

Marion V. McEttrick

Attorney at Law

10 Crown Street

Milton, MA 02186

617-696-5569

Fax 617-696-0552

Cell 781-308-7912

mmcettrick@gmail.com

October 24, 2023

Milton Planning Board

525 Canton Avenue

Milton, MA 02186

RE: Revised Site Plan 7-9 Pleasant Street and 672 Randolph Avenue, Comments on Adequacy of Parking

Dear Members of the Planning Board:

For your continued hearing on this matter on November 9, 2023, the applicant is submitting a revised site plan, showing the following changes:

1. The additional parking area has been shortened to provide a wider buffer between the side of the parking lot and neighboring properties.
2. All underground drainage structures are shown on this plan. The stormwater management plan with all pre and post stormwater calculations and these plans have been provided the Town Engineer for review.
3. The sides of the additional parking area will be surrounded by the same kind of fence as the existing parking area, and the lighting will be the same lighting as in the existing parking area, attached to the inside of the fence. Light poles have been eliminated.
4. Trees to be planted outside the new parking area as shown on the plan will be maple trees with some arborvitaes closer to neighboring properties.
5. In the previously approved site plan there were 18 off-street parking spaces, with five of those tenant parking spaces and 6 designated as employee parking, four of which were stacked parking. In this new plan there are 28 total regular parking spots spaces proposed, designated as follows, as shown on the revised plan: 5 tenant parking spaces; 3 short term spaces next to the Bents Building, along the side, for pick-up and delivery only; the remaining regular parking spaces (23) will be for visitors to tenants, visitors to the commercial spaces in the building, and visitors to the café, as well as employees and guests.

This building is a pre-existing nonconforming commercial use and structure in a residential district dating constructed in approximately 1900. When the building was renovated several years ago the Board of Appeals had to grant zoning relief for the commercial off street parking space in a residential district as well as for other aspects of the proposed mixed use. The Board of Appeals agreed to approve off street parking of only 18 spaces, in consideration of the available land area and the fact that the previous all commercial building in use since approximately 1900 had almost no off-street parking and using current zoning standards would have required much more parking spaces than the proposed mixed use.

In two respects, the previous parking plan did not fully address off street parking requirements, because there was not enough area on the existing lot. Café parking was not accounted for, and parking for the commercial catering space on the ground floor (350 sf) was not accounted for. On street parking is frequently used now for these uses. Furthermore, 76 of the 18 off street parking spaces were designated employee parking spaces, including stacked parking at the rear portion of the lot.

The proposed parking configuration in this site plan is a net increase of 10 spaces if the short term spaces by the building are not counted. The café is allowed to have sixteen seats. The Zoning Bylaws provide that parking for a restaurant in a commercial area must be determined to be adequate by the Board of Appeals. In other restaurant applications one off-street parking space for every two seats, or one off-street parking space for every 2 ½ seats has been allowed by the Board of Appeals. The café would require either 7 or 8 parking spaces.

For the 350 sf of commercial space (where the catering business is located), at least one or maybe two off street spaces would be required. These spaces were not accommodated on the previous plan, because there was not enough land area.

The proposed enlarged parking area for this mixed use is adequate and appropriate for the uses in the Bents building but is not “overparked”. Five spaces are assigned to the five residential units; the remaining 23 spaces are for a combination of commercial office/catering uses (3850 sf, 3500 on the top floor and 350 sf on the ground floor, requiring 16 spaces), café (7 spaces), for a total 23 spaces, with additional spaces for guests, tradesmen, and employees. The spaces except for apartment spaces are all shared use spaces, and demand will change with the time of day.

In the evening after businesses close there are plenty of spaces for guest parking for the apartment units. If in the future the café is allowed to have longer hours, there should still be plenty of parking spaces in the evening. Stacked parking for employees has been eliminated and three pick-up and delivery spaces have been reserved along the side of the Bents building.

These two proposed parking areas adequately accommodate all of the mixed uses in the Bents building and allow for an improved movement of cars on site. There should be less parking impact on the street once the additional parking off the street is provided.

The applicant is reviewing this updated plan with neighbors who attended the previous hearing.

We look forward to continuing discussion with the Planning Board on November 9, 2023.

Sincerely,

Marion V. McEttrick

Marion V. McEttrick

Enc: Updated Site Plan