



Town of Milton Planning Board  
Town Hall Offices  
525 Canton Avenue  
Milton, MA 02186  
617-696-5732

Reserved for the Office of the Town Clerk

## FORM SPA

### APPLICATION FOR APPROVAL OF A PROPOSED SITE PLAN

Date: 12-18-14

To the Planning Board of the Town of Milton:

The undersigned, being the applicant, hereby submits for approval a PROPOSED SITE PLAN in accordance with Section VIII.D of the Rules & Regulations of the Milton Planning Board entitled:

556-558 Adams Street and 10-14 Church Street

Plans prepared by: Morse Engineering Co. Inc. Dated: 12/14/14

Parcel(s) Street Address: 556 - 558 Adams Street

The undersigned's title to said land is derived from: Cert. # 93488 B4844, p. 180 (556-558) 32312 B 6876 P 708 (H10)

Milton Assessor's Map Number(s): 6 Parcel(s): 13,14,16 Zoning District: Business

Deed of Property Recorded in Norfolk County Registry Book number(s): 32316 page(s): 575

Registered in Norfolk County Registry District of the Land Court, Certificate of Title number(s): # 1308620 (556-558)

Number of Proposed Lots: 3 existing Total Acreage: 20,710 SF

Said land is current with regards to taxes and is free of encumbrances except for the following:

Current and no known encumbrances

Owner: Falconi Properties, LLC

Applicant: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 4 Franklin Street

Address: Arne

Milton, MA 02186

Phone: 617-696-6090

Phone: \_\_\_\_\_

Signature of Owner: Jeannie F. Schmidt Date: 12-18-14

Signature of Applicant (or Agent): \_\_\_\_\_ Date: \_\_\_\_\_

**Marion V. McEttrick**

Attorney at Law  
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**556 Adams Street**  
**Application for Site Plan Review**

**Falconi Properties, LLC**

**December 18, 2014**

**The Proposal**

This is a renovation project to re-use the old Milton Theatre site in East Milton Square at 556 Adams Street as a restaurant. The space to be renovated has been vacant for thirty years but was formerly used for a 600 seat movie theatre. The existing building has storefronts on Adams Street with three operating businesses, a barber shop, a boutique and a salon. The storefronts for those businesses, which will remain, are currently being updated, and the sidewalk which was in dangerous condition is being replaced by the Applicants. The space for the restaurant is in the back of the building, which is a brick one-story structure. The proposed capacity of the restaurant is 160 seats including a small amount of outdoor seating.

The Applicants intend to use the existing building to house the restaurant, and will not change the footprint or the height of the building. There will be no changes to the exterior except for new doors and windows on the sides of the building, to provide access and let in some light. Currently the building has no windows on the sides or back.

The Applicants have also purchased two adjacent lots on Church Street where they intend to create a new parking lot for the restaurant. The restaurant site and the adjacent lots are all in the commercial zoning district.

**Basis for Site Plan Review by the Milton Planning Board**

Section III.C.4 and 7 of the Milton Zoning Bylaw requires site plan review for more than 800 square feet of external renovation, reconstruction or alteration of a commercial building. The only changes proposed to the exterior of this building are the addition of some doors and windows. The footprint will stay the same and the roof height will stay the same. The structural design of the building will not change.

The total square footage of those doors and windows is:

three palladium style doors @ 216 sf/door x 3 = **648 sf**;

Site Plan Approval, Business District Zoning Bylaw, Sections III.C.4,7 and VIII. D

The second zoning approval required for this restaurant and the subject of the application before the Planning Board is site plan approval. This is required because the applicant proposes construction, reconstruction or alteration of more than 800 square feet of the exterior of a commercial building. The Applicants will change the exterior appearance of the building by constructing or reconstructing approximately 844 square feet of doors and windows on the sides of the building.

The matters before the Planning Board for site plan approval consideration are proposed design changes to the exterior of the building, landscaping, kitchen ventilation, parking lot design lighting, storage of refuse, drainage and utilities.

The Applicants have provided site plans showing all of these features, and they will be explained in more detail at the hearing by the Applicant's engineer. The engineer has also provided a Development Impact Statement for this application.

Conclusion

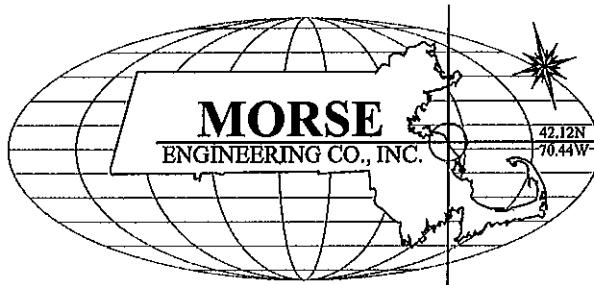
The application before you proposes to use an existing underutilized building and two adjacent lots in the commercial district to create a new restaurant and associated parking. A restaurant is an allowed use in the commercial district.

The design of the exterior of the existing building will be improved and the addition of landscaping on three sides and around the parking lot will contribute to a much improved appearance for this site, as well as providing a residential buffer.

We believe that the proposed changes to the site will have a positive impact on the view of these buildings from nearby properties and of the commercial district as a whole. The new parking lot will be carefully designed to prevent lighting overspill and will be landscaped. And the proposed new parking lot, while a subject of review by the Board of Appeals, along with the existing Falconi lot on Franklin Street, will adequately address the parking needs at this site and will not impose an additional parking burden on the East Milton Square neighborhood.

The new restaurant will be enjoyed by all Milton residents, will be a walk-to destination for East Milton residents, and will revitalize East Milton Square. In addition, by improving the appearance of the building and by creating additional off street parking, this restaurant will be a good neighbor to nearby properties.

We respectfully request that the Planning Board approve the site plans submitted.



*Registered Professional Engineers,  
Project Managers & Environmental Consultants*

December 16, 2014

Mr. William Clark, Planning Director  
Milton Planning Board  
Town of Office Building  
525 Canton Avenue  
Milton, MA 02186

**RE: Development Impact Statement  
556 / 558 Adams Street  
Applicant: Falconi Properties, LLC**

Dear Director Clark and Members of the Board:

The project Applicant, Falconi Properties, LLC., proposes to redevelop a property located at 556/558 Adams Street and 10 and 14 Church Street, shown on the Town of Milton Assessor's Maps as Map G, Block 15, Lots 13, 14 and 16 into a proposed multi-unit commercial space featuring a rehabilitation of the former Milton Theatre into a new 160-seat restaurant facility. The property is located in the Business zoning district is currently developed with three structures, the existing theatre building at 556/558 Adams Street, which houses (3) tenants (salon, boutique and barbershop) in addition to the theatre and two dwellings located at 10 and 14 Church Street. The site is comprised of approximately 20,710 SF. of land which is entirely upland. The property has frontage on Adams Street to the south, Church Street to the east and is bordered by developed commercial space to the east, west and south and a single family residence to the north.

The work proposed under this Site Plan Review Application involves demolition of the two dwellings and a full restoration of the existing theatre building to house the new restaurant and constructing the associated bituminous concrete parking/access areas, grading, stormwater infrastructure and utilities.

In preparing the application and plans we have included analysis of the following specific requirements in accordance with the Town of Milton Planning Board Site Plan Review Guidelines:

**A.) Protection of Adjoining Premises against detrimental or offensive uses on the site.**

The applicant is proposing a use that is consistent with the bylaw and is an allowed use within the Business Zoning District. Furthermore the Applicant has provided protection to abutting properties from ancillary noise or other nuisances associated the project including:

1. An enclosed and gated dumpster location: The enclosed dumpster will trap windblown debris and provide protection of the dumpster from view. The enclosure and gate will deter random "dumping" of debris by non-tenants.
2. Vegetative screening with evergreen plantings, landscape and streetscape plantings: The plantings will provide a year-round screen to shield light and noise from the site to abutting residential property.
3. Fencing: Fencing is proposed to direct restaurant clients in the appropriate directions.
4. Lighting: Lighting is proposed to provide safer vehicular and pedestrian movements throughout the site. Lighting is proposed with "shields" to prevent light spillover onto abutting properties as determined to be necessary. Furthermore the use of a lighted parking lot will deter after-hours and late night loitering behind buildings when they are not in use.

**B.) Convenience and Safety of Vehicular and Pedestrian Movement within the site, and in relation to adjacent streets, property or improvements.**

The applicant is proposing to install a new 5-ft. wide concrete sidewalk along the property frontage on Church Street. The new sidewalk with ADA compliant ramps built in will be a public benefit and direct pedestrians along Church Street in a safe efficient manner. Within the site, traffic will be regulated by ground paint striping, new curbing throughout the parking lot, increased signage and the use of valet parking during busy periods of business. All entrances to the building will be upgraded and constructed in accordance with ADA requirements.

**C.) Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site, and the methods of drainage for surface water.**

The site is currently serviced by municipal sewage and water service. The applicant proposes to upgrade the existing lines with new sewage service, potable water and fire-supply water services to Church Street. The proposed 160-seat restaurant is estimated to generate 35 gal/day of sewage flow, thus resulting in 5,600 gal/day sewage flow. There are no known sewer capacity issues by the Applicant at this location. Trash refuse will be taken care of via an on-site dumpster which will be located in an enclosure with gated access. Trash removal will be by private service and will be coordinated for morning trash removal. Attached to this report is a copy of the Stormwater Management Calculations & Drainage Report by Morse Engineering Co., Inc. dated Dec. 16, 2014 which documents the technical specifications of the drainage system and includes both construction and post-construction operation and maintenance requirements for the site. The surface water drainage is proposed to be collected within the parking lot area and directed through a catch basin, Stormceptor particle separator and ultimately recharged into the ground through subsurface leaching chambers. The system has been designed to mitigate flows from the 2, 10 and 100-yr. storm events.

**D.) Adequacy of space for the off-street loading and unloading of vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment.**

The applicant has assigned a portion of the parking lot to loading zone and valet parking. Deliveries to the site will be arranged for morning delivery when the restaurant would not be open for regular business. During this time the delivery trucks will be able to utilize the valet and loading zone spaces for loading and unloading of goods and merchandise. The parking lot curb cuts and radii provide adequate turning movements for delivery trucks and adequate lines of sight for vehicles entering and exiting the site.

**E.) Proper use of the site with respect to unit density and proximity of adjacent buildings to each other.**

The site utilizes an existing non-conforming building and does not propose any new buildings or density than currently exist.

**F.) The adequacy of lighting to maintain a safe level of illumination on the site and whether lighting is properly shielded to protect adjacent properties.**

A photometric plan prepared by Boston Light Source has been provided. The plan indicates that appropriate lighting has been provided throughout the parking lot, rear patio and walkway areas throughout the site. The plan specifies that a total of 9 new lighting fixtures will be provided. Lighting fixtures will be provided with adjustable shields so that light spillover onto abutting properties can be adjusted as necessary for compliance with the bylaw and abutter requirements.

**General Impact****Noise:**

Noise impacts of the project will be limited to construction equipment during the construction phase. There are no practical mitigating measures for noise. Operation of construction equipment during construction will be restricted to normal daytime working hours.

Massachusetts State Regulations (310 CMR 7.10) prohibit construction contractors from "...willfully, negligently, or through failure to provide necessary equipment, service or maintenance or to take necessary precautions cause(ing)...Noise". These regulations will be complied with.

**Air Quality:**

Air quality impacts of the project will be limited to emissions of dust during the construction phase. Dust can be generated by dumping, excavating and moving the raw materials and exposed soil storage during periods of mechanical disturbance, transfer operations or high winds. Measures to mitigate dust emissions will be utilized to reduce emissions and to minimize related impacts. These measures include: the use of watering areas of exposed soils on a regular basis and the use of tarpaulin covered trucks when transporting material.

**Human Environment**

The project requires the support of no municipal services, other than those of police and fire protection. There are no new public ways proposed and no impact on the Town's school system. Solid waste disposal, snow removal, plowing and sanding will be provided by private services.

The proposed site redevelopment will generate a significant aesthetic improvement to the existing site and surrounding areas. The existing theatre building will be fully renovated and a new façade along Adams Street constructed. The existing (2) dwellings on Church Street will be demolished and their gravel and bituminous parking surfaces will be replaced with the new parking lot. The new parking lot will be serviced by a stormwater management system in compliance with DEP standards, which do not exist at the site today.

Please do not hesitate to contact me at (781) 545-0895 if you have any questions or require any additional information.

Very truly yours,

**MORSE ENGINEERING COMPANY, INC.**

*Gregory J. Morse*

Gregory J. Morse, P.E.  
Principal