



COMMONWEALTH OF MASSACHUSETTS  
TOWN OF MILTON  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS 02186

TEL 617-898-4847

January 17, 2023

This is to certify that twenty days have elapsed since the filing of the approved Site Plan Approval decision for **Winter Valley/600 Canton Ave., Milton, Mass.**, by Sarah McLaren, Applicant. There are no outstanding appeals.

*Susan M. Galvin*  
Susan M. Galvin  
Town Clerk

Date Decision Filed: December 27, 2022

Application Type: Site Plan Approval

Sincerely,

*Tim Czerwienski*  
Tim Czerwienski  
Director of Planning & Community Development

EXECUTION

Commonwealth of Massachusetts

Town of Milton

RECEIVED  
OFFICE OF TOWN CLERK  
MILTON, MA

2022 DEC 27 A 8:38

Site Plan Approval  
Winter Valley – Building 6  
600 Canton Avenue, Milton  
Winter Valley Residences, Inc., Applicant

Pursuant to Section VIII.D of Chapter 10 of the General Bylaws known as the Zoning Bylaws, after hearing, the Planning Board of Milton, duly constituted, subject to the terms and conditions hereinafter listed, grants Site Plan Approval, as hereinafter specified, subject to certain terms and conditions set out herein.

Overview:

The Applicant, Winter Valley Residences, Inc., a Massachusetts non-profit corporation located at 600 Canton Avenue, is the owner and operator of housing development for seniors and/or persons with disabilities within a Residence D-1 zoning district. The campus contains 5 buildings with 160 independent living units; all of the units are affordable and qualify for inclusion on the Town's Subsidized Housing Inventory ("SHI"). The Applicant seeks Site Plan Approval to erect a 6th building, containing 36 units, in accordance with an amendment to the Town's D-1 District zoning, which was approved by Town Meeting in May of 2021.

The Site Plan Approval application is dated November 16, 2022. A copy of the Application for Site Plan Approval is attached hereto as Exhibit A and is incorporated herein by reference. The Application was accompanied by a Site Plan, entitled "Site Plan Approval and Notice of Intent, Winter Valley Residences, Building 6 at 600 Canton Avenue, Milton, Massachusetts", prepared by DeVellis Zrein Inc. containing ten (10) sheets, as follows:

- Sheet 1 – Cover Sheet, dated November 4, 2022
- Sheet 2 – Existing Conditions Plan, dated July 6, 2021
- Sheet 3 – SP1 – Site Preparation Plan, dated November 4, 2022
- Sheet 4 – C-1 – Layout and Material Plan, dated November 4, 2022, revised November 17, 2022
- Sheet 5 – C-2 – Grading and Utilities Plan, dated November 4, 2022
- Sheet 6 – C-3 – Planting Plan, dated November 4, 2022
- Sheet 7 – C-4 – Site Details, dated November 4, 2022
- Sheet 8 – C-5 – Site Details, dated November 4, 2022
- Sheet 9 – C-6 – Lighting Plan, dated November 4, 2022, with Lighting Cut sheets for Viper Area/Site
- Sheet 10 – C-7 – Wetland Replication Plan, prepared by Beals & Associates, dated November 9, 2022

## EXECUTION

The Applicant submitted a Drainage Report and Stormwater Maintenance Plan, prepared by DeVellis Zrein Inc. dated November 4, 2022.

The Applicant also submitted schematic architectural plans, entitled "Winter Valley Building 6 Schematic Design", prepared by John V. Downey Architect, dated October 27, 2022, containing six (6) sheets, as follows:

- Sheet 1 – Ao.0 – Cover Code Report
- Sheet 2 – A1.1 – First Floor Plan
- Sheet 3 – A1.2 – Second Floor Plan (3<sup>rd</sup> Sim.)
- Sheet 4 – A1.4 – Roof Plan
- Sheet 5 – A4.1 – North & South Elevations
- Sheet 6 – A4.1 – West & West Elevations

### The Public Hearing:

The public hearing on the Application opened on December 8, 2022 and a Planning Board site walk was conducted in conjunction with the Conservation Commission on December 10, 2022. The public hearing was continued to December 21, 2022 with a request from the Board that the Applicant provide certain supplements to its plans. In response, the Applicant submitted supplements, as follows:

- Revised Sheet 7 – C-3 – Planting Plan, dated December 9, 2000
- Revised architectural plans, entitled "Winter Valley, Building 6, Schematic Design", prepared by John V. Downie Architect, with a revision date of December 15, 2022, containing seven (7) sheets, as follows:

- Sheet 1 – Ao.0 – Cover Code Report
- Sheet 2 – A1.1 – First Floor Plan
- Sheet 3 – A1.2 – Second Floor Plan (3<sup>rd</sup> Sim.)
- Sheet 4 – A1.4 – Roof Plan
- Sheet 5 – A4.1 – North & South Elevations
- Sheet 6 – A4.2 – West & East Elevations
- Sheet 7 – Concept Rendering

In addition, after a meeting with the Town Engineer and DPW Director, the Applicant submitted an Amendment to Stormwater Operation and Maintenance Plan, dated December 20, 2022.

The public hearing resumed on December 21, 2022 and after discussion the hearing was closed.

### Decision on Application for Site Plan Approval:

On December 21, 2022, the Milton Planning Board voted to grant Site Plan Approval in accordance with the Application for Site Plan Approval, the revised plans and amended Stormwater Operation and Maintenance plan and the following conditions:

## EXECUTION

1. Lighting shall be installed as identified on the Lighting Plan (Sheet C-6) and maintained in a manner that is dark sky compliant. Lighting in the rear of the building shall be turned off one hour after dusk. Emergency lights shall be controlled by a motion sensor and only turned on when triggered by motion.
2. Landscaping and plantings shall be installed as shown on the Revised Landscape Plan (Sheet C-3). All plantings shall be planted in accordance with landscape best practices and shall be maintained in such a manner to assure their long-term survival.
3. Stormwater management systems, including stormwater structures, the detention basin and the wetland replication area, shall be maintained by the Applicant in accordance with the amended Stormwater Operation and Maintenance Plan, as approved by the Town Engineer and Director of Public Works in accordance with Memoranda to the Planning Board dated December 20, 2022.

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EXECUTION

Executed at Milton, Massachusetts this 23 day of December, 2022, pursuant to a vote by the Planning Board.

Planning Board of Milton

Meredith Hall

Meredith Hall, Chair

Cheryl Tougias, Secretary

Richard Boehler

Margaret Oldfield

Margaret Oldfield

Sean Fahy

Sean Fahy

A TRUE COPY ATTEST

Susan M. Helvin

TOWN CLERK