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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 Czerwinski](#), 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**

<b>First Name</b> [Falconi Properties LLC]	<b>Last Name</b> [ ]	
<b>Address</b> [253 Centre Street]		
<b>City</b> [Quincy]	<b>State</b> [MA]	<b>Zip Code</b> [02169]
<b>Phone Number</b> [617-696-6090]	<b>Email Address</b> [falconicompanies@gmail.com]	

**Application Details**

The existing topography of the land showing existing and proposed two-foot contours.  
[See P. 2 of Site Plan: "Existing conditions"]

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.  
[See P. 2 of Site Plan, "Existing Conditions".]

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.  
[See Page 4 of Site Plan for grading and landscaping of new parking lot.]

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.

The site is a residential lot. Towards the front of the lot is an historic residence which will remain in single family use. 672 Randolph Avenue is owned in common with 709 Pleasant Street and both lots are zoned Residence C. Several years ago the Planning Board and Board of Appeals approved a mixed use of the historic Bents building at 7-9 Pleasant Street, with limited parking at the rear of the building. The proposal is to maintain the existing house and locate a new parking lot connecting to the lot at 7-9 Pleasant Street to the rear of the lot at 672, which is 21,758 sf. The lot at 672 slopes up to the house; levels off in the grassy back yard, and slopes up gradually after that, where the parking lot is proposed. There's no stormwater capture on the site now. With the new parking area, there will be stormwater drainage structures, including a storm drain at the lower end where the two lots will be connected. The creation of additional parking will reduce parking impact on the street and will be helpful to the residents, businesses and customers of the Bent building. The parking area will be fully screened from the street at 672 and the rear of the house. In fact, a view area from Randolph Avenue is already blocked by the Bents building and the existing house. There is an existing paved driveway from Randolph to the house and going around to the rear of the house which will remain. One large tree and smaller trees and brush will be removed and 41 new white cedar arborvitae will be planted around the parking area. There should be minimal visual impact and significant improvement in available parking for the Bents building if this parking area can be created.

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.

The current use of the site is for the back yard of a single family residence located on a large, sloping lot. The lot slopes up to the rear and there are rocks and ledgy ground in the far rear. Most of the proposed parking area is in natural condition although the previous owner did locate a skateboard structure there. The rearmost corner of the lot will remain in natural condition.

**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.

[See Page 3 of the Site Plan for limits of worked, staked erosion control structure locations, details of design for silt socks and silt traps, as well as detailed sequence of construction with measures at each step.]

Any areas subject to flooding or ponding.  
[No such areas.]

Proposed land grading and permanent vegetative cover.

Finished grade of parking lot is shown on Page 4 of Site Plan. The grade will slope down slightly towards the front of the lot and the connection with the existing parking lot for Bents, where a new catch basin will be located. The perimeter of the parking will be replanted with 41 white cedar arborvitae. There is a lawn area in the middle of the lower strip of parking.

Methods to be used to protect existing vegetation.

[Plans do not show trees requiring protection other than erosion controls shown on Page 3 of Site Plan.]

Any areas subject to flooding or ponding.  
[No such area.]

The relationship of the development to the topography.

The parking area design and walking path follows the existing topography which is a gradual grade up from front to back, which is also the direction of drainage.

Any proposed alterations of shorelines, marshes or seasonal wet areas.  
[None.]

Any existing or proposed flood control or wetland easements.  
[None.]

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.]