

**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

TO: Milton Planning Board  
FROM: Marion McEttrick *MM*  
RE: 7-9 Pleasant St and 672 Randolph Avenue, Updated Plan  
DATE: January 11, 2024

On Saturday, December 2, Robert Falconi, Greg Morse, his engineer, and I met on site with members of the Planning Board and neighbors Mai and Emma Trung of 678 Randolph Avenue and Ryan Villard, Kaitlin Manning and Nick Cesso of 688 Randolph Avenue, to walk the site and review proposed layout and landscaping. After the site walk the applicant's engineers further revised the plan.

For your continued hearing on this matter on December 14 2023, I am submitting a revised site plan dated December 8, 2023, showing the following changes since first submitting a parking plan to you:

1. The additional parking area has been relocated so as to be closer to the existing parking area in back of the Bents building, and reduced in size. The additional parking area now has fifteen regular\* parking spaces, **for a net of 26 spaces – and 10 new spaces** - combining the parking in the original and the additional parking areas.
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 facing the lot lines for 678 and 688 Randolph Avenue will be surrounded by the same kind of fence as the existing parking area, but the fence will be six feet high with two feet of wood lattice on the top.
4. The lighting in the additional parking area will be the same lighting as in the existing parking area, attached to the inside of the fence. Light poles have been eliminated.
5. Trees to be planted outside the new parking area as shown on the plan will be a mix of red maple trees and arborvitaes. The arborvitaes will be planted at a height of 10-12 feet to ensure that they will already be higher than the fence when planted.
6. Parking spots are designated as follows, as shown on the revised plan: 5 tenant parking spaces; 2 short term spaces next to the Bents Building, along the side, for pick-up and

delivery only\*; the remaining regular parking spaces (8 existing + 15 new plus two short term parking spaces along building) will be for deliveries, visitors to tenants, visitors to the commercial spaces in the building, and visitors to the café along with employees and guests. The net gain in parking spaces is **10**.

In my October 23, 2023 memo I explained the history of the parking permitting for the renovation of the pre-existing, nonconforming Bents Building constructed in 1900 to a mixed use. I provided an analysis of existing parking requirements in a business district, for the uses allowed in this building, to show that this number of spaces met but did not exceed current zoning.

These combined parking areas adequately accommodate all of the mixed uses in the Bents building. There should be less parking impact on the street and better parking for building tenants once the additional parking off the street is provided.

There are no plans to change the approved uses in the Bents Building; this proposal is to improve the parking for the previously approved, existing uses: café, catering business, 5 apartments, and commercial office space. No changes to these uses can be made without an application to the Board of Appeals for zoning relief, and to the Planning Board for a revised site plan.

Any approval of this site plan by the Planning Board will be contingent upon approval of the required zoning relief by the Board of Appeals. Our next hearing with the Board of Appeals is on Tuesday, January 16, 2024

We look forward to discussing these plan changes with you at the next hearing on January 11, 2024.