

MEETING MINUTES FOR DECEMBER 13, 2012

MILTON PLANNING BOARD

The thirteenth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday December 13, 2013 at 6:30 p.m. in the Carol Blute Conference Room, Milton Town Office Building.

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

1. ADMINISTRATIVE TASKS

The Board postponed approval of the Minutes of October 18th, October 25th and November 8th, 2012. The Board approved future meeting dates of December 27th, 2012, January 10th and 24th, 2013 beginning at 6:30 p.m. in the Carol Blute Conference Room, Town Office Building.

2. CITIZENS SPEAK

Margaret Donovan of 41 Central Avenue addressed the Board with concerns regarding the possible reconsideration of the development application for 131 Eliot Street. She provided copies of the law (Ch. 40A, Sect. 16) which states that the Planning Board cannot consider the Application unless there is a specific and material change. She also addressed concerns relative to the 36 Central Avenue parking lot and to safety at the proposed bus stop at the 683-685 Brush Hill Road development.

3. PUBLIC HEARINGS

36-50 Eliot Street Milton Hill Project; site plan approval

Attorney Edward Corcoran informed the Board that a stormwater management plan has been agreed upon with the Department of Public Works. Color options and railings were discussed. Mr. Corcoran stated that he will prepare a draft decision for the Board's consideration. The hearing was continued to December 27, 2012.

683-685 Brush Hill Road; definitive sub-division, 5 lots

Edward Corcoran, Attorney for R & G Development and Timothy Kernan of the Brush Hill Neighborhood Association addressed the Board regarding some final conditions relative to the driveway and the historic stone wall. A motion was made to approve the subdivision subject to various conditions. The Board voted all in favor. A written decision will be filed.

86 Wolcott Road/Kinsale, definitive subdivision, 2 lots

Member Innes made motion to close the Public Hearing. The Board voted all in favor. The Board voted unanimously to approve the sub-division plan with conditions. A written decision will be filed.

4. **OLD BUSINESS:**

Master Plan Update

Member Innes informed the Board that the next meeting of the Master Plan Committee is scheduled for January 8, 2013. She gave an overview of the Phase 2 recommendations and invited the members of the Planning Board to train as facilitators.

Assisted Living - Town Meeting Article Update:

The Board discussed an assisted living article which is being revised for the Annual Town Meeting. The Article was referred back to the Planning Board for additional study following the October Town Meeting. Attorneys Edward Corcoran, Robert Sheffield and Town Meeting Member Cheryl Tougias addressed the Board expressing concerns with the Article relative to site specificity, design standards and affordability. Weston Associates was said to be considering a possible assisted living facility, contingent upon neighborhood support. Chairman Whiteside informed the Board that a revised article would be available at the December 27th meeting.

5. **TOWN PLANNER'S REPORT:**

Mr. Clark updated the Board relative to:

- Green Communities Grant
- Housing Production Plan
- 683-685 Brush Hill Road Subdivision
- Work Inc.
- St. Pius field usage
- East Milton Parking
- St. Elizabeth's Rectory and planned hospice facility

6. **NEW BUSINESS:**

Master Plan Article for Town Meeting

The Board discussed drafting an article for the purpose of additional funding for a Master Plan, if the project were to go ahead.

Housing Production Plan

The Board discussed the development of a Housing Production Plan which would allow the Town a one- year reprieve from 40B developments if 48 affordable units per year were built pursuant to the plan. Selectman Thomas Hurley addressed the Board as the liaison to the Planning Board for the Housing Production Plan. Member Innes stated that she requested Brown Walker Planners, the firm conducting the Master Plan visioning, to provide cost estimates for developing a Housing Production Plan. Member Kelly raised concerns about the value of pursuing a Housing Production Plan. Member Innes recommended drafting an article for the Annual Town Meeting to provide funding for said Plan.

7. **ADJOURNMENT:**

The Meeting adjourned at 9:20 p.m.

Edward L. Duffy

Secretary