

## MEETING MINUTES FOR FEBRUARY 14, 2013

### Milton Planning Board

The eighteenth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, February 14, 2013 at 6:30 p.m. in the John Cronin Conference Room.

In attendance were Planning Board members Alexander Whiteside, Chairman, Edward L. Duffy, Emily Keys Innes, Michael E. Kelly, Bernard J. Lynch III, Planning Director Williams Clark and Administrative Clerk Jean M. Peterson.

#### 1. ADMINISTRATIVE TASKS

The Board approved the Minutes of October 18, 2012 and January 24, 2013. Member Duffy voted against approval of the October 18<sup>th</sup> Minutes. The Board postponed approval of the Minutes for February 7, 2013 and scheduled future meeting dates for February 28<sup>th</sup>, March 14<sup>th</sup> and March 28, 2013.

#### 2. CITIZENS SPEAK

There were no citizens present to address the Board.

#### 3. PUBLIC HEARING

##### Assisted Living Residence Development (ALRD)

Edward Corcoran, the attorney representing Gralia Group, the developer for a possible assisted living facility on Randolph Avenue and Jason Robertson, a representative from Gralia Group addressed the Board. Town Meeting voted to refer an article back to the Planning Board during the fall town meeting for the purpose of revising the article's language. Proposed revisions provide for more flexibility in design and address affordable units. Chairman Whiteside, Jason Robertson and Attorney Corcoran expressed approval of the newly-drafted article. Attorney Corcoran urged the Board to vote favorably on recommending the article to Town Meeting. Member Innes made a motion to recommend the article to Town Meeting for approval. The Board voted unanimously to do so.

#### 4. NEW BUSINESS

##### 17 Canton Avenue – Amended Site plan approval, installation of a back-up gas powered generator.

Attorney Sheffield addressed the Board to request that the site plan be modified for the installation of a back up natural gas-powered generator and a canopy over the entry way.

The developers had initially informed the Board and the neighbors that the original building's façade would be preserved and the building would be expanded. However, the developer dismantled the façade. The Board informed the developer that the rebuilt structure failed to adequately replicate the façade. The Board requested more information pertaining to the generator and outdoor AC units.

Public Comments:

Jeffrey Cruikshank of 21 Canton Avenue expressed concerns about noise and a sewer. He stated that the plan had not been carried out as promised.

William Saunders of 33 High Street stated concerns about the proximity of the generator to his property, potential noise and testing procedures.

Michael O'Neill of 36 High Street stated that the drainage system has been installed and approved by the town.

Continued to February 28<sup>th</sup> at 7:30 p.m.

597 Randolph Avenue – Hospice project discussion as an FYI.

Kathy Bliss, Director of Seasons Hospice and Marion McEttrick, the attorney representing Seasons Hospice addressed the Board relative to a plan to develop a hospice facility at the former site of the St. Elizabeth's rectory. Ms. Bliss informed the Board that Seasons Hospice has been in Massachusetts for seven years and that it provides a "homelike" environment for terminally ill patients who are unable to be cared for in their home. She distributed preliminary information and informed the Board that the developer is in the process of meeting with neighbors, police and fire officials so as to meet the needs of the community. Attorney McEttrick expressed her opinion that the facility is in a convenient location. Members Duffy and Innes cautioned about heavy traffic in the area, especially during peak times.

**5. OLD BUSINESS**

Master Plan Visioning Update

Member Innes informed the Board that a public forum was held on January 26<sup>th</sup>. Seventy -five people were in attendance and the results are on-line. She stated that the next public forum is scheduled for the evening of March 6<sup>th</sup> at Cunningham Hall and that Brown Walker is scheduled to present results on both public forums at the March 14<sup>th</sup> Planning Board Meeting.

Town Meeting Articles Update

Member Innes reported that the Warrant Committee voted unanimously on appropriating \$100,000 for the second phase of the Master Plan and that the Warrant Committee voted no appropriation for the Housing Production Plan.

**6. TOWN PLANNER'S REPORT**

The Town Planner updated the Board relative to:

MassWorks Grant: filed pre- contract forms  
Milton Hill Project: construction to begin in March  
New lights on Adams Street

**7. OTHER BUSINESS**

The Board discussed the issue of an alternate Planning Board Member as recommended by the Government Study Committee. Chairman Whiteside informed the Board that he sent the Government Study Committee an e mail stating his views that an alternate member should be elected and his opinion that an alternate board member is not necessary. Member Innes stated that the issue of changing a town board should be discussed publicly. A discussion with the Government Study Committee on this matter is scheduled for February 28<sup>th</sup> at 8 p.m.

**8. ADJOURNMENT**

The Meeting was adjourned at 9 p.m.

-----  
Edward L. Duffy  
Secretary

