



Select Board

Meeting Packet

March 12, 2024

Milton Public Library Parking Update

Select Board Meeting

Mar. 12, 2024

AGENDA

❑ Parking Needs- Will Adamczyk, Library Director

❑ Parking options – Kristine Hodlin, Trustee

❑ MPIC - Cheryl Tougias, MPIC Chair

Library Parking – FY 23 STATS

- Current Lot holds 58 cars
- Library staff usage 12-15 daytime, 4-5 nighttime
- Spaces used during peak times 52-58
- Library needs 40 addtl spaces to service current patronage/programs
- Library needs 50-60 addtl spaces to increase programming

- 800+ programs (up 150 from FY22)
- Program #'s: Children – 483, Teen – 168, Adult – 157
- 17,000 attendees (up 5200 from FY22)
- Attendee #'s: Children – 12,200, Teen – 2,200, Adult – 3,000
- Many families w/ young children and elderly use the library

WHY Expand?

Increase Room availability

- Rooms are used by Town boards & committees, local youth sports, local non-profits, Milton Hospital, local realtors, state legislators, etc
- Groups turned away because we don't have enough space in morning (too much story time traffic) and evening (too much library event traffic)

The Library is a good space

- Technology – sound and video systems available
- Food – access to kitchenette
- Size – Library can accommodate groups from 8-100

Library Goals

- Safety – provide safe access for families to use the library
- Capacity – increase spaces from 58 to 100-120
- Growth – increase programs offered from 800 to 900-1000 per year
- Green – provide charging units for electric vehicles

- Offer multiple sessions of popular children's programs
- Offer adult and children's programs simultaneously
- Make room available for booking during all open hours

Parking options

- In 2015, the Library engaged Town Planner/Engineer to look at parking lot off Reedsdale Rd (for library employees)
- Town Engineer created parking lot design
- Wetland Flagging was completed
- In 2017, the Conservation Committee rejected parking idea
- In 2021 the Library re-engaged Town Planner/Engineer on parking
- Town Planner recommended working with Master Plan Implementation Committee (MPIC)

Parking options

- Planning Dept conducted current parking analysis at Library lot and Canton Ave. Results below:
 - Library Parking spots are 80-90% full
 - All spots full at 11 am
 - High traffic around 5pm (middle school pickups)
 - Canton Ave spots (20) not fully utilized. These spots are not convenient before 9am (high traffic) and also not safe to open doors on left side of car (to ongoing traffic)

Fig. 1 - MassGIS 2019 Orthophotos & Data Layers Around Milton Library Site

58 EXISTING
SPACES AROUND
TOWN HALL
(including fire station)

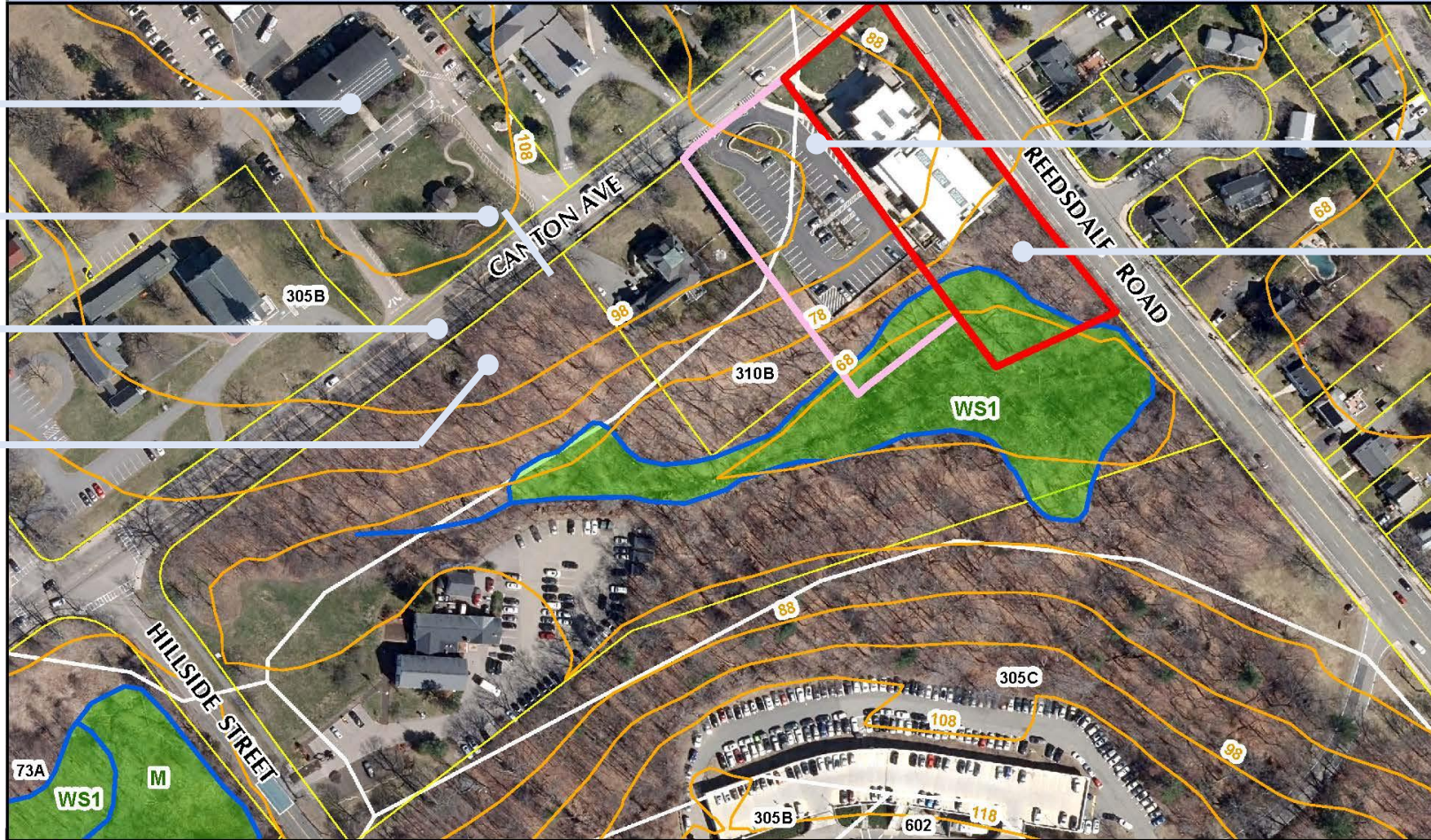
NEW
CROSSWALK

24 CURBSIDE
SPACES

POTENTIAL
LOCATION FOR
NEW PARKING

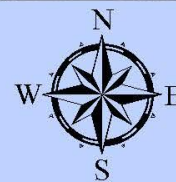
LIBRARY
58 SPACES

LOCATION NOT
FEASIBLE FOR
PARKING



- Milton Library
- Milton Library Parking Lot
- MA DEP 2009 Wetland Boundaries
- MA DEP 2009 Wetland Polygons
- MassGIS Elevation Contours (ft)
- MassGIS / Milton Tax Parcels - Town 189
- NRCS Norfolk & Suffolk Co. Soils Map Units

- M Marsh, Meadow, or Fen
- WS1 Deciduous Forested Swamp
- 305B Paxton fine sandy loam, 3 to 8 % slopes
- 305C Paxton fine sandy loam, 8 to 15 % slopes
- 310B Woodbridge fine sandy loam, 3 to 8 % slopes



Scale: 1:2,000



Ivas Environmental
315 Winter St., Norwell MA 02061-1401
781.659.1690, spivas@comcast.net

E:\2021\Wetlands\Milton\Library Site\Fig 1 - 31Oct21.mxd

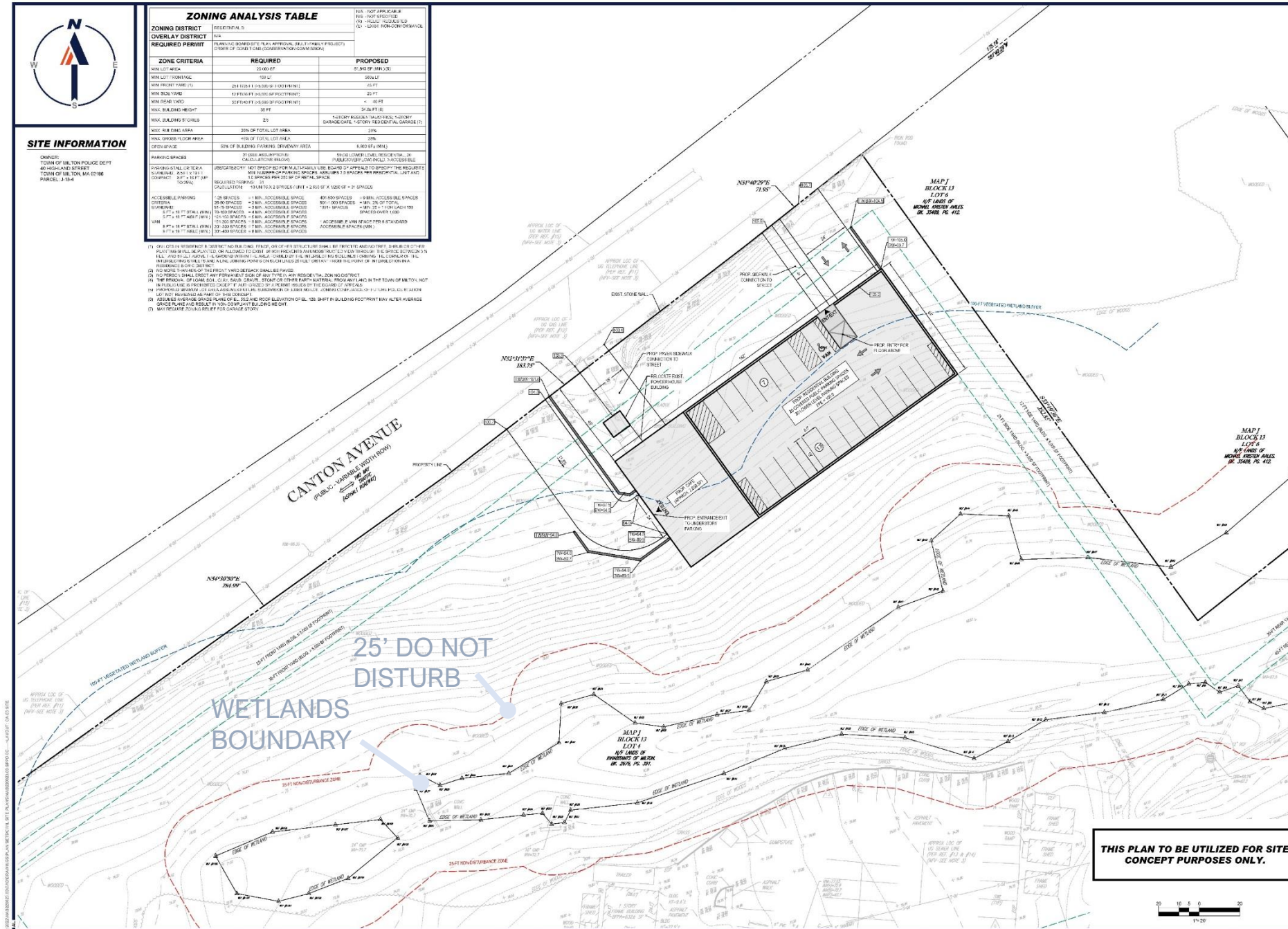
Sources:

MassGIS 2019 Orthophotos (19TCG2270785.jp2, 19TCG2270800.jp2, 19TCG285785.jp2, 19TCG285800.jp2)
MassGIS / Milton Assessors' Parcels (par189.shp)
MA DEP 2009 Wetlands Polygons (WetlandsDEP_poly.shp)
MA DEP 2009 Wetlands Boundaries (WetlandsDEP_arc.shp)
NRCS Norfolk & Suffolk Co. Soils (soi_noirsuf.shp)
MassGIS Elevation Contours (hp189.shp)

Projection: Massachusetts State Plane NAD83 M



OWNER:
TOWN OF MILTON POLICE DEPT
40 HIGHLAND STREET
TOWN OF MILTON, MA 02186
PARCEL: J-13-4

[illegible][illegible]

**THIS PLAN TO BE UTILIZED FOR SITE
CONCEPT PURPOSES ONLY.**



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PURPOSES ONLY

THIS DRAWING IS INTENDED FOR PRELIMINARY AND/OR RECORD
DESIGN AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT. A LARSEN ENGINEERING COMPANY

PROJECT No.: MA8220023
DRAWN BY: K
CHECKED BY: BEAT
DATE: 08/08/21
CAD I.D.: MA8220023.00-0.PPD

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR
TOWN OF
MILTON

PROPOSED
DEVELOPMENT

PARCEL ID: J-13-4,
40 HIGHLAND STREET,
TOWN OF MILTON, SUFFOLK
COUNTY, MA

BOHLER //

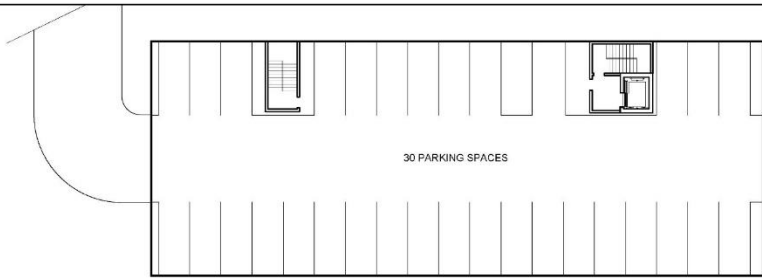
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

CLASSIFY THIS E.

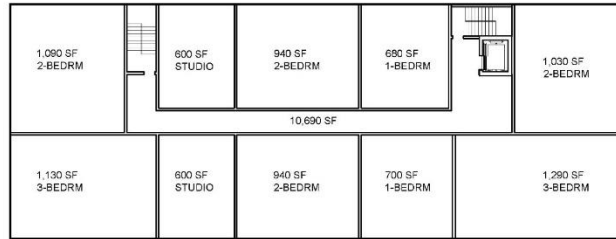
**CONCEPT
PLAN C**

SHEET NUMBER:
CA-03

[illegible]



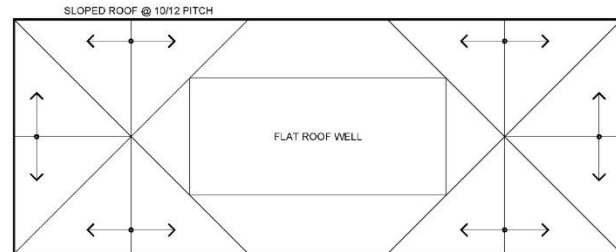
LOWER LEVEL PLAN (L0)



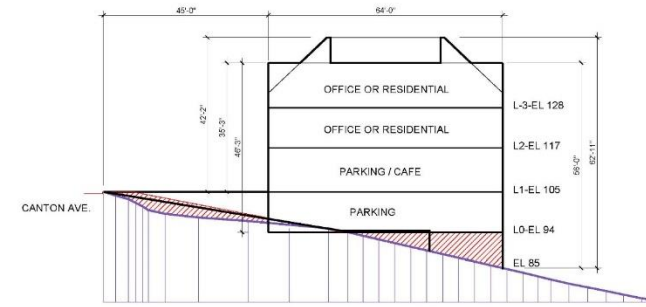
RESIDENTIAL USE UPPER LEVEL PLAN (L2 AND L3)



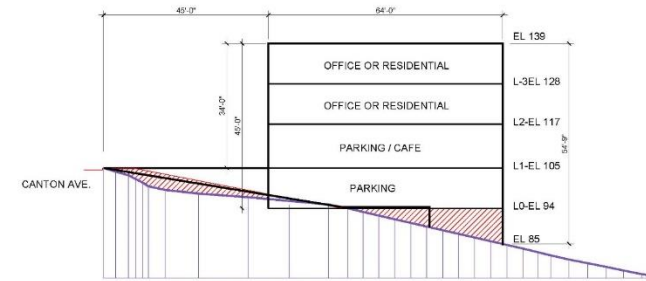
MUNICIPAL OFFICE/CONFERENCE USE UPPER LEVEL PLAN (L2 AND L3)



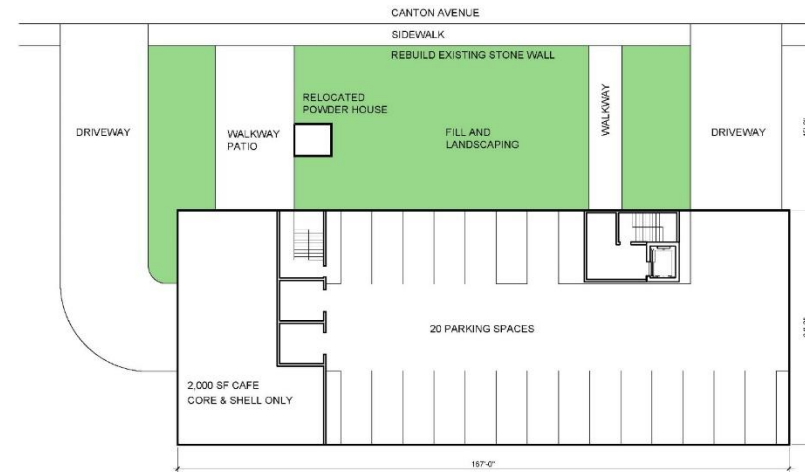
ROOF PLAN - PITCHED ROOF OPTION



SECTION - SLOPE ROOF



SECTION - FLAT ROOF



STREET LEVEL PLAN (L1)

SCALE: 1/16" = 1'-0"

MILTON MASTER PLAN IMPLEMENTATION COMMITTEE
STUDY FOR 40 HIGHLAND STREET
CONCEPTUAL PLANS FOR BUDGET ESTIMATING
09.05.2023

OPTION 1:
PARKING ONLY
60 spaces
30 spaces per level

OPTION 2:
PARKING, CAFÉ,
RESIDENTIAL (20
units)
50 spaces total
30 spaces
library/shared
20 spaces
residential

OPTION 3:
PARKING, CAFÉ,
MUNICIPAL USE
50 spaces shared

**Milton 40 Highland Street
Milton, MA**

November 9, 2023

GRAND SUMMARY

		OPTION 1 PARKING ONLY TOTAL	OPTION 2 PARKING CAFÉ/HOUSING TOTAL	OPTION 3 PARKING CAFÉ/OFFICE TOTAL
BASE ESTIMATE		\$3,771,486	13,065,138	\$9,521,974
	TOTAL DIRECT COST	\$3,771,486	\$13,065,138	\$9,521,974
CHPTR 149 D/B:				
GENERAL CONDITIONS	7.5%	\$282,861	\$979,885	\$714,148
GENERAL REQUIREMENTS	3.0%	\$121,630	\$421,351	\$307,084
P&P BOND AND GL INSURANCE	2.0%	\$83,520	\$289,327	\$210,864
PERMIT	1.5%	\$63,892	\$221,336	\$161,311
DESIGN CONTINGENCY	10%	\$432,339	\$1,497,704	\$1,091,538
FEE	2.25%	\$107,004	\$370,682	\$270,156
ESCALATION (summer 2024)	3.5%	\$166,451	\$576,616	\$429,698
		-----	-----	-----
TOTAL CONSTRUCTION COST		\$5,029,183	\$17,422,038	\$12,706,772
ALTERANTES:				
ALTERNATE NO. 1 OPTION #1 ADD PV CANOPY UL GARAGE		TBD		
ALTERNATE NO. 2 OPTION #3 BUILDOUT LVLV 2 & 3 OFFICE				\$4,685,668

ALL OPTIONS ARE
ESTIMATED AS PUBLICLY
BID, UNION LABOR

OPTION 1: \$5.0 million

PARKING ONLY – 60 SPACES

\$5M / 60 = \$84,000 / space

\$5M /21,380 SF = \$235/SF

OPTION 2: \$17.4 million

PARKING (50 spaces), CAFÉ, RESIDENTIAL

Assume \$2.5m for 30 public parking (\$84k x 30 spaces)

\$1m for café core and shell

\$14m for housing & 20 spaces/20 units = \$700k/unit

\$14m/21,380 sf = \$655/sf

OPTION 3: \$17.4 million

PARKING (50 spaces), CAFÉ, MUNICIPAL OFFICE (21,380 sf)

Assume \$4.2m for 50 public parking (\$84k x 50 spaces)

\$1m for café core and shell

\$12.2m for municipal office = \$570/sf for built-out office

Next steps



Milton Historic Districts

Special Act-Historic Districts Commission

An act establishing an historic districts commission for the town of Milton and defining its powers and duties, establishing historic districts in the town of Milton, and providing for historic zoning districts:

1. PURPOSE

The purpose of this bylaw is to aid in the preservation and protection of the distinctive history, characteristics, and architecture of buildings and places significant in the history of the Town of Milton, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the existing architecture

2. DEFINITIONS

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

ALTERATION, TO ALTER – The act or the fact of rebuilding, reconstruction, restoration, replication, removal, demolition, and other similar activities.

BUILDING – A combination of materials forming a shelter for persons, animals or property.

CERTIFICATE – A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.

COMMISSION – The Historic District Commission as established in this Bylaw.

CONSTRUCTION, TO CONSTRUCT – The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.

DISPLAY AREA – The total surface area of a SIGN, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the SIGN. The DISPLAY AREA of an individual letter SIGN or irregular shaped SIGN shall be the area of the smallest rectangle into which the letters or shape will fit. Where SIGN faces are placed back to back and face in opposite directions, the DISPLAY AREA shall be defined as the area of one face of the SIGN.

DISTRICT – The Local Historic District as established in this Bylaw consisting of one or more DISTRICT areas.

EXTERIOR ARCHITECTURAL FEATURE – Such portion of the exterior of a BUILDING or STRUCTURE as is open to view from a public way or ways, including but not limited to architectural style and general arrangement and setting thereof, the kind and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

PERSON AGGRIEVED – The applicant; an owner of adjoining property; an owner of property within the same DISTRICT area; an owner of property within 100 feet of said DISTRICT area; and any charitable corporation in which one of its purposes is the preservation of historic places, structures, BUILDINGS or districts.

SIGNS – Any symbol, design or device used to identify or advertise any place of business, product, activity or person.

STRUCTURE – A combination of materials other than a BUILDING, including but not limited to a SIGN, fence, wall, historic stone wall, terrace, walk or driveway.

TEMPORARY STRUCTURE or BUILDING – A BUILDING not to be in existence for a period of more than two years. A STRUCTURE not to be in existence for a period of more than one year. The COMMISSION may further limit the time periods set forth herein as it deems appropriate.

3. DISTRICT

The DISTRICT shall consist of one or more DISTRICT areas as established through this Bylaw and as listed in Section 13 (Appendices) as shall be amended from time to time through a 2/3 vote of Town Meeting. In addition, the Town, by a 2/3 vote at any Special Town Meeting called for this purpose may enact additions, changes or amendments to its zoning By-laws to assist in carrying out the purpose of this Act. Prior to any such enactment, the Planning Board shall hold a public hearing, advertised in accordance with the other notices in this Bylaw, thereon and shall report its recommendations to the Warrant Committee.

4. COMMISSION

4.1 The DISTRICT shall be overseen by a COMMISSION consisting of seven (7) members who are residents of the town, to be appointed by the Select Board, two members initially to be appointed for one year, two for two years, and two for three years, and each successive appointment to be made for three years.

4.2 The COMMISSION shall include, one member from two nominees solicited from the Milton Historical Commission; two property owners from within each of the DISTRICT areas; one at-large town resident living outside any of the DISTRICT areas; one Realtor; one architect from the American Institute of Architects; one attorney. If within ninety days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Select Board may proceed to make appointments as it desires.

4.3 The Select Board may appoint up to four alternate members to the COMMISSION in a like manner. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three-year terms thereafter.

4.4 Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed by the Selectboard, within 60 days of the seat being vacated.

4.5 Vacancies shall be filled in the same manner as the original appointment for an unexpired term.

4.6 Meetings of the COMMISSION shall be held at the call of the Chairman, at the request of two members and in such other manner as the COMMISSION shall determine in its Rules and Regulations.

4.7 Four members of the COMMISSION shall constitute a quorum.

4.8 All members shall serve without compensation.

5. COMMISSION POWERS AND DUTIES

5.1 The COMMISSION shall exercise its powers in administering and regulating the CONSTRUCTION and ALTERATION of any STRUCTURES or BUILDINGS within the DISTRICT as set forth under the procedures and criteria established in this Bylaw. In exercising its powers and duties hereunder, the COMMISSION shall pay due regard to the distinctive characteristics of each BUILDING, STRUCTURE and DISTRICT area. It shall pass upon:

The appropriateness of exterior architectural features of buildings and structures to be erected within the historic district(s) wherever such features are subject to view from a public street, way or place.

The appropriateness of changes in exterior color features of buildings and structures within the historic district(s) wherever such features are subject to view from a public street, way or place.

The demolition or removal of any building or structure within the historic district(s). The commission may refuse a permit for the demolition or removal of any building or structure of architectural or historic interest, the removal of which in the opinion of the commission would be detrimental to the public interest.

The appropriateness of the erection or display of occupational, commercial or other signs and billboards within the historic district(s) wherever a certificate of appropriateness for any such sign or billboard is required under the Town's Bylaws.

In passing upon appropriateness, demolition or removal, the commission shall determine whether the features, demolition or removal, sign or billboard involved will be appropriate for the purposes of this Act and, if it shall be determined to be inappropriate, shall determine whether, owing to conditions especially affecting the building, structure, sign or billboard involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Act. If the commission determines that the features, demolition or removal, sign or billboard involved will be appropriate or, although inappropriate, owing to conditions as aforesaid, failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without substantial detriment or derogation as aforesaid, the commission shall approve the application; but if the commission does not so determine, the

application shall be disapproved.

5.2 The COMMISSION may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for CERTIFICATES, fees, hearing procedures and other matters. The COMMISSION shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 The COMMISSION, after a public hearing duly posted and advertised at least 14 days in advance in a conspicuous place in Town Hall, in a newspaper of general circulation, and with notice to all property owners within the district, may adopt and from time to time amend guidelines which set forth the designs for certain EXTERIOR ARCHITECTURAL FEATURES which are, in general, suitable for the issuance of a CERTIFICATE. No such design guidelines shall limit the right of an applicant for a CERTIFICATE to present other designs to the COMMISSION for approval.

5.4 The COMMISSION shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary, and file notice of such election with the office of the Town Clerk.

5.5 The COMMISSION shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 The COMMISSION shall undertake educational efforts to explain to the public and property owners the merits and functions of a DISTRICT.

6. ALTERATIONS AND CONSTRUCTION PROHIBITED WITHOUT A CERTIFICATE

6.1 Except as this Bylaw provides, no BUILDING or STRUCTURE or part thereof within a DISTRICT shall be CONSTRUCTED or ALTERED in any way that affects the EXTERIOR ARCHITECTURAL FEATURES as visible from a public way, unless the COMMISSION shall first have issued a CERTIFICATE with respect to such CONSTRUCTION or ALTERATION.

6.2 No building permit for CONSTRUCTION of a BUILDING or STRUCTURE or for ALTERATION of an EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT and no demolition permit for demolition or removal of a BUILDING or STRUCTURE within a DISTRICT shall be issued by the Town or any department thereof until a CERTIFICATE as required under this Bylaw has been issued by the COMMISSION.

7. PROCEDURES FOR REVIEW OF APPLICATIONS

7.1 Any person who desires to obtain a CERTIFICATE from the COMMISSION shall file with the COMMISSION an application for a CERTIFICATE of Appropriateness, of Non-Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may

be reasonably deemed necessary by the COMMISSION to enable it to make a determination on the application.

7.2 The COMMISSION shall determine within fourteen (14) business days of the filing of an application for a CERTIFICATE whether said application involves any EXTERIOR ARCHITECTURAL FEATURES which are within the jurisdiction of the COMMISSION.

7.3 If the COMMISSION determines that an application for a CERTIFICATE does not involve any EXTERIOR ARCHITECTURAL FEATURES, or involves an EXTERIOR ARCHITECTURAL FEATURE which is not subject to review by the COMMISSION under the provisions of this Bylaw, the COMMISSION shall forthwith issue a CERTIFICATE of Non-Applicability.

7.4 If the COMMISSION determines that such application involves any EXTERIOR ARCHITECTURAL FEATURE subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The COMMISSION shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Milton. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties and of other properties deemed by the COMMISSION to be materially affected thereby, all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the COMMISSION shall deem entitled to notice.

7.4.1 A public hearing on an application for a CERTIFICATE need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application for a CERTIFICATE may be waived by the COMMISSION if the COMMISSION determines that the EXTERIOR ARCHITECTURAL FEATURE involved, or its category, is so insubstantial in its effect on the DISTRICT that it may be reviewed by the COMMISSION without a public hearing. If the COMMISSION dispenses with a public hearing on an application for a CERTIFICATE, notice of such application shall be given to the owners of all adjoining property and of other property deemed by the COMMISSION to be materially affected thereby as above provided, and ten (10) days shall elapse after the mailing of such notice before the COMMISSION may act upon such application.

7.5 Within sixty (60) days after the filing of an application for a CERTIFICATE, or within such further time as the applicant may allow in writing, the COMMISSION shall issue a CERTIFICATE or a disapproval. In the case of a disapproval of an application for a CERTIFICATE, the COMMISSION shall set forth in its disapproval the reasons for such disapproval. The COMMISSION may include in its disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar features which, if made and filed with the COMMISSION in a subsequent application, would make the application acceptable to the COMMISSION.

7.6 The concurring vote of a majority of the members shall be required to issue a CERTIFICATE.

7.7 In issuing CERTIFICATES, the COMMISSION may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this Bylaw.

7.8 If the COMMISSION determines that the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the DISTRICT, the COMMISSION shall issue a CERTIFICATE of Appropriateness.

7.9 If the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a CERTIFICATE of Hardship, the COMMISSION shall determine whether, owing to conditions especially affecting the BUILDING or STRUCTURE involved, but not affecting the DISTRICT generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the COMMISSION determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the COMMISSION shall issue a CERTIFICATE of Hardship.

7.10 The COMMISSION shall send a copy of its CERTIFICATES and disapproval to the applicant and shall file a copy of its CERTIFICATES and disapproval with the office of the Town Clerk and the Building Commissioner. The date of issuance of a CERTIFICATE or disapproval shall be the date of the filing of a copy of such CERTIFICATE or disapproval with the office of the Town Clerk.

7.11 If the COMMISSION should fail to issue a CERTIFICATE or a disapproval within sixty (60) days of the filing of the application for a CERTIFICATE, or within such further time as the applicant may allow in writing, the COMMISSION shall thereupon issue a CERTIFICATE of Hardship Due to Failure to Act.

7.12 Each CERTIFICATE issued by the COMMISSION shall be dated and signed by its chairman or such other person designated by the COMMISSION to sign such CERTIFICATES on its behalf.

7.13 A PERSON AGGRIEVED by a determination of the COMMISSION may, within twenty (20) days of the issuance of a CERTIFICATE or disapproval, file a written request with the COMMISSION for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the regional planning agency. The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the COMMISSION, unless a further appeal is sought in the Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk.

8. CRITERIA FOR DETERMINATIONS

8.1 In deliberating on applications for CERTIFICATES, the COMMISSION shall consider, among other things, the historic and architectural value and significance of the site, BUILDING or STRUCTURE; the general design, proportions, detailing, mass, arrangement, texture, and material of the EXTERIOR ARCHITECTURAL FEATURES involved; and the relation of such EXTERIOR ARCHITECTURAL FEATURES to similar features of BUILDINGS and STRUCTURES in the surrounding area.

8.2 In the case of new CONSTRUCTION or additions to existing BUILDINGS or STRUCTURES, the COMMISSION shall consider the appropriateness of the scale, shape and proportions of the BUILDING or STRUCTURE both in relation to the land area upon which the BUILDING or STRUCTURE is situated and in relation to BUILDINGS and STRUCTURES in the vicinity. The COMMISSION may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

8.3 When ruling on applications for CERTIFICATES on solar energy systems as defined in Section 1A of Chapter 40A, the COMMISSION shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.

8.4 The COMMISSION shall not consider interior arrangements or architectural features not subject to public view from a public way.

9. EXCLUSIONS

9.1 The COMMISSION shall exclude from its purview the following:

9.1.1 Temporary BUILDINGS, STRUCTURES or SIGNS subject, however, to conditions pertaining to the duration of existence and use, location, lighting, removal and similar matters as the COMMISSION may reasonably specify.

9.1.2 Storm windows and doors, screen windows and doors, and window air conditioners.

9.1.3 The color of paint.

9.1.4 The color of materials used on roofs.

9.1.5 The reconstruction, substantially similar in exterior design, of a BUILDING, STRUCTURE or EXTERIOR ARCHITECTURAL FEATURE damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

9.2 Upon request the COMMISSION shall issue a CERTIFICATE of Non-Applicability with respect to CONSTRUCTION or ALTERATION in any category not subject to review by the COMMISSION in accordance with the above provisions.

9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT which does not involve a change in design, material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe

or dangerous condition, nor construed to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

10. CATEGORICAL APPROVAL

The COMMISSION may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall, in a newspaper of general circulation in Milton, and notice to all property owners in the district, that certain categories of EXTERIOR ARCHITECTURAL FEATURES, STRUCTURES or BUILDINGS under certain conditions may be CONSTRUCTED or ALTERED without review by the COMMISSION without causing substantial derogation from the intent and purpose of this Bylaw.

11. ENFORCEMENT AND PENALTIES

11.1 The COMMISSION shall determine whether a particular activity is in violation of this Bylaw or not, and the COMMISSION shall be charged with the enforcement of this Bylaw.

11.2 The COMMISSION, upon a written complaint of any resident of Milton, or owner of property within Milton, or upon its own initiative, shall institute any appropriate action or proceedings in the name of the Town of Milton to prevent, correct, restrain or abate violation of this Bylaw. In the case where the COMMISSION is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the COMMISSION declines to act, the COMMISSION shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty one (21) days of receipt of such request.

11.3 Any person who violates any of the provisions of this Act shall be fined not less than \$10 dollars nor more than \$500. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

Pursuant to M.G.L Ch. 40c, s. 13, the Superior Court sitting in equity for the County of Norfolk shall have jurisdiction to enforce the provisions of this Bylaw and the determinations, rulings and regulations issued there under and may restrain by injunction violations thereof and issue such other orders for relief of violations as may be required.

11.4 The COMMISSION may designate the Building Commissioner and/or other appropriate department(s) of the Town of Milton to act on its behalf and to enforce this Bylaw under the direction of the COMMISSION.

12. VALIDITY AND SEPARABILITY

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

13. APPENDICES

Appendix 1:

Milton Village District

The Milton Village District shall be a DISTRICT area under this Bylaw. The location and boundaries of the Milton Village District are defined and shown on the Local Historic District Map of the Town of Milton, Sheet 1-2023 which is a part of this Bylaw. Sheet 1 is based on the 2023 town GIS map and was created with the help of the Town of Milton Engineering Department / GIS. The delineation of the DISTRICT area boundaries is based on the parcel boundaries then in existence and shown therein.

MAP



Milton Community Electricity Aggregation

Renewal Update - March 2024

Agenda

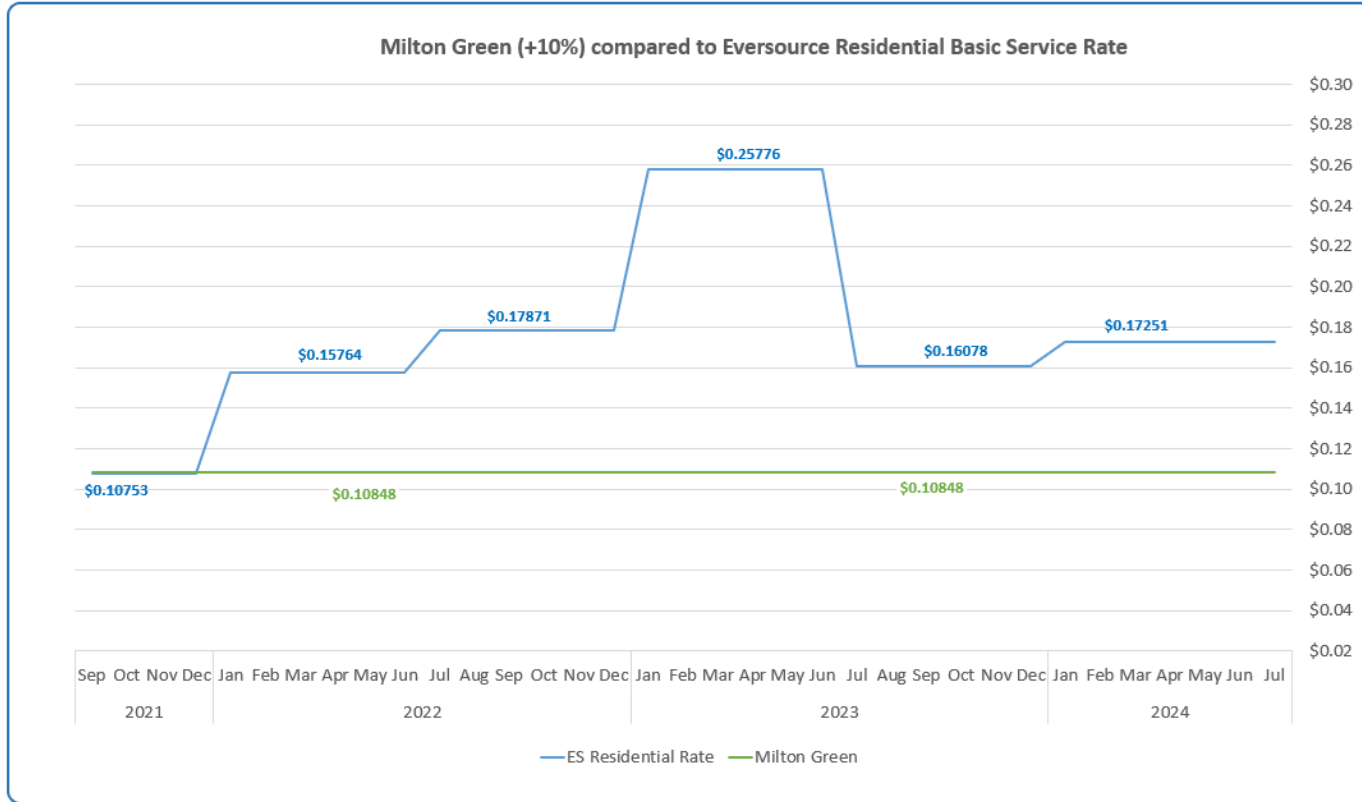
- Program Summary
- Market Update
- Voluntary Renewable Energy
- Renewal Bid Timeline



Program Summary

- Program Launched in Fall 2021
 - Sept. 2021 - Nov. 2024
 - Additional 10% New England RECs in the standard product

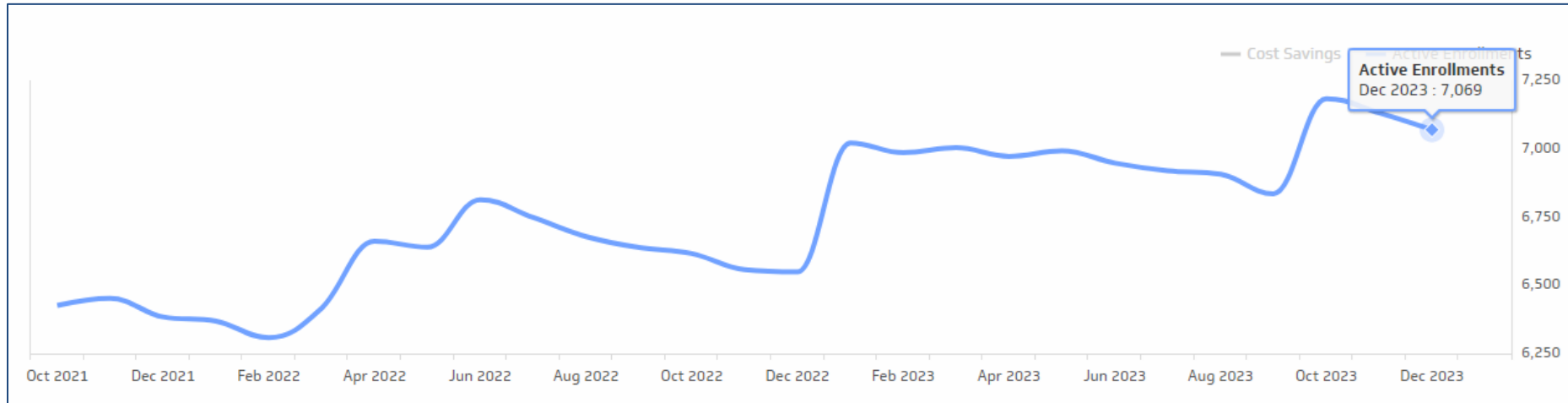




Future savings cannot be guaranteed because Basic Service rates change every six months for residential and commercial customers and every three months for industrial customers

Program Stats

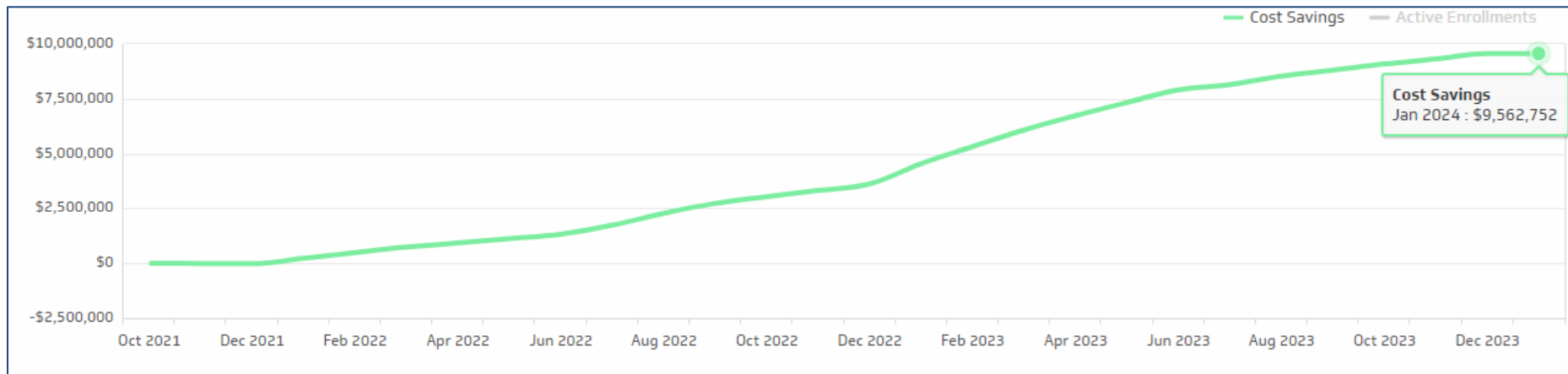
- Continued high participation: Over 7,000



Future savings cannot be guaranteed because Basic Service rates change every six months for residential and commercial customers and every three months for industrial customers.

Program Stats

- Savings of over \$9,500,000 since launch



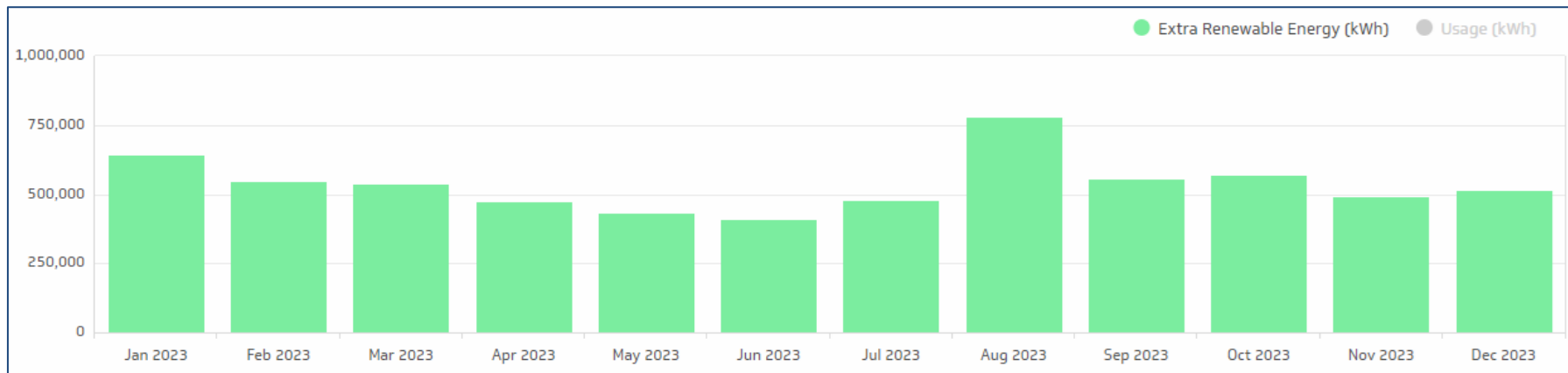
Future savings cannot be guaranteed because Basic Service rates change every six months for residential and commercial customers and every three months for industrial customers.

Program Stats

Product	Participants
Milton Basic	417
Milton Green	6,547
Milton 100% Green	105
TOTAL	7,069

Extra Renewable Energy

- Annually purchasing over 6,000,000 kWh of additional renewable energy
- Equivalent to output of more than one land-based wind turbine
- Avoiding 4.5 million pounds of carbon dioxide equivalent

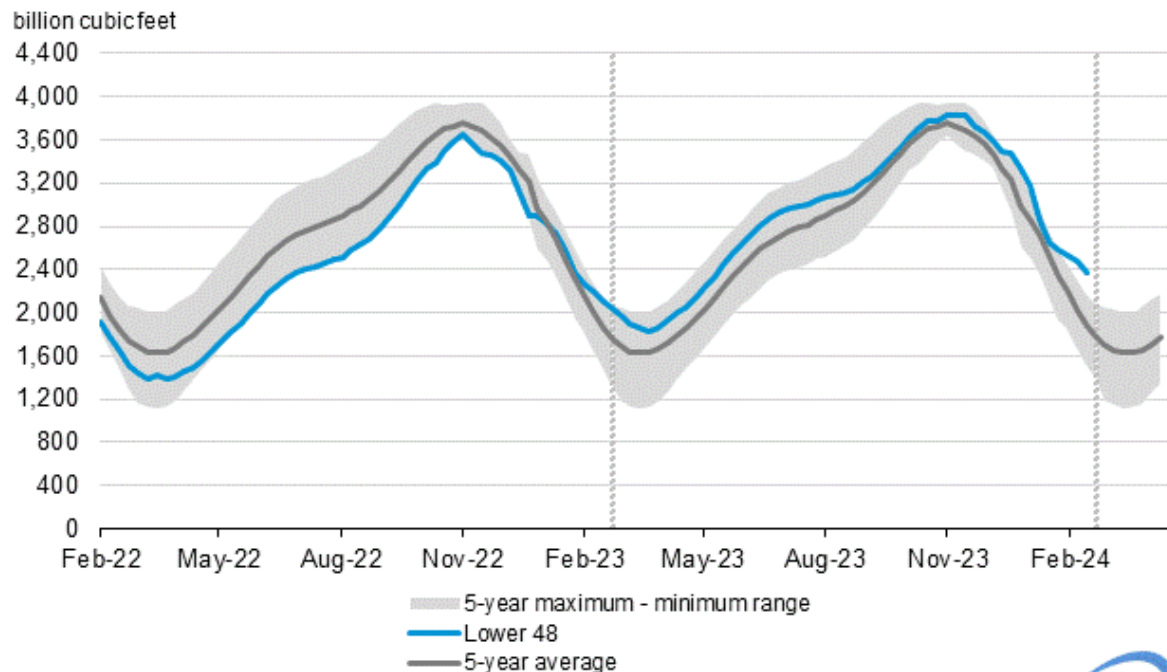


Agenda

- Program Summary
- Market Update
- Voluntary Renewable Energy
- Renewal Bid Timeline



Working gas in underground storage compared with the 5-year maximum and minimum



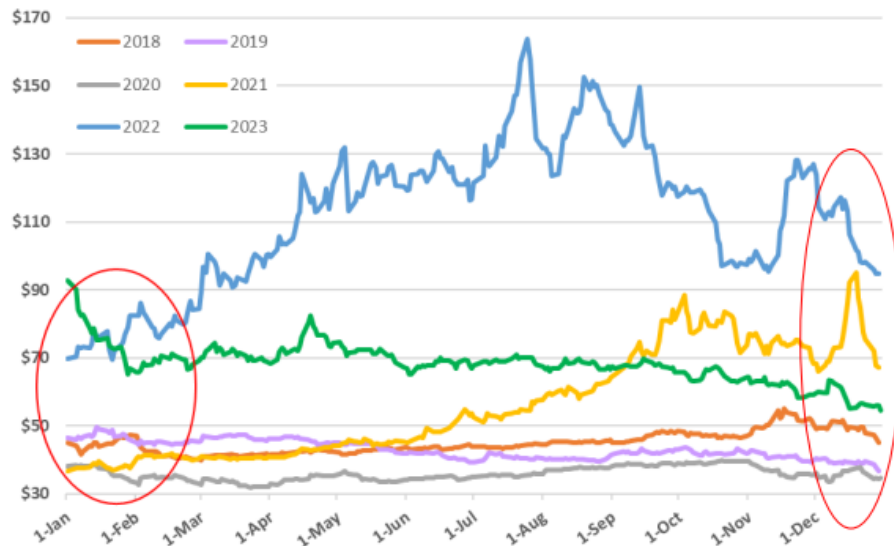
Data source: U.S. Energy Information Administration

ISONE Mass Hub RTC Forward Power (\$/MWh)



When is the Best Time to Buy?

ISONE 12-Month Rolling Power Strip



12-Mo Rolling MA Hub

	Date	Price
2023	29-Dec	\$ 52.75
2022	3-Jan	\$ 69.78
2021	4-Jan	\$ 36.72
2020	23-Mar	\$ 31.96
2019	31-Dec	\$ 36.86
2018	28-Feb	\$ 39.79
2017	15-Dec	\$ 39.11
2016	9-Nov	\$ 36.52
2015	15-Dec	\$ 38.23
2014	31-Dec	\$ 53.40

Agenda

- Program Summary
- Market Update
- Voluntary Renewable Energy
- Renewal Bid Timeline

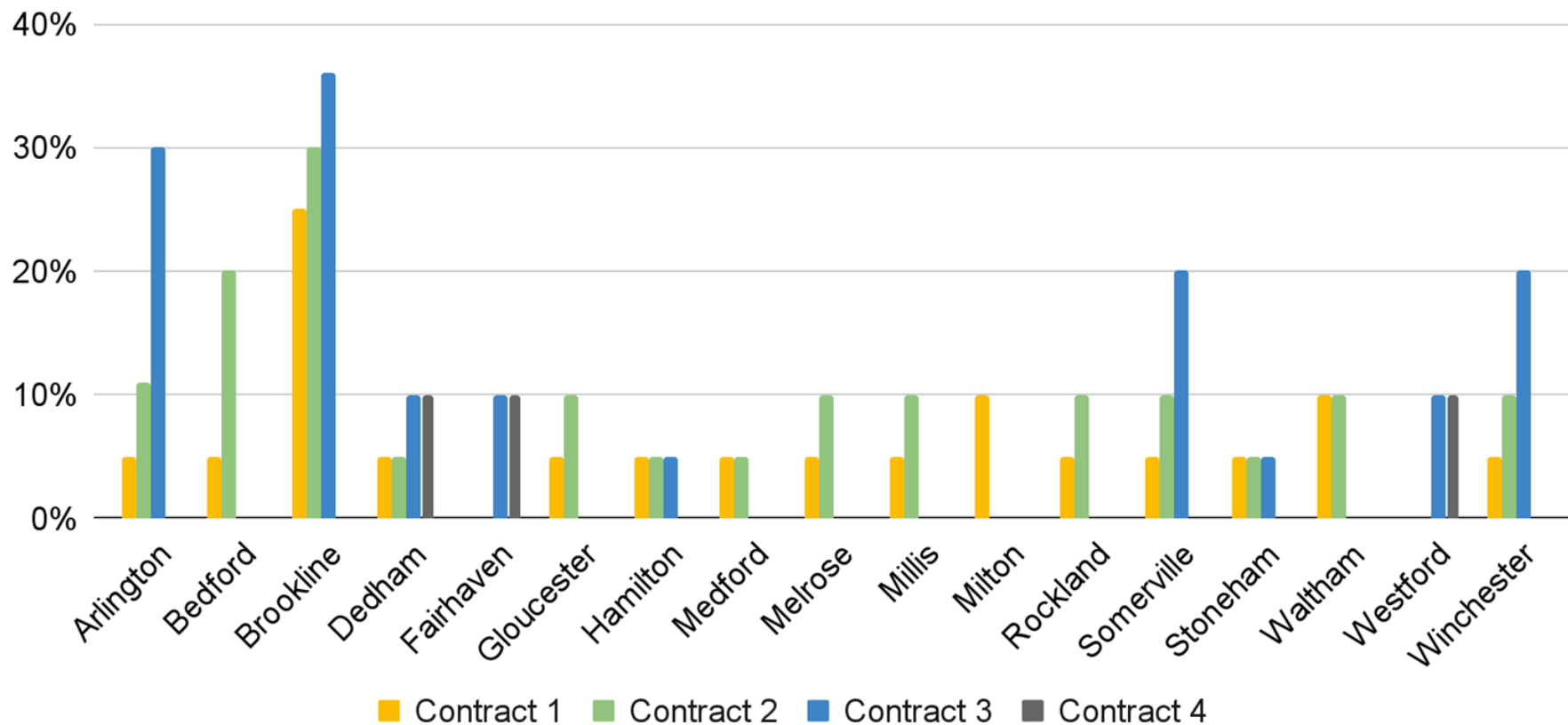


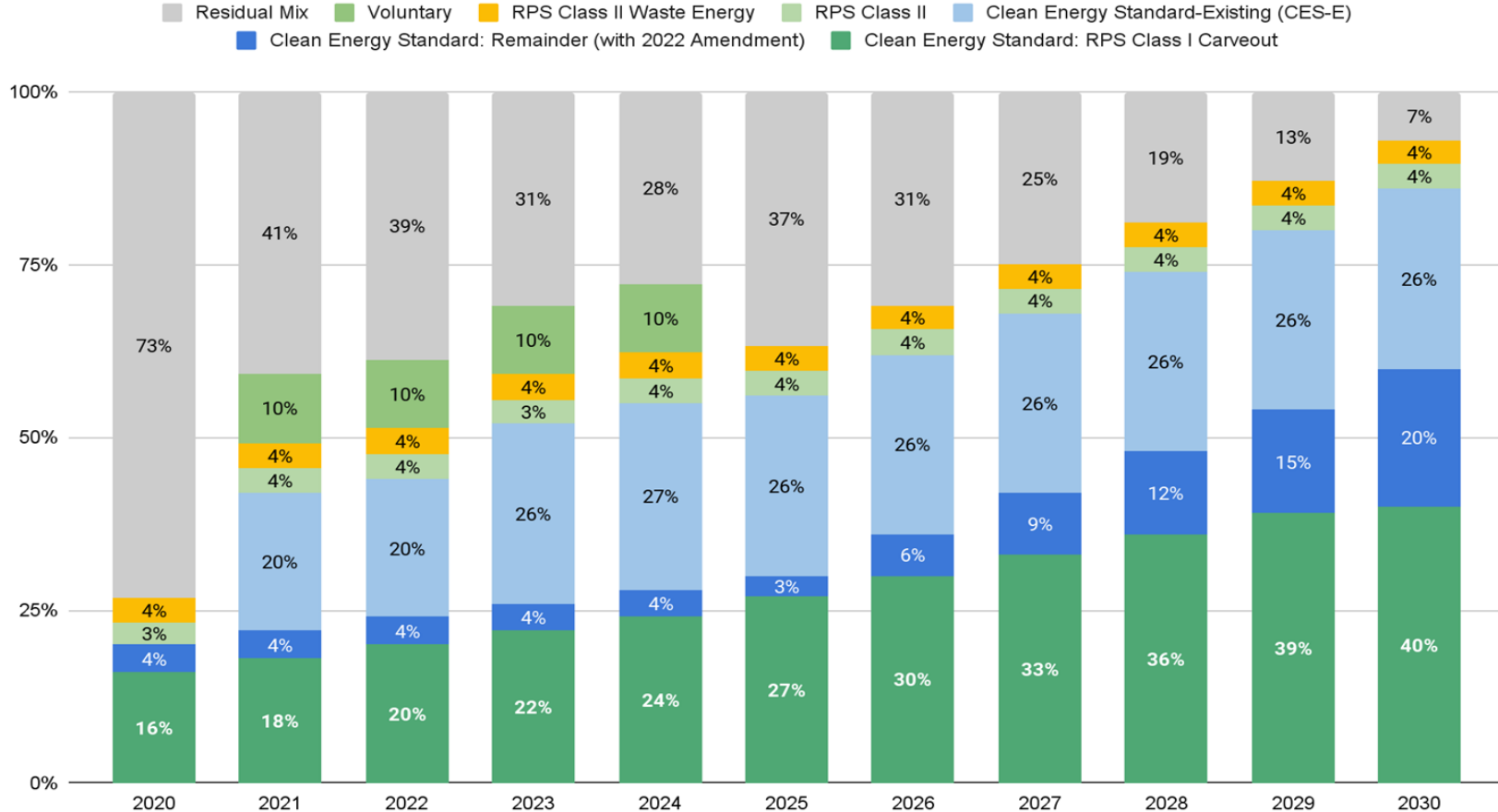
Voluntary Renewable Energy



- Voluntary MA Class I RECs sourced through Green Energy Consumers Alliance:
 - Only from New England
 - No biomass
 - Tax-deductible
- Will remain option for this renewal

Extra MA Class I in Standard Product





Additional Cost for RECs

Current Contract: +10%: \$30.71/year or 0.37 cents/kWh

Renewal Outlook:

Extra MA Class I RECs	Estimated Annual Cost for Average Residential User	Estimated Cost per kWh (cent/Kwh)	Total Renewables 2027
10%	\$33.6	0.40	85%
15%	\$50.4	0.61	90%
20%	\$67.2	0.81	95%

Costs shown assume average Milton residential user of 8,300 kWh/year

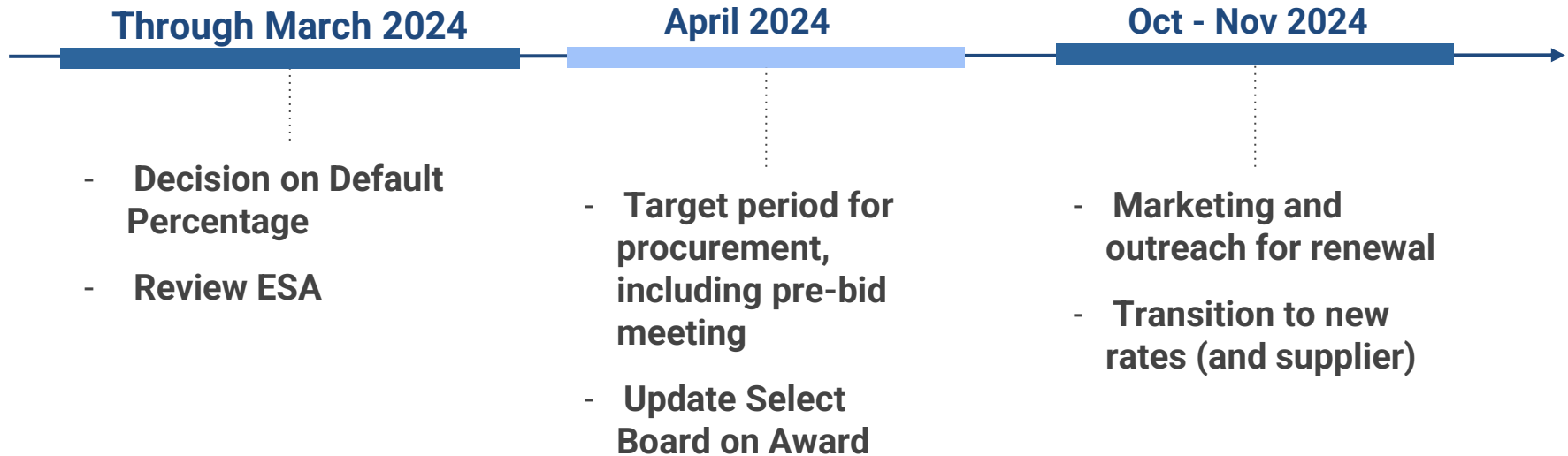
Future savings cannot be guaranteed because Basic Service rates change every six months for residential and commercial customers and every three months for industrial customers

Agenda

- Program Summary
- Market Update
- Voluntary Renewable Energy
- Renewal Bid Timeline



Renewal Timeline



Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

Residents interested in volunteering to serve on a Board, Committee, or Commission are requested to fill out the form below and submit by email to the Select Board, at volunteer@townofmilton.org, by mail to Select Board Office: ATTN: Volunteers, 525 Canton Avenue, Milton, MA, 02186, or in person to the Select Board Office.

Name: <u>Erikk Hokenson</u>	Date: <u>1/25/2024</u>
Address: <u>[REDACTED]</u>	Home Phone: <u>N/A</u>
Email: <u>[REDACTED]</u>	Cell Phone: <u>[REDACTED]</u>
Registered Voter in Milton: <u>Y</u>	Precinct: <u>2</u>

Please check the Board, Committee, or Commission that is of interest to you. One application is required for each requested Board, Committee, or Commission. An individual may serve on only up to two different Boards, Committees, or Commissions.

If you are interested in serving, but are unsure which might be the best fit, please contact Town Administrator Nicholas Milano at nmilano@townofmilton.org to discuss and learn more.

General Government - Select Board

- ☐ Board of Registrars
- ☐ Commission on Disability
- ☐ Council on Aging
- ☐ Local Emergency Planning Committee
- ☐ Municipal Broadband Committee
- ☐ Retirement Board
- ☐ Telecommunication Design Review Committee
- ☐ Traffic Commission

General Government - Town Moderator

- ☐ Audit Committee
- ☐ Board of Appeals
- ☐ Bylaw Review Committee
- ☐ Fire Station Building Committee
- ☐ Information Technology Committee
- ☐ Personnel Board
- ☐ Redistricting Committee
- ☐ Warrant Committee

Finance - Select Board

- ☐ Capital Improvement Planning Committee
- ☐ Education Fund Committee
- ☐ PILOT (Payment in Lieu of Taxes) Committee

Community Advocacy - Select Board

- ☐ Airplane Noise Advisory Committee
- ☐ Animal Shelter Advisory Committee
- ☐ Bicycle Advisory Committee
- ☐ Climate Action Planning Committee
- ☐ Cultural Council
- ☐ Equity and Justice for All Advisory Committee
- ☐ Bicycle Advisory Committee
- ☐ Climate Action Planning Committee
- ☐ Cultural Council
- ☐ Equity and Justice for All Advisory Committee
- ☐ Historical Commission
- ☐ Local Historic District Study Committee
- ☒ Trustees of the Affordable Housing Trust
- ☐ Youth Task Force

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

Land Use and Conservation - Select Board

_____ Community Preservation Committee
_____ Conservation Commission
_____ Open Space & Recreation Planning Committee
_____ Shade Tree Advisory Committee
_____ Sign Review Committee

General Government - Select Board and Planning Board

_____ Master Plan Implementation Committee

General Government - Select Board and Town Moderator

_____ School Building Committee

1. What professional experience, life experience, skills, insight, education, or special training would you bring to the Board, Committee, or Commission? A resume (one to two pages) is welcome but not required. You may optionally post a link to your LinkedIn resume here.

I have attached my professional resume for reference and convenience. I have more than a decade of public service between local and state government agencies working on urban planning and real estate development to promote sustainable economic development and housing production, including affordable housing. In addition to this experience, I have a master's degree in urban planning and community development, with relevant coursework in public policy and housing finance.

2. Please describe your familiarity with the work that the Board, Committee, or Commission you are applying for does? If so, have you attended any meetings?

I'm very familiar with the work of the Affordable Housing Trust, having followed their work with interest and spoken with the trustees on advocating for and promoting affordable housing in Milton generally.

3. What level of meeting frequency are you able to attend?

a. Twice Weekly _____
b. Weekly _____
c. Twice Monthly X _____
d. Monthly X _____

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

4. Have you previously been a member of a Board, Committee, or Commission, in Milton or elsewhere? If so, please list the name(s) and approximate dates of service.

No.

5. Are you currently serving on any Board, Committee, or Commission? If so, please provide the name of the Board, Committee, or Commission and when you were appointed.

No.

6. Do you or anyone in your immediate family have a current employment or business relationship with the Town of Milton that could create a conflict of interest? If so, please describe.

No.

Town of Milton

Application for Volunteer Appointment to

Boards, Committees, and Commissions

7. Are there any other possible conflicts of interest for serving on this Board, Committee, or Commission? If so, please describe.

I am an employee of MassDevelopment, a quasi-public economic development agency of the Commonwealth of Massachusetts. The Agency promotes housing production in a variety of ways, including the financing or funding of affordable housing units and projects. I do not participate in any discussions or decisions regarding MassDevelopment's direct financing or funding of these projects and have not done any work in Milton on behalf of MassDevelopment, but I would take any necessary precautions and steps to avoid any actual or the appearance of conflicts of interest in the event of work that may be related to Milton and the Affordable Housing Trust, including disclosure and recusal in accordance with the Commonwealth's conflict of interest law and related advisories.

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

REQUIRED: Please read the following and sign in acknowledgement that you understand and agree:

The completion of this form does not guarantee my appointment. This application will be kept on file for two (2) fiscal years (July 1 – June 30); after that I must file a new application to be considered for an appointment. Being appointed to a board, committee, or commission means that I am considered a Municipal Employee under MGL Chapter 268A and thereby subject to Conflict of Interest Law MGL Chapter 268A and Open Meeting Law MGL Chapter 30A, §§ 18-25. I understand that I will read the Open Meeting Law Guide, the Summary of the Conflict of Interest, take the online Conflict of Interest training, and be sworn in by the Town Clerk within two weeks after my appointment.

PLEASE NOTE: Once this form is submitted, it becomes a public document. If there is information that you do not want open to the public, please do not include it on this form. Information that will be redacted prior to the form being made public includes personal information includes: address, phone numbers, and email addresses.

Applicant Signature: Erikk Hokenson Digitally signed by Erikk Hokenson
Date: 2024.01.25 21:59:57 -05'00'

Date: 1/25/24

Official Use Only:

Date of Application

Acknowledgement: _____

Date Appointment Letter Sent: _____

Method of

Acknowledgement: _____

Method of

Acknowledgement: _____

No Openings at this time: _____

Date Committee Chair Notified: _____

Appointing Authority: Select Board _____ Planning Board _____ Town Moderator _____

Board/Committee/Commission: _____

Appointment Date: _____

Term: _____

ERIKK HOKENSON

Experienced development and planning professional with strong project management, analysis, and technical skills passionate about creating value in and for communities. Detail-oriented, motivated, and innovative problem solver.

EXPERIENCE:

VICE PRESIDENT, REAL ESTATE DEVELOPMENT 2022 – PRESENT
DEPUTY CHIEF OF STAFF 2022

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY BOSTON, MA

- Responsible for multiple housing, commercial, industrial, and mixed-use redevelopment projects, typically in complex urban environments and former military bases, to promote economic growth and increase housing opportunities, particularly affordable housing, across the Commonwealth
- Provide project management, planning, and permitting services, including managing internal and external cross-functional teams from project conceptualization to development/disposition
- Managed Agency-wide strategic planning process that identified department-specific objectives, critical actions, and metrics for land banking, development, and lending practices and outcomes
- Facilitated successful effort to secure federal funding for \$124-million loan fund for businesses owned by disadvantaged individuals or operating in economically distressed areas

BOSTON HARBOR REGIONAL COORDINATOR 2018 – 2022
MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT BOSTON, MA

- Served as Commonwealth's primary point of contact for coastal management activities in Boston Harbor and lead multiple urban and environmental planning and regulatory processes
- Provide technical assistance, including guidance on environmental regulatory processes at state and federal level, including MEPA, Chapter 91, and Wetlands Protection Act

WATERFRONT PLANNER 2015 – 2018
BOSTON PLANNING & DEVELOPMENT AGENCY BOSTON, MA

- Supported multiple urban and climate planning processes, including multiple municipal harbor plans, the Raymond L. Flynn Marine Park Master Plan Update, and *Climate Ready Boston*
- Reviewed proposed development projects and provided guidance through entitlement and other regulatory processes, such as Article 80, MEPA, and Chapter 91

PROJECT MANAGER 2015
ASSISTANT PROJECT MANAGER 2013 – 2015
MASSACHUSETTS DEVELOPMENT FINANCE AGENCY BOSTON, MA

- Managed numerous urban planning initiatives and real estate development projects, including a 220-acre industrial park redevelopment; responsible for budget, timeline, consultant selection, and management of projects from conception to completion across state, including multiple planning studies in post-industrial urban areas and a waterfront district planning initiative
- Deployed novel technologies to secure entitlements to promote major redevelopment projects

EDUCATION:

M.S., Urban Planning & Community Development JUNE 2021
University of Massachusetts-Boston GPA: 4.0

B.A., Economics and International Relations JUNE 2012
University of St. Andrews (Scotland) DEGREE: 2:1



TOWN ADMINISTRATOR
NICHOLAS MILANO
TEL 617-898-4845

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MILTON
OFFICE OF THE SELECT BOARD
525 CANTON AVENUE, MILTON, MA 02186

TEL 617-898-4843

SELECT BOARD

MICHAEL F. ZULLAS,
CHAIR

ERIN G. BRADLEY,
VICE CHAIR

ROXANNE MUSTO,
SECRETARY

RICHARD G. WELLS, JR.,
MEMBER

BENJAMIN ZOLL
MEMBER

March 12, 2024

.Gov Domain Registration
c/o Verisign, Inc.
12061 Bluemont Way
Reston, Virginia 20190

To the .gov Program:

As authorizing authority for Milton, MA, I request that responsibility for the domain name miltonpolice.gov be delegated to my municipality.

With the increase need for cybersecurity, we believe that the Town of Milton's Police Department should identify ourself as a .gov so that residents who contact us know that we are an official government agency.

In order to obtain and maintain miltonpolice.gov, Milton, MA will meet the general and specific requirements for federal agencies, found at <https://get.gov/registration/requirements>.

The following will be listed as contacts for miltonpolice.gov, which Milton, MA will keep up to date in the .gov registrar.

Administrative contact

Nicholas Milano
Town Administrator
525 Canton Ave, Milton MA, 02186
617-898-4845
nmilano@townofmilton.org

Technical contact

Robert Mallett
IT Director
525 Canton Ave, Milton MA, 02186
617-898-4938
rmallett@townofmilton.org

Security contact Global Data Systems
helpdesk@gdsconnect.com

I understand that if I wish to retire miltonpolice.gov, I must submit a written request to registrar@dotgov.gov.

Sincerely,

Michael Zullas
Chair, Milton Select Board



TOWN ADMINISTRATOR
NICHOLAS MILANO
TEL 617-898-4845

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MILTON
OFFICE OF THE SELECT BOARD
525 CANTON AVENUE, MILTON, MA 02186

TEL 617-898-4843

SELECT BOARD

MICHAEL F. ZULLAS,
CHAIR

ERIN G. BRADLEY,
VICE CHAIR

ROXANNE MUSTO,
SECRETARY

RICHARD G. WELLS, JR.,
MEMBER

BENJAMIN ZOLL
MEMBER

March 12, 2024

.Gov Domain Registration
c/o Verisign, Inc.
12061 Bluemont Way
Reston, Virginia 20190

To the .gov Program:

As authorizing authority for Milton, MA, I request that responsibility for the domain name miltonma.gov be delegated to my municipality.

With the increase need for cybersecurity, we believe that the Town of Milton should identify ourself as a .gov so that residents who contact us know that we are an official government agency.

In order to obtain and maintain miltonma.gov, Milton, MA will meet the general and specific requirements for federal agencies, found at <https://get.gov/registration/requirements>.

The following will be listed as contacts for miltonma.gov, which Milton, MA will keep up to date in the .gov registrar.

Administrative contact

Nicholas Milano
Town Administrator
525 Canton Ave, Milton MA, 02186
617-898-4845
nmilano@townofmilton.org

Technical contact

Robert Mallett
IT Director
525 Canton Ave, Milton MA, 02186
617-898-4938
rmallett@townofmilton.org

Security contact Global Data Systems
helpdesk@gdsconnect.com

I understand that if I wish to retire miltonma.gov, I must submit a written request to registrar@dotgov.gov.

Sincerely,

Michael Zullas
Chair, Milton Select Board

**POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF
THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO**

APPLICATION

Applicant's Name: Teresita Cochran for Sustainable Milton 501(c)(3)

Applicant's Address: [REDACTED] Milton, MA

Applicant's Phone: [REDACTED]

Description of proposed use: Green Fair 2024 ; info tables @ Signage,
music in Gazebo.

(Please provide as much detail as possible.)

Proposed Event Date: May 4th, 2024

Proposed Event Start Time: 9am (set-up), event 10am

Proposed Event End Time: 6pm (breakdown), 5-6 pm.

Number of Guests and/or Attendees: 100 +/-

The Applicant certifies that he/she has read the foregoing policy and agrees to comply therewith, that all of the information provided in this application is true and correct, and that the applicant shall abide by any conditions of this permit.

Signature of Applicant: [Signature]

Date: 7/16/24

Printed Name: Teresita Cochran

Printed Title: VP of Sustainable Milton

-----For Completion by the Select Board/Town Administrator-----

Approved by:

Select Board / Town Administrator

Date

Conditions of Approval: _____

Use Charge(s): _____

**POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF
THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO**

RELEASE AND INDEMNITY AGREEMENT

I, Teresita Cochran, of [REDACTED] Milton, MA
(Applicant Name) (Applicant Address)

in consideration of the grant of permission to use the Town Green and/or the Baron Hugo
Gazebo located in front of the Milton Town Office Building at 525 Canton Ave, Milton, MA
02186 for the purpose of Green Fair 2024 on the date of May 4th, 2024
(Description of event) (Date)

forever release, indemnify and hold harmless the Town of Milton, Massachusetts, and all of its
officers, employees, boards, commissions and committees, including without limitation the
Milton Select Board and the Town Administrator (the "Indemnities") from all claims, causes of
action, costs, damage and liability of any kind, including without limitation death, personal
injury, property damage and attorney's fees, including without limitation those related to
COVID-19, which the Applicant now has or may have or hereafter may have against any of the
Indemnities resulting from the Applicant's and or the Applicant's invitees' use of the Town
Green and/or the Baron Hugo Gazebo. This provision is limited to claims for ordinary
negligence, and shall not apply to claims for gross negligence or reckless or intentional conduct.

Signature of Applicant: [Signature]

Date: 2/16/24

Printed Name: Teresita Cochran

Printed Title: VP of Sustainable
Milton

POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO

APPLICATION

Milton Coalition
Applicant's Name: _____

525 Canton Ave. Milton, MA
Applicant's Address: _____

Applicant's Phone: _____

The Second Annual Milton Coalition Against Substance
Description of proposed use: _____
.Abuse Vigil where people will gather to remember loved ones who have passed due
to this deadly disease

(Please provide as much detail as possible.)

April 28 2024
Proposed Event Date: _____

6:30
Proposed Event Start Time: _____

8:00
Proposed Event End Time: _____

75
Number of Guests and/or Attendees: _____

The Applicant certifies that he/she has read the foregoing policy and agrees to comply therewith, that all of the information provided in this application is true and correct, and that the applicant shall abide by any conditions of this permit.

2/29/2
Signature of Applicant: _____ **Date:** _____
Mary McCole Milton Coalition
Printed Name: _____ **Printed Title:** _____

-----For Completion by the Select Board/Town Administrator-----
Approved by: _____

Select Board / Town Administrator **Date**

Conditions of Approval: _____

Use Charge(s): _____

POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO

RELEASE AND INDEMNITY AGREEMENT

I, Milton Coalition, of 525 Canton Ave Milton, MA,
(Applicant Name) (Applicant Address)

in consideration of the grant of permission to use the Town Green and/or the Baron Hugo
Gazebo located in front of the Milton Town Office Building at 525 Canton Ave, Milton, MA
02186 for the purpose of Light the Way Vigil on the date of 4/28/24,
(Description of event) (Date)

forever release, indemnify and hold harmless the Town of Milton, Massachusetts, and all of its
officers, employees, boards, commissions and committees, including without limitation the
Milton Select Board and the Town Administrator (the "Indemnities") from all claims, causes of
action, costs, damage and liability of any kind, including without limitation death, personal
injury, property damage and attorney's fees, including without limitation those related to
COVID-19, which the Applicant now has or may have or hereafter may have against any of the
Indemnities resulting from the Applicant's and or the Applicant's invitees' use of the Town
Green and/or the Baron Hugo Gazebo. This provision is limited to claims for ordinary
negligence, and shall not apply to claims for gross negligence or reckless or intentional conduct.

Signature of Applicant: _____ Date: 2/29/2
Printed Name: Mary McCole Printed Title: Milton Coalition

**POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF
THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO**

APPLICATION

Applicant's Name: Milton Public Library (Will Adamczyk)

Applicant's Address: 476 Canton Ave, Milton

Applicant's Phone: 617-898-4949

Description of proposed use: Children's Program, featuring
the BenAnna Band, as part of the
Library's annual Teddy Bears Picnic

(Please provide as much detail as possible.)

Proposed Event Date: May 29, 2024

Proposed Event Start Time: 11:00 am

Proposed Event End Time: 12:30 pm

Number of Guests and/or Attendees: 100

The Applicant certifies that he/she has read the foregoing policy and agrees to comply therewith, that all of the information provided in this application is true and correct, and that the applicant shall abide by any conditions of this permit.

Signature of Applicant: [Signature] **Date:** 3.5.24

Printed Name: William L. Adamczyk **Printed Title:** Library Director

-----For Completion by the Select Board/Town Administrator-----
Approved by:

Select Board / Town Administrator

Date

Conditions of Approval: _____

Use Charge(s): _____

POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO

RELEASE AND INDEMNITY AGREEMENT

I, William Adamczyk, of Milton Public Library,
(Applicant Name) (Applicant Address)

in consideration of the grant of permission to use the Town Green and/or the Baron Hugo
Gazebo located in front of the Milton Town Office Building at 525 Canton Ave, Milton, MA
02186 for the purpose of library program on the date of 5/29/24,
(Description of event) (Date)

forever release, indemnify and hold harmless the Town of Milton, Massachusetts, and all of its
officers, employees, boards, commissions and committees, including without limitation the
Milton Select Board and the Town Administrator (the "Indemnities") from all claims, causes of
action, costs, damage and liability of any kind, including without limitation death, personal
injury, property damage and attorney's fees, including without limitation those related to
COVID-19, which the Applicant now has or may have or hereafter may have against any of the
Indemnities resulting from the Applicant's and or the Applicant's invitees' use of the Town
Green and/or the Baron Hugo Gazebo. This provision is limited to claims for ordinary
negligence, and shall not apply to claims for gross negligence or reckless or intentional conduct.

Signature of Applicant [Signature]
Printed Name: William L Adamczyk

Date: 3.5.24
Printed Title: Librarian



Town of Milton

TEL 617-898-4846

TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: St. Agatha Parish - Bob Ringvette

Applicant's Address: 432 Adams Street

Applicant's Contact Information: [REDACTED]

Telephone #

E-Mail Address

Organization Name: St. Agatha Parish

Name of Event: Danny Gill + THP Old Brigade

Description of Event: Fundraiser

The Applicant is: ☒ Non-profit Organization or ☐ For Profit Organization

Date of Event: April 6, 2024 - Saturday

Hours of Event: 5pm - 8pm

Location of Event: St. Agatha Parish Hall - 432 Adams St.

Number of Participants: 250-300

License For: ☐ All Alcoholic Beverages - Issued only to a non-profit organization

☒ Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: 1

SIGNATURE: _____ SIGNATURE: _____
Chief of Police Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Re. Z. Ringvette Date: March 6, 2024

Applicants must attest to the information provided in order for the license to be approved. Completed applications should be submitted to the Select Board Office along with payment in the form of a check in the amount of \$50.00 made payable to the Town of Milton. The Select Board, as the Town of Milton's Licensing Authority, requires approval at a scheduled public meeting. Please submit the application 30 days in advance of the event for which the license is being applied.

DRAFT

Select Board Meeting Minutes

Meeting Date: 1/9/2024

Members in Attendance: Michael Zullas, Chair; Erin G. Bradley, Vice Chair, Roxanne Musto, Secretary; Richard G. Wells, Jr., Member (ZOOM); Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator and Lynne DeNapoli, Ex. Administrative Assistant to the Select Board

Meeting Location: Council on Aging - Hybrid

Time Meeting called to Order: 7:03PM

Time Meeting Adjourned: 9:21PM

- 1. Call to Order**
- 2. Pledge of Allegiance**

Chair Zullas called the meeting of the Select Board to order at 7:03PM and led the Pledge of Allegiance.

3. Public Comment

Geoff Wilkinson- 199 Beacon St.

Mr. Wilkinson shared his support in favor of the MBTA Communities Act. He will be voting yes on February 13th. Mr. Wilkinson is concerned that the truth is being distorted and he encouraged the Select Board to do everything in its power to inform voters about what is at stake in this ballot election. Reductions in state funding and grants will have a detrimental effect on our town and our schools.

Janet Ferone – 71 Central Ave. -Town Meeting Member, Pct. 2. (ZOOM)

Ms. Ferone offered her support in favor of the MBTA Communities Act and the housing opportunities it may provide to budding senior citizens, like herself. Ms. Ferone encouraged residents who are not familiar with the proposal to review the facts. She is concerned that a failure to comply with the law will have a negative financial impact on our Town.

Elizabeth Dillon - 79 Governors Road

Ms. Dillon was joined by many neighbors from Governors Road and abutting streets.

On behalf of her neighborhood, Ms. Dillon expressed concerns regarding the high traffic volume and the speed of vehicles on Governors Road and adjacent streets. The safety of the children needs to be a top priority. The residents of Governors Road support the implementation of traffic calming measures and request the support of the Select Board and Traffic Commission.

Chad Triveri -130 Governors Road

Mr. Triveri voiced his support in favor of adopting traffic calming measures on Governors Road and neighboring streets. He provided statistics regarding increased traffic volume and vehicle speed. Mr. Triveri stated that residents are concerned about the safety of their families and are requesting the Town's support to address this important issue.

Kathy O'Donnell – 12 Belcher Circle Town Meeting Member, Pct. 7 (ZOOM)

Attorney. O'Donnell clarified concerns that the MBTA zoning will keep the town from meeting its 10% threshold to fight off 40B proposals.

Attorney O'Donnell noted that every Market dwelling that is built in Town pushes us further away from reaching the 10% benchmark. As Counsel to local Boards of Appeals, Attorney O'Donnell explained that developers would choose the certainty of zoning as of right over a 40B project. The profits for 40B projects are limited. costs are higher and the permitting process is lengthy. A yes vote on Feb. 13th will provide Milton the opportunity to place multi-family housing where it makes sense, offer more cost points without the concern of a 40B proposal.

Mark Kroninger -32 Melbourne Road

Mr. Kroninger shared his opposition to Milton's compliance model for the MBTA Communities Act. While he supports new housing opportunities, he does not feel that the multi-family zoning was divided equally, especially to the residents in East Milton. Traffic congestion in East Milton is difficult to navigate now but will increase once the 40B Falconi Development is built. Mr. Kroninger requested that the Select Board follow the lead of other towns such as Arlington and Belmont and ask to have Milton re-classified as an adjacent community.

Tucker Smith – 16332 Canton Ave. ZOOM

Ms. Smith expressed her support in favor of the Opt-In Special Building Code created by the MA Department of Energy Resources to help promote clean energy and reduce emissions. Ms. Smith requested the Board's approval of a Warrant Article to present at the Annual Town Meeting. Alex Hasha from Sustainable Milton will highlight the benefits of the Special Building Code later this evening.

4. Discussion/Approval – Warrant for the Special Town Meeting on February 13, 2024 from 7 am to 8 pm regarding Article 1 from the December 4, 2023 Special Town Meeting in accordance with Section 7 of the Town Charter

Mr. Milano, the Town Administrator provided an overview of the Warrant for the Special Town Meeting Election and highlighted the change recommended by Town Counsel for clarity: *“as printed as article one in the warrant for the December 2023.”*

Following the discussion, Ms. Musto moved to approve the Warrant for the Special Town Meeting on February 13, 2024 from 7am to 8PM regarding Article 1 of the December 4, 2023 Special Town Meeting in accordance with Section 7 of the Town Charter. The motion was seconded by Mr. Zoll. The Board voted unanimously by roll call (5-0) to approve the Special Town Meeting Election Warrant.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

5. Discussion – State’s response to Milton’s status with regards to compliance with the MBTA Communities Act

Chair Zullas and Mr. Milano, the Town Administrator provided the Board Members with an update on their communications with representatives from the Ex. Office of Housing and Livable Communities, (EOHLC) regarding Milton’s status with regards to compliance with the MBTA Communities Act.

In a follow-up e-mail dated January 2nd, Chris Kluchman, Acting Director of the Community Services Division for EOHLC clarified the submission deadline and outlined the steps that Town of Milton has already taken to comply with the requirements of the MBTA Communities Act. She also noted that EOHLC recognizes the unique situation that Milton is currently in and stated that EOHLC will refrain from taking legal action at this time if the Town submits their compliance zoning materials and a letter of intent if the ballot vote should pass.

Secretary Augustus of EOHLC sent a letter on January 9th addressed to Chair Zullas. The Secretary reiterated EOHLC’s current position regarding the upcoming ballot vote in Milton and reviewed the consequences of non-compliance.

Mr. Milano informed the Board that he has provided EOHLC the final compliance materials as requested.

The Members shared their perspective.

Mr. Zoll is concerned that Milton is one community of twelve that has not complied with the MBTA Communities Act. He extended his appreciation to EOHLC and the Commonwealth for providing Milton with some flexibility as we prepare for a ballot vote. Mr. Zoll encouraged residents to understand the severity of a No vote.

Ms. Bradley stated that the Town of Milton did not fail in its attempt to comply with the MBTA Communities Act. She thanked the Town Meeting Members for doing their due diligence during the Special Town Meeting held on December 4th. Town Meeting Members voted favorably by 2/3 to approve Article 1: Zoning Bylaw and Zoning Map Amendment for Compliance with M.G.L. c.

40A §3A Multi-family zoning as-of-right in MBTA Communities. Ms. Bradley is concerned that the repercussions of a No vote will have on Milton.

Ms. Musto supports the democratic process that allows Milton to host a special town meeting ballot election vote. Ms. Musto shared her concerns regarding Milton's compliance model: zoning was not equally dispersed throughout the town. Ms. Musto also noted the steps that Milton failed to take with regards to reclassification and extension requests. She felt that Milton could have done more to protect the interests of its residents and present a well-balanced compliance proposal.

A brief discussion followed.

6. Discussion/Approval – Letter to the Executive Office of Housing and Livable Communities (“EOHLC”) in response to EOHLC’s request for information with respect to compliance with the MBTA Communities Act

Chair Zullas reviewed the draft letter to EOHLC with the Members and together they made some minor edits.

Mr. Zoll moved to approve the amended letter to the Executive Office of Housing and Livable Communities (“EOHLC”) in response to EOHLC’s request for information with respect to compliance with the MBTA Communities Act. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to approve the amended letter.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

7. Discussion/Update/Approval - Request by Sustainable Milton to include a warrant article on the Annual Town Meeting Warrant for adoption of the Opt-In Specialized Building Code

Mr. Alex Hasha, a Member of Sustainable Milton joined the Members to formally request the Select Board's endorsement of a warrant article for adoption of the Opt-In Specialized Building Code. Mr. Hasha highlighted components of Sustainable Milton's proposal.

- Buildings account for about 45% of Milton's emissions. The Town's Climate Action Planning Committee has been charged with developing a plan to achieve Net Zero emissions by 2050, which will require efficiency upgrades and electrification of heating in all residential and commercial buildings.
- The Opt-In Specialized energy code will accelerate the transition to clean energy and avoid cost premiums to convert these buildings to all-electric in the future.

- The Specialized Code applies only to new residential and commercial construction.
- The Specialized Code also applies a Solar PV or a Passive House requirement for all mixed-fuel Municipal or School buildings. Fossil Fuel emergency generators do not trigger mixed-fuel designation.
- As MBTA Communities zoning progresses and 40B developments continue, potential for new development will increase and ought to be done at the highest level of energy efficiency.

Members offered their verbal support for this initiative. Mr. Wells requested that the Building Commissioner, Joe Atchue offer his insight before any formal action is taken.

Mr. Josh Eckart- Lee the Assistant Town Planner joined the discussion via Zoom. Mr. Lee responded to questions raised by Ms. Musto. He noted that Town Departments are aware of this proposal and are on board to help address climate goals. Sustainable Milton and the Milton Climate Action Committee will host informational sessions for homeowners and developers.

Chair Zullas recommended that the Board send the proposed Article to Town Counsel for review. The Board will re-visit this matter at their next meeting.

8. Discussion/Update/Approval – Warrant Articles for the Annual Town Meeting on Monday, May 6, 2024

a. Warrant Article for a Zoning Bylaw Amendment related to the MBTA Communities Act (Planning Board)

The Board Members reviewed the articles from the December 2023 Special Town Meeting that did not get addressed. They also discussed a request from the Chair of the Planning Board for a placeholder on the Warrant for a Zoning Bylaw Amendment related to the MBTA Communities Act.

The Members agreed to defer the approval of the warrant article from the Local Historic District Study Committee until they receive confirmation from the Committee Chair.

Mr. Wells moved to place the following three articles from the December 4, 2023 Special Town Meeting Warrant to the Annual Town Meeting Warrant: Transfer of land to Conservation Commission, Recording of Meetings of Elected Public Bodies and Citizens Petition to transfer the Pope's Pond parcel to the Conservation Commission. The Motion was seconded by Ms. Bradley. The Board voted unanimously by roll call to approve these articles for the 2024 Annual Town Meeting Warrant.

BRADLEY: YES
MUSTO: YES
WELLS: YES
ZOLL: YES

ZULLAS: YES

9. Discussion/Update - FY2025 Budget

Mr. Milano, the Town Administrator, provided a brief update on the status of the 2025 budget. He is working with the team at Milton Public Schools to coordinate budget recommendations.

He went on to note that Governor Healey recently made \$275million in reductions to State Aid for FY2024. The forecast for the next fiscal year does not sound promising. The Governor's budget will be released in a couple of weeks, so we will have a clearer picture of what we can expect for 2025.

10. Discussion/Update/Approval – Select Board Landing Committee recommendation for Lot B proposals

Mr. Milano, the Town Administrator provided the Board with an update. The Select Board Landing Committee met in December and recommended that the Town enter negotiations with Dexter Southfield with the caveat that the Town engage the Milton Yacht Club in boat storage in Lot A.

Mr. Wells and Ms. Musto, (Members of the Landing Committee) support this initiative and are hopeful that we can find a solution that benefits all interested parties.

11. Discussion/Approval – Board and Committee Appointments

a. Airplane Noise Advisory Committee Reappointment

i. Raju Pathak

Ms. Musto moved to reappoint Raju Pathak to the Airplane Noise Advisory Committee for a term to expire on June 30, 2024. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to approve the appointment.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

12. Discussion/Update – Community Forum regarding Israel/Palestine and the War in Gaza – February 4, 2024

Chair Zullas extended the Board's appreciation to the Milton Interfaith Clergy Association, MICA; the Milton Muslim Neighbors and the Equity and Justice Advisory Committee for coordinating the Community Forum regarding Israel/Palestine and the War in Gaza. MICA will be the official host. The forum will take place on Sunday, February 4th from 3PM-5PM at the Pierce Middle School.

13. Discussion/Approval – Letter of Support for the Council on Aging’s application to the Community Transit Grant Program for a 14-passenger wheelchair accessible minibus

Ms. Musto moved to approve the letter of support for the Council on Aging’s application to the Community Transit Grant Program for a 14-passenger wheelchair accessible minibus. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to approve the letter of support.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

14. Discussion/Approval - No Place for Hate Proclamation to be read Monday, January 15, 2024 in honor of Dr. Martin Luther King, Jr.

Chair Zullas noted that the Milton Interfaith Clergy Association will be hosting the Annual Martin Luther King, Jr. Celebration on Monday, Jan. 15th at the Concord Baptist Church from 6:30PM to 8PM.

Ms. Musto moved to approve the No Place for Hate Proclamation to be read Monday, January 15, 2024 in honor of Dr. Martin Luther King, Jr. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to approve the proclamation.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

15. Discussion/Approval - Meeting Minutes – November 3, 2023, November 9, 2023, November 14, 2023 and November 28, 2023

Ms. Bradley moved to approve the amended meeting minutes for November 3rd, 2024. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0-1) to approve the minutes.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: ABSTAIN

ZULLAS: YES

Ms. Bradley moved to approve the amended meeting minutes for November 9th, November 14th and November 28, 2024. The motion was seconded by Ms. Musto. The Board voted unanimously by roll call (5-0) to approve the minutes.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

16. Discussion/Approval – Donation to the Milton Coalition for \$100.00 from Anthony Cichello and Christine Marie Kamp

Ms. Musto moved to accept the donation to the Milton Coalition for \$100.00 from Anthony Cichello and Christine Marie Kamp. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to accept the donation to the Milton Coalition.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

17. Town Administrator's Report

Mr. Milano provided updates from Town Hall.

The MA Municipal Association is hosting their annual meeting and trade show on Friday, January 19th and Saturday, January 20th. Elected Officials are welcome to attend. Anyone wishing to participate can contact our office and we will process your registration.

Milton was invited to join Racial Equity Advancement & Collaborative Hub, or REACH, a partner with the Metropolitan Planning Council and the Government Alliance on Race and Equity. Reach is a training and peer learning program that supports municipal government efforts to create inclusive and equitable municipal environments and actions. A special thanks to Josh Eckart Lee for spearheading the REACH application.

Mr. Milano welcomed Markelian Berdufi to Milton Town Hall. He joined the team in the Office of Inspectional Services as a Code Enforcement Officer.

18. Chair's Report

Chair Zullas deferred his report.

19. Public Comment Response

Ms. Bradley thanked the residents who shared their thoughts on MBTA Zoning. Ms. Bradley reiterated the importance of local municipal control. She provided an example of a 40B design proposal for a housing development in East Milton. The residents opposed the project. The Developer received permission from the State to move forward. He went on to build a complex with more units than originally anticipated.

Mr. Zoll thanked the residents of Governors Road for sharing their concerns. He is looking forward to hearing the recommendations of the Traffic Commission and BETA Group, Inc.

Mr. Wells elaborated on Ms. Bradley's comments regarding the 40B development in East Milton. The original footprint included less units and more mixed-use. The final design included more units, but the building size did not change.

Ms. Musto expressed her appreciation to the residents of Governors Road for sharing their concerns regarding traffic safety. She is looking forward to learning more from the Traffic Commission on this matter.

20. Future Meeting Dates

The Select Board is scheduled to meet on Tuesday, January 23, 2024 and Tuesday, February 13, 2024. Due to the Special Town Meeting Ballot Election scheduled for Feb. 13th, the Select Board may alter their meeting schedule. Mr. Milano will poll the Board Members regarding their availability for a meeting in early February. More information to follow.

21. Future Agenda Items

The Select Board will address recommendations made by the Traffic Commission at a future meeting.

22. Executive Session – Pursuant to M.G.L. c. 30A, § 21(a)(3) - Discussion/Strategy with respect to litigation filed by the Town of Milton v. Federal Aviation Administration, No. 22-1521 (U.S. Court of Appeals, First Circuit)

At 9:21PM, Chair Zullas moved to adjourn from the Open Session and enter into Executive Session to discuss (litigation) strategy with respect to litigation filed by the Town of Milton v. Federal Aviation Administration, No. 22-152 (U.S. Court of Appeals, First Circuit) based on my belief that discussion of this matter in open session may have a detrimental effect on the litigating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to adjourn and enter executive session.

BRADLEY: YES

**MUSTO: YES
WELLS: YES
ZOLL: YES
ZULLAS: YES**

(24).

Executive Session: Pursuant to M.G.L. c. 30A, § 21(a)(3) – Discussion/Strategy with respect to threatened litigation against the Town by a Town Employee

Chair Zullas moved to adjourn from the Open Session and enter into Executive Session to discuss strategy with respect to threatened litigation based on my belief that discussion of this matter in open session may have a detrimental effect on the litigating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Bradley. The Board voted unanimously by roll call (5-0) to adjourn and enter executive session.

**BRADLEY: YES
MUSTO: YES
WELLS: YES
ZOLL: YES
ZULLAS: YES**

(25).

Executive Session: Pursuant to M.G.L. c. 30A, § 21(a)(3) – To conduct contract negotiations with nonunion personnel (Town Administrator)

Chair Zullas moved to adjourn from the Open Session and enter into Executive Session to discuss strategy with respect to threatened litigation based on my belief that discussion of this matter in open session may have a detrimental effect on the negotiating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Musto. The Board voted unanimously by roll call (5-0) to enter Executive Session.

**BRADLEY: YES
MUSTO: YES
WELLS: YES
ZOLL: YES
ZULLAS: YES**

(23).

Executive Session- Pursuant to M.G.L. c. 30A, § 21(a)(3) – To discuss strategy with respect to collective bargaining

- a. Milton Professional Management Association**
- b. Milton Firefighters, Local 1116**

(26). Adjourn

At 9 21PM, Chair Zullas moved to adjourn from the Open Session and enter into Executive Session to discuss strategy with respect to threatened litigation based on my belief that discussion of this matter in open session may have a detrimental effect on the bargaining position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Musto. The Board voted by roll call to enter Executive Session.

BRADLEY: YES

MUSTO: YES

WELLS:

a. YES

b. ABSTAIN

ZOLL: YES

ZULLAS: YES

Respectfully submitted by Lynne DeNapoli, Ex. Administrative Assistant to the Select Board.

Documents:

Special Town Meeting Election Warrant

E-mail correspondence from Ms. Chris Kluchman, Acting Director of the Community Services Division of the Ex. Office of Housing and Livable Communities, (EOHLC) regarding the MBTA Communities Act .

Draft Letter from the Milton Select Board to Secretary Ed Augustus, Office of Housing and Livable Communities, (EOHLC) regarding Milton' status with respect to MBTA Communities Act Compliance

Letter from Sustainable Milton requesting support for the Opt-In Building Code
MA Department of Energy Resources – FAQ - 2023 Stretch Energy and Municipal Opt-In Specialized Building Code

Proposals from Milton Yacht Club and Dexter Southfield – Milton Landing, Lot B

Proclamation honoring Dr. Martin Luther King, Jr. -No Place for Hate

Memo from the Milton Health Department – Contribution to the Milton Coalition **for**
\$100.00 from Anthony Cichello and Christine Marie Kamp

Meeting Minutes: November 3, 2023, November 9, 2023, November 14, 2023, November 28, 2023

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Select Board Meeting Minutes

Meeting Date: 1/23/2024

Members in Attendance: Michael Zullas, Chair; Erin G. Bradley, Vice Chair, Roxanne Musto, Secretary; Richard G. Wells, Jr., Member; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator

Meeting Location: Council on Aging - Hybrid

Time Meeting called to Order: 7:04PM

Time Meeting Adjourned: 10:53PM

- 1. Call to Order**
- 2. Pledge of Allegiance**

Chair Zullas called the meeting of the Select Board to order at 7:04PM and led the Pledge of Allegiance.

Chair Zullas requested a moment of silence in honor of Frank Desmond. Mr. Desmond was a dedicated civil servant for the Town of Milton.

3. Public Comment

Joe Curran- Grafton Ave.

Mr. Curran was joined by many neighbors to voice concerns regarding the traffic volume on Governors Road and adjacent streets. The residents of Grafton Ave. support the implementation of traffic calming measures and feel that such measures should benefit the entire neighborhood, not just one street. Changes should not be made without community input.

Hal Munger, 63 Granite Place- Zoom

Mr. Munger, a registered architect, shared his support in favor of the MBTA Communities Act. He encouraged his neighbors to vote yes to diversifying Milton's housing, complying with the law and helping Milton thrive.

Jeff Stone 15 Lufbery Street, Town Meeting Member, Precinct 1

Mr. Stone reiterated his support in favor of the MBTA Communities Act. A yes vote will allow Milton to control how it complies with the law and allow adjustments going forward. The consequences of a no vote will be costly and chaotic.

Sarah Hart- 55 Woodland Street, Town Meeting Member, Precinct 5 Zoom

Ms. Hart shared her support in favor of the MBTA Communities Act. Ms. Hart noted that complying with the law is the right thing to do and feels that Milton should do its part in helping solve the housing crisis in Massachusetts. She encouraged residents to vote yes and continue to make Milton a more welcoming community by allowing more affordable housing options for singles, couples, empty nesters, seniors and families.

Andy Leclair -24 Grafton Ave.

Mr. Leclair shared his concerns regarding traffic safety in the Grafton Ave. neighborhood. If the traffic pattern is diverted to help ease congestion on an adjacent street, he does not want the safety of the families and children on Grafton Ave. to be affected.

Philip Johenning – 23 Parkwood Drive -Zoom

Mr. Johenning shared his opposition to Milton's compliance model for the MBTA Communities Act. While he supports new housing initiatives, he does not like the way Milton distributed the housing stock. It was not divided fairly, especially to the residents in Precinct 7. Mr. Johenning will be voting no on Feb. 13th.

4. Discussion/Update – Chief Chris Madden regarding the new Fire Headquarters Building

Mr. Brian Walsh, Chair of the Fire Station Building Committee and Fire Chief Christopher Madden joined the Members to provide an update on the new Fire Station Headquarters and discuss the Committee's timeline to address the fire stations located in East Milton Square and on Atherton Street. Mr. Walsh is hopeful that construction for the new Adams Street station will begin later this summer. Both Mr. Walsh and Chief Madden are excited about the new Headquarters and its many safety features and advanced technology. The official move-in date is Tuesday, Jan. 30th. There will be a soft grand opening on Saturday, Jan. 27th from 2PM-4PM. The Public is welcome to attend.

Chief Madden commented on the extraordinary work of MFD and neighboring communities in response to the fire on Hillside Street on Jan. 15th. He also thanked the Good Samaritan who reported the fire and asked to remain anonymous.

The Board agreed to address item #6 first.

6.

Discussion – Town Counsel’s opinion re: Application of Two-Year Ban Under G.L. c. 40A, § 5 With Respect to Special Town Meeting Ballot Question Vote to be Held on February 13, 2024

Attorney Peter Mello from the Office of Town Counsel joined the Board to share his view regarding the Town’s response to an Application of a Two-Year Ban Under G.L. c. 40A, § 5 with respect to Special Town Meeting Ballot Question Vote to be held on February 13, 2024.

Attorney Mello offered his perspective:

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the Planning Board.

If the Planning Board lacks authority or willingness to approve its reconsideration within such a timeframe, no zoning compliance amendment would be eligible for consideration unless it sufficiently differs from the original proposed ordinance or bylaw. Any new proposal will require careful vetting to ensure that they do not share the same fundamental or essential character as Article 1.

Attorney Mello responded to questions and concerns raised by the Members.

Mr. Zoll noted that if residents vote yes to support Article 1 on February 13th, the Town could then amend the bylaws regarding the MBTA Communities Act at future Town Meetings. If the Town votes no, the new zoning bylaws will no longer be valid, and the Town would have to start anew. Town Counsel agreed.

The Select Board returned to item #5.

5.

Discussion – January 16, 2024 Letter from Attorney General Campbell to the Town of Milton concerning the Town’s compliance with the MBTA Communities Act

The Members and Attorney Mello reviewed the letter from Attorney General Andrea Campbell regarding the Town of Milton’s compliance with the MBTA Communities Act. The Attorney General noted that non-compliance is not an option.

Attorney Mello provided clarification regarding the Attorney General’s role and the request for the preservation of all records related to the Town’s consideration of multi-family zoning and the MBTA Communities Act.

Chair Zullas requested that the Board address agenda item #8. The Members did not object.

8.

Discussion/Update/Approval – Select Board Milton Landing Committee

a. Charge/Composition of the Select Board Milton Landing Committee

Mr. Dick Burke, a member of the Milton Landing Committee and the Master Plan Implementation Committee joined the Board to provide MPIC's recommendation for the future of the Milton Landing Committee. Mr. Burke suggested that once the lease agreements have been addressed, it would be beneficial to amend the charge and composition of the Milton Landing Committee. The Landing is an integral part of the revitalization of Milton Village and should be well represented.

Ms. Bradley raised her concerns that the Milton Landing Committee does not communicate effectively with the Select Board. Ms. Bradley would like to be more informed about the goings-on at the Wharf. Her concerns stem from the Committee's decision to replace a fence at the Landing without prior authorization from the Board.

Mr. Wells, Ms. Musto and Mr. Milano are all members of the Landing Committee, and they explained the Committee's rationale regarding the fence. Moving forward, the Landing Committee will address all requests with the Select Board.

Mr. Zoll suggested that climate change be included in the amended charge.

The Members agreed that the lease agreements need to be finalized before moving ahead with updating the charge and composition of the Committee.

The Board returned to item #7.

7.

Discussion/Update/Approval - Request by Sustainable Milton to include a warrant article on the Annual Town Meeting Warrant for adoption of the Opt-In Specialized Building Code

Josh Eckart Lee, the Assistant Town Planner joined the Members to highlight the benefits of adopting the Municipal Opt-In Specialized Stretch Energy Code.

Following his presentation, Mr. Eckart -Lee fielded questions from the Members.

Mr. Wells moved to approve the request of Sustainable Milton to include a warrant article on the Annual Town Meeting Warrant for adoption of the Opt-In Specialized Building Code. The motion was seconded by Mr. Zoll. The Board voted unanimously in favor to approve e request of Sustainable Milton to include a warrant article on the Annual Town Meeting Warrant for adoption of the Opt-In Specialized Building Code.

8. Discussion/Update/Approval – Select Board Milton Landing Committee
a. Charge/Composition of the Select Board Milton Landing Committee

The Select Board addressed this item earlier this evening.

9. Discussion/Approval – Letter to the Executive Office of Energy and Environmental Affairs regarding potential DCR closure of Chickatawbut Road and the proposed project at Randolph Ave and Chickatawbut Road

Mr. Milano, the Town Administrator provided an overview of the letter from the Department of Conservation Recreation, (DCR) to the Ex. Office of Energy and Environmental Affairs, (EOEEA) regarding the potential closure of Chickatawbut Road. The Members agreed that additional information regarding DCR's proposal is needed to fully assess the matter. Mr. Milano will draft a letter to the EOEEA in preparation for the next Select Board meeting.

10. Discussion/Update/Approval –Annual Town Meeting on Monday, May 6, 2024

a. Annual Town Meeting Warrant Articles, per the list on the agenda

Mr. Zullas moved to include on the Annual Town Meeting Warrant, the recurring annual articles and the December 2023 special town meeting articles as listed on the agenda. The motion was seconded by Mr. Wells. The Board voted unanimously to include the recurring annual articles and the December 2023 special town meeting articles on the Warrant for the Annual Town Meeting.

11. Discussion - Traffic Commission Update

Mr. Milano noted that the Traffic Commission is scheduled to meet on January 25th. The Select Board will address their recommendations at a future meeting.

12. Discussion/Update - FY2025 Budget

Mr. Milano stated the Finance Committee is scheduled to meet on Tuesday, January 30th and the Capital Improvement Planning Committee is scheduled to meet on Thursday, February 1st. The Governor's budget for FY2025 is scheduled to be released later this week. The Finance Committee will provide the Board with an update on the FY 2025 budget at their next meeting.

**13. Discussion/Approval –Request of Parks and Recreation to reserve the Baron Hugo Gazebo for the 2024 Summer Concert Series: June: 5th, 12th, 19th, 26th (Kids Concert: June 5th and Rain Date: June 6th)
July: 3rd, 10th, 17th, 24th and 31st
August: 7th and 14th (Rain Date)**

Mr. Wells moved to approve the request of Parks and Recreation to reserve the Baron Hugo Gazebo for the 2024 Summer Concert Series: June: 5th, 12th, 19th, 26th, July: 3rd, 10th, 17th, 24th, 31st and August: 7th (Rain Date). A children's concert is scheduled for June 5th with a Rain Date of June 6th. The motion was seconded by Ms. Musto. The Board voted unanimously all in favor to approve the request of Parks and Recreation to reserve the Baron Hugo Gazebo for the 2024 Summer Concert Series.

14. Discussion/Approval – One Day Liquor Licenses – Milton Art Center, 334 Edge Hill Road

Mr. Wells moved to approve the one-day liquor licenses for the Milton Art Center located at 334 Edge Hill Road for the following dates: Winter Comedy Show: January 27, 2024 - 7:30PM-10PM; First Friday Art Exhibit – February 2, 2024 - 6PM-10PM; First Friday Music – March 1, 2024- 6PM-10PM; First Friday Music – April 5, 2024 - 6PM-10PM and First Friday, Music- June 7, 2024 - 6PM-10PM. The motion was seconded by Ms. Musto. The Board voted unanimously all in favor to approve the one-day liquor licenses for the Milton Art Center.

15. Discussion/Approval – Employment Contract between Nicholas Milano, Town Administrator and the Town of Milton, MA

Mr. Wells moved to approve an amendment to the Town Administrator's employment contract to reflect an increase of 2.5% for Fiscal Year 2024. The motion was seconded by Ms. Musto. The Board voted unanimously all in favor to approve the amendment to the Town Administrator's employment contract to reflect an increase of 2.5% for Fiscal Year 2024.

16. Discussion/Approval – Meeting Minutes: December 4, 2023, December 11, 2023 and December 19, 2023

This matter has been deferred.

17. Town Administrator's Report

Mr. Milano deferred his report due to the late hour.

18. Chair's Report

Chair Zullas deferred his report due to the late hour.

19. Public Comment Response

No public comment response.

20. Future Meeting Dates

The Select Board will meet on Thursday, February 1, 2024 at 9AM on Zoom and on Tuesday, February 27, 2024 at 7PM. There will not be a meeting on Feb. 13th.

21. Future Agenda Items

The Board will address the recommendation of the Traffic Commission regarding Governors Road.

22. Executive Session- Pursuant to M.G.L. c. 30A, § 21(a)(3) – To discuss strategy with respect to collective bargaining

- a. Milton Professional Management Association**
- b. Milton Firefighters, Local 1116**

This matter has been deferred.

23. Adjourn

At 10:53PM, Mr. Zoll moved to adjourn. The motion was seconded by Ms. Musto. The Board voted unanimously to approve.

Respectfully submitted by Lynne DeNapoli, Ex. Administrative Assistant to the Select Board

Documents:

Town Counsel Memo to Board –Opinion of Two-Year Ban

Correspondence from the Attorney General -Town of Milton's Compliance of MBTA Communities Act

PowerPoint Presentation - Opt-In Specialized Building Code

Letter to Secretary Tepper at the Executive Office of Energy and Environmental Affairs from the DCR Commissioner regarding the closure of Chickatawbut Road and the proposed project at Randolph Ave and Chickatawbut Road

Annual Town Meeting Warrant Articles:

Recurring / Annual Articles:

- Hear Report of Town Officers
- Authorize Treasurer to Collect Taxes
- Authorize Treasurer to Enter into Compensating Balance Agreements
- Capital Budget Appropriation
- Appropriation for Water System Improvements
- Appropriation for Sewer System Improvements
- Appropriation for Rehabilitation of the Town's Stormwater System
- Audit Appropriation

- Union Wage Set Aside
- Employee Benefits Appropriation
- Unemployment Appropriation
- Chapter 61 Position Classifications and Wage Increases
- Public Safety Appropriation
- General Government Appropriation
- Boards and Committees Appropriation
- Public Works Appropriation
- Water Enterprise Fund Appropriation
- Sewer Enterprise Fund Appropriation
- Stormwater Enterprise Fund Appropriation
- PEG Access Enterprise Fund Appropriation
- Health Department Appropriation
- Library Appropriation
- Cemetery Appropriation
- Parks Department Appropriation
- School Appropriation
- Blue Hills Regional Technical School Appropriation
- Consolidated Facilities Appropriation
- Interest and Maturing Debt Appropriation
- Stabilization Funds Appropriation
- Other Post-Employment Benefit Trust Appropriation
- Reserve Fund Appropriation
- Rescind Unissued Debt Authorizations
- Community Preservation Funds
- Community Preservation Committee Projects Recommendation
- Authorize Revolving Fund Expenditure Limits
- Authorize Select Board to Accept Easements

December 2023 Special Town Meeting Articles to be included:

- Article 3 from the December 2023 STM re: transfer of land to Conservation Commission
- Article 6 from the December 2023 STM re: Recording of Meetings of Elected Public Bodies
- Article 7 from the December 2023 STM re: Local Historic District Bylaw
- Article 8 from the December 2023 STM re: Citizens Petition to transfer the Pope's Pond parcel to the Conservation Commission

Other requests:

- Zoning Bylaw Amendments related to the MBTA Communities Act (Planning Board)
- Adoption of the Opt-In Specialized Code (Sustainable Milton)

Application from Parks and Recreation to use Town Green and Baron Hugo Gazebo for the 2024 Summer Concert Series

One-Day Liquor License Applications - Milton Art Center – 334 Edge Hill Road
Winter Comedy Show – January 27, 2024 7:30PM-10PM
First Friday Art Exhibit – February 2, 2024 6PM-10PM
First Friday Music – March 1, 2024 6PM-10PM
First Friday Music – April 5, 2024 6PM-10PM
First Friday, Music- June 7, 2024 6PM-10PM
Draft Meeting Minutes: December 4, 2023, December 11, 2023 and December 19, 2023

DRAFT

DRAFT

Select Board Meeting Minutes

Meeting Date: 2/1/2024

Members in Attendance: Michael Zullas, Chair; Erin G. Bradley, Vice Chair, Roxanne Musto, Secretary; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator; Lynne DeNapoli, Ex. Administrative Assistant to the Select Board

Members Absent: Richard G. Wells, Jr.

Meeting Location: REMOTE-ZOOM

Time Meeting called to Order: 9:04AM

Time Meeting Adjourned: 11:07AM

1. Call to Order

Chair Zullas called the meeting of the Select Board to order at 9:04AM.

Chair Zullas requested a moment of silence in honor of Frank Desmond. Mr. Desmond was a dedicated civil servant for the Town of Milton.

2. Public Comment

Chris Hart, 55 Woodlawn Road, Town Meeting Member, Pct. 5

Mr. Hart shared his support in favor of a yes vote on Article 1.

As a litigator with 20 years of experience in both criminal and civil defense, he provided his perspective on the Attorney General's letter to Milton regarding compliance with the MBTA Communities Act.

Mr. Hart noted that the letter was a clear warning to the Town about the Office's intention to pursue enforcement. This letter is not a scare tactic, it is not extortion nor is it fear mongering. It is how the Attorney General's Office works. He also stated that it was common to tell potential defendants to maintain all records/documents, since they may be subject to Discovery and litigation. The Attorney General's office did not send Milton a happy letter pledging collaboration. Mr. Hart encouraged the Select Board to be upfront about the Attorney General's position.

Matthew Morong, 136 Eliot Street

Mr. Morong reiterated his support in favor of a yes vote on Article 1.

Mr. Morong was recently contacted by a Developer who is interested in purchasing his home because it meets all the property dynamics outlined in the MBTA Communities Act. This trend will continue if Milton fails to comply.

Mr. Morong stated that by voting yes, residents get a zoning plan that preserves the character of existing neighborhoods and respects the scale of those places by placing strict limits on heights and densities and minimizes the incentives for tear downs by creating zoning that matches the

parameters currently in place, and is the result of an extensive public process. If Milton finds that this law needs to be amended in the future, there will be an opportunity for such action. By voting yes, Milton can control its own destiny.

Elizabeth Dillon – 79 Governors Road

Ms. Dillon expressed her appreciation to her neighbors on Governors Road and adjacent streets for their patience and support as they worked with municipal leaders to resolve the traffic safety concerns in their neighborhood. Ms. Dillon noted that the Traffic Commission's recommendation to implement a pilot program to install speed humps at various locations on Governors Road will be extremely beneficial. Ms. Dillon also thanked Chief King, Lt. Alba, Chief Madden, Chase Berkeley, the Traffic Commission and the Select Board for their support and effort to make Milton a safer community.

Maggie Oldfield, 3907 Hillside Street

Ms. Oldfield expressed her concerns regarding the hateful behavior she recently endured after she was uninvited to attend an event that Lt. Governor, Kim Driscoll was scheduled to speak at. Ms. Oldfield noted that individuals do not always have to agree on certain topics, but everybody should be made to feel included. She encouraged the Select Board Members to share Milton's No Place for Hate Proclamation with the event organizers.

3. Discussion/Update/Approval - Traffic Commission Report Recommendations:

a. Governors Road Traffic Calming

b. 190 Thacher Street – Handicap Parking Space Request

c. Eliot Street at Blue Hills Parkway – Do Not Enter Restriction

Mr. Berkeley, the DPW Director and Chair of the Traffic Commission joined the meeting to provide the Members with an overview of the recommendations made by the Traffic Commission and to request the Board's endorsement.

a. Governors Road – Quincy Border to Edge Hill Road

Recommended to implement a pilot program to install speed humps at various locations to address safety concerns

Mr. Berkeley fielded questions from the Members.

Following the discussion, Mr. Zoll moved to approve the Traffic Commission Report recommendation for Governors Road Traffic Calming. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

b. 190 Thacher Street – Lincoln Street side

Article V, Section 12:

Create one handicap parking space on the northerly side of Lincoln Street adjacent to 190 Thacher Street. This space shall remain while the applicant resides at the home and then removed.

Ms. Bradley, a resident of Lincoln Street shared concerns that the neighbors were not informed of this request. The layout/design of Lincoln Street does not allow ample space for parking.

Mr. Zoll, then moved to approve the Traffic Commission Report recommendation for 190 Thacher Street – Handicap Parking Space Request. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

c. Eliot Street at Blue Hills Parkway

Article V, SECTION 7. Time Limited in Designated Places

Remove the existing “do not enter” M-F 7AM-9AM restriction permanently.

Mr. Zoll moved to approve the Traffic Commission Report recommendation for Eliot Street at Blue Hills Parkway – Do Not Enter Restriction. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

Mr. Berkeley provided an update on two additional initiatives:

Hollis Street - Proposal from Resident

Recommended that a proposal to turn the portion of Hollis Street nearest to Adams Street into a one-way direction be evaluated by the Town’s Traffic Engineering Consultant.

Kahler Avenue - Request for Traffic Calming

No recommendations made. Refer for further study by the Engineering Department.

4. Discussion/Vote – February 13, 2024 Ballot Question on Article 1 from the December 4, 2024 Special Town Meeting (Zoning Bylaw and Map Amendment for compliance with the MBTA Communities Act)

Before the Members began their discussion, Chair Zullas shared a request from Mr. Wells. Mr. Wells requested that the Board defer this discussion so he could participate.

Due to work commitments and calendar restrictions, the Members agreed to address the substance and offer a preliminary vote. If the Board can settle on a meeting date prior to the February 13th ballot election, they will continue the discussion and vote again.

The Members each shared their perspective on the February 13, 2024 Ballot Question on Article 1 relative to the Zoning Bylaw for compliance with the MBTA Communities Act.

Mr. Zoll felt that it is important that residents know the truth about Article 1, so he clarified some misinformation and disinformation that have been circulating about this matter. The ad in the Suburban Shopper is an example. While the ad encouraged residents to vote “No” on Article 1, it provided little or no facts to support the cause. Mr. Zoll countered the position with details.

- Traffic plan not included
- Financial plan to support an impact of 2,461 new units
- No Equitable Distribution of units
- No plan for increased affordability
- No Plan for Reclassification

Ms. Musto shared a different point of view. She does not feel that the Town of Milton did its due diligence in drafting Article 1. The Select Board requested an explanation of the MBTA rail classification system on two different occasions, but did not specially request to be re-classified. If the Board had taken this important step, Milton may have had a different outcome. Ms. Musto also felt that the process was rushed and more attention should have been given to the transit area rather than neighborhoods that are further away from amenities. She feels that we have pitted neighborhoods against one another.

Chair Zullas noted that Article 1 preserves the character of our neighborhoods with the minimal compliance with the law. This is what residents requested and that was what was delivered. Town Meeting Members debated Article 1 for seven hours and voted to pass it by 2/3 majority. Chair Zullas referenced several examples of neighborhood preservation during his commentary and shared the site plan design and review requirements outlined in Article 1.

Chair Zullas stated that since September there have been no alternative proposals submitted to the Planning Board or Select Board for review. Chair Zullas explained that the consequences for voting “No” on Feb. 13th will be substantial and the Milton taxpayers will be affected.

Ms. Musto, Mr. Zoll and Chair Zullas had a passionate exchange of opinions.

Ms. Bradley is proud to call Milton home. It is very similar to the small farming town she grew up in Western MA. It is no longer the same place she grew up in, it has withstood growing pains and evolved with the times. Just like so many suburbs have to do to keep pace with the big cities. The changes have all been positive. It is a bustling community that offers affordable housing. Ms. Bradley is happy to see what has become of her hometown.

Ms. Bradley is hopeful that Milton can follow a similar path. Article 1 is not a perfect solution to the MBTA Communities Act. No new proposals have been submitted and this Article is Milton’s only viable option. Ms. Bradley noted that we try our best, we do what’s right and at the end of the day, we follow the law. Milton cannot be a unicorn. The MBTA Communities Act was supported overwhelmingly by the MA State Senate, the MA House of Representatives and signed into law by Governor Baker. 2/3 of Town Meeting Members voted in December 2023 in favor of compliance. Ms. Bradley extended her appreciation to the residents for the lively discussions on and their feedback on this matter.

Following the discussion, Mr. Zoll moved to recommend a yes vote on the February 13, 2024 Ballot Question on Article 1 from the December 4, 2024 Special Town Meeting (Zoning Bylaw and Map Amendment for compliance with the MBTA Communities Act). The motion was seconded by Ms. Bradley.

Chair Zullas offered a friendly amendment: “*subject to reconsideration*”. The amendment was accepted by Mr. Zoll and Ms. Bradley.

The Board voted by roll call (3-1) to support a yes vote on the February 13, 2024 Ballot Question on Article 1 from the December 4, 2024 Special Town Meeting (Zoning Bylaw and Map Amendment for compliance with the MBTA Communities Act).

BRADLEY: YES

MUSTO: NO

ZOLL: YES

ZULLAS: YES

5. Discussion/Approval – Letter regarding DCR’s potential closure of Chickatawbut Road and the proposed project at Randolph Ave and Chickatawbut Road

Mr. Milano, the Town Administrator prepared a draft letter to Secretary Tepper of the Ex. Office of Energy and Environmental Affairs in response to DCR’s proposal to close Chickatawbut Road and the proposed project at Randolph Ave and Chickatawbut Road.

The Members offered their suggestions and edited the draft to include the following: *The Town requests that EEA ensure that any alternatives for redesigning the intersection or reducing left-hand turns are thoroughly studied and that DCR and MassDOT engage with the Town on any potential new alternatives.*

Mr. Zoll, then moved to approve the amended letter regarding DCR’s potential closure of Chickatawbut Road and the proposed project at Randolph Ave and Chickatawbut Road. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve the amended letter.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

6. Discussion/Approval – Community Forum: How Do We Dwell Together in Peace? Sunday, February 4, 2024 from 3 pm to 5 pm, Pierce Middle School; Financial support for the forum

Chair Zullas requested the Select Board’s financial support for the upcoming Community Forum: How Do We Dwell Together in Peace? that the Milton Interfaith Clergy Association is hosting on behalf of the Town. The forum is scheduled for Sunday, Feb. 4th from 3PM-5PM at the Pierce Middle School. The fee for the event facilitators is \$1,000.00.

Mr. Zoll moved to approve \$1,000 to support the Community Forum: How Do We Dwell Together in Peace? scheduled for Sunday, February 4, 2024 from 3 pm to 5 pm, Pierce Middle School. The motion was seconded by Ms. Bradley. The Board voted by roll call (4-0) to approve \$1,000 to support the Event Facilitators.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

7. Discussion/Update/Approval - Milton Landing Lot B Proposals from Dexter-Southfield and the Milton Yacht Club

Mr. Milano, the Town Administrator, provided the Board Members with a brief update. At this time, there is no request for action.

The Town is working with Dexter Southfield, Neponset Rowing Club and the Milton Yacht Club to coordinate a long-term plan for boat storage that satisfies all interested parties.

Ms. Bradley suggested that we defer any further discussion on this matter until Mr. Wells is available to participate.

8. Discussion/Update - FY2025 Budget

Ms. Bradley, the Chair of the Finance Committee and Mr. Milano, the Town Administrator, provided an update on the FY'25 budget.

Governor Maura Healey's budget was released on January 24th. While the Governor's budget is just a blueprint, the data does not look promising for Milton. State aid has been reduced due to changes in the Chapter 70 student aid formula. There is a projected \$3.9 million shortfall in the Town's FY 25 budget. More information will be provided at the Select Board meeting on February 27th. A joint Finance Committee meeting and a Capital Improvement Planning Committee are scheduled for the week of Feb. 12th.

9. Discussion/Approval – Meeting Minutes: December 4, 2023, December 11, 2023 and December 19, 2023

Ms. Bradley moved to approve the meeting minutes for December 4, 2023, December 11, 2023 and December 19, 2023. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve the meeting minutes.

BRADLEY: YES

MUSTO: YES

ZOLL: YES

ZULLAS: YES

10. Public Comment Response

No public comment response

11. Future Meeting Dates – Tuesday, February 27, 2024 and Tuesday, March 12, 2024

The Select Board is scheduled to meet on Tuesday, February 27th and Tuesday, March 12th. The Members may host an additional meeting the week of February 5th. Details to follow.

12. Future Agenda Items

Chair Zullas asked the members to contact him or Mr. Milano with suggestions/topics for future agendas.

13. Discussion/Approval – Memorandum of Agreement with the Milton Professional Management Association for Fiscal Years 2023 to 2025

Mr. Milano, the Town Administrator, provided a summary of the Memorandum of Agreement with the Milton Professional Management Association.

Highlights include:

- Cost of Living Increase: 2% for three years with an additional ½% increase for years two (Step Six) and three (Step 8).
- Adjustment to Sick Leave Accrual
- Increase for Professional Development

Ms. Musto moved to approve the Memorandum of Agreement with the Milton Professional Management Association for Fiscal Years 2023 to 2025. The motion was seconded by Mr. Zoll. The Board voted by roll call to approve the contract.

BRADLEY: YES
MUSTO: YES
ZOLL: YES
ZULLAS: YES

14. Adjourn

At 11:07AM, Ms. Musto moved to adjourn. The motion was seconded by Mr. Zoll. The Board voted by roll call to adjourn.

BRADLEY: YES
MUSTO: YES
ZOLL: YES
ZULLAS: YES

Respectfully submitted by Lynne DeNapoli, Ex. Administrative Assistant to the Select Board

Documents

Comment Letter regarding DCR's comments on Chickatawbut Road
Traffic Commission Meeting Minutes 1-25-24
Traffic Calming – Governors Road
Meeting Minutes: Dec. 4th, 11th and 19th

DRAFT

Select Board Meeting Minutes

Meeting Date: 2/12/2024

Members in Attendance: Michael F. Zullas, Chair; Erin G. Bradley, Vice Chair; Roxanne F. Musto, Secretary; Richard G. Wells, Jr., Member; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Guests Peter Mello, Office of Town Counsel; Susan Galvin, Town Clerk; Chase Berkeley, Director of Public Works; Chris Hayden, Director of Consolidated Facilities; Shane Brandenburg, Ex. Director MATV

Meeting Location: Zoom/Webinar

Time Meeting Called to Order: 10:06AM

Time Meeting Adjourned: 10:58AM

1. Call to Order

Chair Zullas called the Emergency Meeting of the Select Board to order at 10:06AM. Chair Zullas introduced Attorney Mello, Ms. Galvin, Mr. Berkeley and Mr. Hayden.

2. Discussion/Approval - Weather Impact on the February 13, 2024 Special Town Meeting Ballot Election, potential vote to submit a court order to request delay due to impending snow (potential alternative date: Wednesday, February 14, 2024)

Chair Zullas explained the purpose of the meeting. Should the Select Board petition the Court to postpone the Special Town Meeting Ballot Election scheduled for Tuesday, February 13th due to a pending snowstorm.

Mr. Berkeley, Director of Public Works stated that the DPW crew and contractors are in prep mode for the storm. Conditions will begin to deteriorate during the morning commute and continue until late afternoon. The forecast calls for 1" - 2" of snow an hour. Refuse collection for Tuesday has been cancelled. Collection services resume on Wednesday and will be one day late. Mr. Berkeley also noted that high tide is expected at 2PM. Mr. Berkeley explained the process for how streets are prioritized and cleared during snowstorms. He did indicate that if 1" to 2" of snow should fall within an hour, it will blanket the roadways and take more time to clear. Any extra time allotted for cleanup is always appreciated. He is confident that Milton roadways will be clear for Wednesday morning.

Mr. Hayden, the Director of Consolidated Facilities informed the Members that the custodial staff at Milton Public Schools and his team will be prepared and ready if the election is held tomorrow, Tuesday, Feb. 13th or on Wednesday, February 14th. Polling locations will be maintained of snow and ice throughout the day to the best of their ability. Mr. Hayden did indicate that if school is not in session on Tuesday, the upkeep will be a little easier to manage.

Following an inquiry from Mr. Wells regarding the maintenance of Cunningham Hall, Ms. Galvin noted that she spoke to Mr. Kelly regarding this matter. He would not be able to address

the forecasted snow totals at this polling location with his current staff. He offered to hire a contractor at the Town's expense, knowing that the DPW crew and Consolidated Facilities would be at their maximum capacity.

Attorney Peter Mello from the Office of Town Counsel confirmed that the Town of Milton does need to submit a petition to the Court in order to change the date of the election. Attorney Mello outlined the process. He informed the Board that the petition can include a specific new date for the election or be left open ended, with a date to be decided.

Once the Board affirms, he will follow up with the Clerk of the Court and notify Mr. Milano with the scheduled time of the hearing later today.

Ms. Galvin, the Town Clerk has been communicating with Mr. Milano, the Town Administrator and Michelle Tassinari, the Director and Legal Counsel for the MA Elections Divisions regarding Tuesday's scheduled election, the pending snowstorm and the best way to proceed. Ms. Galvin stated that voter safety and the ability to ensure that anyone who wants to participate in the election has the opportunity to do so, are top priorities.

Ms. Galvin provided the data for the mail-in ballots and absentee requests.

- ❖ 3,228 applicants were mailed ballots. As on Saturday, Feb. 10th, 54% of the ballots were returned.
- ❖ 133 Residents applied for absentee voting based on one or all of the following conditions set forth by law:
 - ❖ Out of Town on Election Day
 - ❖ Disability
 - ❖ Religious Purposes

Ms. Galvin did note that if the Court approves the Town's decision to change the election by one day, the deadline for absentee voting would need to be extended to 5PM. The current deadline is 12PM on Monday, Feb. 12th. Any ballot that came in after 12PM, but before 5PM would be treated as a provisional ballot and once the Court Order is approved then their ballots would be valid.

Mr. Hayden provided an update regarding Cunningham Hall. The Consolidated Facilities team will address snow maintenance at this polling location. He is also coordinating with Captain Hopkins of the Milton Fire Auxiliary to ensure that polling locations are equipped with a (back-up) generator in case of a power failure.

Mr. Brandenburg, the Executive Director of MTV joined the Select Board meeting and requested a clarification from Mr. Berkeley, DPW Director regarding the delay in trash collection service. Mr. Berkeley provided Mr. Brandenburg with the information.

Mr. Zoll hopes that the Board can make a unanimous decision on the best course of action. Mr. Zoll did ask Attorney Mello to clarify the process about setting an alternative election date. Attorney Mello provided an explanation to Mr. Zoll and the Members.

Ms. Galvin and Mr. Milano, the Town Administrator responded to Ms. Musto's inquiries regarding previous election postponements and the Town's plan to communicate the change of

date to the residents. Ms. Galvin noted that she is not aware of any past election postponements. They assured Ms. Musto that we would exhaust all avenues to ensure that residents are informed of the change. Mr. Milano will post notices on the Town's website and social media, contact the Vote "Yes" and Vote "No" campaign coordinators, e-mail notifications to the local media outlets.

Ms. Bradley suggested that moving forward, the Town should have a contingency plan in place for Special Town Meeting events that are scheduled for the winter months. She previously hinted that a snowstorm was a possibility. Ms. Bradley did inquire about MPS's plans for the storm and stated that if the election were postponed, she would prefer that it be held on a Tuesday and stick with tradition.

Mr. Wells noted that this is a difficult decision, but his background in public safety indicates that a postponement for a weather-related event is the right call. The safety of our residents is a top priority. The postponement should not extend past Wednesday, February 14th.

Chair Zullas agreed with Mr. Wells' comments. He then asked Ms. Galvin to offer her recommendation.

Ms. Galvin did suggest that it would be in the Town's best interest to postpone the election. She did request that the Board Members not extend the vote too long due to the upcoming Primary Election scheduled for Tuesday, March 5th. Ms. Galvin would prefer that the election be held this week. Ms. Galvin did extend her appreciation to the Consolidated Facilities team as well as the DPW crew for their help and support during the election process. Elections would not happen without them.

Mr. Hayden informed Ms. Bradley that a storm prep call was scheduled for 11am with the Town officials and Milton Public Schools.

Ms. Bradley shared her concerns regarding Milton's preparations for the storm. While she is an advocate safety, she felt that the Select Board was acting prematurely without all the facts such as school and town hall closures. Ms. Bradley is not in favor of postponing the election if Town Hall is open on Tuesday. Ms. Bradley suggested that the Town should have access to a reverse 911 system.

Mr. Milano did state that one entity had to make the initial step in getting the process moving. Chair Zullas explained that there are times when we have to make a decision with less than perfect information.

Ms. Galvin addressed the Members' concerns regarding the Town's lack of preparation. She explained that there is nothing in the law that would have allowed Milton to prepare for this event. A court order is the only mechanism available.

Chair Zullas expressed his appreciation for all the input received and stated that he was inclined to defer to the judgement of the person who runs the elections and is the expert on election, Ms. Galvin.

After further discussion, Chair Zullas requested a consensus among the Members. Ms. Bradley and Ms. Musto agreed to move forward and petition the Court and re-schedule the election to

Wednesday, February 14, 2024. The deadline for Absentee ballots will be extended to 5PM today, Monday, Feb. 12th based on Director Tassinari's suggestion. Their main concern: making sure the postponement message is properly circulated.

Mr. Wells moved based on the recommendation of the Town Clerk and the State and supported by our public safety entities to postpone the Special Town Meeting Ballot Election to Wednesday, February 14, 2024. The motion was seconded by Mr. Zoll. Chair Zullas offered a friendly amendment to include the following: "Seek Relief from the Court."

Attorney Mello offered a suggestion regarding the motion. Chair Zullas offered a revised friendly amendment:

"Move to seek relief from the court to postpone the election to Wednesday February 14th and to see seek other relief as deemed necessary by the Town Clerk, Town Counsel and the Town Administrator." Mr. Wells and Mr. Zoll approved the friendly amendment. The Board voted unanimously by roll call (5-0) to seek relief from the Court and postpone the election to Wednesday, February 14, 2024.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

3. Adjourn

At 10:58AM, Ms. Bradley moved to adjourn. The motion was seconded by Ms. Musto. The Board voted unanimously by roll call (5-0) to adjourn.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

Respectfully submitted by Lynne DeNapoli, Ex. Administrative Assistant to the Select Board.