



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

**FORM C**  
**APPLICATION FOR APPROVAL OF A**  
**DEFINITIVE SUBDIVISION PLAN**

(Pursuant to MGL c. 41, §81-L)

Date: May 24, 2022

To the Planning Board of the Town of Milton:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, hereby submits for approval a **DEFINITIVE SUBDIVISION PLAN** in accordance with the Rules & Regulations of the Milton Planning Board entitled:

Milton Hill Development Proposed Definitive Subdivision 34 Milton Hill Road

Plans prepared by: DeCelle-Burke-Sala & Associates, Inc. Dated: May 23, 2022

Parcel(s) Street Address: 34 Milton Hill Road

The undersigned's title to said land is derived from: Deed from Bernard Lynch III 2016 Revocable Living Trust

Milton Assessor's Map Number(s): F-8 Parcel(s): 9 Zoning District: Res A

Deed of Property Recorded in Norfolk County Registry Book number(s): 39906 page(s): 540

Registered in Norfolk County Registry District of the Land Court, Certificate of Title number(s): \_\_\_\_\_

Number of Proposed Lots: 2 Total Acreage: 4.5

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

Said plan has (  ) has not (  ) evolved from a preliminary plan submitted to the Board on March 30, 2022

Preliminary plan was approved (  ), approved with modifications (  ), or disapproved on April 14, 2022

Waivers requested from the Town of Milton Planning Board Rules & Regulations:

Sec. 6.0- 6.1.10, 6.1.12, 6.1.14

Sec 7.0- 7.4.1, 7.4.5

Owner: Joseph & Diane Grogan

Applicant: Joshua Wild

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

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

Address: 90 Forbes Road

Address: 174 Dorchester Street

Milton, MA 02186

Boston, MA 02127

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

Phone: 978-771-9599

Signature of Owner: 

Date: 5/24/2022

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Signature of Applicant (or Agent): 

Date: 5/24/2022

## **SECTION 1: PROJECT DESCRIPTION**

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### **1.1 Introduction**

Joshua D. Wild (the “Applicant”) has entered into a Purchase & Sale Agreement for the purchase of property owned by Joseph P. and Diane E. Grogan (the “Owners”) located at 34 Milton Hill Road in Milton (the “Property”). The Applicant hereby requests approval for a Definitive Subdivision containing two lots pursuant to the provisions of the Rules and Regulations of the Planning Board Governing the Subdivision of Land and the Laying Out of Ways (the “Rules and Regulations”), with certain waivers of such provisions as are delineated below.

If approved, this Property will be divided into two lots containing 41,791 square feet and 142,785 square feet, respectively. Each lot will have frontage on a new private way extension of Milton Hill Road, a public way that dead-ends at the entry to the Property. The proposed subdivision is shown on the Proposed Definitive Subdivision Plan that is filed herewith.

### **1.2 Project Description**

#### **1.2.1 Siting**

The Owners are the owners of a single lot of land located at 34 Milton Hill Road, a short public way with a handful of dwellings that dead-ends at the driveway into the Property. The Property is a large lot, containing 195,368 square feet (~4.49 acres) that slopes dramatically to the northeast from a high point at the Milton Hill Road entry down to the Neponset River Estuary. The Property has limited frontage as Milton Hill Road ends at the driveway entrance to the Property. As such, it is a pre-existing, nonconforming lot. There is a one ranch-style single family dwelling, which the Applicant proposes to raze.

The property is located in a Residence A zoning district. It abuts single family lots on Milton Hill Road and Forbes Road on the south and east, the Neponset River to the north and property owned by the Trustees of Reservations to the west. Two new dwellings will be sited on portions of the Property that are substantially up from the River and a substantial portion of the property that is closer to the River will be preserved in its natural condition.

#### **1.2.2 Street**

The Applicant proposes a private roadway substantially in the location of the existing driveway that will extend into the property and take a turn to the west with a hammerhead design. The right of way for the road will be 30' in width. Its purpose is to create new frontage for each of the two proposed lots. The traveled

portion of the roadway will be 18 feet wide. It will extend from the end of the public portion of Milton Hill Road by 215 feet, then turn to the west for a distance of 150'.

The Applicant proposes that the roadway be constructed with substantial number of waivers from the requirements of the Rules and Regulations, including the following:

<u>Section</u>	<u>Requirement</u>	<u>Proposed Waiver Request</u>
Section 6.0		
6.1.10	Right of Way width = 50'	Right of Way width = 30'
6.1.12	Max Length Dead End=500'	Length of Dead End = 663'
6.1.14	Max grade = 6%	Grade = 8%
Section 7.0		
7.4.1.	Roadway Cross Section Appendix A	Proposed Cross Section = 18'
7.4.5.1	Sidewalk on both sides	No sidewalk is proposed

### 1.2.3 Utilities

Water will be supplied by a new line that will connect to the Town's water in Milton Hill road. There will be a new fire hydrant located at the hammerhead turn. Both lots will be connected to sewer. Energy sources for the Project will be electric and gas. Installation of these utilities will be coordinated with the respective utility companies; all utility lines will be placed underground.

### 1.2.4 Stormwater Management

As shown on the Plan (Sheet 8), the Applicant proposes to install a combination of natural basin areas and subsurface infiltration systems. Currently, there is nothing to stop water from flowing into the property from Milton Hill Road, some of which flows onto abutting property immediately to the east. The roadway will be graded such that stormwater will be redirected into catch basins and into two underground infiltration systems, as well as natural detention basins.

## **EXHIBITS**

Subdivision Plan, entitled "Milton Hill Development, Proposed Definitive Subdivision, 34 Milton Hill Road, Milton, Massachusetts", dated May 23, 2022; containing 11 sheets, as follows:

- Sheet 1 – Cover Sheet
- Sheet 2 – Existing Conditions
- Sheet 3 – Construction Management
- Sheet 4 – Preliminary Subdivision Plan Sheet 1
- Sheet 5 – Preliminary Subdivision Plan Sheet 2
- Sheet 6 – Site Layout
- Sheet 7 – Site Grading
- Sheet 8 – Utilities
- Sheet 9 – Road Profile
- Sheet 10 – Construction Details
- Sheet 11 – Construction Details

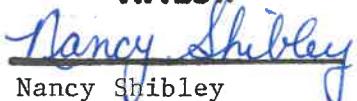
**TOWN OF MILTON**  
**GIS - Abutters by ParcelID**

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
F 25 1	6 MARR CREST DR	POPA RADU / & ANDREEA 6 MARR CREST DRIVE / MILTON MA 02186
F 25 2	85 FORBES RD	KEITH JONATHAN C / & KRISTEN 85 FORBES ROAD MILTON MA 02186
F 25 3	115 FORBES RD	TAYLOR JOSEPH F 115 FORBES ROAD MILTON MA 02186
F 8 11	250 ADAMS ST	DUNPHY ANN TRUSTEE / 250 ADAMS STREET REAL 284 COPELAND STREET / QUINCY MA 02169
F 8 12	27 MILTON HILL RD	FALLON MICHELLE 27 MILTON HILL RD MILTON MA 02186
F 8 13	24 FORBES RD	MARR DANIEL F III / & CLAIRE ELIZABETH 24 FORBES RD MILTON MA 02186
F 8 14	62 FORBES RD	TARPY STEPHEN P & CHERYL A 62 FORBES RD MILTON MA 02186
F 8 15	76 FORBES RD	DUNN PATRICIA A / & ROBERT J JR TRUSTEES PA 76 FORBES RD MILTON MA 02186
F 8 16	90 FORBES RD	GROGAN JOSEPH P & DIANE E 90 FORBES RD MILTON MA 02186
F 8 17	106 FORBES RD	MCCLELLAN EMILY M / & SEAN CLEARY TRUSTEES 106 FORBES RD MILTON MA 02186
F 8 18	118 FORBES RD	JOHN W KEITH RESIDENTIAL TRUST / SHELLEY I HO 118 FORBES RD MILTON MA 02186
F 8 19	132 FORBES RD	MCLAUGHLIN JOHN G TRUSTEE / RIPARIAN NOMIN 132 FORBES ROAD MILTON MA 02186
F 9 1	ADAMS ST	TRUSTEES OF PUBLIC RESERVATION 200 HIGH STREET, 4TH FLOOR BOSTON MA 02110
F 9 2	224 ADAMS ST	PLACE SUSANNA B TRUSTEE / SUSANNA BADGLEY 224 ADAMS ST MILTON MA 02186
F 9 3	ADAMS ST	TRUSTEES OF PUBLIC RESERVATION 200 HIGH STREET, 4TH FLOOR BOSTON MA 02110
F 9 5	22 MILTON HILL RD	SCHMIDT JAMES K & NANCY L 22 MILTON HILL RD MILTON MA 02186

**TOWN OF MILTON**  
**GIS - Abutters by ParcelID**

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
F 9 6	10 MILTON HILL RD	WARDEH ANAS / & RANA ARABOGHLI 10 MILTON HILL RD MILTON MA 02186
F 9 7	244 ADAMS ST	PETER J MULHERN FAMILY TRUST / & CHARLENE R 244 ADAMS ST MILTON MA 02186
G 51 30Z	73 GRANITE AV	DEPARTMENT OF CONSERVATION / & RECREATION 251 CAUSEWAY ST SUITE 900 BOSTON MA 02114-2138

**A TRUE COPY**  
**ATTEST:**



Nancy Shibley  
Administrative Clerk



## Town of Milton, MA Abutters Report

Please be aware that the abutters list reflects mailing addresses for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated XXXXXXXXXXXXXXX

300 ft abutters from property F 9 8  
at 34 MILTON HILL RD

Abutter	Street Address	Account No.	Tax Bill Address
F 25 1 POPA RADU & ANDREEA	6 MARR CREST DR	4247	POPA RADU & ANDREEA  6 MARR CREST DRIVE MILTON, MA 02186
F 25 2 KEITH JONATHAN C & KRISTEN	85 FORBES RD	4248	KEITH JONATHAN C & KRISTEN  85 FORBES ROAD MILTON, MA 02186
F 25 3 TAYLOR JOSEPH F	115 FORBES RD	4249	TAYLOR JOSEPH F  115 FORBES ROAD MILTON, MA 02186
F 8 11 DUNPHY ANN TRUSTEE 250 ADAMS STREET REALTY	250 ADAMS ST	4370	DUNPHY ANN TRUSTEE 250 ADAMS STREET REALTY TRUST  284 COPELAND STREET QUINCY, MA 02169
F 8 12 FALLON MICHELLE	27 MILTON HILL RD	4371	FALLON MICHELLE  27 MILTON HILL RD MILTON, MA 02186
F 8 13 MARR DANIEL F III & CLAIRE ELIZABETH	24 FORBES RD	4372	MARR DANIEL F III & CLAIRE ELIZABETH  24 FORBES RD MILTON, MA 02186
F 8 14 TARPY STEPHEN P & CHERYL A	62 FORBES RD	4373	TARPY STEPHEN P & CHERYL A  62 FORBES RD MILTON, MA 02186
F 8 15 DUNN PATRICIA A & ROBERT J JR TRUSTEES	76 FORBES RD	4374	DUNN PATRICIA A & ROBERT J JR TRUSTEES PATRICIA  76 FORBES RD MILTON, MA 02186
F 8 16 GROGAN JOSEPH P & DIANE E	90 FORBES RD	4375	GROGAN JOSEPH P & DIANE E  90 FORBES RD MILTON, MA 02186

<b>Abutter</b>	<b>Street Address</b>	<b>Account No.</b>	<b>Tax Bill Address</b>
F 8 17 MCLELLAN EMILY M & SEAN CLEARY TRUSTEES	106 FORBES RD	4376	MCLELLAN EMILY M & SEAN CLEARY TRUSTEES  106 FORBES RD MILTON, MA 02186
F 8 18 JOHN W KEITH RESIDENTIAL SHELLEY I HOON KEITH RES	118 FORBES RD	4377	JOHN W KEITH RESIDENTIAL TRUST SHELLEY I HOON KEITH RES TRUST  118 FORBES RD MILTON, MA 02186
F 8 19 MC LAUGHLIN JOHN G TRUSTEE RIPARIAN NOMINEE TRUST	132 FORBES RD	4378	MC LAUGHLIN JOHN G TRUSTEE RIPARIAN NOMINEE TRUST  132 FORBES ROAD MILTON, MA 02186
F 9 1 TRUSTEES OF PUBLIC	ADAMS ST	4405	TRUSTEES OF PUBLIC RESERVATION  200 HIGH STREET, 4TH FLOOR BOSTON, MA 02110
F 9 2 PLACE SUSANNA B TRUSTEE SUSANNA BADGLEY PLACE	224 ADAMS ST	4406	PLACE SUSANNA B TRUSTEE SUSANNA BADGLEY PLACE TRUST  224 ADAMS ST MILTON, MA 02186
F 9 3 TRUSTEES OF PUBLIC	ADAMS ST	4407	TRUSTEES OF PUBLIC RESERVATION  200 HIGH STREET, 4TH FLOOR BOSTON, MA 02110
F 9 5 SCHMIDT JAMES K & NANCY L	22 MILTON HILL RD	4408	SCHMIDT JAMES K & NANCY L  22 MILTON HILL RD MILTON, MA 02186
F 9 6 WARDEH ANAS & RANA ARABOGHLI	10 MILTON HILL RD	4409	WARDEH ANAS & RANA ARABOGHLI  10 MILTON HILL RD MILTON, MA 02186
F 9 7 PETER J MULHERN FAMILY & CHARLENE R MULHERN	244 ADAMS ST	4410	PETER J MULHERN FAMILY TRUST & CHARLENE R MULHERN FAMILY TR  244 ADAMS ST MILTON, MA 02186
G 51 30Z DEPARTMENT OF & RECREATION	73 GRANITE AV	8561	DEPARTMENT OF CONSERVATION & RECREATION  251 CAUSEWAY ST SUITE 900 BOSTON, MA 02114-2138