

COMMONWEALTH OF MASSACHUSETTS

Town of Milton

Decision on Site Plan Approval For 2 Eliot Street

2 Eliot Street, LLC, Applicant and Owner

Pursuant to Section 12-4 of Chapter 175 of the General Bylaws, known as the Zoning Bylaws, the Milton Planning Board hereby grants Site Plan Approval for the development of a retail food market, with an outdoor patio, at 2 Eliot Street (hereinafter the "Property") as specified herein.

In support of its application, Applicant submitted a Project Narrative dated March 11, 2025, as supplemented by a Supplemental Narrative dated April 3, 2025, a site plan (the "Site Plan") entitled "Proposed Patio at 2 Eliot Street, Milton, MA", dated March 5, 2025, prepared by DeCelle-Burke-Sala & Associates, Inc., which are designated as follows:

- Existing Conditions Plan
- Proposed Conditions Plan
- Proposed Conditions Plan, containing a lighting schedule

The Applicant also submitted Architectural Plans prepared by GPH Design, Inc. as well as images, cut sheets and renderings contained in two slide decks that were presented to the Board at hearings on April 24 and May 13, 2025.

Project Description

The project consists of the renovation and adaptive reuse of a formerly vacant retail banking facility located at 2 Eliot Street into a neighborhood-oriented food retail market. The project will convert the bank to a quick-service fresh food market, with the addition of exterior patio/seating areas under a pergola with a louvered roof on the westerly side of the building at the corner of Eliot Street and High Street and the northerly and easterly sides of the building at the corner of Eliot Street and Adams Street. The patio will be composed of pervious paver materials and the modifications will result in a net neutral change in impervious surface area. Lighting will be installed as shown on the Site Plan and will be compliant with the standards of Dark Sky International. No expansion of the building footprint is proposed. The project preserves 7 existing on-site parking spaces, including one accessible parking space, and utilizes available on-street parking. All proposed improvements are contained within the existing lot boundaries.

Procedural History

An Application for Site Plan Approval was filed by the Applicant on March 11, 2025. A public hearing was held by the Planning Board on April 24, 2025, May 13, 2025, and May 22, 2025, on which date the hearing was closed and the Planning Board voted its decision.

Decision

On May 22, 2025, the Planning Board voted to grant Site Plan Approval in accordance with the Site Plan and related application materials. The Planning Board finds that the proposed modifications to the property, if performed in accordance with the Site Plan and Project Details ("Exhibit A"), will result in the preservation and maintenance of the historic structure while enhancing public-facing elements including signage, landscape, and outdoor seating. The plan integrates walkable, pedestrian-friendly access consistent with Town goals.

The Planning Board has reserved the specific power to amend. The Board may allow minor modifications of the site plan design or construction details that do not alter the intent or conditions of the approval, Major modifications will require a new site plan review application. The Board has the sole discretion to determine whether a proposed site plan modification is minor.

Failure to comply with the Site Plan shall subject the Applicant to zoning enforcement action in accordance with the remedies set forth in G.L. c. 40A and all other appropriate legal remedies.

Recording


This Site Plan Approval and a copy of the Site Plan ("Exhibit A") shall be recorded with the Registry of Deeds by the Applicant at its own expense within thirty days from the date date when this Site Plan Approval becomes final and a copy of the recorded document with recording information shall be provided to the Town Planner.

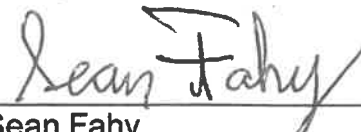
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Executed at Milton, Massachusetts on this 22 day of May, 2025.

Planning Board of Milton


Meredith Hall, Chair


Cheryl Tougas, Secretary


Sean Fahy


Margaret Oldfield


Jim Davis

Exhibit A

Copy of Site Plan containing three sheets prepared by DeCelle-Burke-Sala & Associates, Inc., all dated March 5, 2025, which are designated as follows:

**Existing Conditions Plan
Proposed Conditions Plan
Proposed Conditions Plan, containing a lighting schedule**

Project Details

**Project Narrative, with attachments, including architectural floor plans, cut sheets and related project details, dated March 11, 2025
Supplemental Project Narrative, dated April 3, 2025
Slide Deck, dated April 22, 2025
Slide Deck, dated May 13, 2025, with Slide #36 updated on May 22, 2025**

The Site Plan and Project Details are on file with the Planning Department.