

Distributed 11-1-18
L Planning Board Staff
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MEMORANDUM

TO: Milton Planning Board
CC: W. Clark, L. Masiar
FROM: Jack Dawley, Ned Corcoran
DATE: November 1, 2018
SUBJECT: Wolcott Woods Special Permit Application
Response to Comments

The purpose of this Memorandum is to identify and respond to comments received from town commissions and committees, neighbors and abutters, peer review consultants and others regarding the Application for Special Permit filed by Wolcott Residential. We look forward to discussing these and other issues that may be raised during the Public Hearing.

Historic and Architecture

Comment: The Historical Commission proposed detailed specifications for the maintenance of two historic dwellings (Manor House and Wolcott Mansion) and the Devens House.

Response: The developer appreciates the significant amount of time that the Commission expended in its review of the plans for the retention and reuse of these three dwellings. The developer agrees with the detailed specifications recommended by the Commission regarding their maintenance and looks forward to sharing final design details with the Commission in the process of securing building permits.

Comment: The Historical Commission has requested that the developer save a carriage house as an additional historic structure.

Response: The developer opposes this recommendation on a number of levels. As a starting point, the redevelopment of this property has always been an exercise in land planning and the preservation of those features of the property that create value for this section of Milton. The Plan starts with the land and the preservation of view corridors, open space, topography and natural features that maximize these values. These features include historic lawns, meadows, eskers, groves of trees, an intermittent stream and other elements, as well as the retention and reuse two significant dwellings (the Manor House and Wolcott Mansion).

It also ignores the significant change to the plan that was proposed by the neighborhood and agreed to between the developer and the Town at town meeting. That plan made several significant changes to the parameters of the proposed site plan and which were memorialized by certain amendments to the bylaw, as follows:

understanding that the development will produce negligible traffic impacts (fewer than 30 trips in either the morning or afternoon peak hour). (See also Memo of Giles Ham, dated Oct. 31, 2018, attached.)

Comment: At a July 19 meeting, Town staff suggested preparation of a “signage and striping plan” for Canton Avenue.

Response: The developer produced the Canton Avenue traffic mitigation plan attached to the Traffic Assessment.

Comment: Neighbors commented on the mitigation plan following August 1 and October 1 meetings, requesting additional signage or modification of signage at the Canton Avenue/Brush Hill Road intersection.

Response: At the August 1 meeting, a neighbor requested the addition of a “Blind Drive Ahead” sign at the northbound approach to the Bartol Estate property. The sign was added to the plan. Following the October 1 meeting, another neighbor called to request that stop signs be installed on Canton Avenue in each direction at the intersection to Brush Hill Road. The development team discussed this with Town staff at the October 24 meeting; the issue remains under study. The developer is willing to modify the plan to install such signs as the Traffic Commission and the Board determine to be appropriate. We look forward to addressing this in detail in the traffic portion of the public hearing.

Comment: Neighbors had several comments concerning waivers requested from subdivision standards for the new site roadway, particularly regarding the proposed use of Cape Cod berm and depth of loam (6” v. 8”) through much of the length of the roadway.

Response: The developer discussed this issue with Town staff on October 24. The developer acknowledged that it should use vertical granite curbing at the intersection with Canton Avenue, then taper to sloped granite then to CC berm. Town staff acknowledged a wide disparity in curbing throughout the town. Particular reasons for the use of CC berm here include:

- There is adequate separation between roadway and sidewalk, with a wide planted strip between them, such that granite curbing is unnecessary to separate the roadway surface from the sidewalk.
- This is a rural location and the design intent is not to conform to a rigid set of criteria for established for standard subdivisions. Granite is more appropriate for denser areas where sidewalks abut roadways. Notably, nearby roads, particularly this section of Canton Avenue, Carberry Lane and Hemlock Drive, have either CC berm or no berm at all.

With respect to loam, the developer maintains that 6” is a significant depth and adequate to facilitate the healthy growth and maintenance of grass between roadway and sidewalk surfaces.

Comment: Town staff suggested that the walking path along the frontage be extended southerly from the new roadway toward the southwesterly boundary of the property.

Response: Great care has been taken to limit cuts and fills, avoid impacts to landscape features such as the intermittent stream, trees and groves of trees, and the like.

Comment: Comments submitted by Stantec.

Response: The developer appreciates the Stantec work. The Stantec report raises some minor issues, which we look forward to discussing more specifically with the Board on November 8.

Open Space and Tree Preservation

The developer team met with the Shade Tree Advisory Committee (STAC) on July 12, conducted a site walk for its members on July 17 and submitted its Tree Protection Plan to the committee on September 24. The developer will meet with STAC on November 6 and expects to receive STAC's comments at that time.

The developer also met with the Conservation Commission on August 14 to provide an overview of its plans and to discuss the proposed grant of conservation restriction (CR) to the Commission. The Commission agreed to be the recipient of the CR. The developer looks forward to opening a hearing on a Notice of Intent associated with work that may affect wetlands on the property.

List of Meetings

The following is a list of meetings that the developer has conducted/participated in with neighbors and committees/commissions of the Town:

- Department Staff – 7/19, 10/24
- Historic Commission – 6/19, 7/12, 8/2, 10/3
- Shade Tree Advisory Committee – 7/12, site walk 7/19, 11/6
- Neighbors – 8/1 and 10/1
- Conservation Commission – 8/14
- Traffic Advisory Committee – 7/25, 11/8 (?)

MEMORANDUM

TO: Mr. John C. Dawley
Northland Residential Corporation
80 Beharrell Street, Suite E
Concord, MA 01742

FROM: F. Giles Ham, P.E. *FGH*
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: October 31, 2018

RE: 7893 – Milton, MA

SUBJECT: 1672 Canton Avenue
Milton, MA

Vanasse & Associates, Inc. (VAI) is in receipt of the Stantec Peer Review letter dated October 18, 2018. All of the comments are minor in nature and do not warrant further analysis or responses.

VAI concurs with Stantec's conclusion that the project "is not likely to have a perceptible impact on traffic or safety conditions". The site driveway, as designed, has adequate sight distances and safe access and egress to the project will be provided as planned.

cc: File

