

Meeting of the Planning Board
Thursday, May 11, 2023

The 26th meeting of the Milton Planning Board for FY2023 was called to order at 7:03 p.m. in the Blute Conference Room of Milton Town Hall.

Present: Planning Board Members Meredith Hall (Chair), Cheryl Tougias (Secretary), Maggie Oldfield and Jim Davis; Director of Planning and Community Development Tim Czerwienski (remote), Assistant Town Planner Josh Eckart-Lee (remote), Senior Administrative Clerk Julia Getman.

Absent: Member Sean Fahy.

1. Administrative Items: The meeting minutes were deferred. Upcoming meetings were confirmed for June 8th and 22nd. A public forum on MBTA Communities was confirmed for May 18th.

2. Staff Update: Mr. Czerwienski mentioned that the bylaw recodification articles had passed at Town Meeting May 2nd and would be submitted to the Attorney General's office. He said that the manuscript of recodified bylaws provided by General Code in February would continue to be improved upon and that production of an updated, searchable format was the first step in the codification process. He reported that a meeting had been held with members of the Metropolitan Area Planning Council (MAPC) to discuss the rezoning of East Milton, and that a meeting would be scheduled to address public involvement and the role of the PB in the rezoning process. The Board discussed revisiting past zoning articles that had been sent back for further study, possibly at a fall 2023 Town meeting.

3. Citizens Speak: There were no speakers.

4. Public Hearing: 1041-1065 Brush Hill Road Subdivision Modification (Cont.' from 4/27)
Attorney Doug Troyer, representing the applicants, discussed a draft decision based on comments made at the 4/27 meeting. A 50' setback from the abutting property at 1053 Brush Hill Rd. was established for any future additions or buildings. A revised list of conditions was discussed.

Public Speak:

Becky Simonds of 1053 Brush Hill Rd. asked that the language in the decision be very clear to ensure that the 50-foot setback is protected from any future additions to the new building.

Mr. Troyer discussed a condition from the 2019 subdivision holding the four homeowners surrounding the subdivision responsible for resurfacing the access road (Lower Road) leading into the property. He said that the resurfacing, which was agreed upon by previous homeowners, would take place within a year of the new construction. Enforcement of this condition was discussed. The deadline was increased to 15 months, and it was agreed that a notice of completion will be required to be submitted to the Planning Director and Building Commissioner.

On a motion by Ms. Tougias, seconded by Ms. Oldfield, the public hearing was closed, 4/0/0.

On a motion by Ms. Tougias, seconded by Ms. Oldfield, the subdivision modification as amended was approved and Mr. Czerwienski was authorized to sign the agreement on behalf of the Board, 4/0/0.

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

Mr. Czerwienski stated that the applicant had requested that the hearing be continued to June 8th to allow time for the evaluation of new engineering and traffic data concerning emergency access to and from the site. Additional groundwater and stormwater impacts were being studied. On a motion by Mr. Davis, seconded by Ms. Oldfield, the hearing was continued to 7:10 p.m. on June 8th, 4/0/0.

6. New Business: 18 Jeremiah Way Lot Covenant Release

Homeowner John Rowan discussed a 1988 covenant recently discovered on the deed which would need to be signed off on for the sale of the home to be completed. Mr. Czerwienski said that Jeremiah Way was

accepted as a road in 1990 and that the covenant had been overlooked, and that signing off on it was considered a “clerical matter.” On a motion by Ms. Tougias, seconded by Ms. Oldfield, the Board voted to release the covenant and authorized Mr. Czerwienski to sign and notarize it.


7. Old Business: MBTA Communities

Mr. Czerwienski said consulting firm Utile had developed compliance models for how Milton may be rezoned in accordance with the state zoning mandate and that the Metropolitan Area Planning Council (MAPC) would create district models. He said that the required density could be achieved on parcel-sized typologies, and that 3-D visualizations for these typologies would be developed. He said that the zoning guidelines required sub-districts to be a minimum of 5-acres, averaging 15 units per acre. Height could be limited to under six stories, with similar setbacks of existing multi-family housing. He said that district sizes, unit capacities, and the potential for raising the density on existing multi-family parcels will be studied. Rezoning larger parcels outside of the transit area, including non-residential and town-owned parcels, was discussed as well as keeping by-right scenarios at minimal density. Incorporating design standards and form-based zoning into the compliance model were considered.

Scenarios for creating districts throughout Milton on specific parcels of five or more contiguous acres, not including schools, conservation land, and East Milton Square were discussed, as well as adding acreage to parcels under five acres. The prospect of having the Mattapan trolley reclassified as non-rapid transit was considered.

The Planning Department noted that it intends to hold public information sessions once a month on MBTA Communities Zoning and the Board discussed ways in which to publicize the requirements and analysis, which is expected to be completed by December of 2023. RFP responses for a fiscal impact analysis consultant are due in June.

On a motion by Ms. Oldfield, seconded by Mr. Davis, the meeting was adjourned at 9:14 p.m.


Cheryl Tougias, Secretary