

Meeting Minutes for October 24th, 2013

Milton Planning Board

The eighth meeting of the Milton Planning Board was on Thursday, October 24, 2013 in the John Cronin Conference Room, Milton Town Office Building.

In attendance were Planning Board members Alexander Whiteside-Chairman, Edward L. Duffy, Emily Keys Innes, Michael L. Kelly, Planning Director William Clark and Administrative Clerk Jean M. Peterson. Member Bernard J. Lynch, III arrived at 7:19 p.m.

1. Administrative Items

- Future Meetings:

The next scheduled Board meetings: October 25th in the John Cronin Conference Room and October 28th (prior to Town Meeting), Room 202 of Milton High School.

The next regularly scheduled Board meeting: *Wednesday*, November 6, 2013.

2. Citizens Speak

Margaret Donovan of 41 Central Avenue asked the Board for an update relative to the demolition of 131 Central Avenue. She also stated her opposition for an additional member to the Planning Board.

Chairman Whiteside informed Ms. Donovan that town officials are continuing to work towards the demolition and redevelopment of 131 Eliot Street. Member Innes informed Ms. Donovan that the recommendation for an additional member to the Planning Board came from the Government Study Committee.

3. Public Hearing:

Definitive Subdivision Application: 90 Reedsdale Road, The Homes at Centre Brook, by John Morrill

Developer John Morrill updated the Board relative to the Stormwater Review as outlined in a letter to the Town Planner dated October 24, 2011. He discussed the drainage aspects of the project and described certain updates to the landscape plan. He stated that he made revisions as requested by the Planning Board and submitted the revised plans to Lisa Eggleston and DPW Director Joe Lynch. Ms. Eggleston had some recommendations which were addressed. Resident Kenneth Langley of 29 Lantern Lane had addressed the Board at the October 9th meeting relative to upgrading a drain on his property. The Town Planner informed the Board that that any pipe should be installed without cost to the Town which will thereafter accept responsibility for maintenance. Mr. Morrill stated that he will engineer a new drain pipe and contribute \$1,000 towards the cost. Chairman Whiteside stated that the Homeowner's Association must maintain the landscape according to the landscape plan and file an annual report to the Engineering Department reporting compliance with the drainage plan. Member Innes made a motion to close the Public Hearing. The Board voted 4 to 1 in favor of closing the Hearing. Member Duffy voted against closing the Public Hearing requesting additional review of the plans. Chairman Whiteside called for a vote on the requested waivers from Planning Board regulations. The vote was 4 (Whiteside, Innes, Kelly, Lynch) to 1 (Duffy) in favor of granting the requested waivers. Member Innes made a motion to approve the Application with various additional terms, documents and conditions which will be referenced in the written decision. The Board voted approval 4 (Whiteside, Innes, Kelly, Lynch) to 1 (Duffy). A written decision will be issued.

4. Other Business:

Master Plan

Member Innes updated the Board that a kickoff meeting was held and the public outreach plan will be presented at the next meeting. Tours of Milton for the Master Plan Committee will be led by John Cronin and Paul Traverse.

5. Old Business:

591 Blue Hill Avenue – discussion of proposed ANR

Paul Sullivan addressed the Board to discuss the property at 591 Blue Hill Avenue. He informed the Board that the Board of Appeals have approved a variance reducing the size of the lots. He proposed a Brush Hill Road address for lot 2. He will seek approval to turn Perkins Lane into a street. Chairman Whiteside requested a better plan and suggested that the developer submit a preliminary subdivision plan.

2 Powder Mill Lane – adding a hobby loft to a Quisset Brook condo unit

Bridget Waldbaum of 94 Parkwood Drive informed the Board that she purchased 2 Powder Mill Lane for the purpose of renting it to her father. During the process of applying for a building permit to renovate the unit, the Building Inspector suggested that the loft area might be a second bedroom. Since the Quisset Brook Development exists under a Special Permit issued by the Planning Board, the Planning Board was consulted. Chairman Whiteside advised Ms. Waldbaum to re-apply and state that the loft space will be used for hobby use and its use as a bedroom will be prohibited.

6. New Business

101 Wolcott Road – Application for ANR

The Town Planner informed that Board that St. Pius Church has 2 lots with the church on 1 of the lots and a field on the other lot. St. Pius would like to combine the property into one lot to avoid real estate taxes on the field. The Park Department has explored the possibility of using the field for recreation. A motion was made to authorize Mr. Clark to endorse the plan as not requiring subdivision approval. The Board voted all in favor.

7. Adjournment

The meeting adjourned at 8:33 p.m.

Edward Duffy
Secretary