

MEETING MINUTES FOR NOVEMBER 8, 2012

MILTON PLANNING BOARD

The twelfth meeting of the Milton Planning Board for fiscal year 2013 was on Thursday, November 8, 2012 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 Assistant Jean M. Peterson.

1. ADMINISTRATIVE TASKS

The Board postponed approval of the Minutes of October 18th and October 25th, 2012. The Board approved future meeting dates of December 13th and December 27th, 2012 starting at 6:30 p.m. in the Carol Blute Conference Room.

2. CITIZENS SPEAK

There were no citizens present to address the Board.

3. PUBLIC HEARINGS

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

Attorney Edward Corcoran informed the Board that the last issue to be resolved for site plan approval is the stormwater drainage system and he is awaiting approval from Town engineers. Mr. Corcoran and John Zychowicz, Co-chair of the Revitalization Committee, presented modifications to the balcony design. Mr. Zychowicz's opinion is that the new design is more attractive and connects wells with the "Henry" house. Member Duffy suggested the idea of a weathervane on the roof as an additional attractive feature. Chairman Whiteside suggested to Mr. Corcoran and Mr. Zychowicz that they present the updated balcony and landscape designs to the neighbors. Mr. Corcoran stated that a final landscape and lighting plan will be forthcoming. The hearing was continued to December 13, 2012 at 6:45 p.m.

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

Edward Corcoran, Attorney for developer Gerry Rankin presented a proposal for a five-lot subdivision, Barna Estates, at the location of the former Boyle Estate. The lots will be off a new road, Beechwood Lane and the developer proposes to build five homes. An application for a definitive sub-division has been filed for approval. James DeCelle, Project Engineer for DeCelle

Burke and Associates presented the plans. The plans are similar to the proposal presented by the previous developer who had decided to not go forward with his project. Timothy Kernan addressed the Board on behalf of the Neighborhood Association relative to neighbors' concerns about the bus stop, sidewalk and driveway opening. Mr. Rankin was receptive to the concerns of the neighbors.

Public Comment:

Henry Carr of 676 Brush Hill Road expressed concern about buses travelling on Brush Hill Road.

The Hearing was continued to December 13, 2012 at 7:15 p.m.

86 Wolcott Road/Kinsale, definitive sub-division, 2 lots

Paul Sullivan, the applicant, updated the Board and addressed some outstanding issues. He informed the Board that he extended the paved area of the private lane to provide frontage and a turn-around; telephone poles have been eliminated for underground utilities and homes will have new water services. He stated that homeowners will have lights at the end of their driveways. The Board viewed the proposal favorably and determined that this proposed sub-division does not adversely impact the character of the neighborhood. Chairman Whiteside informed the Board that he will read the "Declaration of Trust" and forward his comments. The Hearing was continued to December 13, 2012 at 7:45 p.m.

333 Hillside Street, Bosworth 81Y proposal

Chairman Whiteside informed the Board that a signed Covenant has been received but the easement language remains an issue. He stated that the plan had been approved subject to the Covenant being finalized and that the Public Hearing relative to this proposal had been closed.

4. OLD BUSINESS:

Master Plan: Mr. Clark informed the Board that he toured the Town's major properties with the Master Plan Committee. The next meeting is scheduled for November 27, 2012.

Assisted Living: The presentation was cancelled due to a scheduling conflict.

5. TOWN PLANNER'S REPORT:

Mr. Clark updated the Board relative to:

- Wind turbine – legal issues
- 131 Eliot Street demolition

- Green Communities Grant – year end report
- Subdivision Reviews
- HOME Project on Wolcott Road
- Interview with Channel 4 regarding the East Milton deck
- Stone wall/public land issues
- 36 Central Avenue affordable units

6. ADJOURNMENT:

The Meeting was adjourned at 8:30 p.m.

Edward L. Duffy

Secretary

