

Commonwealth of Massachusetts

Town of Milton

Site Plan Approval  
Little Sprouts Daycare/ Preschool  
919 Blue Hill Avenue  
MDC Properties- Abington St., LLC, Applicant

Pursuant to Section III, Subsection 1 of Chapter 10 of the General Bylaws known as the Zoning Bylaws, after hearing, the Planning Board of Milton, duly constituted, subject to the terms and conditions hereinafter listed, grants site plan approval for commercial development, as hereinafter specified, subject to certain terms and conditions set out herein.

Overview:

The Applicant, MDC Properties- Abington St., LLC, a Massachusetts limited liability company located at 1859 Dorchester Avenue, Boston, MA 02124 is the successor in interest to Thomas and Lisa Coulter by deed dated September 7, 2018. The Applicant seeks Site Plan Approval to erect a 5,000 square foot two-story building for preschool/day care use on the property known and numbered as 919 Blue Hill Avenue (the "Property").

On October 17, 2019, Attorney Edward Corcoran made an informational presentation on behalf of his client Little Sprouts LLC for a project for an early education/ child care center to be located at the Property. The Site Plan Approval application, dated January 23, 2020, was filed February 4<sup>th</sup>, 2020. A copy of the Application for Site Plan Approval is attached hereto as Exhibit A and is incorporated herein by reference. The public hearing for the Property opened on February 13, 2020, and a Planning Board site walk was conducted on February 22, 2020. Subsequent to public discussion and neighborhood engagement, the applicant submitted an amendment to the Application for Site Plan Approval, dated May 29, 2019 that was presented at a public meeting of the Planning Board on June 11, 2020. The Amended was Application for Site Plan Approval was accepted and considered by the Planning Board. A copy of the Amended Application for Site Plan Approval is attached hereto as Exhibit B and is incorporated herein by reference.

Decision on Application for Site Plan Approval:

On June 25, 2020, the Milton Planning Board voted 4-0-1 to grant site plan approval for the Property in accordance with the Amended Application for Site Plan Approval and the following conditions:

1. Lighting shall be installed as identified on the site plan dated May 29, 2020 and maintained in a manner that is dark sky compliant. All lights, except emergency lights, shall be turned off one hour after closing. Emergency lights shall be controlled by a motion sensor and only turn when triggered by motion.
2. Fencing and plantings shall be installed on the westerly and southerly boundary lines as shown on the Landscape Plan (Sheet C-701 dated May 29, 2020), with the addition of Green Thuja Arborvitae along the entirety of westerly boundary to the intersection of Atherton Street. All plantings planted along the site boundaries shall

be planted in accordance with landscape best practices to produce a screen. There shall be a six-foot high wooden stockade fence along the southerly boundary line and a six-foot high wooden stockade fence along the westerly boundary line to the intersection of Atherton Street. Before a building permit is granted, the Milton Planning Director shall have the authority to approve a change in fence type and plant species along the westerly boundary to Atherton Street, in consultation with the westerly abutter.

3. Traffic signs and other pavement markings shall be installed within the site and on Atherton Street and Bradlee Road in accordance with the signage plan dated June 17, 2020, attached hereto as Exhibit C and incorporated herein by reference, as amended by the Planning Board, by reference.
4. Little Sprouts shall adhere to the staggered drop off and pick up schedule during peak hours referenced in their application as presented to the Planning Board December 5, 2019, a copy of which is attached hereto as Exhibit D. and is incorporated herein by reference. Little Sprouts shall enforce the Milton Parent Drop-Off and Pick-Up Procedures submitted to the Planning Department and dated June 16, 2020, attached hereto as Exhibit E and incorporated herein by reference.
5. Little Sprouts shall monitor parking volumes and shall provide for supplemental parking for special events and employees at offsite parking areas (such as the Park 'N Ride lot on Route 138), with carpooling and/or shuttle service, as needed.
6. Little Sprouts shall conduct a traffic and parking study within six months of building occupancy. Little Sprouts shall complete a traffic and parking study to assess parking counts, traffic volume and traffic impact, and compare actual traffic volume and impact, and parking volumes to estimates included in the Traffic Assessment Memorandum prepared by TEP, LLC and submitted to the Planning Board by the Applicant dated January 23, 2020 A copy of the memorandum is attached hereto as Exhibit F and incorporated herein by reference. The scope of work shall be approved by the Milton Town Engineer, after it has been reviewed with the Fire Chief and Fire Station Design Committee and Police Chief for input. The final study shall be presented to the Planning Director. If the Planning Director determines that the traffic and parking volumes exceed impacts estimated during the permitting process and that additional mitigation is required to reduce impact on the neighborhood, Little Sprouts shall be required to return to the Planning Board to propose mitigation to remedy any such parking and traffic impacts. Any unforeseen traffic or parking impacts must be resolved within 90 days of completion of the study, or another time period that shall be determined to be reasonable by the Planning Board. Should the applicant fail to meet the requirements of this paragraph, the Building Commissioner may determine Little Sprouts to be in non-compliance with this permit and revoke the occupancy certificate.

Executed at Milton, Massachusetts this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a vote by the Planning Board on the same date with 4 in favor and 0 opposed and 1 abstain.

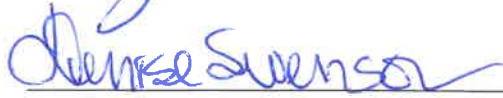
Planning Board of Milton

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April Anderson, Chair



Denise Swenson



Cheryl Tougas



Richard Boehler



Kathleen O'Donnell

