

**Meeting of the Planning Board  
Tuesday, October 24th, 2023**

The 11th meeting of the Milton Planning Board for FY2024 convened remotely at 5:09 p.m.

**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, Assistant Town Planner Josh Eckart-Lee and Sr. Administrative Clerk Julia Getman.

**1. Call to Order**

**2. Review and vote on Multifamily Overlay District Language and Map**

Ms. Oldfield discussed zoning language to be presented at Town Meeting (TM) as an alternative to the language put forward by the Select Board (SB), with the purpose of following the statute of 15 units per acre within a half mile of the trolley line. She said she had explored the neighborhoods along the trolley line to consider sites suitable for additional units. The zoning proposed added a district at the corner of Blue Hill Avenue and Truman Parkway as well as the site of the Goddard School at 193 Central Ave. She believed that zoning should not be “reactionary,” did not agree with adding the mandated 2,461 units and said that the unit count could reach 709 with her adjustments. The proposed southern subdistrict on Granite Ave., which is outside the half mile radius and over 15 units per acre, was removed from the language, although 2 Granite Ave. remained, which is within a half mile of transit. She said she did not believe the guidelines are legally enforceable and will be subject to change.

Mr. Fahy believed that pursuing an adjacent community status was worth the effort since it would require a 10% housing capacity and extension as opposed to the 25% requirement for a rapid transit community. He said he could not support a plan for under 10%. Ms. Oldfield believed that the zoning should not be rushed and that her zoning would benefit the town. Mr. Davis believed that more time was needed to “get it right” and that litigating to achieve adjacent community status should be considered. Ms. Tougias said she did not believe there was a point in submitting non-compliant language. She asserted that Milton has been officially designated a rapid transit community and that the Board should focus on what compliance looks like. She said the state has provided flexibility within the guidelines to tailor the zoning of each community, and that Milton’s compliance consultants at Utile had taken advantage of that flexibility. Ms. Hall said that no fiscal analysis or build-out analysis had been provided and did not believe the PB was ready to defend Ms. Oldfield’s article at TM.

Mr. Czerwienski explained that the subject of the PB’s October 26<sup>th</sup> public hearing was to address the SB’s article. He said that the SB would be voting on amendments proposed by Ms. Tougias concerning development standards, site plan approval and FAR constraints. Ms. Hall said she would support a motion to withdraw Ms. Oldfield’s article. Ms. Oldfield made the motion to withdraw her article, seconded by Mr. Davis, which passed 5/0/0.

The Board discussed the process of presenting the article at TM. Mr. Czerwienski stated that he, not a member of the SB, would be presenting the article. Ms. Tougias noted that Mr. Czerwienski is the expert on the subject and believed that an adequate amount of time should be committed to public feedback. Mr. Fahy believed that having a member of the SB present to answer questions would be valuable. Ms. Tougias noted that it is a zoning article and that Mr. Czerwienski could answer all technical questions, and that legal questions should be referred to Town Counsel through the SB. Mr. Davis believed that as a sponsor of the article, a member of the SB should be present. Ms. Oldfield made a motion to have a representative from the SB or Town Counsel at the hearing to answer questions, seconded by Mr. Davis. Ms. Hall asked for a friendly amendment to request that a SB member attend. Mr. Fahy believed that being assertive towards another board was not the right path. Ms. Oldfield asked the Board if they would support Mr. Czerwienski to present the article as a non-elected official. Ms. Hall asked that the motion be withdrawn, to which Ms. Oldfield agreed, having been requested by the Chair.

On a motion by seconded by Ms. Tougias, seconded by Ms. Oldfield, the meeting was adjourned at 6:01 pm.

  
Cheryl Tougias, Secretary