

Meeting Minutes for January 26, 2012

Milton Planning Board

The 12th meeting of the Planning Board for fiscal year 2012 was on Thursday, January 26, 2012 at 6:30 p.m. in the John A. Cronin Conference Room, Milton Town Office Building.

In attendance: Planning Board members Emily Keys Innes, Chairman, Alexander Whiteside, Peter F. Jackson, Edward L. Duffy, Planning Director William Clark and Administrative Assistant Jean Peterson. Member Bernard J. Lynch, III was absent from meeting.

1. ADMINISTRATIVE TASKS

The Board confirmed future meeting dates of February 9th & 23rd scheduled to be held in the John Cronin Conference Room, Town Office Building. Meetings will begin at 6:30 p.m.

2. CITIZENS SPEAK

Margaret Donovan, of 41 Central Avenue, expressed concerns that while watching the Planning Board meeting from home, she did not have a clear view of the plans which were being shown at the meeting.

Paul Sullivan, of 21 Smith Road, made some comments about a possible subdivision of property at 86 Wolcott/ 1035 Brush Hill Road. Mr. Sullivan mentioned an expansion and extension of a private lane off of Brush Hill Road. He said an alternative might be a 3 lot subdivision off Wolcott.

3. TOWN PLANNER'S REPORT

- Working on the Town Meeting Article requiring a language change concerning the updated FEMA FIRM maps
- Working on the Town's wind turbine legal appeal case with Town Counsel
- Collaborating with the Consolidated Facilities Director to facilitate more energy efficiency projects under the Green Communities Grant aimed at lowering the Town's energy bills

4. PUBLIC HEARINGS

131 Eliot Street

Presenting for the applicant, Steve Connelly: Jack Gillon, Traffic Engineer, Andy Felix, Arborist, & William Fleming, Landscape Architect.

Traffic Study: Jack Gillon the Traffic Engineer who conducted the project's traffic study gave his overview. Planning Board members Peter Jackson, Alexander Whiteside, and Emily Innes expressed concerns and raised questions with regard to the details of the traffic study: i.e. study was not conducted during weekend hours, the issue of the bike path did not seem to be addressed, movements of trolleys is not mentioned. Chairman Innes also questioned where the automatic traffic recorders were placed. The Town Engineer has not yet reviewed the traffic report for 131 Eliot Street. Various additions and changes were requested.

Jim McCabe, abutting resident at 136 Eliot Street, expressed concerns regarding the backup of traffic and auto exhaust from standing traffic.

Keith Mills, a resident of 39 Hawthorn Road and owner of Esprit Du Vin raised questions as to why the study didn't occur on weekends since the business district is especially busy during that time. He also expressed concern about the traffic impact while the building is being demolished.

Peter Mullin, a resident of 19 Gaskins Road spoke about perceived inadequacies in the study: for example, no indication in report about deliveries and their impact on traffic. He urged the Board to hire its own traffic expert at the expense of the applicant.

Ruth Heiden, a resident of 314 Eliot agreed with Peter Mullin's remarks.

Andy Felix, Arborist from Foxboro with 30+ years' experience spoke with regards to the feasibility of saving the tree on the 131 Eliot Street site. He was of the opinion that the tree limbs had decay and that it was not structurally sound.

Peter, a resident of 19 Gaskins Road expressed his feeling that the removal of tree constituted Mullin disrespect to the neighborhood. He stated that the burden of proof lies with the applicant to show that it was not feasible to save the tree.

Margaret Donovan of 41 Central Avenue stated that it is time to move on from this issue as discussions began in July, 2010.

Board Member Duffy spoke about moving on to discuss the FAR (floor area ratio) bonus.

Board Member Jackson made a motion that the Applicant had not demonstrated that saving the tree was not feasible so therefore he should not get a bonus. Board Member Duffy seconded the revised motion. Board Member Whiteside opposed the Motion – feels that the Developer adequately established that the tree was not safe. Board Member Jackson amended his motion to deny the bonus. Board Member Duffy seconded Motion. Vote was split with Board Members Innes and Whiteside voting no and Board Members Duffy and Jackson voting yes.

Warren Daniel Landscape Architect presented two massing scenarios. Resident and architect Cheryl Tougias, of 660 Canton Ave. spoke relative to massing and expressed her view that it won't contribute in a nice way to the neighborhood.

Questions arose regarding the landscape plan. The design proposal was questioned. Heights of building should be noted. Lighting is an issue.

Resident Peter Mullin of 19 Gaskins Road questioned the method of determining height and stated his view that photographic scaling is unacceptable. Mr. Mullin expressed concern that the building is too big.

Resident Margaret Donovan of 41 Central Ave commented that the meeting was very productive. Next meeting scheduled for February 9, 2012 @ 6:30 p.m.

7. **ADJOURNMENT:**

The meeting was adjourned at 10:15 p.m.

Peter F. Jackson, Secretary