

**Meeting of the Planning Board  
Thursday, June 8, 2023**

The 28<sup>th</sup> meeting of the Milton Planning Board for FY2023 was called to order at 7:02 p.m. in the Blute Conference Room of Milton Town Hall.

**Present:** Planning Board Members Meredith Hall (Chair), Maggie Oldfield, Sean Fahy and Jim Davis; Assistant Town Planner Josh Eckart-Lee, Senior Administrative Clerk Julia Getman.

**Absent:** Member Cheryl Tougias (Secretary), Planning Director Tim Czerwienski.

**1. Administrative Items:** On a motion by Mr. Fahy, seconded by Ms. Oldfield, meeting minutes from 4/27, 5/1 and 5/2/2023 were approved 4/0/0. Upcoming meetings were confirmed for June 22<sup>nd</sup> and July 13<sup>th</sup>. A public forum on MBTA community zoning was confirmed for June 15<sup>th</sup>.

**2. Staff Update:** Mr. Eckart-Lee stated that a site plan approval application had been submitted for 152 Robbins St. for a farm stand.

**3. Citizens Speak:** Paul Makishima of 86 Harold St. discussed concerns about artificial turf on lower Gile Field. He said the field will no longer be open to the public and will cost \$2.4M. He said the area is constricted and surrounded by wetlands, stadium lighting will shine into neighboring homes and parking restrictions will cause disruption in the neighborhood. He said that the wetlands and brook will be affected by the chemicals in the plastic, which will also generate heat.

**4. Public Hearing: 1200 Brush Hill Rd. Scenic Rd. Application (Cont. from 4/27)**

Attorney Edward Corcoran, representing the Brush Hill Care Center, discussed plans to replace three trees on Town land and one tree on Conservation land that had been erroneously removed. He said that on the advice of the tree warden and Shade Tree Advisory Committee 4 Yellow Woods, 4 White Oaks, 4 Tulips and 4 White Swamp Oaks, all of 3" caliper, would be planted with a \$2,100, 3-year bond. A portion of a stone wall that was removed will be rebuilt using original materials, with any new material needed to complete the wall will match in color and size to the existing stone on site. Signage for the facility will be reviewed by the Sign Review Committee. On a motion by Mr. Fahy, seconded by Mr. Davis, the plans were approved and the Town Planner was authorized to sign the agreement, 4/0/0. On a motion by Mr. Fahy, seconded by Ms. Oldfield, the public hearing was closed, 4/0/0.

**5. Public Hearing: 111 Highland St. Memory Care Facility (Cont. from 4/13).**

Tetra Tech Civil Engineer Sean Reardon said that satisfying the Fire Chief's and the Con Comm's standards for emergency access to the property were a priority that required additional analysis. Mr. Corcoran, representing Northbridge Companies, provided an overview of a traffic study and said he did not believe the project would cause severe traffic issues. He discussed traffic flow alterations that could be implemented to curtail traffic on the "ladder roads" between Highland St. and Randolph Avenue.

Traffic Engineer Scott Thornton of Vanasse & Associates said he had met with the Traffic Commission and provided recommendations for traffic flow patterns, signage and reduction of traffic volumes at peak hours. Speed control, sight distance lines, and employee counts were discussed. Enforcement of traffic restrictions and assigned truck routes were addressed. Installing speed humps on Highland St. and a sidewalk on Spafford Road were considered.

Public Comment:

Attorney Peter McGynn, representing the family residing at 179 Highland St., asked for a "distilled" version of the potential impacts to the neighborhood and a comprehensive analysis on existing issues.

Haurizaj of 11 Spafford Rd. said that Spafford is 20 feet wide with no sidewalks and believed that traffic should be looked at "holistically." He said that volumes of hospital vehicles use his street and that it should be made a safety zone for residents only.

Theresa O'Brien of 42 Spafford Rd. discussed existing traffic problems and believed they would get much worse during construction of the facility.

Nadine Hanna of 11 Spafford Rd. displayed photos of traffic backups and heavy duty trucks on surrounding streets and said that the overgrowth of knot weed should be removed by the hospital.

Antonina Wells of 179 Highland St. said that current traffic problems need to be controlled and mitigated and asked about the number of truck trips to be expected. She said trucks will be forced to swing into oncoming traffic to turn into the facility.

Gene Irwin, 120 Highland St. discussed existing traffic and speeding problems and said that during snowstorms the streets, which are hilly, will become one lane and inundated with trucks. He said the town's infrastructure cannot support 70 units.

Manette Donovan of 16 Spafford Rd. thanked the Board for listening to neighborhood concerns and asked that the traffic issues be addressed before the project goes forward. She said that school traffic was not taken into consideration in the study and mentioned the proposed new school on Blue Hill Ave. and the 40B being built on Canton Ave. She said Spafford Rd. cannot withstand more burdens. She presented photos of backups on Highland St. and hospital delivery trucks. She said the traffic numbers presented at Town Meeting were inaccurate.

Jack Irwin of 120 Highland St. addressed concerns about how a fire in a 70 unit building would affect traffic on Highland St.

Jack Foley of 33 Spafford Rd. discussed his work at a memory care center and the "saints" who took care of his loved one. He spoke about the importance of "honoring one's relatives" and the need for a memory care facility in Milton. He believed that the traffic counts were exaggerated and believed the area would be revitalized with a needed amenity. He said that traffic has been increasing everywhere for years.

On a motion by Mr. Davis, seconded by Ms. Oldfield, the hearing was continued to July 13<sup>th</sup> at 7:05 p.m.

#### **6. ANR Application: 515 Blue Hills Parkway**

Bonnie Tan discussed plans to divide the 40,000 square foot lot into two 20,000 square foot lots, one of which abuts wetlands. Mr. Eckart-Lee stated that he and Town Planner Tim Czerwienski had reviewed the plans and that they had met all requirements. On a motion by Mr. Davis, seconded by Ms. Oldfield, the plans were approved 4/0/0 with authorization for Mr. Czerwienski to sign them.

#### **7. Discussion and Vote on Mass Trails Grant Matching Funds**

Mr. Eckart-Lee discussed a grant for a study of an MBTA railway bridge behind 88 Wharf to be converted into a pedestrian bridge to Ventura Park in Boston. He said the studies were completed and that the Town had committed to a 20% matching fund with the city of Boston. He requested up to \$8,000 from the FY23 Planning budget to offset staff hours. On a motion by Mr. Fahy, seconded by Ms. Oldfield, the motion was approved 4/0/0. The poor condition of the bridge and safety concerns were addressed.

#### **8. Old Business:**

##### **MBTA Communities**

Mr. Eckart updated the Board on the RFP process for a fiscal analysis of the MBTA zoning and said that RKG Consultants had applied. He said that Utile consultants, which had conducted an initial technical analysis, would continue providing services in July. He said a MBTA Communities public forum would be held on June 15<sup>th</sup> and discussed the results from the compliance modeling poll. Mr. Fahy said that the Board should "not be conditioning anyone to be afraid of the outcome" and that the poll should include and "opt out" option. Ms. Oldfield added that the laws of the zoning are different from the guidelines. Ms. Hall stated that Milton is not a high-speed transit community, the zoning is based on high speed services, and that the density count should be discussed with the Select Board and town representatives. Mr. Fahy believed more time was needed to spread information and "get it right." Methods for effectively publicizing the legislation were discussed.

### **Zoning Recodification**

Mr. Eckart-Lee stated that the recodified zoning bylaws were being reviewed by the Attorney General and that Town Meeting would vote on any additional changes. He said that Attorney Bob Mitchell had been consulted on the process and that he believed that General Code's editorial and legal analysis could be trusted.

### **Response to Citizen's Speak**

Concerns about artificial turf at Gile Field were addressed and there was a recommendation for further study on issues involving contamination to the brook and wetlands and the effects of lighting and accessibility.

### **9. Other Business:**

Ms. Hall read Alex Whiteside's obituary from the June 8<sup>th</sup>, 2023 *Milton Times* and the Board discussed his contributions to the town.

10. On a motion by Mr. Davis, seconded by Ms. Oldfield the meeting was adjourned 10:57 p.m.



Cheryl Tougias, Secretary

