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TO: Milton Planning Board
FROM: Marion McEttrick *MVM*
RE: 7-9 Pleasant Street, 672 Randolph Avenue Site Plan Modification application
DATE: January 29, 2024

Purpose of this Memo

The Planning Board has asked for the most up-to-date version of all documents submitted for this application dated December 21, 2023 and the prior application dated July 25, 2023.

The current up-to-date version of the site plan, which is enclosed, is dated April 7, 2023 and last updated on **1.19.24**. Changes are summarized later in this memo.

The photometric plan for this updated site plan showing no lighting overspill on neighboring properties is dated **1.18.24** and is enclosed.

Application History

On July 25, 2023, the applicant, Robert Falconi of Falconi Properties, LLC submitted an application on the Planning Board's template for modification of the site plan for 7-9 Pleasant Street approved by a Planning Board Decision dated March 14, 2019. At the same time the applicant submitted an application to the Milton Board of Appeals for a use variance required for this parking proposal. A site plan dated 4.7.23 was provided with the application.

The modification application proposed eliminating some on-site parking spaces at 7-9 Pleasant Street and modifying the stacked parking spaces for employee parking to single spaces at the rear lot line, in order to provide a driveway access to 672 Randolph Avenue, the adjacent residential lot owned by the applicant. The applicant proposes to use a portion of the rear of 672 Randolph Avenue to create an additional commercial parking area for the uses at 7-9 Pleasant Street approved in 2019. The proposal will require a variance from the Board of Appeals to allow commercial parking use of part of the lot at 672 Randolph Avenue, to be accessed from 7-9 Pleasant Street, while continuing residential use of the existing historic home at 672 Randolph Avenue, located closer to Randolph Avenue and accessed by its own driveway off Randolph Avenue.

A hearing before the Planning Board began on Thursday, September 14, 2023 and was continued to October 12th, November 9th, and December 14, 2023. Due to a posting error the December 14th hearing did not take place and a new application had to be filed on December 21, 2023 and advertised for a hearing on January 11, 2024. That hearing has been continued to February 8, 2024.

The applicant requests that all plans and documents filed with the Town of Milton for the July 25, 2023 application be incorporated by reference into the December 21, 2023 site plan modification application. These documents include: copy of the site plan approval decision for 7-9 Pleasant Street dated March 14, 2019, site plan modification application dated July 25, 2023, site plan dated April 7, 2023 and updates to the site plan submitted to the Town through December 8, 2023; letter from Morse Engineering dated September 11, 2023 reporting on soil testing at 672 Randolph Avenue, a now-outdated photometric plan, a Stormwater Management Plan submitted to the Town Engineer, memoranda from the applicant to the Planning Board dated October 24, 2023 (describing plan updates and parking requirements for 7-9 Pleasant Street) and December 8, 2023 (describing additional plans and reporting on 12.4.23 site walk with neighbors).

The site plan has been further revised based upon the applicant's hearing with the Planning Board on January 11, 2024, and with the Board of Appeals on January 16, 2024, and the updated site plan and a photometric plan for the updated site plan is enclosed with this memorandum. The Department of Public Works engineering department is reviewing the stormwater plan and the applicant is waiting for comments on that plan from the Town.

The applicant's next hearing with the Board of Appeals is on February 27, 2024, and the next hearing with your Board is scheduled for February 8, 2024.

The following changes have been made to the site plan last updated on December 8, 2023.

1. The fence around the parking area at 672 Randolph Avenue has been extended around the lower corner of the parking area.
2. The location of the Red Maples to be planted has been moved further away from the lot line with 688 Randolph Avenue.
3. The Site Plan includes a note listing the number of each species of tree to be planted at 672 Randolph Avenue and minimum planting heights for certain trees, in addition to depicting the trees on the plan.
4. A designated snow storage area has been shown on the plan and a berm on that side has been removed to facilitate snow storage.
5. The site plan now shows a marked perimeter for the area at 672 Randolph Avenue to which the applicant proposes that a use variance for commercial parking be applied. The perimeter measurements as well as the square footage is shown on the plan for the commercial parking use area.

These are the earlier updates that were previously made to this Site Plan during the initial application process.

1. Detailed stormwater drainage structures and locations are shown as pages on the site plan.
2. All abutting landowners are identified on the site plan.
3. Landscaping was revised from arborvitae only to increase the number of arborvitae and to add Red Maples to the mix.
4. A wood fence similar to the fence existing around the rear parking at 7-9 Pleasant Street has been added to the plan, and the fence around the new parking area is shown as six feet high with an addition two feet of lattice on the top edge of the fence. Sides not facing residential uses are left open to facilitate snow storage.
5. The additional parking area lighting to be used is to match the type of lighting fixture as is attached to the existing parking fence at 7-9 Pleasant Street.
6. The location of the parking area has been reduced in size, turned at an angle, and moved closer to the existing on-site parking area at 7-9 Pleasant Street and further away from the lot line with 678 Randolph Avenue.
7. The additional parking area will contain only 15 new spaces. The net increase in parking spaces for the use of the mixed-use building at 7-9 Pleasant Street will be 10.

The Department of Public works will provide comments on this project's stormwater management plan to the Planning Director, Tim Czerwienski.

We look forward to continuing discussion of this application with the Planning Board on February 8, 2024.