

From: Neighbors and Interested Town Residents
To: Milton Planning Board
RE: 131 Eliot Street
Date: June 14, 2012

We the undersigned are neighbors and interested Town residents who support the redevelopment of the former Hendries property at 131 Eliot Street in an appropriately scaled and well-designed manner.

The Planning Board has previously stated that the current proposed development does not meet the zoning for the Central Avenue Planned Unit Development special permit process, therefore the proposal must be modified in order to be further considered for special permit approval. We have itemized below the modifications which we feel are most critical to the success of the development.

We strongly urge the Planning Board to uphold the zoning requirements of the property, and specifically to require that at a minimum, the following critical elements of the zoning be incorporated in any proposed development in order to be awarded a special permit by the Board:

1. Step back the facade along Central Avenue. The building should have a significant step back of at least 10' above the level of G+1 (grade level story at Central Avenue plus one additional story) and ideally another significant step back of at least 10' above the level of G+3. [Zoning section 4.e requires set-backs of third and fourth stories to maintain a scale appropriate to the nearby residential area and to meaningfully reduce the appearance of the bulk of the building above the second floor. Zoning section 5.b requires that building walls not rise more than 25' in an uninterrupted vertical plane]
2. Step back the facade along Eliot Street. The portion of the facade along Eliot Street and near Central Avenue (the "3 story" element in Massing "B" dated 1/26/12) should have a significant step back from Eliot Street of at least 10' above the level of G+1 (grade level story at Eliot Street plus one additional story) [Zoning section 4.e as noted above]
3. Provide a significant public plaza of minimum 3000 SF at the corner of Eliot Street and Central Avenue. The public plaza should be separate from any green space serving building residents. The public plaza should include amenities such as mature plantings, benches, lighting, and other landscape elements. [Zoning section 5.o requires attractive landscape features to help integrate the business district with the residential district. Zoning section 5.q requires usable open space.]
4. Limit the FAR to 1.5. The site's significant natural feature, the historic black oak, was removed by the developer, therefore there should be no bonus to provide increased FAR. [Zoning section 4.b limits the FAR to 1.5]

