

Planning Board Meeting Minutes for Thursday, March 10, 2016

The twentieth meeting of the Milton Planning Board for fiscal year 2016 was called to order at 7:01 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Chair Bryan Furze, Secretary Michael Kelly, members Alexander Whiteside, Emily Keys Innes and Cheryl Tougias; Director of Planning William Clark, Assistant Town Planner Tim Czerwienski and Senior Administrative Clerk Julia Getman.

1. Administrative Items: Future meeting dates were confirmed for March 24th, April 14th and April 28th. Chair Furze read the agenda.

2. Citizen's Speak:

Jim Coyle, 21 Munton St., asked how traffic studies work, describing the congestion caused by valet parking in East Milton. Member Whiteside remarked that there was no requirement for compliance with studies unless specified; Mr. Furze said that studies must comply with special permits if so specified. He added that peer reviews may be beneficial. Ms. Tougias noted that traffic enforcement and safety concerns should be brought to the attention of the Traffic Commission and police.

3. Public Hearing: 21 Kinsale Lane Subdivision Revision (continued from Feb. 25)

Member Tougias recused herself.

Attorney Ned Corcoran, representative for owner Denis Keohane, explained adjustments to plans submitted on October 30, 2015. A waiver allowing gravel surfacing on Kinsale Lane, a new road provided for frontage, was requested. The subdivision control law, road construction rules and regulations, topography, drainage, emergency access, maintenance, and aesthetics were addressed. Member Whiteside shared concerns about a creating a "slippery slope" of non-compliance should the waiver be allowed. During a one-minute interruption of the hearing, the Board opened the 7:45 public hearing on zoning article discussions and voted to continue it until later in the meeting.

The 1 Kinsale Lane public hearing then continued. Drainage was discussed. Mr. Whiteside suggested denying the application, classifying the first four waivers as nonmaterial, and approving them. Mr. Corcoran then asked that the hearing be continued to April 14th. On a motion by Ms. Innes, seconded by Mr. Kelly, the hearing was continued to April 14th at 7:15.

Ms. Innes made a motion to continue the 8:00 public hearing on 245 Highland St. until later in the meeting. Mr. Kelly seconded, and the Board voted to do so.

4. Public Hearing: Zoning Articles for May 2016 Annual Town Meeting (continued from Feb. 25th)

Non-Conforming Business Use: Notification procedures for affected properties and the extent to which abutters should be notified were discussed.

Public Comment:

Webster Collins, 533 Harland St., read definitions of non-conforming use and homogeneous development from Baron's Real Estate Hand Book, Vol. 6 and expressed his opposition to the article.

Gene Irwin, 120 Highland St., agreed with Mr. Collins and stated support for a Hillside St./Ford Ranch Rd. development.

John McMahon, 96 Houston Ave., said that abutters of non-conforming business uses should be allowed equal opportunity to redevelop their properties.

Emails from the public were read. Member Tougias addressed accusations of a conflict of interest, stating that her work as an architect on the Ice House project was over.

Webster Collins stated that non-conformity leads to a change in density and character of neighborhoods and that bylaws were created in reaction to aggressive development.

On a motion by Ms. Innes, seconded by Mr. Whiteside, the Board voted to close the public hearing and to recommend that the article be sent back by Town Meeting to the Planning Board for further study. Mr. Kelly stressed the importance of abutter notifications.

Tim Czerwienski arrived at 8:40 p.m.

Member Tougias presented a slide show outlining the formula used to determine business expansion proportions.

Bed and Breakfasts:

The Bed and Breakfasts article was raised. Siting and sizing of B & Bs were discussed. The timing and status of the article were addressed. Regulation of Airbnb was raised.

Public Comment:

Joe Sloane, 55 Concord Ave., asked the Board to take siting, street widths, traffic congestion, parking and public safety into consideration.

Denny Swenson, 65 Green St., asked if the Historical Commission had been involved. She shared concerns about the gutting of historic homes and additional paving and screening. She asked if research on impact and revenue had been done and specified certain environmental concerns. She asked for protections from future development and business use change on the properties.

Airbnb, tax impacts, and demand for B & Bs were discussed.

Attorney Marion McEttrick raised the issue of size requirements, parking, siting, and appearance. She suggested that the Board receive more feedback and continue to make adjustments to the article.

On a motion by Ms. Innes, seconded by Mr. Whiteside, the public hearing was closed. On a motion by Ms. Innes, seconded by Mr. Whiteside, the Board voted to recommend that the article be sent back to the Planning Board for further study.

5. Public Hearing: 245 Highland St. Preliminary Subdivision

Attorney Ned Corcoran distributed plans and displayed an aerial view of the property, explaining that six new building lots were to be created from 340,000 square feet of land. Engineer Jim DeCelle explained stormwater management. Preservation of Highland Street, a scenic road, and trees were discussed. Ms. Innes asked if a cluster development had been considered. Ms. Tougias asked for a tree preservation plan. Positioning of the subdivision road was discussed.

Public Comment:

John Neary, an abutter at 10 Highland Lane, said that he supported the proposal but that drainage had always been a problem in the area and would need to be addressed. He shared concerns about traffic and suggested installing a stop sign.

The hearing was closed on a motion from Ms. Innes, seconded by Mr. Whiteside.

New Business:

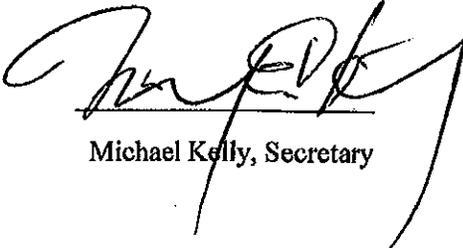
ANR, 591 Blue Hill Ave. Consultant Paul Sullivan said that the Board of Appeals had approved a variance for the project, and asked that the Planning Board postpone their approval to March 24th, three days before the end of the appeals period. The request was approved on a motion by Mr. Whiteside, seconded by Ms. Innes.

Informational Presentation: Hillside St./Ford Ranch Road, "Wentworth Farm." Ms. McEttrick presented preliminary plans for a cluster development of 10 house lots. Wetlands, an existing stream, open land, the right of way, stormwater management, setbacks, buffers, home locations, turnarounds, driveway arrangements and gates to the property were examined.

Old Business: The Board signed a site plan approval for 545 Adams St.

New Business: The Board discussed MBTA plans to replace the Mattapan Trolley with bus service and agreed that a statement of opposition should be prepared and submitted to state representatives.

On a motion by Ms. Innes, seconded by Mr. Whiteside, the meeting was adjourned at 10:35 p.m.



Michael Kelly, Secretary