

**Meeting of the Planning Board
Thursday, March 30, 2023**

The 21st meeting of the Milton Planning Board for FY2023 was called to order at 7:03 p.m. in the Blute Conference Room of Town Hall.

Present: Planning Board members Meredith Hall (Chair), Cheryl Tougias (Secretary), Sean Fahy, Maggie Oldfield and Richard Boehler (remote); Director of Planning and Community Development Tim Czerwienski (remote), Assistant Town Planner Josh Eckart-Lee (remote) and Sr. Administrative Clerk Julia Getman. *Mr. Boehler joined the meeting at 7:25 p.m.*

1. Administrative Items:

On a motion by Mr. Fahy, seconded by Ms. Tougias, the 2/23/23 meeting minutes were approved 3/0/1 as amended with Ms. Oldfield abstaining. On a motion by Mr. Fahy, seconded by Ms. Oldfield, the 3/16/23 minutes were approved 4/0/0 as amended. Upcoming meetings were confirmed for April 13th and 27th.

Staff Update:

Mr. Czerwienski stated that he had been working on a contract with the Metropolitan Area Planning Council (MAPC) for consulting services for East Milton Square, which will go before the Select Board on April 4th. He said that plans for the reconstruction of lower Gile Field, which include the replacing of natural grass with synthetic turf, had been received and were being reviewed by the Conservation Commission (Con Comm). He said that MBTA zoning consultants Utile had been asked to tweak certain dimensional aspects of their studies and that MAPC would provide technical assistance in testing the proposed districts. The scope of work for the MBTA zoning consultants and contract timing agreements were discussed.

2. Citizens Speak: There were no speakers.

3. Public Hearing: 1200 Brush Hill Rd. Scenic Road Permit (Cont. from 3/16)

Attorney Edward Corcoran, representing the owner of the property, requested that the hearing be continued to April 27th. On a motion by Ms. Tougias, seconded by Ms. Oldfield, the request was approved 4/0/0.

4. Public Hearing: 440 Granite Ave. Site Plan Approval (Cont.' from 2/23)

Attorney Marion McEtrick, representing the applicant, discussed revised plans with Tony Hsiao of Finegold Alexander Architects and Project Manager Michael Moore.

Mr. Hsiao gave a presentation on the 53'-2" tall, 46,253 SF building, which includes 24 residential units (including 2 affordable units) and 3,983 SF of commercial space. He discussed plans for 35 interior parking spaces, 5 outdoor commercial spaces and storage for 48 bikes. Existing structures and site elements to be demolished were addressed along with roof features, floor plans, elevations and the parking plan, which had been changed from parking stackers to underground parking. Sustainable features such as solar panels, energy efficient windows and a green roof were integrated into the plans. He discussed the architectural features, redesigned with red brick and fiber cement façades woven into the tiered design. Plantings, streetscapes, exterior lighting and shadow studies were addressed. Mr. Moore said that grant funding was being pursued for placing electrical cables underground along Granite Ave. It was requested that the 80% Area Median Income (AMI) required for affordable units be lowered, which Ms. McEtrick agreed to explore. Alternative species of street trees and window design were discussed. Safety features of the garage for cars entering and leaving the garage were addressed.

Public Comment

Andy D'Amato of 26 Pierce St. said that representatives of the East Milton Neighborhood Association had met with Mr. Moore several times and appreciated his willingness to negotiate. He said that working

together had helped with significant changes, such as reducing the building by a story, eliminating the parking stackers, improving the façade and adding commercial space.

Ms. Hall read a letter from John David Corey of 1452 Canton Ave. in which he stated that more needed to be done to integrate the building's design into the surrounding community. He mentioned issues with density, shadows and the survival of street trees and referenced Boston's Whitney Hotel as a source of inspiration.

Ms. Hall commented that design guidelines in EMS were being considered in the rezoning and that the neighborhood should be "knit together." She believed the design to be brutalist and said a redesign might increase the value of the units.

Mr. Moore stated that the applicant team had come before the Planning Board 20 times and that the architects had listened to the board and neighbors, there was "no more to give," and that they may have to abandon the project. He said the building would not be redesigned and that the applicants deserved a vote. He said the building fits into a tough location and is a good project for the town.

The issue of delivery truck parking, loading and unloading were discussed. Ms. Tougias noted that there are no design guidelines for EMS, the town has antiquated bylaws for commercial parking, the applicants are reinvesting in the area in good faith, and if abandoned, a potentially worse plan may take its place. She and Mr. Boehler said they hoped to move forward with a vote. Mr. Fahy believed it was important that Mr. Boehler, whose term expires after the next PB meeting April 13th, participates in the vote, and asked the Board to commit to a vote on the 13th after certain remaining "tweaks" to the plans are resolved. Ms. McEttrick mentioned an April 19th hearing with the Board of Appeals, whose decision on the application is contingent on the vote of the PB. She said she would draft a decision for review and a vote on the 13th, which would include resolutions to questions regarding window and balcony design, street trees, business hours, the entrance design, a contribution to traffic mitigation fund and lowering the AMI.

On a motion by Ms. Oldfield, seconded by Ms. Tougias, the hearing was continued to April 13th at 7:00 p.m. 5/0/0.

4. New Business:

Stormwater Management and Low Impact Design Discussion by Meera Patel

Town Environmental Coordinator Meera Patel gave a presentation on upgrades to the town's stormwater management practices and low impact design regulations. She said the town is part of the Neponset River Watershed Association (NEPRWA) and rated an F on stormwater management and pollution. She said as part of the Municipal Separate Storm Sewer Systems (MS4) permit, Town engineers are obligated to review bylaws and regulations and "be more mindful" on a yearly basis. She discussed best management practices that have been put in place to address runoff and pollutants, and said that upgrades to the Town's rules and regulations to encourage green roofs, rain gardens, permeable pavement, natural water infiltration systems, water harvesting and usage and the use of nature-based infrastructure need to be implemented. Low impact building design, including clean roof runoff, the use of tree belts with bioretention areas, the use of native trees, permeable surfaces, erosion control, and minimal site disturbance were discussed.

Richard Boehler left the meeting at 10:00 p.m.

Presentation On Upcoming Special Permit for 1 Eliot St.

Business owner Josh Wild of 11 Horton Place, represented by Mr. Corcoran, discussed plans to redevelop 1 Eliot Street to help activate the waterfront and make it a "destination." Existing conditions and plans to re-create the historic character of the chocolate factory site to its original massing by connecting two buildings were discussed. Plans for 25 apartments on the upper floors and a mixed-use space on the ground level, including a gym, office space, restaurant, and an outside deck were discussed. Elevations outlining the size, scale and façades of the project were addressed, and no parking was proposed. He said

the structure would be 4 stories tall and that although the deck will overhang the river, the footprint of the building will remain the same. Plans for a community fishing pier with stadium seating and an outdoor flex space were proposed as well as plans for a pet friendly, family friendly restaurant similar to Steel & Rye.

Parking for the function space was discussed. Shared parking, a municipal parking lot, and using spaces at Extra Space Storage were considered. The Board supported the proposal in concept, and it was suggested that Mr. Wild work with the Historical Commission and explore historic tax credits and the new Milton Village overlay guidelines.

5. On a motion by Mr. Fahy, seconded by Ms. Oldfield, the meeting was adjourned at 10:38 p.m.



Cheryl Tougias, Secretary

