAL ZONING ARTICLES FOR ANNUAL – TOWN METING MAY 2012:***

#### **597 Randolph Ave – Proposed Redevelopment Zoning Discussion**

The Applicant did not appear for this meeting.

The Planning Board wanted to know how the proposed developer feels about the submitted zoning language applicable to this site. The Board debated, in the applicant's absence, the pros & cons of bringing the historic preservation overlay article forward and ultimately voted unanimous approval to send the article to the Selectmen for inclusion on the warrant for the Annual Town Meeting in May.

**Expanded Home Occupation Bylaw** – article brought to the Planning Board by Attorney Ned Corcoran. The Board discussed the article at length and generally felt the proposal was unacceptable. The Board discussed taxation issues. The Board voted to NOT send the expanded home occupation special permit language to the Selectmen.

**Assisted Living** –Attorney Robert Sheffield brought draft language to the Planning Board for possible submission to Annual Town meeting. . Attorney Sheffield's specific site off Randolph Avenue at Horse Play stables was the only site discussed with any specificity

during this meeting, though a site near Milton Hospital was mentioned. The Board further feels a site specific proposal should be in hand before any future zoning change is proposed. The Board took a vote to NOT send the Assisted Living language to the Selectmen.

**Updated Zoning Map** – Brought forward by the Planning Director with assistance from the Town’s GIS Specialist  
The Planning Board felt the colors need adjustment and want further time to review the map. The Board voted to postpone this article until the Fall 2012 Town Meeting.

**Accessory Structures** - Brought forward by the Building Commissioner’s request to formalize set-back requirements for items such as A/C units, generators, well pumps, etc., The Board voted NOT to forward the article to the Selectmen for the Annual Town Meeting but to work on language during the Spring for the Fall Town Meeting Warrant.

**Bed and Breakfast** – Board reviewed a draft bylaw brought forward by Chairman Innes. After discussion article was withdrawn from consideration.

**Funding a Master Plan – The Board** discussed cost estimates and the language of the proposed article, which contained methods of funding. The proposed article was voted APPROVAL to be sent to the Selectmen for inclusion in Annual Town Warrant.

**Budget** - The Planning Board approved a level funded Annual Departmental budget for

## 7. **ADJOURNMENT**

The meeting was adjourned at 9: 55 PM.

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Peter F. Jackson, Secretary