

**Meeting of the Planning Board  
Thursday, July 13, 2023**

The 1<sup>st</sup> meeting of the Milton Planning Board for FY2024 was called to order at 7:04 p.m. in the Blute Conference Room of Milton Town Hall.

**Present:** Planning Board Members Meredith Hall (Chair), Maggie Oldfield, Sean Fahy, Jim Davis, Cheryl Tougias (Secretary), Planning Director Tim Czerwienski, Assistant Town Planner Josh Eckart-Lee.

**Absent:** Senior Administrative Clerk Julia Getman.

**1. Administrative Items:**

**2. Staff Update:** Mr. Czerwienski said that The Metropolitan Area Planning Council (MAPC) consultant team had requested to attend the August 10<sup>th</sup> Planning Board meeting to discuss East Milton zoning work and that an MBTA Communities Public Forum would be held on July 17<sup>th</sup>. Upcoming meetings were confirmed for August 3<sup>rd</sup>, 10<sup>th</sup> and 24<sup>th</sup>.

**3. Citizens Speak:** Peter Jackson of 14 Capen Street discussed the Planning Department's work on MBTA Communities. He addressed the deterioration of MBTA transit service, expressed concern over the increased traffic impacts of the zoning, and proposed a traffic study. He supported efforts to comply with the legislation with an equitable distribution of the zoning areas, requested that no more than 50% of the unit potential be zoned for in the transit area, and supported higher density in areas such as the proposed parcel on Granite Avenue. He questioned the capacity for a 5,000 SF lot and asked that 7,500 be considered as the minimum lot size. He asked about design standards and a design review process.

Mark Christo of 17 Waldo Road commented that Ashmont Station is a terminus, and that the trolley is similar to a bus. He mentioned that the trolley does not run directly to Boston and suggested that local wait times and the time it takes to get to Boston should be the standards for defining rapid transit. He discussed the trolley's limited carrying capacity and believed it would be unable to accommodate the additional residents of the new zoning. He noted that the trolley is shared by residents of Mattapan and Dorchester, mentioned the density of the trolley corridor and said that the trolley should not be the basis of an "aggressive housing agenda." He said Milton should be categorized as an "adjoining community," which would allow more time to establish the zoning. He discussed the Mattapan Line Transformation Plan, a MBTA 1960s service extension proposal that included the construction of elevated train crossings at existing at-grade crossings (Central Ave. and Capen Street) and a new train yard in the marsh lands of the Neponset River estuary, which was opposed by the Town.

**4. Public Hearing for 111 Highland St. Memory Care Facility Special Permit** (cont. from June 8<sup>th</sup>): On a motion by Ms. Tougias, seconded by Ms. Oldfield, the Board voted 5/0/0 to continue the hearing to August 10<sup>th</sup> at 7:05 p.m. at the request of the applicant.

**5. Public Hearing for 152 Robbins St. Site Plan Approval:**

Attorney Edward Corcoran, Esq., representing Community In Boston LLC, presented plans for a small farmstand and greenhouse, alongside homeowner Brian Johnson and civil engineer Roderick Frandino. Seven parking spaces off of a separate driveway were proposed for the farmstand operation, business hours are expected to be from 8:00 a.m. – 8:00 p.m., and a tree protection plan will be submitted. The site plan was designed to minimize earthwork and prevent the need for tree removal, there are no designated areas of critical environmental concern and a rain garden and buffer along the road will be included. A stormwater plan and soil analysis will be provided. Approximately five timed lamps will be used throughout the site during business hours and a scenic wall will be widened to under 18,' exempting it from the scenic road bylaw. The new structure will include two bathrooms, and a new water line will

connect to the existing well water serving the house. Underground wiring will provide electricity from the house. The Town Engineer has reviewed the plans and will be providing feedback. The positioning of the new structures to make them as aesthetically pleasing and architecturally compatible with the house were discussed, and a site walk was proposed. The width of the driveway, which will need to accommodate two-way traffic and small trucks was discussed, and Mr. Johnson agreed to stake it. Ms. Tougias asked for assurance that the lighting will be dark sky compliant and requested a cut sheet.

Public Comment:

Akwa Ebong of 151 Craig Street spoke in favor of the project and said that there is no opposition among neighbors.

Mr. Johnson said a neighborhood meeting with approximately 30 attendees had taken place, all of whom were supportive.

Mr. Johnson said that construction was expected to take 6 months and the business would be opening in the Spring of 2024. The height and dimensions of the farmstand, which will have a metal roof and clapboard siding, were discussed. Signage, which will be mounted to the building, will go before the Sign Review Committee. Mr. Czerwienski said the proposed use is an approved agricultural use under the Dover Amendment and that provisions for tracking locally produced products would need to be implemented. The existing kitchen in the house will be converted into a commercial kitchen with approval from the Health Department. Fifty (50%) of the products will come from Massachusetts and 25% will be produced on-site, and further information on any additional permits and licenses that may be required would be identified by the Inspectional Services Department. Mr. Corcoran specified that the Building Commissioner has jurisdiction over agricultural use compliance.

Mr. Czerwienski said he had received an email supporting the project from Nick Gobi of 45 Meetinghouse Lane and a letter of opposition from Kevin and Patricia Donohue of 17 Meetinghouse Lane.

Public Comment:

Bob Wright of 137 Robbins Street said that the neighborhood is largely in favor of the project and requested that the greenhouse maintain its current positioning. He asked when the final operating hours could be decided and if operations will be year-round. He asked about on-site seating and whether the applicant would reconsider the widening of the wall opening. He asked if there was an overflow parking plan. Mr. Johnson replied that the business would be open year-round, there will be some seating in that porch area, and that it is unlikely that there will be a need for overflow parking.

Luc-Bernard Val of 33 Pope Hill Road spoke in favor of the project and the communal character of the applicants.

Akwa Ebong, 151 Craig Street, supported the project and mentioned the good character of the applicants.

The issue of trash collection was raised. Mr. Johnson said that there is an existing dumpster that is used which will be located beyond the view from the street, and that composting would be done on-site.

On a motion by Mr. Davis, seconded by Ms. Tougias, the hearing was continued to August 3<sup>rd</sup>, 5/0/0.

**6. New Business: Minor amendment of Site Plan Approval for 193 Central Ave.:**

Attorney Marion McEttrick presented a slightly modified landscaping plan based on a request from a neighbor for additional screening in the front. It was suggested that three trees budgeted for the back but not yet planted due to a land dispute, be moved to the front. Ms. Hall supported the additional screening, suggesting White Fir over Arborvitae. Minimizing headlight pollution with plantings was discussed and Ms. McEttrick noted that the daycare is not operational at night. Member Tougias said that the installed landscape seemed inconsistent with the approved site plan and that the level of screening it provides is

insufficient. Member Fahy proposed that the applicant add three additional trees rather than move the three intended for the rear.

Jenny Russell of 190 Central Ave. discussed the need for screening and to maintain consistency with the neighborhood.

On a motion by Ms. Tougias, Seconded by Mr. Fahy, the Board voted 5/0/0 to amend the site plan approval by adding three White Firs of 10 feet minimum height, their locations on the Central Avenue side with final locations determined by an arborist, and with a note that the three trees at the rear of the property will be planted at a later date.

#### **8. Old Business: MBTA Communities Update:**

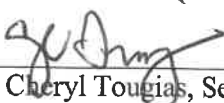
Mr. Czerwienski said that two approaches to the zoning had been identified and that the parameters provided to consultants were intended to model existing zoning regulations. Minimum lot sizes, contiguity requirements and the compliance models developed by MAPC and Utile were discussed. He said that he would be discussing compliance regulations and land count calculations with the Executive Office of Housing & Livable Communities (EOHLC). He discussed potential sites on Granite and Randolph Avenues and Brush Hill Road. An additional district near the former Bay State Paper Mill on Truman Parkway was considered. The potential to decrease density at Fuller Village was proposed, and Mr. Fahy noted that the proposal tested by MAPC provides less complexity than the Utile model, which is focused on the ½ mile radius of station areas. The Planning Department will be meeting with Utile on July 14<sup>th</sup>.

Ms. Hall discussed a meeting she had attended with Select Board Chair Michael Zullas, Town Administrator Nick Milano, and Mr. Czerwienski regarding Milton's designation as a Rapid Transit Community. It was noted that the MBTA had classified the Trolley as rapid transit and that (EOHLC) relied upon that classification. Mr. Czerwienski said that the Select Board was gathering information before taking formal position on reclassification. The Board discussed how the timing of the request for reclassification may indicate a lack of good faith in complying with the legislation. It was suggested that the Town work with its legislators to seek reclassification. Ms. Oldfield proposed moving forward with a reclassification request regardless of the Select Board's stance and believed that the law should be followed but not the guidelines set out by the Office of Housing and Livable Communities (formerly DHCD).

#### **7. New Business: Discussion of Proposed Changes to the new Fire Headquarters Site Plan:**

Mr. Czerwienski said that because of stormwater concerns and emergency access needs, the proposed walkway connecting the Council on Aging to the rest of Town Center may need to be shifted while also allowing for full operations of the fire station. Ms. Oldfield suggested consulting the Commission on Disabilities.

On a motion by Mr. Fahy, seconded by Mr. Davis, the meeting was adjourned at 11:44 p.m.

  
Cheryl Tougias, Secretary

