

Commonwealth of Massachusetts

Town of Milton

**Amendment to Special Permit, Site Plan Approval, and Scenic Road Permit
Planned Unit Development
Wolcott Woods
Wolcott Residential, LLC, Applicant**

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Background

Pursuant to Section III, Subsection J of Chapter 10 of the General Bylaws known as the Zoning Bylaws, the Planning Board on April 25, 2019, voted approval of “Special Permit, Site Plan Approval and Scenic Road Permit for Great Estate Planned Unit Development, 1672-1726 Canton Avenue, Wolcott Residential, LLC, Owner and Applicant” (the Special Permit). In the spring of 2020, the Planning Board approved an amendment to the Special Permit to change the architectural design of the new units.

Request for Approval of Modifications Regarding Site Plan Adjustments, Wolcott House Layout, and Cladding Material

The applicant requested three minor modifications:

1. Unit location site plan adjustments at a number of building footprints in the uphill portion of the site;
2. The elimination of one permitted new unit and the placement of a second unit in the historic Wolcott House, and;
3. The use of wood shingle siding rather than stucco siding on certain units near the Wolcott House.

These modifications are shown on a set of architectural drawings prepared by Union Studio titled “Wolcott Woods Design Modifications” and dated February 2022, and a set of engineering plans consisting of four sheets titled “Site Plan, Wolcott Woods, Milton, MA” and dated August 13, 2018, with a most recent revision date of February 24, 2022.

The Planning Board had previously approved unit swaps in Buildings 5, 6, 11, and 12 via a minor modification process that it conducted in September of 2020 and August of 2021; similar adjustments were requested for the uphill sections of the project area in this request.

As permitted, the Wolcott Cluster contains two duplex buildings, Building 8 and Building 9, which contain a total of four units. The applicant requested approval to eliminate one of the four units, resulting in the replacement of two duplex buildings with three singles. The fourth unit would then be placed within the Wolcott House, leaving it with two units with floor areas roughly comparable to that of the new units. This proposed change would reduce the physical density of the neighborhood without reducing total units.

The Special Permit currently calls for seven buildings to be clad in stucco. The applicant requested approval to clad these buildings instead in wood shingles. The shingle units that are already in place have been very well received by both homebuyers and the local Milton community, and the applicant seeks for this to be standard throughout the site. The proposed change would not affect the Wolcott House, which will remain clad in stucco.

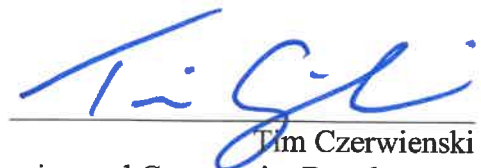
A public hearing on the amendment request was held on April 14, 2022.

Decision

The Planning Board finds that these requests to amend the special permit do not impact the total number of units or bedrooms in the Planned Unit Development, the maximum floor area ratio, residency restrictions, nor any other constraint as set forth in the Special Permit and therefore, find the modification of building footprints and certain exterior architectural elements to be acceptable as submitted. All other provisions of the Special Permit shall remain in full force and effect.

This Amendment to the Special Permit, Site Plan Approval, and Scenic Road Permit, and the above-referenced plans, shall be recorded with the Norfolk County Registry of Deeds by the Applicant and the Applicant's expense within ten (10) days from the date when this amendment becomes final and a copy of the recorded document with recording information shall be provided to the Town Planner.

Executed at Milton, Massachusetts this July 22, 2022, by the Director of Planning and Community Development on behalf of the Planning Board per a July 22, 2022 vote.



Tim Czerwienski
Director of Planning and Community Development
Town of Milton, Massachusetts