

Meeting of the Planning Board
Thursday, March 23, 2023

The 20th meeting of the Milton Planning Board for FY2023 was called to order at 7:06 p.m. in the Blute Conference Room of Town Hall.

Present: Planning Board members Meredith Hall (Chair), Cheryl Tougias (Secretary, remote), Sean Fahy, Maggie Oldfield, 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.

1. Administrative Items:

Approval of meeting minutes was deferred. Upcoming meetings were confirmed for March 30th, April 13th and April 27th.

Staff Update:

Mr. Czerwienski stated that Environmental Coordinator Meera Patel would be presenting at the next meeting on low impact design, stormwater management and updates to the town's Rules and Regulations. He said that an application for a subdivision modification had been submitted for 1065 Brush Hill Rd.

2. Citizens Speak: There were no speakers.

3. Public Hearing: Special Permit, 111 Highland St. Memory Care Facility (cont.' from 3/16)

Construction Management Plan Discussion

Northbridge legal counsel Edward Corcoran and Eric Reed of Erland Construction discussed plans to install surveillance cameras at the entrance of the proposed facility to ensure compliance with traffic flow regulations. He said that a written agreement of compliance with the new traffic rules would require signatures from employees and contractors.

Ms. Tougias asked that the staging areas for construction materials and equipment be better defined and constricted to ensure the protection of trees. Traffic routes and managing the removal of trees and existing buildings were addressed. Time frames for the phases and duration of construction work were discussed, work hours, and techniques for maintaining the cleanliness of construction vehicles for the benefit of the surrounding neighborhood roads were addressed. It was suggested that Sundays be excluded from work hours.

Public Speak

Bard Haurizaj of 11 Spafford Rd. discussed issues with backed up traffic on Highland St., which causes vehicles to flow onto side streets. He asked about the large trucks removing 232 significant trees. Mr. Reed said that most of the trees would be chipped, truck trips would be timed at off-peak hours, and a police detail would be employed if necessary.

Therese O'Brien of 42 Spafford Rd. asked that construction hours be limited to Monday through Friday, noting the ill effects to the neighborhood that weekend hours might have.

Gene Irwin of 129 Highland St. said that a computer-generated Swept Path analysis had been requested over a year beforehand and he does not believe that fire and emergency vehicles will be able to safely navigate the site.

Nadine Hanna of 11 Spafford Rd. said that Saturday construction hours should be eliminated if the developers intend to build "good faith" relationship with members of the community.

Mr. Irwin discussed the large amount of Japanese Knotweed to be removed and how that might affect the environment. Mr. Corcoran stated that a peer review is underway, the Conservation Commission (Con Comm) has been conducting studies of the area and that a tree preservation plan was being developed.

Antonnia Welz of 179 Highland St. noted that the traffic study states that trucks comprise 30% of Highland St. traffic. She said that restrictions for hospital traffic are not complied with and asked how the new traffic rules would be enforced.

Mr. Reed said that employees and service truck drivers would be informed of the restrictions and that surveillance cameras, license plate tracking, fines and signage would be used to help ensure compliance.

Mr. Haurizaj said he believed that Spafford Road may meet the state requirements for banning truck traffic. It was noted that contractors need to hold subcontractors accountable and have a commitment to enforcing traffic rules, with some involvement of the Building Commissioner.

Ms. Hanna emphasized the importance of traffic enforcement.

Mr. Irwin said a Swept Analysis was essential and did not believe the 24-foot wide entryway would be sufficient for large trucks and emergency vehicles. He said that trucks would be required to back up to turn around and said there were no snow storage areas.

Sharon Rich of 43 Spafford Rd. said she agreed with the statements of her neighbors.

Tree Preservation Plan Discussion

Mr. Corcoran stated that the tree plan was based on those implemented at the Wolcott Woods development on Canton Ave. Installation of protective fencing and storage areas for heavy equipment and materials were addressed, and it was suggested that an arborist clearly identify significant trees to be saved or removed.

Northbridge representative Mike Waleryszak emphasized its commitment to saving as many trees as possible and ensuring that proper oversight for tree protections is implemented and enforced. It was requested that the tree survival agreement be extended to beyond one year and that certain trees to be removed be relocated elsewhere on the property.

Ms. Tougias requested that a site plan with the trees to be preserved, particularly near the boundaries of the work zone noted on the plan, be provided as part of the Tree Preservation Plan.

Public Speak:

Ms. O'Brien stated that the removal of trees will create a clear view of the dumpster and trash trucks and requested a buffer of plantings.

Ms. Hanna requested that evergreens be planted to provide screening from the building, dumpsters and parking. She believed the tree plan was insufficient and should include additional trees.

Mr. Haurizaj discussed significant trees in the area and recommended certain plantings.

Ms. Welz mentioned that Highland St. is a scenic road and asked if any protections for animal habitats would be considered.

It was noted that a site walk would occur on April 1st, Tetra Tech would be performing an assessment of the area and that Con Comm would continue to review the development plans.

On a motion by Ms. Tougias, seconded by the meeting was continued to April 13th at 7:10.

4. Old Business:

Request for Proposals for Consultant Services for East Milton Mixed-Use Zoning and Design Guidelines

The Board discussed consulting RFP responses received from Weston & Sampson, J.M. Goldson, The Metropolitan Area Planning Council (MAPC) and Utile to be recommended to the Select Board. Pricing was not a consideration. Professional experience, company size, proficiency with community outreach, familiarity with Milton and/or comparable towns, experience with preparing zoning, design esthetics, and business approaches were considered. It was noted that MAPC is Milton's regional planning agency and has had experience working on zoning in Milton. On a motion by Ms. Tougias, seconded by Mr. Boehler, the Board voted 5/0/0 to engage the services of MAPC for \$59,000, which will be paid in part with \$55,000 in state and regional grant funding.

Discussion of Town Meeting PB Articles

Bylaw Recodification: The Board discussed tactics for presenting the zoning and general bylaws recodification process to Town Meeting Members. It was mentioned that the Warrant Committee supported the article and recommended that a memo from General Code be presented explaining how the materials are prepared. Town Clerk Susan Galvin and Bylaw Review Committee Chair Peter Mullin would be asked to join the April 13th PB hearing to discuss the article further.

Exterior Lighting Restrictions: Future plans for an article addressing exterior lighting were discussed. It was mentioned that a petition had been drawn up by residents and that a number of other towns in the Commonwealth had similar articles. Enforcement of dark sky compliant lighting and developing a checklist of standards were discussed. Forming a working group to further evaluate the article was suggested.

MBTA Community Zoning

Mr. Czerwienski reported that Utile, the consultants on the zoning, had provided a first round of feedback, generated from a Geographic Information System (GIS) tool as part of the Town's "action plan" to help achieve compliance. Computing district dimensional requirements, possible district locations, existing lot sizes, density projections, setbacks, subdistricts, and unit quantities and sizes were discussed. It was noted that MAPC will also provide technical assistance with the process. A build out analysis was discussed, including "by right" building options, spreading the density across neighborhoods, and addressing the scope of work for a fiscal impact analysis, which the Planning Department would soon begin to work on. Potential repercussions for towns that choose not to comply with the zoning mandate were considered, and it was noted that most towns have submitted an action plan, the second step toward compliance.

5. New Business:

Discussion of Bicycle and Pedestrian Master Plan

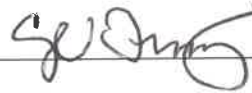
The role of the Master Implementation Committee (MPIC) and Planning Board and the communication between the two boards in creating a Bicycle / Pedestrian Master Plan to be submitted to the Select Board were discussed. Ms. Oldfield raised concerns about the removal of trees and adding asphalt in scenic areas, and suggested the plan be considered "aspirational" due to the lack of community involvement. Ms. Tougias noted that the MPIC was asked to fund the plan following the recommendation in the Master Plan to develop such a plan. She noted that the drafting process had been extensive and suggested that Board members read the plan, which was developed by MAPC and funded by the Master Plan Implementation Committee (MPIC), as well as review the meeting minutes from the Bicycle Advisory Committee (BAC). She also suggested a presentation of the plan by MAPC or the Planning Department be made to the Board. Mr. Czerwienski discussed the scope and budget of the plan's development and believed MAPC's level of engagement had been appropriate.

Public Speak

Lee Toma of 58 Aberdeen Rd., former Chair of the BAC, said that a bike master plan had been in the works since 2000, and that there are "many gaps" that have been identified. He said the plan would make

the streets much safer for bikers and pedestrians, slow down and reduce traffic, and improve the quality of life. He said the BAC as well as many residents supported MAPC's design and discussed the possibility of obtaining additional grant funds for further improvements. He said it was a first step and that not all suggestions would be adopted.

6. On a motion by Ms. Oldfield, seconded by Mr. Fahy, the meeting was adjourned at 11:04 p.m.



Cheryl Tougias, Secretary