

**Meeting of the Planning Board  
Thursday, August 3, 2023**

The 2nd meeting of the Milton Planning Board for FY2024 was called to order at 7:06 p.m. in the Blute Conference Room of Milton Town Hall.

**Present:** Planning Board Members Meredith Hall (Chair) Cheryl Tougias (Secretary), Sean Fahy, Maggie Oldfield and Jim Davis; Director of Planning and Community Development Tim Czerwienski (remote), and Sr. Administrative Clerk Julia Getman. Ms. Oldfield joined the meeting at 7:35 p.m.

**Absent:** Assistant Town Planner Josh Eckart-Lee.

**1. Administrative Items:**

On a motion by Ms. Tougias, seconded by Mr. Davis, the 6/22/23 and 7/13/23 meeting minutes were approved as amended 4/0/0.

**2. Staff Update:**

Mr. Czerwienski stated that a site plan amendment involving a parking expansion at 7 Pleasant St. (Bent's) will be coming before both the Planning Board (PB) and the Board of Appeals (ZBA) and that an application for an ANR at 10-18 Central Avenue had been submitted. He discussed a \$75,000 grant for a dredging feasibility study at Milton Landing, noting that the dam at Lower Mills is a superfund area and that the disposal of toxic materials needed to be addressed. He said that members of the Metropolitan Area Planning Council (MAPC) will be holding a 'kickoff' at the PB's August 10<sup>th</sup> meeting to discuss the re-zoning of East Milton Square (EMS). The Board discussed the budgeting of grants across fiscal years and priorities that the PB's \$50,000 budget for plans and studies should be applied to.

**3. Citizen's Speak:**

Peter Jackson of 14 Capen St. stated that the MBTA Communities zoning process a "shifting numbers game" with analyses of square footage and unit counts but little discussion about the "equity of impact" and how the character of the neighborhoods will change. He expressed concerns about the Town's infrastructure and traffic, and believed the zoning is not close to being ready for Town Meeting. He said it needs to be more carefully thought out and that the December deadline was too soon to produce a well thought out article.

Kristine Hodlin of 112 Maple St. asked about the status of Accessory Dwelling Unit zoning. Ms. Hall responded that it is "on the back burner" while the MBTA zoning is addressed.

Rick Neely of 23 Russell St. said he supported the Select Board and Planning Board collaborating on getting the town reclassified as not a rapid transit community. He expressed concerns about density in the rapid transit areas and said there was still a lot of work to be done.

**4. Public Hearing: 152 Robbins St. Site Plan Approval:**

Edward Corcoran, Esq., representing applicant Brian Johnson, stated that the Town Engineer had provided a utilities report for the proposed 1,120 SF farm stand and 875 SF greenhouse and that the location of light poles had been adjusted. He said the driveway opening on Robbins St. would be curved for safety and widened from 14 feet to 18 feet. 35 feet of stone will be removed and reused. It was noted that a stormwater management plan as well as a photometrics lighting chart would be required. It was suggested that the buildings be better oriented for a more pleasing esthetic and that a tree plan be provided. Mr. Johnson mentioned that utilities will be underground and connected to the existing house, and that an existing utility pole was expected to be removed. Ms. Oldfield discussed the need to report on products being sold and said the Building Inspector would be the enforcement authority. Ms. Tougias requested that the dimensions of the buildings and driveway be included on the plans. The hearing was continued to August 10<sup>th</sup> at 7:05 on a motion by Ms. Tougias, seconded by Mr. Davis, 5/0/0.

**5. New Business:**

Mr. Fahy mentioned that a resident had sent him a draft of a Request For Proposals (RFP) for affordable housing at 165 Governor Stoughton Lane. Mr. Czerwienski said that the Affordable Housing Trust (AHT) had been working with the Mass Housing Partnership to develop an RFP for affordable housing at the Town Farm but that the plans were dependent on the progress being made on the new animal shelter planned for the access road off of Randolph Avenue. He said the AHT would be discussing the matter at the August 8<sup>th</sup> Select Board meeting.

## 6. Old Business:

### MBTA Communities:

The Board discussed ways in which to present the zoning to Town Meeting Members in an unbiased and equitable way, with accurate unit projections and comprehensive zoning requirements. Mr. Fahy noted that the Town could lose over \$1M in grant money over the next 10 years if the zoning is not complied with, and that the Town should know it has a choice with compliance. Ms. Tougias stressed the importance of engaging with the consultants in the compliance and zoning process to help inform their work and stated that the MBTA Communities Act was the law and disagreed with Mr. Fahy's statement that 2,461 new units would be built under the zoning. She noted that the net new units was dependent upon the boundaries of the districts and the number of existing units within those boundaries. Mr. Czerwienski discussed proposed subdistricts outside of the transit corridor which could comprise 50% of the zoning required, including those on Granite Avenue at the American Legion Hall and Truman Parkway and ways in which to make the subdistricts contiguous. He discussed creating a "larger geography" to spread density out in a more equitable fashion. Minimum lot sizes, allowable units per parcel, capping the number of units per parcel and spreading the zoning out beyond the immediate transit area were discussed. Having multi-family units in East Milton Square, which is currently in the process of being re-zoned for mixed-use, count toward the requirement was considered. Lot coverage, setback requirements, height restrictions and open space were discussed. It was noted that there are currently between 1,800 and 1,900 units within ½ mile of the transit area. Increasing the capacity of existing multifamily housing was discussed. Winter Valley, Fuller Village and Milton Healthcare were considered. Ms. Oldfield questioned whether the guidelines laid out by the state are enforceable. She suggested consulting with Town Counsel to clarify the difference between guidelines and the law and suggested that the consultants (Utile, MAPC and RKG) attend PB meetings in person. Establishing design guidelines in the zoning within certain areas was proposed and having the public weigh in on options at MBTA forums and through surveys was encouraged. The Board considered creating lots with a 3-unit limit on lots 7,500-10,000 SF, 4 units on lots 10-15,000 SF, and 5 units on lots 20-25,000 SF. The timing of Planning Board meetings, meeting the December deadline and getting the language into the fall warrant were discussed. The Board considered asking the state for a six month extension and presenting it at the annual Town Meeting. Mr. Czerwienski said he would look into form-based zoning and that he would attend a Warrant Committee meeting to provide information about the requirement of the MBTA Communities Act.

The Board discussed including information on the zoning in residents' water bills. A letter to residents drafted by Mr. Davis and a postcard designed by the Planning Department explaining key elements of the zoning were discussed.

### Discussion of Potential Zoning Articles

Discussion of lighting, signage and other potential bylaws was deferred.

**7. Adjourn:** On a motion by Ms. Tougias, seconded by Mr. Davis, the meeting was adjourned at 11:10 p.m.



Cheryl Tougias, Secretary