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TO: Milton Planning Board  
FROM: Marion McEttrick *MVM*  
RE: 193 Central Avenue Site Plan and Landscaping Update  
DATE: November 4, 2021

With this memo I am providing two updated sheets for the Site Plan for 193 Central Avenue, the Site Plan page and the Landscaping page, with changes requested at the last meeting.

The changes to the Site Plan are:

1. The entrance has been moved over into the site approximately the width on one parking space.
2. One parking space has been removed.
3. The fence located starting from the stone-faced wall to the front lot line on the Columbine Road side has been removed. It is not required for safety. This allows for more snow storage area.

The Changes to the Landscaping Plan are:

1. The shrubs between the stone wall facing Columbine Road and the lot line have been changed from Boxwood to Mountain Laurel and Tri-color Willow.
2. The landscaping between the Columbine Road side of the parking area and the lot line have been changed: there are now four Colorado Blue Spruce Trees which grow quickly and are quite tall, flanked by Mountain Laurel and Tricolor Willow. The Blue Spruce will be high enough to still screen the side view of the parking lot, even with the change in grade at that edge.
3. The Boxwood in the front of the parking area have been re-arranged to be more naturally situated among existing and new trees. This location is shady; only certain types of shrubs will thrive there. The goals is to still block view of headlights in the parking lot

A note on the choice of plantings: it is always possible to improve, after further consultation with landscape designer. If other shrubs are suggested that may be more attractive and still

provide the necessary screening, and they are of comparable cost, the applicant would like to be able to make such changes, subject to review and approval of any updates to this Landscaping Plan by the Town Planner or, if the Planning Board prefers, by the Planning Board.

A note on the final Site Plan to be filed at the Planning Office: The Project Manager will prepare a Site Plan with all pages updated to reflect these parking lot design changes, if they are approved by the Planning Board at the next meeting. This will be the Site Plan referenced in the Decision with the appropriate plan pages and “last update” references.

## ZONING DISTRICT: RESIDENCE B

	REQUIRED/ALLOWED	PROVIDED/PROPOSED
MINIMUM LOT AREA	20,000 s.f.	63,780 s.f.
MINIMUM LOT FRONTAGE	100 ft	197.76 ft.
MINIMUM FRONT SETBACK	25 ft.	90.3 ft.
MINIMUM SIDE SETBACK	35 ft.	41.5 ft.
MINIMUM REAR SETBACK	40 ft.	61.0 ft.
ACCESSORY STRUCTURE SETBACK	10 ft.	15.8 ft. (RET. WALL)
MAXIMUM BUILDING HEIGHT	35 ft.	33.25 ft.
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	2.5
MAXIMUM GROSS FLOOR AREA	40%	34.2% (21,785 s.f.)
OPEN SPACE	50%	58.7%
FRONT SETBACK IMPERVIOUS AREA	40% (4,880 s.f.)	15% (1,800 s.f.)
CORNER LOT PARKING IN SETBACK	30%	12%

## PARKING REQUIREMENTS

THE MILTON ZONING BYLAWS – SECTION VII. PARKING REGULATIONS

CATEGORY	REQUIRED	PROVIDED
SECT. VII. PARKING REGS. EDUCATIONAL PURPOSES	2 SPACES FOR EVERY THREE CLASSROOMS 14 ROOMS/3 x 2 = 9.3	30 SPACES (3 COMPACT SPACE (C) 6'X8' MIN. - 7 ALLOWED)
HANDICAP	2 SPACES	2 SPACES

SECTION VII. PARKING REGULATIONS  
C. IN RESIDENCE AA, B OR C DISTRICT, ANY PARKING AREA FOR MORE THAN 5 AUTOMOBILES SHALL BE SET BACK FROM ANY STREET OR FRONT LOT LINE AT LEAST THE SAME DISTANCE AS A BUILDING IN SUCH DISTRICT MUST BE SET BACK FROM SUCH A STREET PURSUANT TO THE PROVISIONS IN PARAGRAPHS 1, 2 OR 3 OF SECTION VI.

LOT A&B  
63,780 S.F.  
(AS SHOWN ON PLAN  
BOOK 692 PAGE 64)

\*ELECTRIC VEHICLE  
CHARGING STATIONS  
DESIGN BY OTHERS

EXIST. 6' STOCKADE FENCE  
(ON ABUTTING PROPERTY)

EXIST. STONE & CEMENT  
RETAINING WALL

12' SETBACK' VGC

4' WIDE PAVER SIDEWALK (FLUSH)

R=5' ADA

D.N.E. SIGN

VGC

VGC (TIP DOWN)

PAVED DRIVEWAY

PROP. 6' VINYL

PROPS. 6' VINYL

PRO

Owner/Applicant:  
 Verma Holdings LLC  
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Designed By: JST

Drawn By: JST

Reviewed By: CPS

Project Manager: JST

Job File Number: MILT-0018A

Drawing File Folder: MILT18A

DRAWING ISSUED FOR REVIEW ONLY

DRAWING ISSUED FOR PERMIT

DRAWING ISSUED FOR CONSTRUCTION

DATE: SEPTEMBER 7, 2021

DATE: REVISIONS

10/19/2021 PB COMMENTS

10/14/2021

11/3/2021 PB COMMENTS

10/28/2021