

MEETING MINUTES FOR APRIL 11, 2013

Milton Planning Board

The twenty- third meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, April 11, 2013 at 6:30 p.m. in the Milton Access TV Studio, Pierce Middle School.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy, Emily Keys Innes, Bernard J. Lynch, III, Planning Director William Clark and Administrative Clerk Jean M. Peterson. Member Michael E. Kelly was absent from the meeting.

1. Administrative Tasks

The Board postponed the approval of the March 14th, March 21st and March 28th Minutes. Future meeting dates were scheduled for **April 18th** @ 6:30 p.m. in the John Cronin Conference Room; **April 25th** @ 7 p.m. in the Milton High School Auditorium; before Town Meeting, *as needed on May 6th, 7th, 9th* @ Milton High School; and **May 16th** and **23rd** @ 6:30 p.m. in the John Cronin Conference Room. Member Duffy informed the Board that he would not be available to attend the April 25th meeting. *The Board noted that a Public Hearing for a Medical Marijuana Moratorium is scheduled for 6:45 p.m. on April 18th and the April 25th meeting will be the third and final public forum for the Master Plan Visioning.*

2. Citizens Speak

Margaret Donovan at 41 Central Avenue addressed the Board regarding several matters. She inquired as to what role the Planning Board would have with the Board of Selectmen and Board of Appeals relative to the proposed 40B developments. In response, Chairman Whiteside stated that the Planning Board would have an advisory role. Ms. Donovan also expressed some support for Hendrie's owner Steven Connelly for successful future development at 131 Eliot Street and to express her disagreement with the idea of an alternate Planning Board member.

3. Old Business

- 17 Canton Avenue – Amended Site Plan Approval. Signing of decision.

The Board stated that they had not received the noise control specifications for the air conditioning units from the applicant's attorney, Mr. Sheffield. Mr. Clark stated that he had received some specifications for the awning. In addition to the omission of required document(s), Attorney Sheffield was not present at the meeting. The discussion was therefore postponed until April 18th.

- Master Plan

Member Innes provided an update relative to the Master Plan. She informed the Board that upon review by Brown Walker Planners, it was determined that the draft Visioning Statement was too general and that goals should be included in the document. They also felt that improvements needed to be made to the draft Report. Member Innes requested that comments be submitted to Mr. Clark which he will then forward to Brown Walker Planners in preparation for the April 25th Forum. She stated that Brown Walker will produce the final report in the late May to early June timeframe.

- 40B Projects

131 Eliot Street; Hendrie's

Chairman Whiteside informed the Board that he attended a meeting facilitated by Senator Brian Joyce. The purpose of the meeting was to discuss possible movement on an alternate proposal for the Hendrie's site. Also in attendance were the owners of the Hendrie's building, Steven and Jerry Connelly, Selectman Chair Tom Hurley, Town Planner William Clark, attorney Peter Mullin and architect Cheryl Tougias. The session determined that there is potential for change to the Plan which had been disapproved on August 23, 2012. Some of the proposed changes which were discussed are as follows: to move the building back 10', lessening the massing of the building; increase parking on the ground floor, fulfilling the commercial requirement by including residential/business condominiums on the second floor; shared parking between businesses and residents and the incorporation of a "pocket park". The newly proposed plan would provide for more "green space" than the previous plan had provided. The meeting addressed the issues which had caused disapproval. Chairman Whiteside stated that this would be a completely new application and public hearing process. He stated the importance of neighborhood support and the public's input. He extended his gratitude for Senator Joyce's initiative.

Milton MEWS – Development proposed for Brush Hill Road

Following a long meeting, the Selectmen had requested a 90-day extension, until June 10th, for comments. Member Innes stated that there are significant wetlands and wildlife issues relative to this proposal. Chairman Whiteside stated the importance of expert opinion reports. Member Duffy suggested a site walk prior to the Board issuing comments. The Board agreed to conduct a site walk when Member Kelly returns. Mr. Clark informed the Board that he is in contact with the Neponset River Watershed Association relative to environmental issues and that previous studies on usage, crash data, etc. will be included in comments.

4. **Other Business**

In an effort to minimize the high volume of projects undertaken by the Town Planner, the Board discussed submitting a formal request to the Personnel Board for an Assistant Planner. They also discussed the possibility of a reclassification of the Town Planner's position,

5. **Town Planner's Report**

The Town Planner informed that Board that he is currently working on the following issues:

- 40B
- Public Safety
- Traffic Commission
- Project Review – past and present
- East Milton Parking
- Litigation on wind turbine
- Brownfields

6. **Adjournment**

The meeting adjourned at 7:43 p.m.

Edward L. Duffy
Secretary

