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Milton Site Plan Submission Form - Submission #12

Date Submitted: 7/24/2023

Please use this form to ensure that your submission for Site Plan Approval is consistent with Section 11 of the Town of Milton Planning Board's Rules and Regulations

Complete the following fields or specify the location in your submittal (File name, page number, and section number, if applicable) where you address each requirement. If a requirement is not addressed or is not applicable, please indicate that.

Please Upload Submission Documents here, including a Form SPA. Up to 6 documents can be submitted. If your submission requires more documents than can be uploaded, please [email Tim Czerwienksi](#), the Director for Planning and Community Development.

Upload files here

7-9 Pleasant Street - Draft Site Plan for new parking area on adjacent lot 4.7.2023.pdf

Applicant Details

First Name	Last Name	
<input type="text" value="Falconi Properties LLC"/>	<input type="text"/>	
Address		
<input type="text" value="253 Centre Street"/>		
City	State	Zip Code
<input type="text" value="Quincy"/>	<input type="text" value="MA"/>	<input type="text" value="02169"/>
Phone Number	Email Address	
<input type="text" value="617-696-6090"/>	<input type="text" value="falconicompanies@gmail.com"/>	

Application Details

The existing topography of the land showing existing and proposed two-foot contours.

A mapping of major site features such as large trees, wooded areas, rock ridges and outcroppings, water bodies, meadows, stone walls, and buildings, a description of these features, and any proposed removal or changes in these features.

The siting, grading, and landscape plan for all proposed and existing buildings, open areas, streets, parking areas, paths, walkways, driveways, tennis courts, basketball courts, ball fields, swimming pools, any other athletic facility, playgrounds, gardens and fences.

A written description of the landscape characteristics of the site and its contiguous neighborhood and of the effect of the development on such characteristics, including the passage of water through the site and to and from contiguous property, and of the efforts made to preserve such characteristics.

A written description of the site's current uses, such as watershed, wildlife habitat, woodland, or meadowland and of the effects of the development on such uses and of the effort made to minimize adverse effects.

Runoff & Erosion Control

Describe the methods to be used during construction to control erosion and sedimentation: i.e. use of sediment basins and type of mulching, matting, or temporary vegetation; describe approximate size and location of land to be cleared at any given time and length of time and exposure; covering of soil stockpiles; and other control methods used. Evaluate effectiveness of proposed methods on the site and on the surrounding areas.

Any areas subject to flooding or ponding.

Proposed land grading and permanent vegetative cover.

Methods to be used to protect existing vegetation.

Any areas subject to flooding or ponding.

The relationship of the development to the topography.

Any proposed alterations of shorelines, marshes or seasonal wet areas.

Any existing or proposed flood control or wetland easements.

Estimated increase of peak runoff caused by altered surface conditions, and methods to be used to return water to the soils and avoid projected increase in runoff.

Runoff controls and soils composition is shown on Page 5 of Site Plan. Plan shows additional catch basin to be located where the two parking areas connect.

Sewage: Completely describe sewage disposal methods. Evaluate impact of disposal methods and impact of any sewer on existing sewer system to which it will connect.

Not applicable.

Sub-surface Conditions

Describe any limitations on proposed project caused by subsurface soil and water conditions and methods to be used to overcome them

See Page 5 describing soil conditions. There are no particular limitations.

Describe procedures and findings of percolation tests conducted on the site.

Not applicable.

Evaluate impact of on-site sewage disposal methods on quality of sub-surface water.

Not applicable.

Town Services

Describe estimated traffic flow at peak periods, proposed circulation pattern, and effect on existing streets.

The new parking area adds 15 net new spaces to the existing parking for Bents and will greatly improve that limited existing parking. No changes are proposed to the existing buildings and uses or traffic flow although there will be much better area for turning around in the proposed parking area than exists now. The Site Plan shows the movement of vehicles in the new parking lot including the turning area at the end of the lot..

Describe locations and number of vehicles accommodated in parking areas and projected parking requirements.

See Page 4 of Site Plan.

Describe requirements of project for additional police and fire protection services and the ability of the Town to provide them.

No additional protection required. Traffic congestion on street may be reduced.

Describe requirements of project for additional public works department services and the ability of the Town to provide them.

No additional public works services.

Describe requirements of project for additional educational services and the ability of the Town to provide them.

No educational services impact.

Describe the effect of the project on the town water supply and distribution system.

No impact on public water supply.

Human Environment

Provide elevations and plans for the proposed buildings.

Not applicable.

Provide a tabulation of proposed buildings by type, size (number of bedrooms, floor area), ground coverage, and a summary showing the percentages of the tract to be occupied by buildings, parking and other paved vehicular areas, and usable open space.

Not applicable.

Describe type of construction, building materials to be used, location of common areas, location and type of service facilities (laundry, trash, garbage disposal).

Not applicable.

Describe transportation services.

There is a bus line along Randolph Avenue from Randolph to Ashmont Station in Dorchester.

Describe proposed recreational facilities, including active and passive types, and age groups participating, and state whether recreational facilities and open space are available to all residents and, if not, to whom they will be available.

There is no recreational space except for the grass lawn area in the parking area.

Summarize briefly the positive and negative impacts with supporting reasons for concluding that the proposed development maximizes positive impacts and minimizes the negative impacts.

The proposed additional parking area will significantly improve the parking situation for the newly renovated mixed use building at 7-9 Pleasant Street. Because the parking area will be thickly screened and will be located behind the existing Bents building and the existing residential building, it will not be visible from Randolph Avenue, and will not detract from the view of these historic structures. Any additional lighting required for this parking area will be the minimum required for safety, dark sky compliant, and residential in design. As with the existing Bents lot, the use of light poles will be avoided if at all possible. The lot at 672 Randolph is large enough to be subdivided and for the parking to be effectively screened by trees. No subdivision is necessary for this plan because the lots at 672 Randolph and 7-9 Pleasant are owned in common and there will continue to be residential use of the house at 672 Randolph Avenue, in keeping with the mixed use at the Bents building.