



Select Board

Meeting Packet

May 27, 2025

PROCLAMATION

WHEREAS, according to the Motorcycle Industry Council, motorcycling is a great tradition enjoyed by an estimated 30,000,000 individuals annually in the United States, representing 9 percent of the population; and

WHEREAS, motorcycles are fuel-efficient and decrease congestion while having little impact on the transportation infrastructure; and

WHEREAS, motorcycle fatalities occur more frequently than passenger vehicle fatalities; and

WHEREAS, the Motorcycle Community is committed to decreasing motorcycle crashes through training and safety education, personal responsibility, and increased public awareness; and

WHEREAS, motorcycle awareness is beneficial to all road users and will help decrease motorcycle crashes; and

WHEREAS, the National Highway Traffic Safety Administration promotes Motorcycle Safety Awareness Month to encourage riders to be properly licensed; receive training, and wear personal protective equipment, and to remind all riders and motorists to share the road.

NOW, THEREFORE, We, the Milton Select Board, do hereby proclaim the month of May as:

MOTORCYCLE AWARENESS MONTH IN MILTON

GIVEN THIS DAY, Tuesday, May 27, 2025

Signed by the Chair on behalf of the Select Board _____

Benjamin D. Zoll, Chair

*John C. Keohane, Vice Chair
Meghan E. Haggerty, Secretary
Winston A. Daley, Member
Richard G. Wells, Jr. Member*

TOWN OF MILTON 2025



Special Town Meeting

Monday, June 16, 2025

Milton High School Auditorium

7:30 p.m.

WARRANT

INCLUDING THE REPORT OF THE WARRANT COMMITTEE
AND RECOMMENDATIONS ON ARTICLES
as required by Chapter 75, Section 1, of the General Bylaws of Town

PLEASE BRING THIS REPORT TO TOWN MEETING

June 2025 Special Town Meeting Warrant

Commonwealth of Massachusetts, SS
County of Norfolk

To any of the constables of the Town of Milton in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Milton, qualified to vote in Town affairs, to meet at the Milton High School Auditorium at 25 Gile Road in said Milton on Monday, the sixteenth day of June next at 7:30 o'clock in the evening, then and there to act upon the following Articles to wit:

Articles 16

And you are directed to warn said inhabitants qualified as aforesaid to meet at the times and places and for the purposes herein mentioned by posting attested copies of the Warrant in each of the Post Offices of said Town fourteen days at least before the sixteenth day of June. Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk, on or before the second day of June 2025.

Given under our hands at Milton this of 27th day of May, 2025.

Benjamin D. Zoll
John C. Keohane
Meghan E. Haggerty
Winston A. Daley
Richard G. Wells, Jr.

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WARRANT ARTICLES AND RECOMMENDATIONS

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2	Accept the provisions of M.G.L. Chapter 59, Section 5, Clauses 17D, 22I, and 41D	_____
3	Zoning Bylaw Amendment: Chapter 275-7 Flood Plain District	_____
4	Zoning Bylaw Amendment: Establish a new East Milton Overlay District and amend the Zoning Map	_____
5	Zoning Bylaw Amendment: MBTA Communities Multi-family Overlay District and amend the Zoning Map (Planning Board)	_____
6	Zoning Bylaw Amendment: MBTA Communities Multi-family Overlay District and amend the Zoning Map (Citizen's Petition)	_____

In compliance with the American with Disabilities Act, this Warrant can be made available in alternative formats. The June 16, 2025, Special Town Meeting, if requested, will be offered by assisted listening devices or an interpreter certified in sign language. Requests for alternative formats should be made as far in advance as possible.

Should you need assistance, please notify the SELECT BOARD at 617-898-4843 or 617-696-5199 TTY.

Smoking and other tobacco use is prohibited in school facilities and outside on the school grounds by MGL Chapter 71, Section 37H, “An Act Establishing the Education Act of 1993.” This law applies to any individual at any time.

Strong fragrances cause significant adverse reactions in some people, such as migraine headaches. Products with strong fragrances include personal care products such as perfume, cologne, fragranced hair products, after shave lotion, scented hand lotion, etc. Attendees at Town Meeting are requested to avoid wearing products with strong fragrances. As an accommodation to persons with such adverse reactions, and to allow safe and free access to the auditorium, the lobby and restroom, attendees at Town Meeting who are wearing products with strong fragrances, or who think they may be wearing products with strong fragrances, are requested to sit away from the sections nearest to the lobby entrance.

**MESSAGE FROM THE TOWN MODERATOR
ELIZABETH S. DILLON**

REPORT OF THE WARRANT COMMITTEE FOR THE 2025 JUNE SPECIAL TOWN MEETING

Greetings to the Honorable Select Board, Town Meeting members and Residents of the Town of Milton.

The Warrant Committee herein presents to the Town Meeting recommendations for action on Articles submitted to the Special Town Meeting convening on Monday, June 16, 2025.

Yours in Service,

The Warrant Committee

Thomas A. Caldwell (Chair)
Stephen H. Rines (Secretary)
Lori A. Connelly
Elizabeth S. Dillon
James H. "Jay" Fundling
Allison J. Gagnon
Julie A. Joyce
Andrew S. Koh
Macy Lee
Julia Maxwell
Peter F. Mawn
Brian J. McGuire
Aman Negassi
Ronald T. Sia
Judith A. Steele
Karen Bosworth (Clerk)

ARTICLE 1 To see if the Town will vote to amend the appropriations voted for the Fiscal Year 2025 Reserve Fund at the 2024 Annual Town Meeting in Article 33 and the 2025 Annual Town Meeting in Article 2 by appropriating \$300,000 for the Fiscal Year 2025 Reserve Fund from funds certified by the Department of Revenue as free cash; and to act on anything relating thereto.

Submitted by the Select Board

Draft motion

RECOMMENDED that the Town vote to amend the following appropriation for the twelve-month period beginning July 1, 2024:

<u>Description</u>	<u>Town Meeting Articles</u>	<u>Current FY2025 Appropriation</u>	<u>FY2025 Adjustment</u>	<u>Revised FY2025 Appropriation</u>
Reserve Fund	Article 33 at the 2024 Annual Town Meeting	\$965,000	\$300,000	\$1,265,000
	Article 2 at the 2025 Annual Town Meeting			

And that to meet said appropriation the sum of \$300,000 be appropriated from funds certified by the Department of Revenue as free cash.

If no recommendation ready:

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: This article requests an appropriation of \$300,000 from free cash to the Fiscal Year 2025 Reserve Fund. The Town's current free cash balance is \$300,000 and this appropriation would transfer it to the Reserve Fund for unanticipated expenses in the current Fiscal Year, which ends June 30, 2025. Any unused funds in the Reserve Fund will contribute to next year's free cash balance. Any transfers from the Reserve Fund require approval of the Warrant Committee.

The Warrant Committee did not have an opportunity to vote on a recommendation for this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the Jun 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town's Town Meeting webpage:

<https://townofmilton.org/townmeeting>

ARTICLE 2 To see if the Town will vote to accept (1) the provisions of M.G.L. c.59, §5 clause Seventeenth E, to allow exemptions granted to those qualifying pursuant to clause Seventeenth to be increased annually by an amount equal to the increase in the cost of living as determined by the Consumer Price Index for such year to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; and (2) to accept the provisions of M.G.L. c.59, §5 clause Twenty-second I, to allow exemptions granted to those qualifying pursuant to clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second E or Twenty-second F to be increased annually by an amount equal to the increase in the cost of living as determined by the Consumer Price Index for such year to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; and (3) to accept the provisions of M.G.L. c.59, §5 clause Forty-first D to allow exemptions granted to those qualifying pursuant to clause Forty-first to be increased annually by an amount equal to the increase in the cost of living as determined by the Consumer Price Index for such year to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; or to act on anything relating thereto.

Submitted by the Select Board

If no recommendation ready:

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: This article proposes to accept three clauses from M.G.L. Chapter 59, Section 5. The three clauses would allow annual cost-of-living-adjustments for three sets of property tax exemptions found in Clause 17 (seniors, surviving spouses, and minor children of deceased parent), Clause 22 (various veterans tax exemptions), and Clause 41 (seniors). The annual cost of living adjustment would be based on the consumer price index, determined by the Massachusetts Department of Revenue; otherwise, the tax exemptions would remain a flat amount as they have for many years.

The Warrant Committee did not have an opportunity to vote on a recommendation for this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the Jun 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town's Town Meeting webpage:

<https://townofmilton.org/townmeeting>

Article 3 To see if the Town will vote to amend Section 7 of Chapter 275 of the General Bylaws, known as the Zoning Bylaw, as follows:

(1) By striking Section 7.1(A) in its entirety and inserting in place thereof the following:

SECTION 7.1 Flood Plain District.

A. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated within the Town of Milton designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated July 08, 2025. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Flood Insurance Study (FIS) report dated July 08, 2025. The effective FIRM, FBFM, and FIS report are incorporated herein by reference and are on file with the Planning Board and the Inspectional Services Department.

(2) By striking Sections 7.3(A)(2) & (3) in their entirety and inserting in place thereof the following::

- (2) NFIP State Coordinator,
 Massachusetts Department of Conservation and Recreation
- (3) NFIP Program Specialist
 Federal Emergency Management Agency, Region I

(3) By striking Sections 7.4(A) & (B) in their entirety and inserting in place thereof the following::

- (A) NFIP State Coordinator,
 Massachusetts Department of Conservation and Recreation
- (B) NFIP Program Specialist
 Federal Emergency Management Agency, Region I

(4) By striking the definition of Recreational Vehicle in Section 7.5(B)(6), and replacing it with the following amended text:

Recreational Vehicles; In A and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

(5) By striking the following definitions § 275-7.10 Definitions and inserting in place thereof the following:

DEVELOPMENT

Any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials

FLOODWAY

The channel of a river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

SPECIAL FLOOD HAZARD AREA

The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

And to authorize the Town Clerk to make clerical revisions to section numbers and heading; and to act on anything relating thereto.

Submitted by the Planning Board

RECOMMENDED that the Town vote to approve the article as printed in the Warrant.

COMMENT: 

ARTICLE 4 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by inserting the following new Section 275-3.22 East Milton Square Mixed-Use Overlay District.

In East Milton Square, mixed residential and business uses may be permitted by right with site plan review through the Planning Board for up to 3-stories and 45 feet subject to reasonable terms and conditions based on the standards defined herein. The boundary of the East Milton Square Overlay District is shown on the current Milton Zoning Map.

- A. Purpose. This section's purpose is to allow high-quality mixed-use development that enhances East Milton Square. Successful mixed-use development shall:
 - a. Strengthen walkability and safe and convenient circulation for all travel in East Milton Square
 - b. Proactively and intentionally guide commercial district investment
 - c. Enhance the sense of place and district identity
 - d. Leverage private investments to add community amenities while reducing impacts
 - e. Encourage mixed-use redevelopment and an increased variety of housing options
 - f. Improve environmental sustainability and resilience in the district
 - g. Preserve and enhance historic character of East Milton
- B. Allowable Uses.
 - a. Allowed uses. Mixed-use development is required with non-residential and residential uses.
 - b. Non-residential uses. All business uses otherwise permissible in the East Milton Square Business District shall be allowed by-right with site plan review. Except for drive-through food service facilities, filling stations, garages, sales rooms and repair shops for motor vehicles, storage warehouses, and undertakers which are prohibited.
 - c. Residential uses. Residential use shall be allowed by-right with site plan review in conjunction with one or more Non-residential uses identified in Section B.b. The permissible residential use shall be multi-family housing, which is defined as having more than one housing unit in a building or in multiple buildings on a lot. A housing unit is defined as that portion of a building providing complete housekeeping and cooking facilities for one family, as defined in § 275-1.1.
 - d. Ground Floor Uses. Ground floor uses shall promote an active pedestrian environment and lively streetscape and shall not include parking. At least 50% of the usable ground floor area of the building must be designed for and shall be occupied by Non-residential uses identified in Section B.b. Where possible, this area should be designed to accommodate individual business of 1,500 square feet or less. As used in this Section § 275-3.22, the "ground floor" shall be the story directly above the basement or, if there is no

basement, the story directly above the foundation, which generally coincides with the elevation of the adjacent sidewalk at the frontage of the property.

C. Dimensional Requirements.

a. Setbacks.

- i. Front Yard Setbacks. The primary frontage of new buildings and new additions to existing buildings shall be located no less than zero (0) feet and no more than ten (10) feet from the lot line.
- ii. Side Yard Setbacks. Side yard setbacks are not required when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum side yard setback is ten (10) feet.
- iii. Rear Yard Setbacks. The minimum rear yard setback is twelve (12) feet when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum rear yard setback is twenty (20) feet.

b. Building Height.

- i. Maximum Height. No building shall be erected or altered to exceed three (3) stories and forty-five (45) feet in height.
- ii. Definitions.
 1. The height of any building shall be measured from the mean grade of the natural ground contiguous to the building at the property's street frontage, as such ground exists at the sidewalk elevation. Existing structures may retain their existing heights and number of stories.
 2. The term "story," as used in this Paragraph C(b), shall not include a basement provided that the finished floor height of the ground story shall at no point be more than four (4) feet above the mean grade of the adjacent sidewalk and provided that convenient and accessible entry to commercial spaces be provided at the ground floor from the sidewalk. A basement may be used for parking, storage, utilities and commercial space, but not for residential units. If reasonably necessary and appropriate for good design or to address the existing conditions on site, the Planning Board can modify the requirements in this subparagraph.
 3. Height shall be measured to the midpoint of the slope of a pitched roof, or the parapet of a flat roof, excluding the items specifically defined as allowable projections herein. The Planning Board may permit protrusions of up to eight feet above the roofline, such as elevator shaft housings or chimneys, so long as the appearance of the

building remains architecturally coherent, visually attractive, and appropriate to its context. The Planning Board may allow a cupola or clock tower up to fifteen feet above the roofline so long as it has been shown to add significant merit to the building's design.

- c. Ground Story Height. The minimum ground story height in a new building shall be twelve (12) feet clear for properties with frontage on Adams Street, Granite Avenue, Bryant Avenue, and Bassett Street.
 - d. Open Space. All properties must provide a minimum of 10% open space. Minimum open space may include hardscape pedestrian plazas, extensions of the sidewalk/public realm, planting of street trees, pocket parks, balconies, roof decks, or off-site improvements to existing open space amenities.
- D. Historic Preservation. Buildings constructed in whole or substantial part before 1940 shall be preserved as part of an adaptive reuse mixed-use redevelopment.
- a. Purpose. The preservation of buildings of historical significance and an expansion of the economic options for historic properties in East Milton Square.
 - b. Definitions. Preservation shall include preservation or restoration of a building's exterior appearance and may include renovation, rehabilitation, restoration or re-creation of features or elements of the building. The exterior elements of a building shall be historically compatible and appropriate to the preserved historic structure.
 - c. Guidance. Preservation plans shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall be submitted to the Historical Commission for comment. Notwithstanding the foregoing, a building constructed before 1940 need not be preserved if the Planning Board, after seeking the advice of the Historical Commission, determines that the building lacks substantial architectural significance and is not historically important or that the building is in an advanced stage of deterioration and is not able to be preserved at a reasonable financial cost. Buildings listed in the National and State Registers of Historic Places or identified in the Massachusetts Cultural Resource Information System shall be deemed historically important.
 - d. Approval. If deemed historically important, project approval may require the restoration, rehabilitation, renovation, repair, adaptive reuse, or addition to historic structures in the district. In order to grant project approval, the proposed restoration, rehabilitation, renovation, repair, adaptive reuse, or addition shall preserve, to the maximum extent feasible, the historical and architectural features of the building, structure, or element.

- e. Waivers. At the discretion of the Planning Board through site plan review, relief from dimensional or parking requirements may be granted for good cause, to accommodate the preservation of a historic structure and property.
- E. Design Standards. Each building and site shall be designed to positively contribute to the legacy and character of East Milton Square while enhancing livability for surrounding residents. The building design and site layout shall define street frontage by occupying street edges with an active ground floor and filling gaps between existing buildings. The building design and site layout shall configure the building layout and building massing to shape outdoor spaces by placing buildings at the edges of the outdoor space and located active ground floor uses, and transparent ground floor facades at those locations. The building design and site layout shall also be used to define streets edges, corners, and intersections. Site layouts shall consolidate and share off-street parking efficiently across lot lines, improve streetscapes and walkability by minimizing curb cuts, and contribute to livability through the creation of pocket parks, additional outdoor spaces, and new outdoor amenities. The architectural design shall be composed to be visually attractive and compatible with the context of the East Milton Square Business District and nearby buildings.
- a. In addition, each building shall meet the following design standards:
 - i. Context sensitive – New building and site layouts, including side and rear setbacks, shall respond to the context of neighboring properties. Buildings shall be positioned on their site to provide buffers for abutting existing single- and two-family residences.
 - ii. Public realm expansion – New building and site layouts, including front setbacks, shall respond to the context of the adjacent sidewalk. Where the sidewalk width is less than or equal to 6 feet at the building frontage, new buildings shall provide a setback within the build-to range defined in Section C.a. to expand the width of the sidewalk to a minimum of 10 feet to allow for additional outdoor amenities and activity.
 - iii. Historical context, heritage and legacy – The building form, scale, proportion, massing, roof lines, and architectural design shall recognize and complement the historic buildings and styles of the East Milton Square Business District and positively contribute to the district's character. Particular attention shall be paid to reinterpreting design elements found in the context of the district through façade design, proportion and location of windows, location and ornamentation of entrances, and complementary building materials and colors.

- iv. Context-sensitive height and scale – The building form shall provide step-backs in the facade that respond to the surrounding context, as the Planning Board deems appropriate. The step backs shall provide a vertical change in the plane of the facade to reduce the perceived building height. For example, if a 3-story building is adjacent to a 2-story existing building, the facade of the third story shall step back from the facade of the lower two stories to reduce the visual prominence of the upper floor.
- v. Context-sensitive width and scale – Buildings more than forty (40) feet wide shall be broken down into a series of smaller bays to evoke the rhythm of historic shop fronts, add visual character, and maintain the pedestrian scale of the streetscape. No uninterrupted length of any facade shall be permitted to exceed twenty (20) horizontal feet without incorporating at least one of the following massing elements: horizontal setbacks or vertical step-backs, architectural projections, recesses, and at least one of the following design elements: color change, material change, or texture change.
- vi. Active ground floor at active sidewalks – The building facade shall integrate a higher proportion of transparent glass in the ground level frontage oriented to Adams Street, Granite Avenue, Bryant Avenue, and Bassett Street including business and entryway storefronts, display windows, or other glazing elements.
- vii. Highlight windows and doors as design features – Windows and doors shall be integrated with appropriate architectural elements that highlight them as facade features. When integrated with the design of the facade, recessed doorways are preferred, to break up the building facade, provide a welcoming space, provide protection from sun and rain, and reduce conflict between an external door swing and sidewalk circulation. Where a recessed doorway is not used, an awning can have a similar effect.
- viii. Attractive from all sides – The back and sides of each building shall be given as much architectural care as the front. The building, whether observed from the front, rear, or sides shall present an attractive appearance and offer a unified architectural approach. Where windows are not possible or appropriate to the intended use on the side or rear, facade articulation in the form of raised or recessed surfaces shall be used to break up blank walls.
- ix. Integrate and conceal mechanical equipment – Mechanical equipment and other utilitarian features, including metal chimneys and elevator penthouses, shall be integrated into the overall architectural design of the

building by use of screening materials, placement, roof shape or form, or other means.

- x. Reduce visual impact of parking – If parking is provided on-site, it shall be to the rear of the primary building underneath the building. If a parking structure is provided it shall be unobtrusive and designed to integrate with the building and the district. Garage doors or other forms of vehicular access shall be integrated into the architectural design of the building. Surface parking areas shall be designed to be used as flexible plaza space that could be temporarily used for other private purposes or events. These parking areas shall use permeable pavers and shall include landscape islands, or other design features to add visual interest and flexibility to parking areas while enhancing stormwater mitigation and reducing the heat island effect.
 - xi. Reduce impact of vehicular access – Vehicular access to the site shall be integrated with the design of the public realm and property frontage to minimize the access width and potential negative impacts on the pedestrian environment.
 - xii. Integrate site landscape – Landscaping shall be used to enhance the building's design, strengthen attractive outdoor features, and to provide shade. Street trees shall be integrated with the design of sidewalk extensions or creation of pocket parks with flush tree grates or permeable pavers. Where space is limited, window boxes, trellises, green walls, or other compact landscape features shall be integrated with the building design.
 - xiii. Integrate site and building lighting – Lighting fixtures shall be appropriate to the architecture and provide suitable lighting without detriment to nearby residences. Light fixtures including site and streetlights shall match existing standards in the Town, for example matching streetlights recently installed at Manning Community Park and related streetscape improvements.
 - xiv. Integrate signs into building design – Signs shall be integrated with the building design and placed consistently on the building with a sign band integrated into the façade design of the ground floor and coordinated among multiple tenants. If illuminated, external gooseneck lighting is encouraged.
- b. The Planning Board has the discretion to allow changes to one or more of the design standards if the project proponent can show that with such changes the project would remain architecturally coherent, well sited on its lot, visually attractive and compatible with the district and nearby context.

- c. In addition to the required Design Standards in this Section, the Milton Planning Board may adopt additional design guidelines for development in the East Milton Square Mixed-use Overlay District.

F. Sign Approval. Sign approval shall be determined as provided in § 275-3.3.

G. Affordable Housing Units.

- a. In the East Milton Square Mixed-use Overlay District, twelve (12) percent of the total housing units for a project with less than 25 units, or fifteen (15) percent of the total housing units for a project with 25 units or more (computed to the nearest whole number) shall be affordable housing units, subject to perpetual deed restrictions, and if applicable, a regulatory agreement ensuring permanent affordability. Should the calculation result in a remainder of 0.5 or above an additional on-site unit shall be required. Should the remainder be below 0.5 a contribution to the Affordable Housing Trust shall be required in an amount to be determined by the Planning Board. These units shall be affordable to households whose annual income shall not exceed 80% of the then current Area Median Income (AMI) for the Boston- Cambridge-Quincy, MA-NH HUD Metro FMR Area as determined by the United States Department of Housing and Urban Development ("HUD") adjusted for household size and these units shall qualify for inclusion in the Subsidized Housing Inventory (SHI) maintained by the Massachusetts Executive Office of Housing and Livable Communities ("EOHLC").
- b. All affordable units shall be integrated with and distributed throughout the development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- c. To the maximum extent permissible, preference shall be given to Milton residents and employees of the Town of Milton in the rental or purchase of affordable units. A site plan approval issued under this section shall state that final occupancy permits shall not be issued until the affordable housing restrictions, and, if applicable, the regulatory agreements have been recorded with the Registry of Deeds and copies of the recorded documents have been provided to the Planning Board and the Building Commissioner.

H. Parking.

- a. Business Parking. In the East Milton Square Mixed-use Overlay District, minimum parking requirements for business uses shall follow Parking Requirements in Business Districts § 275-11.3 provided that, upon a determination that a greater or lesser number of parking spaces would be reasonably necessary so as to be adequate for the business use in a particular project, the Planning Board may increase or decrease the minimum number of business parking spaces required for

- the project. In the event of a restaurant use, at least one parking space shall be provided for each four patron seats provided that, upon an applicant showing that a lesser number of spaces would be adequate for the restaurant use, the Planning Board may reduce the required amount of parking.
- b. Residence Parking. There shall be a minimum of one parking space for each residential unit.
 - c. Off-Site Parking. Safe and convenient parking may be provided off-site within or adjacent to the East Milton Square Business District for the parking required to support business uses at other properties in the East Milton Square Business District. Off-site spaces used to fulfill parking requirements shall be associated with a parking agreement between the applicant and the owner of the property where the off-site spaces are proposed to be located. The parking agreement shall be submitted as part of the application.
 - d. Shared Parking Reductions. Off-street parking requirements may be reduced if they collectively serve different uses within the same mixed-use development or collectively serve multiple uses across multiple sites, where such collective use of the parking facilities is based on a written agreement that: 1) assures the continued collective use; 2) states the number of parking spaces allocated to each participating use and the anticipated peak parking demand days and times for such uses; and 3) assures access to and maintenance of the common parking facility. The parking spaces provided through the collective use of parking facilities shall be counted towards the minimum required parking spaces as approved by the Planning Board.
 - e. Other Parking Reductions. A reduction in the calculated parking requirement may be allowed as deemed appropriate by the Planning Board through a special permit upon demonstration of the features of the project that reduces automobile dependence for the development. These features may include the provision of on-site dedicated parking space(s) to car-share vehicles, increased bicycle parking and amenities beyond the requirements of § 275-11.12, on-demand shuttle services, or other transportation demand management techniques, and shall be appropriately scaled to the scale of the development and the requested reduction in parking.
 - f. Bicycle Parking. § 275-11.12 applies to residential components of projects. Projects involving business uses shall also provide adequate exterior parking of bicycles for customers and employees.

I. Application Requirements.

- a. An application shall include a plan meeting the requirements for site plan specified in § 275-12.4 and such other requirements as may be specified by the Planning

- Board. The plan shall be contained in various sheets, all of which, after approval, shall contain the written approval of the Planning Board and shall be recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court, as applicable, at the applicant's expense. Any relevant special permits shall also be recorded with the plan at the applicant's expense. The recorded plan shall be a part of the site plan approval. The plan shall show the development in all material detail. Any amendments or modifications to the plan shall be approved by the Planning Board and recorded or filed with said Registry at the applicant's expense. The applicant shall promptly provide to the Planning Board evidence of recording of each approved plan, amendment, or modification. The applicant shall promptly provide a copy of all recorded or filed documents to the Planning Board, showing the book and page or document number.
- b. If applicable, an application involving a property, on which there is a building constructed in or before 1940, shall be referred to the Milton Historical Commission for consideration of its historical and architectural significance and of the desirability and feasibility of its preservation, rehabilitation, or restoration in the proposed development. After consideration, the Milton Historical Commission may issue a report, which may include comments and suggestions, to the Planning Board on these matters and any associated matters pertinent to the Commission's responsibilities, and the Planning Board shall consider any such report in its evaluation of the application.
 - c. If applicable, an application involving a property, on which there is a building constructed in or before 1940, shall include a narrative describing compliance with the Secretary of the Interior Standards with the application materials. The application shall include a narrative prepared by the project architect describing the project relative to the historic context of East Milton Square including a statement of the positive contributions the project will make to the character of the East Milton Square Business District by preserving its history and strengthening its streetscape and vitality.
 - d. The application shall include professional studies calculating the impact of the development on town services, on parking in the East Milton Square Business District and adjacent neighborhood streets, on traffic in district and surrounding areas of the town, on existing nearby businesses, and on future business development. If there is a material adverse impact projected, mitigating strategies shall be proposed.
 - e. The application shall include a narrative describing the parking, ride sharing, bicycle storage, and other similar transportation infrastructure elements integrated with

the project. This narrative shall include discussion of off-site transportation impacts, including a district parking impact analysis and traffic impact analysis for the proposed project. The narrative shall describe potential district mitigation that may be proposed to address the impacts identified.

- f. The application shall include a narrative describing compliance with the Design Standards.
 - g. The application shall include architectural renderings, building elevations, an existing conditions survey with structures, retaining walls, parking areas, trees and topography, existing condition photos of the site and adjacent properties, proposed site plan with structures, retaining walls, parking areas, topography, landscape plan and details, site/building sections with accurate topographic depiction, building material specifications and other pertinent details regarding the project architecture and site plan.
- J. Application Review Fees. When reviewing an application for a site plan review or special permit, the Planning Board may determine that the assistance of outside consultants is warranted due to the size, scale, or complexity of the proposed project or due to the project's potential impacts. The Planning Board may require that an applicant pay a review fee, consisting of the reasonable costs incurred by the Planning Board for employment of outside consultants engaged by the Planning Board to assist in the review of an application. In hiring outside consultants, the Planning Board may engage disinterested engineers, planners, architects, urban designers, or other appropriate professionals who can assist the Planning Board in analyzing a project to ensure compliance with this section and with other Town of Milton bylaws, regulations and requirements. Expenditures may be made at the direction of the Planning Board and shall be made only in connection with the review of the specific project for which the review fee has been collected from the applicant. Failure of an applicant to pay a review fee shall be grounds for denial of the application. At the completion of the Planning Board's review of a project, any excess amount of the review fee shall be repaid to the applicant. A final report of expenditures shall be provided to the applicant.
- K. Notice, Procedures and Standard for Decision. The notice and procedural requirements set out in § 275-13.2 and § 275-13.3 and the standard to be used in rendering a decision set out in § 275-13.3 shall apply to site plan review for mixed-use development under this section.

**East Milton Square
Final Zoning Map**



And to authorize the Town Clerk to assign or amend chapter and section numbers and titles; and to act on anything relating thereto.

Submitted by the Planning Board

RECOMMENDED that the Town vote to approve the article as printed in the Warrant.

COMMENT:

ARTICLE 5 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following new Section 275-3.2X MBTA Communities Multi-family Overlay District and to amend the Zoning Map to include the MBTA Communities Multi-family Overlay District, including the following subdistricts: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, and the 711 Randolph Ave Subdistrict, as shown on the MBTA Communities Multi-family Overlay District Boundary Map, dated May 8, 2025.

Section 275-3.2X MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (“MCMOD”) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Meet local housing needs along the full range of incomes, promoting social and economic diversity and the stability of individuals and families living in Milton.
2. Ensure that new multi-family housing creation is harmonious with the existing community.
3. Provide a wide range of housing alternatives to meet Milton’s diverse housing needs.
4. Promote smart growth development by siting multi-family housing adjacent to transit or in areas where existing commercial and civic amenities and infrastructure already exist.
5. Increase the municipal tax base through private investment in new residential development.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 71 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 275-3.2X.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 275-3.2X are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, and the 711 Randolph Ave Subdistrict.

C. Definitions.

For purposes of this Section 275-3.2X, the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 275-3.2X.
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Milton, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.
8. **Design Guidelines.** Design standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
9. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
10. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
11. **Height, Feet.** Height shall be measured to the midpoint of the slope of a pitched roof, or the parapet of a flat roof, excluding the items specifically defined as allowable projections herein, from the average mean grade of the natural ground contiguous to the building.
12. **Height, Stories.** "Stories," as used in this section, shall not include a basement so long as the finished floor height of the first story is no more than four (4) feet above the average mean grade of the natural ground contiguous to the building.
13. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
14. **MBTA.** Massachusetts Bay Transportation Authority.
15. **Mixed-use development.** Development containing a mix of multi-family residential uses

and non- residential uses, including, commercial, institutional, industrial, or other uses.

16. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
17. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
18. **Open space.** For the purposes of this subsection, open space shall mean a portion of a lot or of adjacent lots in common ownership exclusive of any building or buildings and/or their associated driveways and parking areas and shall include parks, lawns, gardens, landscaped areas, community gardens, terraces, patios, areas left in their natural condition, athletic fields, open air athletic courts, playgrounds, open air swimming pools, and any open vegetated areas. Driveways and parking areas permanent or temporary, shall not be counted as open space.
19. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
20. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
21. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
22. **Rooftop Terrace.** A roofless, raised platform on the roof of a building that provides community gathering space, such as a deck, terrace, community garden, or other outdoor amenities.
23. **Section 3A.** Section 3A of Massachusetts General Laws Chapter 40A, the “Zoning Act.”
24. **Site plan review authority.** The Planning Board is the site plan review authority.
25. **Subdistrict.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
26. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
27. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.
 - a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.

- b. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- c. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

D. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, midrise multifamily or mixed-use development on large commercial or underutilized parcels with good access to transit, shared use paths, and Interstate 93.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated next to the Neponset River and Interstate 93.

3. Uses Permitted As of Right.

The following uses are permitted as of right within the Granite Avenue Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. Accessory Uses.

The following uses are considered accessory as of right to any of the permitted uses in Section D.3.

- a. Parking, including surface parking and parking within a structure such as an above

ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Granite Avenue Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	48

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	30
Side Yard Setback	
Minimum side setback (ft)	10
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	1.1

6. **Multi-Building Lots.** In the Granite Avenue Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 275-3.2X D.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms

of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1.5 spaces per Residential Dwelling Unit
	Minimum Spaces
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

E. Paper Mill Subdistrict

1. Purpose

The purpose of the Paper Mill Subdistrict is to provide high quality midrise multifamily and mixed-use development that recognizes its unique geography and history.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated adjacent to the Neponset River and the commuter rail right of way.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Paper Mill Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section E.3.
 - a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Paper Mill Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	48

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	1.1

6. **Multi-Building Lots.** In the Paper Mill Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X E.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	None
	Minimum Spaces
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (ten) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

F. Mattapan Station Subdistrict

1. Purpose

The purpose of the Mattapan Station Subdistrict is to provide high quality mid-rise multi-family housing on large sites in a transit-oriented district.

2. Applicability

An applicant may develop multi-family housing up to 6 stories on certain parcels of at least 5,000 square feet, with additional units for every 1,000 square feet of lot area, near the Neponset River across from Mattapan Square and the Blue Hill Ave Commuter Rail Station.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Mattapan Station Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section F.3.

- c. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Mattapan Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	5,000
Lot Area per Additional Unit (SF)	1,000
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	45

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	1.1

6. **Multi-Building Lots.** In the Mattapan Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 275-3.2X F.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the

building and the layout of the site. The installations shall not provide additional habitable space within the development.

9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
Minimum Spaces	
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

G. Blue Hills Parkway Corridor Subdistrict

1. Purpose

The purpose of the Blue Hills Parkway Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods adjacent to Blue Hills Parkway near Mattapan Station and the Blue Hill Avenue Commuter Rail Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels in close proximity to Mattapan Station and Blue Hill Ave Station along Blue Hills Parkway, in accordance with the provisions of this subsection.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Blue Hills Parkway Corridor Subdistrict.

- a. Multi-family housing of up to 30 units per acre on parcels 7,000 square feet or more.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section G.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	7,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	50%
Units per Acre	30

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	20

Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	0.5

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X G.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

H. Eliot Street Corridor Subdistrict

1. Purpose

The purpose of the Eliot Street Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods directly adjacent to the Mattapan Trolley.

2. Applicability

An applicant may develop multifamily housing on certain parcels with frontage on Eliot Street, in accordance with the provisions of this subsection.

3. Uses Permitted As of Right.

The following uses are permitted as of right within the Eliot Street Corridor Subdistrict.

- a. Multi-family housing of up to three (3) units in a single building per lot on parcels 7,000 square feet or more.

4. Accessory Uses.

The following uses are considered accessory as of right to any of the permitted uses in Section H.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards.

Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	7,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 7,000 sf or more

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	

(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	
Lots 7,000 to 9,999 square feet	0.50
Lots 10,000 to 14,999 square feet	0.40
Lots 15,000 square feet or more	0.27

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X H.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

I. 711 Randolph Ave Subdistrict

1. Purpose

The purpose of the 711 Randolph Ave Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on Randolph Ave.

2. Applicability

An applicant may develop multifamily housing on certain parcels located on Randolph Ave.

3. Uses Permitted As of Right. The following uses are permitted as of right within the 711 Randolph Ave Subdistrict.

- a. Multi-family housing of up to 12 units per acre.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section I.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Units per Acre	12

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	20
Side Yard Setback	
Minimum side setback (ft)	5

Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	0.7

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X I.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

J. General Development Standards, Design Review, and Site Plan Review

1. Applicability of General Development Standards, Design Review, and Site Plan Review

- a. Projects proposed in accordance with the MCMOD shall be subject to § 275-12.4 Site Plan Approval.

K. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Guidelines which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

L. Affordability Requirements.

a. Purpose.

- i. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- ii. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- iii. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- iv. Work to overcome economic segregation allowing Milton to continue to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

b. Affordability requirements.

- i. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.
- c. **Provision of Affordable Housing.** In any development containing eight or more units, not fewer than fifteen percent (15%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded up and down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI. If EOHLC determines in writing that the Town has not shown the 15% requirement to be feasible, not fewer than 10% of the dwelling units in any development containing ten (10) or more units shall be Affordable Housing Units available to households earning income up to eighty

percent (80%) of the AMI.

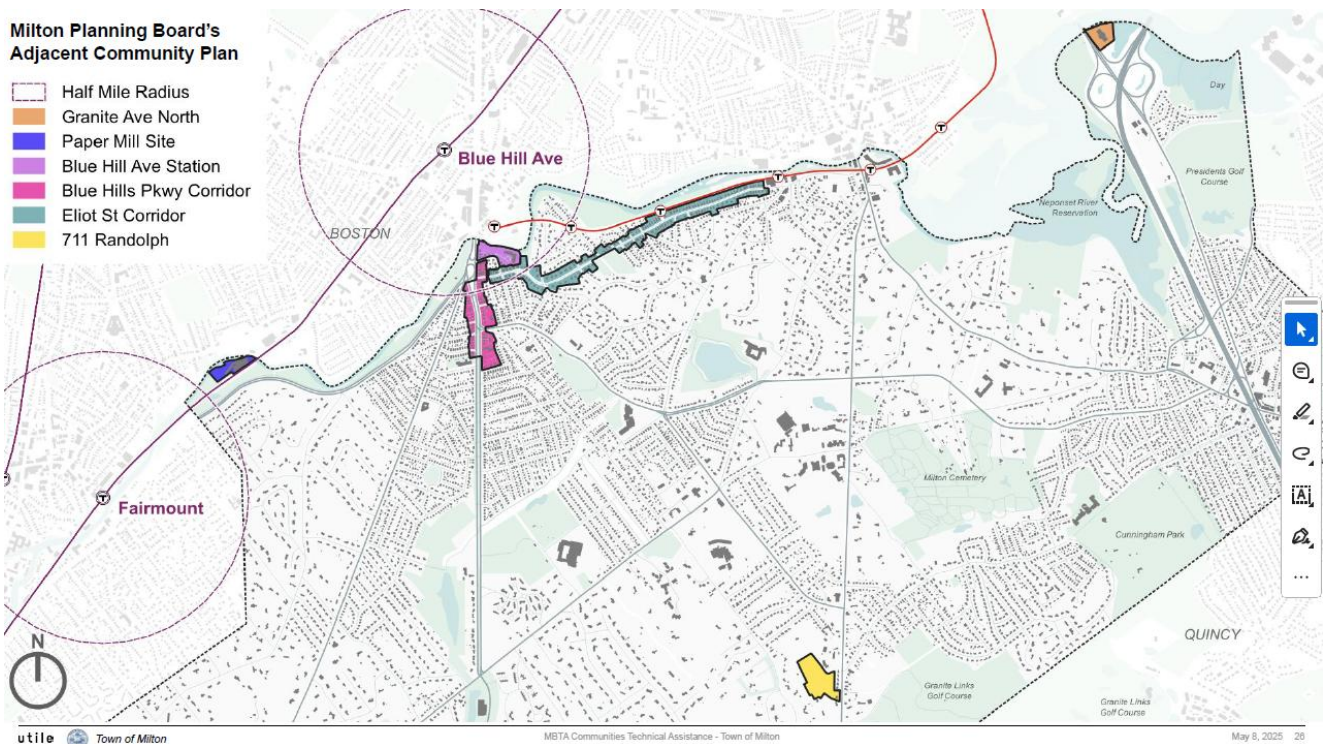
d. **Development Standards.** Affordable Units shall be:

- i. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- ii. Dispersed throughout the development;
- iii. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- iv. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- v. Distributed proportionately among unit sizes; and
 - vi. Distributed proportionately across each phase of a phased development.
 - vii. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

e. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

M. Severability.

If any provision of this Section 275-3.2X is found to be invalid by a court of competent jurisdiction, the remainder of Section 275-3.2X shall not be affected but shall remain in full force and effect. The invalidity of any provision of this Section 275-3.2X shall not affect the validity of the remainder of Milton's Zoning Bylaw.



And to authorize the Town Clerk to make clerical revisions to section numbers and headings.

And to act on anything relating thereto.

Submitted by the Planning Board

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: The Warrant Committee did not have an opportunity to review this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town's Town Meeting webpage:

<https://townofmilton.org/townmeeting>

In addition, the Planning Board has posted all presentations and materials related to MBTA Communities on the MBTA Communities page on the Town website:

<https://www.townofmilton.org/301/MBTA-Communities-Multi-Family-Zoning-Req>

Past meetings of the Planning Board are available for viewing from Milton Access TV on their YouTube page: <https://www.youtube.com/@miltonaccesstv/videos>

ARTICLE 6 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following new Section 275-3.2X MBTA Communities Multi-family Overlay District and to amend the Zoning Map to include the MBTA Communities Multi-family Overlay District, including the following subdistricts: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, Randolph Ave West Subdistrict, Randolph Ave East Subdistrict, Milton Station/Central Avenue Station Subdistrict, East Milton Square Subdistrict, and the Fairmount Station Subdistrict, as shown on the MBTA Communities Multi-family Overlay District Boundary Map dated XXXXXXXXXX (the “MCMOD Boundary Map”).

Section 275-3.2X MBTA Communities Multi-family Overlay District

E. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (“MCMOD”) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

6. Meet local housing needs along the full range of incomes, promoting social and economic diversity and the stability of individuals and families living in Milton.
7. Ensure that new multi-family housing creation is harmonious with the existing community.
8. Provide a wide range of housing alternatives to meet Milton’s diverse housing needs.
9. Promote smart growth development by siting multi-family housing adjacent to transit or in areas where existing commercial and civic amenities and infrastructure already exist.
10. Increase the municipal tax base through private investment in new residential development.

F. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 131 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 275-3.2X.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 275-3.2X are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, Randolph Ave West Subdistrict,

Randolph Ave East Subdistrict, Milton Station/Central Avenue Station Subdistrict, East Milton Square Subdistrict, and the Fairmount Station Subdistrict.

G. Definitions.

For purposes of this Section 275-3.2X, the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 275-3.2X.
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Milton, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.
8. **Design Guidelines.** Design Standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
9. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
10. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
11. **Height, Feet.** Height shall be measured to the midpoint of the slope of a pitched roof, or the parapet of a flat roof, excluding the items specifically defined as allowable projections herein, from the average mean grade of the natural ground contiguous to the building.
12. **Height, Stories.** "Stories," as used in this section, shall not include a basement so long as the finished floor height of the first story is no more than four (4) feet above the average mean grade of the natural ground contiguous to the building.
13. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

14. **MBTA.** Massachusetts Bay Transportation Authority.
15. **Mixed-use development.** Development containing a mix of multi-family residential uses and non- residential uses, including, commercial, institutional, industrial, or other uses.
16. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
17. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
18. **Open space.** For the purposes of this subsection, open space shall mean a portion of a lot or of adjacent lots in common ownership exclusive of any building or buildings and/or their associated driveways and parking areas and shall include parks, lawns, gardens, landscaped areas, community gardens, terraces, patios, areas left in their natural condition, athletic fields, open air athletic courts, playgrounds, open air swimming pools, and any open vegetated areas. Driveways and parking areas permanent or temporary, shall not be counted as open space.
19. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
20. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
21. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
22. **Rooftop Terrace.** A roofless, raised platform on the roof of a building that provides community gathering space, such as a deck, terrace, community garden, or other outdoor amenities.
23. **Section 3A.** Section 3A of Massachusetts General Laws Chapter 40A (the “Zoning Act”).
24. **Site plan review authority.** The Planning Board is the site plan review authority.
25. **Subdistrict.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
26. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
27. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.

- a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
- b. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- c. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

H. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, midrise multifamily or mixed-use development on large commercial or underutilized parcels with good access to transit, shared use paths, and Interstate 93.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated next to the Neponset River and Interstate 93.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Granite Avenue Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. Accessory Uses. The following uses are considered accessory as of right to any of the

permitted uses in Section D.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Granite Avenue Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	66

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	30
Side Yard Setback	
Minimum side setback (ft)	10
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	1.55

6. **Multi-Building Lots.** In the Granite Avenue Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 275-3.2X D.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic,

solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Multi-family	No minimum
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

F. Paper Mill Subdistrict

14. Purpose

The purpose of the Paper Mill Subdistrict is to provide high quality midrise multifamily and mixed-use development that recognizes its unique geography and history.

15. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated adjacent to the Neponset River and the commuter rail right of way.

16. **Uses Permitted As of Right.** The following uses are permitted as of right within the Paper Mill Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

17. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section E.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

18. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning,

the dimensional requirements applicable in the Paper Mill Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	50

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	20
Side Yard Setback	
Minimum side setback (ft)	10
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	1.20

19. **Multi-Building Lots.** In the Paper Mill Subdistrict, lots may have more than one principal building.
20. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
21. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X E.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

22. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Multi-family	No minimum
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

23. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

24. **Bicycle storage.** For a multi-family development of ten (ten) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
25. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
26. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

F. Mattapan Station Subdistrict

14. Purpose

The purpose of the Mattapan Station Subdistrict is to provide high quality mid-rise multi-family housing on large sites in a transit-oriented district.

15. Applicability

An applicant may develop multi-family housing up to 6 stories on certain parcels of at least 5,000 square feet, with additional units for every 1,000 square feet of lot area, near the Neponset River across from Mattapan Square and the Blue Hill Ave Commuter Rail Station.

16. Uses Permitted As of Right. The following uses are permitted as of right within the Mattapan Station Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

17. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section F.3.

- c. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

18. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Mattapan Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	5,000

Lot Area per Additional Unit (SF)	1,000
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	45

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	1.10

19. **Multi-Building Lots.** In the Mattapan Station Subdistrict, lots may have more than one principal building.
20. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
21. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 275-3.2X F.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
22. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
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Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space

23. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

24. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
25. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
26. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

H. Blue Hills Parkway Corridor Subdistrict

10. Purpose

The purpose of the Blue Hills Parkway Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods adjacent to Blue Hills Parkway near Mattapan Station and the Blue Hill Avenue Commuter Rail Station.

11. Applicability

An applicant may develop multifamily housing on certain parcels in close proximity to Mattapan Station and Blue Hill Ave Station along Blue Hills Parkway, in accordance with the provisions of this subsection.

12. **Uses Permitted As of Right.** The following uses are permitted as of right within the Blue Hills Parkway Corridor Subdistrict.
- a. Multi-family housing of up to 30 units per acre on parcels 6,000 square feet or more.
13. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section G.3.
- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.
14. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	50%
Units per Acre	30

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	20
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	0.50

15. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no

way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

16. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X G.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
17. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

18. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	2 space per Residential Dwelling Unit

H. Eliot Street Corridor Subdistrict

10. Purpose

The purpose of the Eliot Street Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods directly adjacent to the Mattapan Trolley.

11. Applicability

An applicant may develop multifamily housing on certain parcels within a half mile of Mattapan, Capen Street, Valley Road, Central Avenue, and Milton stations, in accordance with the provisions of this subsection.

12. **Uses Permitted As of Right.** The following uses are permitted as of right within the Eliot Street Corridor Subdistrict.
- Multi-family housing of up to three (3) units in a single building per lot on parcels 6,000 square feet or more.
13. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section H.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

14. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 6,000 sf or more

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	
Lots 6,000 to 7,999 square feet	0.50
Lots 8,000 to 9,999 square feet	0.38
Lots 10,000 to 11,999 square feet	0.30
Lots 12,000 to 13,999 square feet	0.25
Lots 14,000 square feet or more	0.21

15. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no

way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

16. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X H.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
17. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

18. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	2 space per Residential Dwelling Unit

II. Randolph Ave West Subdistrict

10. Purpose

The purpose of the Randolph Ave West Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on Randolph Ave.

11. Applicability

An applicant may develop multifamily housing on certain parcels located on Randolph Ave.

12. **Uses Permitted As of Right.** The following uses are permitted as of right within the Randolph Ave West Subdistrict.

- a. Multi-family housing of up to 16 units per acre.

13. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section I.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

14. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning,

the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Units per Acre	16

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	30
Side Yard Setback	
Minimum side setback (ft)	15
Minimum sum of both side setbacks (ft)	30
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	0.40

15. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
16. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X I.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
17. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1.5 spaces per Residential Dwelling Unit

18. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

J. Randolph Ave East Subdistrict

1. Purpose

The purpose of the Randolph Ave East Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on or with access to Randolph Ave.

2. Applicability

An applicant may develop multifamily housing on certain parcels located off Randolph Ave.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Randolph Ave East Subdistrict.

a. Multi-family housing of up to 13 units per acre.

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section J.3.

a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	2.5

Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Acre	13

Standard	
Minimum Frontage (ft)	0
Front Yard Setback	
(ft.)	25
Side Yard Setback	
Minimum side setback (ft)	12
Minimum sum of both side setbacks (ft)	24
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	0.3

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X J.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1.5 spaces per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	2 spaces per Residential Dwelling Unit

K. Milton Station/Central Avenue Station Subdistrict

1. Purpose

The purpose of the Milton Station/Central Avenue Station Subdistrict is to allow for high quality mid-rise multi-family and mixed-use development while preserving the historic character of the Milton Village and Central Avenue business districts.

2. Applicability

An applicant may develop multi-family or mixed-use buildings up to 6 stories on certain large parcels in the area labeled East on the MCMOD Boundary Map, and up to 4.5 stories on certain large parcels in the area labeled West and Bridge on the MCMOD Boundary Map, in accordance with the provisions of this subsection. An applicant may develop multi-family or mixed-use buildings up to 4.5 stories in the area labeled Bridge on the MCMOD Boundary Map, in accordance with the provisions of this subsection. Developments in the East and West areas of the Milton/Central Avenue Station Subdistrict require a multi-family component and a ground-floor non-residential component.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Milton Station/Central Avenue Station Subdistrict.

a. Multi-family housing.

b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor (required component in East and West areas)
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

i. Non-residential use shall not exceed a maximum of 33 percent of the total

area of a building or lot.

- ii. Non-residential uses shall be required in at least half of the ground floor of the building, provided the non-residential use does not exceed 33 percent of the total area of the building or lot. The ground floor may also include separate entrances for upper level uses, common areas, or lobbies.

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section K.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Milton Station/Central Avenue Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height (East)	
Stories (Maximum)	6
Feet (Maximum)	75
Height (West and Bridge)	
Stories (Maximum)	4.5
Feet (Maximum)	65
Minimum Open Space	40%
Maximum Units per Acre	
East	40
West	31
Bridge	45

Standard	
Minimum Frontage (ft)	none
Front Yard Setback ⁽⁷⁾	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5

Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	
East	1.0
West	0.75
Bridge	0.95

6. **Multi-Building Lots.** In the Milton/Central Avenue Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 275-3.23 K.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	No minimum

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of 10 units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

L. East Milton Square Subdistrict

1. Purpose

The purpose of the East Milton Square Subdistrict is to provide high quality multifamily and mixed-use development that supports the existing East Milton Square business district.

2. Applicability

An applicant may develop a mixed-use project up to 4.5 stories on parcels with frontage on Adams, Franklin, and Bassett Streets.

3. Uses Permitted As of Right. The following uses are permitted as of right within the East Milton Square Subdistrict.

d. Multi-family housing.

e. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor (required component)
Community space.
Educational uses.
Personal services.
Retail.

Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

- i. Non-residential use shall not exceed a maximum of 33 percent of the total area of a building or lot.
 - ii. Non-residential uses shall be required in at least half of the ground floor of the building, provided the non-residential use does not exceed 33 percent of the total area of the building or lot. The ground floor may also include separate entrances for upper level uses, common areas, or lobbies.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section L.3.
 - f. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the East Milton Square Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	4.5
Feet (Maximum)	65
Minimum Open Space	10%
Maximum Units per Acre	120 units per acre

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	10
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	15
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	2.75

6. **Multi-Building Lots.** In the East Milton Square Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X L.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	No minimum
Non-residential component in a mixed-use development	No minimum
Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	None

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (ten) units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

M. Fairmount Station Subdistrict

1. Purpose

The purpose of the Fairmount Station Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the neighborhoods in proximity to Fairmount Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels with frontage on Eliot Street, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Fairmount Station Subdistrict.
 - a. Multi-family housing of up to three (3) units in a single building per lot on parcels 6,000 square feet or more.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section M.3.
 - b. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning,

the dimensional requirements applicable in the Fairmount Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 6,000 sf or more

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	
Lots 6,000 to 7,999 square feet	0.50
Lots 8,000 to 9,999 square feet	0.38
Lots 10,000 to 11,999 square feet	0.30
Lots 12,000 to 13,999 square feet	0.25
Lots 14,000 square feet or more	0.21

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 275-3.2X M.5 Table of Dimensional Standards** to

accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	3 space per Residential Dwelling Unit

N. General Development Standards, Design Review, and Site Plan Review

2. Applicability of General Development Standards, Design Review, and Site Plan Review

- a. Projects proposed in accordance with the MCMOD shall be subject to § 275-12.4 Site Plan Approval.

O. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Guidelines which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

P. Affordability Requirements.

a. Purpose.

- i. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- ii. Provide for a full range of housing choices for households of all incomes, ages, and sizes;

- iii. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- iv. Work to overcome economic segregation allowing Milton to continue to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

b. Affordability requirements.

- i. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.
- c. **Provision of Affordable Housing.** In any development containing eight or more units, not fewer than fifteen percent (15%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of Affordable Housing Units required within a development project, a fractional unit shall be rounded up or down to the nearest whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI. If EOHLC determines in writing that the Town has not shown the 15% requirement to be feasible, not fewer than 10% of the dwelling units in any development containing ten (10) or more units shall be Affordable Housing Units available to households earning income up to eighty percent (80%) of the AMI.

d. Development Standards. Affordable Units shall be:

- i. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- ii. Dispersed throughout the development;
- iii. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- iv. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- v. Distributed proportionately among unit sizes; and
- vi. Distributed proportionately across each phase of a phased development.
- vii. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

- e. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

Q. Severability.

If any provision of this Section 275-3.2X is found to be invalid by a court of competent jurisdiction, the remainder of Section 275-3.2X shall not be affected but shall remain in full force and effect. The invalidity of any provision of this Section 275-3.2X shall not affect the validity of the remainder of Milton's Zoning Bylaw.



And to authorize the Town Clerk to make clerical revisions to section numbers and headings.

And to act on anything relating thereto.

Submitted by Citizen's Petition. More than 100 citizens signed the petition, the first ten (10) of whom are:

Karen Lynn Friedman-Hanna	3 Norway Road
Frank D. Schroth	39 Avalon Road
Kathryn A. Fagan	78 Capen Street
Frank S. David	15 Annapolis Road
Denis F. Keohane	1035 Brush Hill Road
Joanne P. Stanley	175 Milton Street
Susan Feeney Sullivan	7 Norway Road
Joseph P. O'Malley	84 Decker Street
Marsha B. Grills	30 Landon Road
Sarah Jane Nethercote	55 Woodland Road

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: The Warrant Committee did not have an opportunity to review this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town's Town Meeting webpage:

<https://townofmilton.org/townmeeting>

In addition, the Planning Board has posted all presentations and materials related to MBTA Communities on the MBTA Communities page on the Town website:

<https://www.townofmilton.org/301/MBTA-Communities-Multi-Family-Zoning-Req>

Past meetings of the Planning Board are available for viewing from Milton Access TV on their YouTube page: <https://www.youtube.com/@miltonaccessstv/videos>

Town of Milton
525 Canton Ave
Milton, MA 02186

**Town Meeting will be held on
Monday, January 16, 2025**
Beginning at 7:30 p.m.

The Milton High School auditorium
is reserved for additional Town Meeting
sessions at 7:30 p.m. on:
Tuesday, January 17
Wednesday, January 18

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Note: This application enables the CPC to review the request to ensure eligibility and Offer guidance. If eligible, an Application for Funding will be requested by the Committee.

Date: _____



Town of Milton

Application for Community Preservation Eligibility

Project Title: Milton Greenway Shared Use Path Concept Plan

Name of Contact: Nicholas Milano

Name of Organization: Town Administrator

Address: 525 Canton Ave

Telephone: 617-898-4845

Email: nmilano@townofmilton.org

CPA Category (check all that apply): Community Housing ☐ Recreation ☐
Historic Preservation ☐ Open Space ☒

CPA Funding Requested: \$ TBD Total Project Cost: \$ TBD

Project Description: *Please provide a brief description below on how your project accomplishes the goals of the CPA and include an estimated budget. Please include any preliminary supporting materials as attachments.*

The Town's Bicycle and Pedestrian Master Plan includes as one of its key components and ~~recommendations the creation of a Milton Greenway to connect Quincy and East Milton~~ Square to Readville. A large portion of the Milton Greenway would follow Brook Road. The concept plan would focus on designing a shared use path along Brook Road to better understand the feasibility and potential impacts to the roadway, sidewalks, existing bike lanes and other infrastructure. A shared use path is a wide, seaprate path for bikes and pedestrians and would provide a safe alternative to on street bicycle lanes. Since much of Brook Road is so wide, it may be possible for a shared use path that would not lead to parking and driving lane impacts. In addition, portions of Brook Road are approaching the time when they would need a mill and overlay so it would be prudent to consider any road changes before the pavement is improved. The key question at this time is whether such shared use paths are considered eligible for CPA funding. If yes, we will solicit price quotes and consider applying for a funding grant. It appears other communities have used CPA funding for similar projects.

MAPC is introducing the following project recommendations to improve, expand, and celebrate safe walking, biking, and rolling in Milton. These recommendations are not a full list of every bike lane or every sidewalk need in Town. However below are identified key corridors for creating a connected network and the projects recommended within those corridors. Map of the significant proposed projects can be found on figure 13.

Identified through MAPCs LandLine Greenway Network program, four key proposed regional greenways pass through Milton as noted earlier. The projects recommended along the greenway corridor, when complete, will create a continuous corridor separated from traffic for all users (except on residential streets). Signage to identify and provide wayfinding for these corridors is under development and will be rolled out at a later date.

Milton Greenway

The proposed Milton Greenway extends from Quincy and East Milton Square to the east and Readville to the west. The Greenway directly connects three public schools, Milton Academy, Curry College, Turner Park, the Neponset River and Quincy, and to Readville and the commuter rail station beyond. The segments are listed below from east to west. Solutions vary by segment and include shared use paths, shared streets and protected bike lanes and sidewalks. The proposed greenway is largely on roadways and parks within Town control. The exceptions are Granite Avenue and a portion of Squantum Street that are MassDOT roadways. The greenways also crosses DCRs Blue Hills Parkway.

From the Quincy border, the greenway would follow the abandoned rail bed to Granite Avenue. Then Granite to Squantum St. from Squantum Street through residential streets (shared street) to Brook Road. From there along Pine Tree Brook to Route 138. Then along Brush Hill road to Readville.

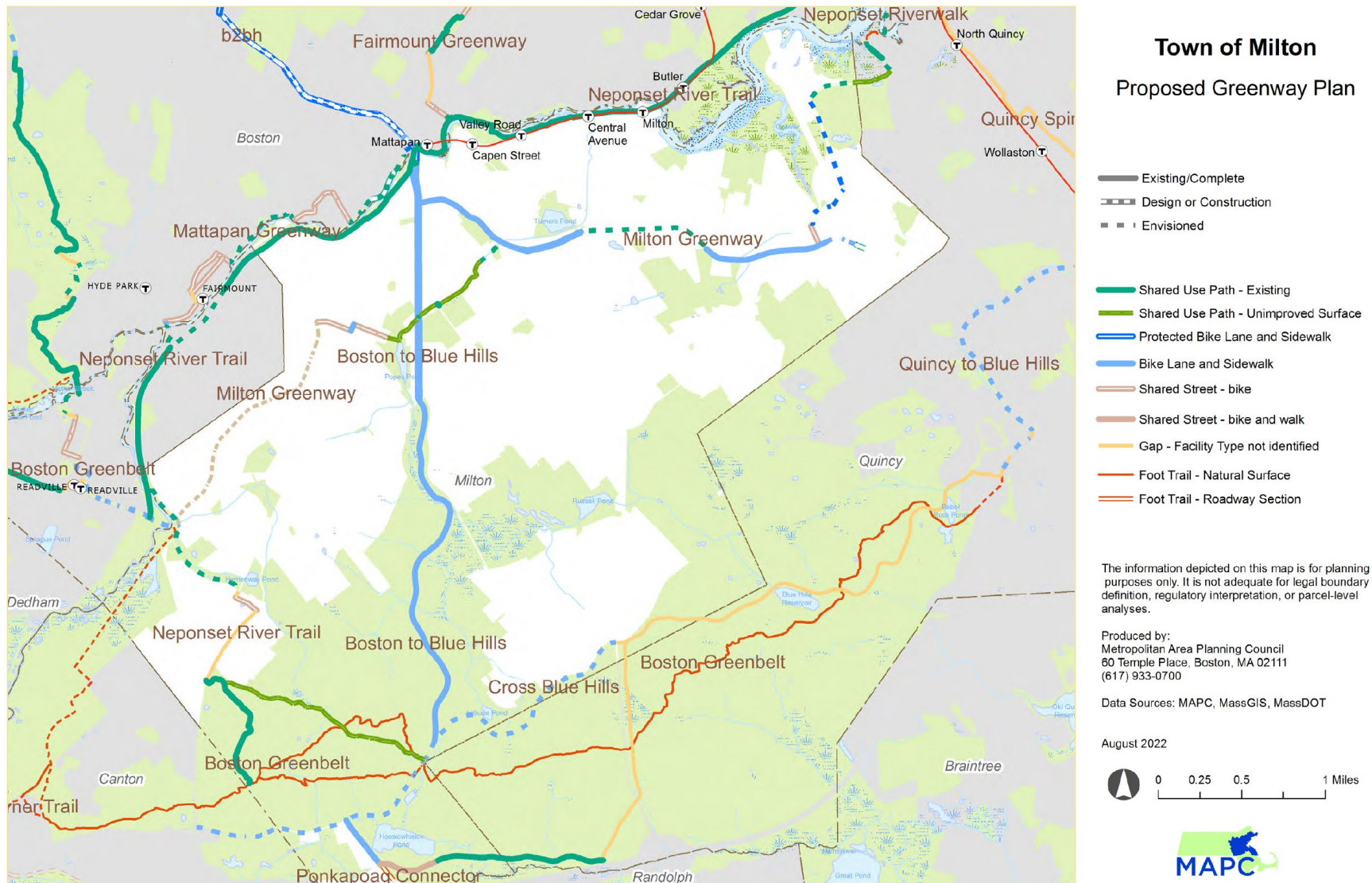


Figure 10

Rail Corridor

The abandoned rail corridor to the east of Granite Avenue and running along the north side of the Presidents Golf Course is proposed for a rail trail connecting into Quincy. This would have to be a joint project between the towns.

Granite Avenue

This roadway provides access to I-93 yet also is a significant barrier to cross given its four lane configuration. A road diet is recommended to improve conditions for all users.

- Implement a road diet from 4 lanes to 3 lanes and bicycle accommodation
- Consider a widened sidewalk/shared use path on one side of the road connection the rail trail potential with Squantum Street

Squantum St

The street is wide enough to create protected bike lanes, or at minimum conventional bike lanes.

- Install protected bike lanes on Squantum Street between Granite Avenue and Adams Street

Brook Rd

A pilot project in the last two years has reduced the number of travel lanes and provided bike lanes and parking. However, lane markings and where to park are perhaps not functioning as clear as could be. Therefore we recommend a mix of shared use paths and protected bike lanes.

- Widen the sidewalk on the north side to a shared use path between Centre Street and Canton Avenue
- Install protected bike lanes on the other portions of Brook Road between Centre Street and Adams Street and between Canton Avenue and Blue Hills Parkway

Pine Tree Brook

There is a rough path along parts of both sides of Pine Tree Brook between Thatcher Street and Popes pond. There is also potential to extend the path to Brook Road along public and school right-of-way.

- Conduct a feasibility study to create an accessible shared use path along Pine Tree Brook between Brook Road and Popes Pond. The study would identify options on both sides of the Brook in some locations, though constrained in others

Brush Hill Road

The context of this road is relatively low traffic, lots of trees, and primarily single family residential. There are no sidewalks or bike lanes. This is the perfect candidate for a shared street, where the roadway is designed to prioritize walking and cycling. Current the roadway is prioritized for driving with the existing center line, and lack of accommodation for other users.

- Transform the roadway into a shared street by considering tools such as speed management, dashed shoulders, and removal of the center line

Note: This application enables the CPC to review the request to ensure eligibility and Offer guidance. If eligible, an Application for Funding will be requested by the Committee.

Date: _____



Town of Milton

Application for Community Preservation Eligibility

Project Title: Milton Landing Boat Ramp Replacement

Name of Contact: Nicholas Milano

Name of Organization: Town Administrator

Address: 525 Canton Ave

Telephone: 617-898-4845

Email: nmilano@townofmilton.org

CPA Category (check all that apply): Community Housing ☐ Recreation ☐
Historic Preservation ☐ Open Space ☒

CPA Funding Requested: \$ 30,000 Total Project Cost: \$ 30,000

Project Description: *Please provide a brief description below on how your project accomplishes the goals of the CPA and include an estimated budget. Please include any preliminary supporting materials as attachments.*

This project would continue study of a potential boat ramp replacement at Milton Landing, to replace the current rail operated ramp with a ramp that would be usable by trailers to expand recreational access at Milton Landing. This project has been previously submitted to CPC and determined as eligible. This phase would include review of construction pricing, permitting requirements, soil sampling, and soil testing. The results of this feasibility project will allow the Town to plan for design and construction funding through the capital budget, state grants, and potential future CPC grants.



Massachusetts School Building Authority

Deborah B. Goldberg
Chair, State Treasurer

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director / Deputy CEO

INITIAL COMPLIANCE CERTIFICATION

Town of Milton

Cunningham Elementary School

MSBA Project No. 202401890007

This Initial Compliance Certification (“ICC”) must be completed by all Eligible Applicants who have submitted a Statement of Interest to the Massachusetts School Building Authority (the “Authority”) and have been invited into the Eligibility Period. The Authority will not consider a District to be eligible for a school building repair, renovation or construction grant until after the District has properly submitted an ICC in the form and manner prescribed by the Authority. Each District shall exercise due diligence in ascertaining and certifying the truth, completeness and accuracy of each of following statements, acknowledgements, certifications, agreements and representations. The Eligible Applicant shall also have a continuing duty throughout the Eligibility Period, a Feasibility Study, and all phases of a Proposed Project or Approved Project to inform the Authority in writing when it becomes aware of information that impairs the truth, completeness or accuracy of any of the following statements, acknowledgements, agreements or representations. The Authority’s reference to certain of its regulations, policies, procedures, guidelines and standards in this ICC shall not be construed in any way as a waiver of any of its other regulations, policies, procedures, guidelines, or standards and the Authority’s reference to a portion of a regulation, policy, procedure, guideline, or standard, or paraphrasing thereof, shall not be construed as a waiver of the remainder.

Unless otherwise specified, all capitalized terms shall have the meanings ascribed to such terms in M.G.L. c. 70B or 963 CMR 2.00 et seq.

1. The Town (“District”) hereby certifies that it shall remain in compliance with, the provisions of M.G.L. c. 70B, Chapter 208 of the Acts of 2004, 963 CMR 2.00 *et seq.*, and all other applicable statutes, rules, policies, procedures, guidelines and standards of the Authority.
2. The District hereby certifies and represents that all meetings of all public bodies in the District that relate in any way to the Proposed Project including, but not limited to, the meetings of the District’s school building committee, have been conducted, and shall be conducted, in compliance with the provisions of G.L. c. 30A, §§ 18 – 25, 940 CMR 29.00 *et seq.*, and all other applicable law.
3. The District hereby acknowledges and agrees that the school building renovation and construction grant program established by M.G.L. c. 70B is a discretionary program based on need, as determined by the Authority. The District hereby further acknowledges and agrees that it shall have no entitlement to receive approval or funding



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for a Proposed Project or for any other purpose except at the sole discretion of the Authority.

4. The District hereby agrees to work in collaboration with the Authority in all phases of the process, including at least: (a) identifying perceived deficiencies with school buildings, (b) validating those deficiencies, (c) identifying educationally and financially sound solutions to validated deficiencies, (d) agreeing on a project scope and budget, (e) implementing a solution as agreed upon, and (f) the final project audit and close-out. The District hereby further acknowledges and agrees that, to remain eligible for project approval and potential funding from the Authority, the District must work collaboratively and in cooperation with the Authority through all phases of the Authority's process including, at a minimum, the phases described above, to the satisfaction of the Authority.
5. The District hereby acknowledges and agrees that in order to qualify for any funding from the Authority, the District must comply with M.G.L. c. 70B and 963 CMR 2.00 *et seq.* which require the Authority's collaboration and approval at each step of the school facility grant approval process and further acknowledges and agrees that any actions taken, costs incurred or agreements entered into for the repair, renovation or construction of school facilities without the explicit prior written approval of the Authority shall not be eligible for grant funding.
6. The District hereby certifies, and can demonstrate, that it has expended at least the minimum amount of the District's calculated foundation budget amounts for the purposes of foundation utility and ordinary maintenance expenses and extraordinary maintenance allotment as defined in M.G.L. c. 70, and as required by the provisions of M.G.L. c. 70B, § 8, 963 CMR 2.10(2)(c) & 2.17 , and hereby further acknowledges and agrees that the Authority may not approve any project for any school district that fails to meet such minimum maintenance expenditure requirements.
7. The District hereby certifies that the perceived deficiencies, as set forth in the Statement of Interest submitted to the Authority for this Proposed Project, in whole or in part, are not a result of negligence by the District; are not under warranty with material suppliers or installers; are not the subject of, nor could be the subject of, ongoing litigation by the District or, if so, the District has notified the Authority in writing of such ongoing or potential litigation and has provided and will continue to provide the Authority with information about such ongoing or potential litigation to the satisfaction of the Authority in its sole discretion; are not a result of inadequate routine or capital maintenance by the District; are not covered by available insurance proceeds.
8. The District hereby certifies that, if invited to collaborate with the Authority to conduct a Feasibility Study, it will study and consider all available options for remedying the



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deficiencies asserted in the Statement of Interest, including, to the extent applicable, regionalization or tuition agreements with adjacent school districts, district assignment policies within the school district, rental or acquisition and any necessary rehabilitation or usage modification of any existing building which could be made available for school use.

9. The District hereby acknowledges and agrees that, before the Authority can grant final approval of a Project, the District must vote to authorize and appropriate the full amount of funding for the Proposed Project that is necessary to meet the total project budget as agreed to by the Authority and as described in 963 CMR 2.10 (10)(c) and shall use any standard formats and language established or developed by the Authority to draft warrant articles, motions, orders, votes, and ballot questions related to the funding for the Proposed or Approved Project. The District shall submit its draft language for warrant articles, motions, orders, votes, and ballot questions to Authority for its review prior to its publication or use.
10. The District hereby acknowledges and agrees that, in connection with a Proposed Project or an Approved Project, it shall use any standard forms; standard formats for local votes and approvals; standard contract documents; and any standard contract language and clauses that may be established or developed by the Authority, and as may be amended by the Authority from time to time.
11. The District hereby acknowledges and agrees that it shall submit to the Authority, and shall comply with the terms of, any certifications, statements, forms, affidavits, and agreements that the Authority may require for a Proposed or Approved Project and that any such certifications, statements, forms, affidavits, and agreements shall be completed, duly executed and submitted in a form and manner prescribed by or otherwise acceptable to the Authority.
12. The District hereby acknowledges and agrees that no Total Facilities Grant, or any portion thereof, shall be disbursed by the Authority for a Proposed Project or an Approved Project until after a Feasibility Study Agreement, where required by the Authority, and a Project Funding Agreement, have been executed by duly authorized representatives of both the District and the Authority.
13. The District hereby certifies that it has provided or will provide the Authority with all Audit Materials requested by the Authority in connection with any Assisted Facility including, but not limited to, Prior Grant Projects, Waiting List Projects, and any other school building projects for which the District has received or will receive funding from the Authority or the Commonwealth. The District hereby further acknowledges and agrees that it shall continue to cooperate with the Authority and provide any additional



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documentation or information that may be requested by the Authority in connection with any Assisted Facility.

14. The District hereby certifies that the school building for which it has submitted a Statement of Interest is not a school building that has been the site of an approved school project pursuant to G.L. c. 70B or chapter 645 of the Acts of 1948 within the ten (10) years prior to the Proposed Project's application date, or, in the alternative, that the Proposed Project would be unrelated to such previously approved project in the same school building. The District acknowledges and agrees that only the Authority, in its sole discretion, can make the determination as to whether a Proposed Project is to be deemed unrelated to a previously approved project in the same school building. Any such determination shall be made in writing by the Authority prior to the execution of this ICC.
15. The District hereby certifies that prior to submitting any part of its Application to the Authority, it has not sold, leased, or otherwise removed from service any schoolhouse operated by the District, or portion thereof, within the last ten (10) years, or that, if it has done so, the Authority has determined in writing, pursuant to M.G.L. c. 70B, § 15(c): (1) that the grant sought by the District is not for the purpose of replacing such schoolhouse, or (2) that the need for the Proposed Project could not have been reasonably anticipated at the time that such schoolhouse was sold, leased, or otherwise removed from service. Further, the District acknowledges and agrees that only the Authority, in its sole discretion, can make the determination as to whether a Proposed or Approved Project replaces a schoolhouse that was sold, leased or otherwise removed from service and whether the need for the Proposed Project could not have been reasonably anticipated at that time. Any such determination shall be made in writing by the Authority prior to the execution of this ICC.
16. The District hereby acknowledges and agrees that, if it sells, leases, or otherwise removes from service an Assisted Facility, or portion thereof, that the Authority may stop making grant payments associated with the Assisted Facility, may recapture the financial assistance that the Assisted Facility has received from the Authority or the Commonwealth, and may decline to approve any future grants for the District.
17. The District hereby acknowledges and agrees that, as part of a Feasibility Study where a new school option is among the options that may be studied, the District shall study potential sites for the Proposed Project and hereby acknowledges and agrees that it shall base its site selection for a Proposed or Approved Project on, among other things, cost and environmental factors, including an awareness of soil conditions and their probable effect on foundation and site development costs, transportation effects, dislocation of site occupants and relationship to other community facilities. The District further



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acknowledges and agrees that if the Authority were to approve a project for the District, (a) the Authority will not pay for any costs associated with acquiring the site or remediating the site, and (b) the District shall comply with the Authority's specifications and requirements for the site, including, but not limited to, any applicable site cost regulations, policies, guidelines and standards, and any cap on site costs that the Authority may establish from time to time.

18. The District hereby acknowledges and agrees that throughout the planning and construction of an Approved Project, if such final approval is received from the Authority, the District shall follow procedures and practices satisfactory to the Authority such as will assure maximum attention to the operating and capital cost effects of program and design decisions, materials and systems selections.
19. The District hereby certifies that it is current on any payments that it may owe to the Authority and does not have any outstanding amounts past due to the Authority.
20. The District hereby certifies that it is unaware of any lawsuit filed in a court of law against the Authority to which the District is a party and further certifies that it is unaware of any other lawsuit filed in a court of law against either the Authority or the District in relation to the District's Statement of Interest, Proposed Project, or Approved Project.
21. The District hereby certifies that it has specifically read the provisions of 963 CMR 2:03 (2)(a)-(q) and certifies that it has met or will meet each of the requirements described therein and further acknowledges and agrees that the District's failure to comply with each requirement, as determined by the Authority, may be grounds for, among other things, denial of a Total Facilities Grant, rescission of a Total Facilities Grant already issued, or the suspension, termination, or recoupment of reimbursement payments made by the Authority to the District.
22. The District hereby certifies that it has a school specific Multi-Hazard Evacuation Plan for each school under the superintendent's supervision and is in compliance with Section 363 of Chapter 159 of the Acts of 2000.
23. The District hereby acknowledges and agrees that if the District and the Authority execute a Feasibility Study Agreement or Project Funding Agreement, the District shall promptly develop, implement and actively pursue a fraud, waste and abuse detection and prevention program in connection with any Proposed Project or Approved Project and develop written procedures to detect and prevent fraud, waste and abuse.



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24. The District hereby certifies that the Eligible Applicant or its designee who will be in charge of the procurement for the Proposed or Approved Project is, or will be prior to the procurement of any services for the Proposed Project, duly certified as a Massachusetts Certified Public Purchasing Official (“MCPPO”) for design and construction contracting in the MCPPO Program administered by the Inspector General of the Commonwealth of Massachusetts.
25. The District hereby acknowledges and agrees that any Approved Project for the construction of a new facility, or for the addition to or renovation of an existing school facility, for which the District is seeking partial funding from the Authority shall have an anticipated useful life of fifty (50) years as a public school in the District as required by 963 CMR 2.03 (2)(b).
26. The District hereby certifies that it has read and understands the provisions of 963 CMR 2.19 and acknowledges and agrees that if the Authority determines that any false or intentionally misleading information or documentation has been provided to the Authority by or on behalf of the District, either in relation to this Initial Compliance Certification or in support of any effort to influence any action by the Authority, or if the District or its agents do any other act affecting the integrity of the Authority’s Program, the Authority may suspend or revoke any and all grant payments approved for the District; may recover any previous payments made to the District; and may prohibit the District from receiving a Total Facilities Grant for a period of time to be determined by the Authority.
27. The District hereby acknowledges and agrees that the Authority shall have free access to, and open communication with, any Owner’s Project Manager hired by and/or assigned to the Project by the District and that the Authority shall have full and complete access to all information and documentation relating to the Project to the same extent that the District has such access. The District agrees that it shall require any such Owner’s Project Manager to fully cooperate with the Authority in all matters related to the Project; to promptly communicate, transmit, and/or make available for inspection and copying any and all information and documentation requested by the Authority; to fully, accurately and promptly complete all forms and writings requested by the Authority; and to give complete, accurate, and prompt responses to any and all questions, inquiries and requests for information posed by the Authority. The District agrees that it shall not in any way, directly or indirectly, limit, obstruct, censor, hinder or otherwise interfere with the free flow of communication and information between the Owner’s Project Manager and the Authority in all matters related to the Project and as provided herein; that it shall not suffer the same to occur by the act or omission of any other person or entity; and that it shall not retaliate against the Owner’s Project Manager for communicating information to the Authority as provided herein. The District agrees to execute, deliver and/or



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communicate to the Owner's Project Manager any and all authorizations, approvals, waivers, agreements, directives, and actions that are necessary to fulfill its obligations under this paragraph. The District further agrees that the Authority shall bear no liability whatsoever arising out of the Authority's knowledge or receipt of information communicated to the Authority by the Owner's Project Manager and that the District shall remain responsible for the management and completion of the Project.

28. The District hereby acknowledges and agrees that, if the District wishes to utilize an existing District employee as its Owner's Project Manager pursuant to M.G.L. c. 149, § 44A½, the employee shall meet the minimum requirements established by law and any additional requirements that may be established by the Authority. The District further acknowledges and agrees that it shall complete the application form and certification developed by the Authority before the Authority will consider or approve the use of an existing District employee as an Owner's Project Manager.
29. The District acknowledges and agrees that it shall be solely responsible for the timely and effective communication and distribution of all public information about the Proposed Project to the local community including, but not limited to, elected and appointed officials, boards, committees, commissions, agencies, departments, voters, community and neighborhood organizations, advocacy groups, the media, and the general public. The District shall be solely responsible for the timely identification of, and outreach to, all individuals and entities that may have an interest in the Project or that may be affected by the Project and shall be solely responsible for responding to inquiries about local procedures, financing, budgets, site selection, educational programs, historic preservation issues, voter information, and other project-related information to which the District has access in a timely and effective manner. The District further acknowledges and agrees that the Authority shall not bear any responsibility for developing or maintaining community support for the Proposed Project which shall be the sole responsibility of the District.
30. The District acknowledges and agrees that it shall duly appropriate and authorize the full amount of the funding for a Feasibility Study within the timeframe prescribed by the Authority following the vote of the Authority's Board to invite the District into the Eligibility Period. The District shall not be eligible for an invitation into Feasibility Study unless and until local funding for the Feasibility Study has been secured.
31. The District acknowledges and agrees that it shall complete, to the Authority's satisfaction, all applicable Eligibility Period prerequisites established by the Authority before the Board of the Authority will invite the District to collaborate with the Authority on a Feasibility Study and the Authority will execute a Feasibility Study Agreement including, but not limited to, the submission of a School Building Committee



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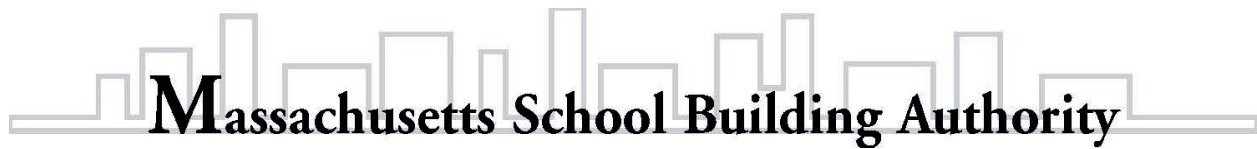
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membership form to the Authority for acceptance; enrollment information through the Authority's online Enrollment Projection tool; an Educational Profile Questionnaire; a summary of the District's existing maintenance practices; a duly executed Design Enrollment Certification for the Proposed Project; a certified copy of the vote authorizing the District to enter into and be bound by terms of the Feasibility Study Agreement, where applicable; certified copies of all local funding votes to authorize and appropriate funding for the Feasibility Study for the Proposed Project, all in the form and manner required by the Authority.

32. The District acknowledges and agrees that it shall complete, to the Authority's satisfaction, all prerequisites established by the Authority before the Board of the Authority will approve a Proposed Project and authorize the Authority to execute a Project Scope and Budget Agreement and/or Project Funding Agreement with the District, including, but not limited to, the submission of a detailed breakdown of total project budget; a detailed project scope description; a duly executed Reimbursement Rate Certification; a project schedule through completion; an estimated project cash flow through completion; project site information; a furnishings, fixtures, and equipment list; a certified copy of the vote authorizing the District to enter into and be bound by terms of Project Scope and Budget Agreement and/or Project Funding Agreement, where applicable; certified copies of all local funding votes to authorize and appropriate funding for the Proposed Project; no-action letters from Regional School District member communities, where applicable, all in the form and manner required by the Authority.
33. The District acknowledges and agrees that, a Project Scope and Budget Agreement for a Proposed Project, which arises out of the provisions of an executed Feasibility Study Agreement, will not be approved by the Authority's Board until, on, or after the specific date which shall be set forth in the Feasibility Study Agreement.
34. The District acknowledges and agrees that it shall duly execute a Reimbursement Rate Certification which shall be attached to the Project Scope and Budget Agreement ("PSBA") and Project Funding Agreement ("PFA") before either of them, if any, is executed by the Authority. The District further acknowledges and agrees that the Reimbursement Rate Certification attached to the PSBA and PFA, if any, includes any incentive reimbursement points that may be approved by the Authority's Board for an Approved Project and that such incentive reimbursement points are awarded provisionally and must be earned by the District in accordance with the Authority's requirements. In the event that a District fails to meet the Authority's requirements for earning incentive points that have been provisionally awarded by the Authority's Board, the District acknowledges and agrees that the Authority shall adjust the reimbursement rate and Total Facilities Grant accordingly.



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35. The District specifically agrees to the provisions of M.G.L. c. 70B, § 9(a)
36. The District acknowledges and agrees that it shall be subject to the Authority's regulations, policies, procedures, standards and guidelines throughout the Proposed or Approved Project, as they may be amended from time to time.
37. The District certifies that it has exercised due diligence in ascertaining and certifying the truth, completeness, and accuracy of each of the statements, acknowledgements, certifications, agreements and representations contained in this Initial Compliance Certification
38. The District hereby acknowledges and agrees that the Authority reserves the right to modify and supplement the Initial Compliance Certification form at any time and may require the District to complete a revised Initial Compliance Certification.

By signing this Initial Compliance Certification, I hereby certify that I have read and understand the terms of this Initial Compliance Certification and further certify on behalf of the Eligible Applicant that each of the above statements is true, complete and accurate.

By:
Title: Chief Executive Officer
Date:

By signing this Initial Compliance Certification, I hereby certify that I have read and understand the terms of this Initial Compliance Certification and further certify on behalf of the Eligible Applicant that each of the above statements is true, complete and accurate.

By:
Title: Superintendent of Schools
Date:

By signing this Initial Compliance Certification, I hereby certify that I have read and understand the terms of this Initial Compliance Certification and further certify on behalf of the Eligible Applicant that each of the above statements is true, complete and accurate.

By:
Title: Chair of the School Committee
Date:

Please remove this field and print on City/Town/District Letterhead

DATE

Jennifer Flynn, MSBA Project Coordinator
Massachusetts School Building Authority
40 Broad Street, Fifth Floor
Boston, Massachusetts 02109

Dear Mrs. Flynn:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for the Cunningham Elementary School located in the Town of Milton. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the the Town of Milton. Committee Members include the following:

(Please provide name, title, address and phone number of each member, and indicate who the Chair of the School Building Committee is. Also, please indicate whether the member has voting power. Some categories may have more than one name. All members must be included)

Designation	Name and Title	Address	Email Address and Phone Number	Voting Member ?
SBC member who is MCPPO certified*	TBD			
Local Chief Executive Officer	[Select Board Member TBD]			Voting
Administrator or Manager**	Nicholas Milano, Town Administrator	525 Canton Ave	nmilano@townofmilton.org 617-898-4845	Non-voting
School Committee Member (minimum of one)	Member #1 TBD Member #2 TBD			Voting Voting
Superintendent of Schools	John Phelan			Non-voting
Local Official responsible for Building Maintenance	Thomas McCarthy, Director of Consolidated Facilities			Non-voting

Representative of Office authorized by law to construct school buildings	[Select Board or School Committee Member TBD]			
School Principal	TBD			Non-voting
Member knowledgeable in educational mission and function of facility	John Phelan			Non-voting
Local budget official or member of local finance Committee	Amy Dexter			Non-voting
Members of community with architecture, engineering and/or construction experience	Sean O'Rourke Glen Hoffman Timothy Lombard Scott Tereshak			Voting Voting Voting Voting
Other: Please provide brief background info/expertise	Kerry Hurley Akwa Ebong			Voting Voting

Listed below is the past performance of the school building committee, the building committee (temporary or permanent), or any other committee responsible for oversight, management, or administration of the construction of public buildings and its individual members:

After approval of this committee by the Authority, the (City, Town or Regional School District) will notify the Authority in writing within 20 calendar days of any changes to the membership or the duties of said committee.

Sincerely,

Authorized Signature for the City, Town, or Regional School District

Approved by MSBA

Date

* Please attach the certification from the Office of the Inspector General demonstrating completion of the MCPPO Program.

** "Administrator or Manager" refers to a Town Administrator, Town Manager, or to an equivalent position.



Town of Milton

TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

TEL 617-898-4846

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: _____

Applicant's _____

Applicant's _____

Telephone #

E-Mail Address

Organization Name: _____

Name of Event: _____

Description of Event: _____

The Applicant is: { } Non-profit Organization or { } For Profit Organization

Date of Event: _____

Hours of Event: _____

Location of Event: _____

Number of Participants: _____

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: _____

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

APPLICANT'S SIGNATURE: J. Pantone Date: _____

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: 4/22/2025

Members in Attendance: Roxanne F. Musto, Vice Chair; John C. Keohane, Secretary, Erin G. Bradley, Member; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town Administrator (ZOOM) and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Members Absent: Richard G. Wells, Jr., Chair

Meeting Location: Council on Aging – Hybrid

Time Meeting called to Order: 7:05PM

Meeting Time Adjourned: 9:01PM

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

Vice Chair Musto called the meeting to order at 7:05PM and led the Pledge of Allegiance.

3. Public Comment

Meg Matthews - 59 Cheever St

Ms. Matthews expressed her appreciation to Ms. Bradley for her service, advocacy and steadfast support for both the Town and Milton Public Schools. Ms. Matthews wished Ms. Bradley well as she begins her next chapter.

Janet Ferone -71 Central Ave. Town Meeting Member, Pct. 2

Ms. Ferone called Ms. Bradley her “hero” and thanked her for her courage and commitment to justice. She noted that Ms. Bradley spoke for individuals who could not speak for themselves. Ms. Ferone presented Ms. Bradley with flowers.

Ms. Deborah Felton – address not provided

Ms. Felton thanked Ms. Bradley for her dedication and service to the Community. Ms. Felton appreciated her honesty and transparency. She wished Ms. Bradley well as she pursues her law degree.

4. Presentation of Citations – Massachusetts Legacy Tree Program

Ms. Nancy Chisolm, a member of the Shade Tree Advisory Committee, joined the Board Members and provided some background on the Massachusetts Legacy Tree Program.

Through the Legacy Tree Program and the National Champion Tree Registry, the Department of Conservation and Recreation Forestry Program formally recognizes the largest and most interesting known tree of each species, trees of historical origins, and other trees of unique and significant importance growing within the state of Massachusetts. In 2024 two Beech trees in Milton were recognized as Legacy Trees. The first tree, located on Walnut Street, is the 5th largest Beech on the state's current list. The second tree is located at the Forbes Estate. Both are truly magnificent trees.

Legacy Tree Distinction Honorees: Heidi Vaughn, Executive Director of the Forbes House Museum and Mr. Justin Renz of Walnut Street were presented with citations from the Select Board.

5. Discussion/Approval: Proclamation celebrating Earth Day and Arbor Day

Mr. Keohane read aloud the proclamation honoring Arbor Day: April 25, 2025.

Mr. Zoll read aloud the proclamation celebrating Earth Day, April 22, 2025.

6. Public Hearing - Ascertainment of Needs for Stonepeak Cable License Renewal

The Public Hearing was advertised for 8PM. The Board Members will return to item 6.

7. Discussion/Update – Report of the Municipal Broadband Committee regarding the I-Net Replacement project and the Fiber to the Home Feasibility Study

Joe Chamberlin, Mark Day and Robert Lynch of the Municipal Broadband Committee joined the Select Board to provide a progress report and share highlights of the I-Net Replacement Project Fiber to the Home Feasibility Study.

Mr. Chamberlin, Chair of the Municipal Broadband Committee shared a presentation.

Key points include:

The Committee's vision:

- Internet access as utility for residents and businesses
- Town owned fiber optic network as municipal infrastructure

Timeline:

Completed:

- Early Feasibility Study (I-Net)
- MLP Vote 1
- MLP Vote 2
- Town-wide Feasibility Study
- Detailed network design

Next Step: Construction

The Consultants' Report

I-Net Replacement Project Fiber to the Home Feasibility Study

- Context and Cautions
 - Costs are indicative, not definitive
 - Competitor pricing, construction costs change constantly
 - Looking at the “Big Picture” of economic feasibility
 - Overall conclusions are likely to be valid for at least a few years
 - Major change in incumbents (entry/exit/merger) would invalidate
- Constraints
 - Voluntary sign-up only
 - Operations not funded by taxes
 - Network capital costs raised by municipal bonds
 - Bonds repaid by service subscriptions
 - Per-premise capital may be required from homeowner
- Feasibility and Economics of FTTH
 - Capital cost: \$23M-25M today
 - Subscriber cost: \$66-\$69 per month for 1GB/s symmetric
 - Drops to \$42/month after financing is paid off
 - Expected useful lifetime of fiber exceeds likely financing period by 20 years
 - Comparison to incumbents: \$72 RCN, \$100Verizon and \$115 Comcast
- Current internet approaches in Town
 - Comcast/RCN/Verizon
 - Company Owns infrastructure (may not own modem)
 - Company maintains/repairs
 - Company interconnects with internet
 - Company bills property owner
- Utility Models for Milton FTTH
 - Simple Municipal Model
 - Outsourced Municipal Model
 - Open Access Model
- Call to Action
 - Decide whether the Town should pursue FTTH
 - Valuable input from the City of Quincy- FTTH network currently under construction
 - Set timeline for next steps: Ownership / Operation/ Governance decisions

A copy of the report is available on the Municipal Broadband Committee page on the Town's website: <https://www.townofmilton.org/DocumentCenter/View/7847/Milton-MA---Broadband-Feasibility-Study-v2>

Following the presentation, Mr. Chamberlin, Mr. Day and Mr. Lynch fielded questions from the Board Members.

Topics included, but were not limited to:

Overbuilding

Benefits of both wireless and fiber optics

Communities with established FTTH

Cost factors

The Select Board expressed their appreciation to Mr. Chamberlin, Mr. Day and Mr. Lynch for their hard work and support.

8. Discussion/Update/Approval – Report of the Traffic Commission

a. Temporary Conversion of Franklin Street to a One Way from Adams Street to Bassett Street

Mr. Milano provided an update regarding the proposed change to the traffic pattern on Franklin Street. The one-way conversion will help minimize truck traffic in East Milton. The Traffic Commission will conduct (traffic) counts and re-evaluate as needed.

Mr. Milano responded to questions from the Members.

Construction is scheduled to take two years to complete.

The barriers along the construction site will be moved at night to allow more accessibility.

Vice Chair Musto moved to approve the Traffic Commission's recommendation for the Temporary Conversion of Franklin Street to a One Way from Adams Street to Bassett Street. The motion was seconded by Mr. Keohane. The Board voted unanimously to approve the Traffic Commission's recommendation for the Temporary Conversion of Franklin Street.

The Board returned to item #6.

(6).

Public Hearing - Ascertainment of Needs for Stonepeak Cable License Renewal

At 8PM, Vice Chair Musto read an opening statement.

She welcomed Michael Lynch, a Member of the Board of Directors and Shane Brandenburg, Executive Director of Milton Access television to the Select Board Meeting.

Mr. Milano introduced Attorney Bill August from the Office of Special Counsel: Epstein and August, LLP, who joined via zoom.

On behalf of the Board of Directors, Michael Lynch thanked the Select Board, RCN and the Law office of Epstein and August, LLP for their support.

Mr. Lynch also expressed his appreciation to his colleagues on the Board and the MATV staff and the viewing audience.

Board of Directors

Rebecca Padera, President

Frank Giuliano, Member -at Large

Bruce Pearson, Member -at Large

Bob Reetz, Member -at Large

Roxanne Musto – Select Board Appointee

Annmma Varghese, School Committee Appointee

Staff

Shane Brandenburg, Executive Director

Tom Pilla, Director of Operations

Ted Omo, Director of Editing

Shawn Doyle, Production Coordinator

The RCN cable license with the Town of Milton is set to expire. The license contains provisions for public access support. Milton Access Television and MATV would like to continue to provide local programming that residents count on.

Mr. Lynch reviewed MATV's mission.

Keep the community of Milton informed.

We achieve this and give our services to the community members of Milton by:

- ❖ *providing gavel-to-gavel transparent government meeting coverage;*
- ❖ *providing coverage of key community events;*
- ❖ *and by providing a space for community members to utilize modern video production to tell their stories, share their ideas, and foster collaboration.*

He also highlighted the advances in technology that have improved production and broadcasting.

- New production studio and office space at Pierce Middle School
- Production studio at Milton High School
- Creation of hybrid meeting spaces at Town Hall, the Council on Aging and the Old Fire Station HQ.
- Comrex Live Shot– allows MATV to broadcast anywhere there is a cellular network.

The crew can cover multiple meetings in one evening and broadcast the event within 48 hours on their local stations and on MATV's social media pages.

Mr. Lynch noted that MATV's election season programming is highly regarded. MATV and the Milton High School Debate Team work together to host Milton Speaks – Candidates Forum.

Milton Access Television also has a well-established internship program with Curry College.

Mr. Lynch stated that he was proud of the advances made at Milton Access Television. These changes would not have been possible without the support of cable subscribers and the franchise agreements with public access TV. Milton Access is so appreciative. Mr. Lynch is looking forward to continuing its partnership with RCN.

Shane Brandenburg, Executive Director of Milton Access Television, shared a video montage highlighting MATV's work.

Following his presentation, Mr. Brandenburg thanked the staff at MATV for their dedication and support. The team at MATV is passionate about providing quality programming to the Milton community. Milton is our home away from home. We look forward to seeing how we can contribute and make it better.

Mr. Lynch and Mr. Brandenburg reiterated their appreciation to the Select Board for the opportunity to testify on behalf of public access television.

Suzette Martinez Stranding – 205 Gun Hill Street

Ms. Stranding is the host of "It's All Write with Suzette" on Milton Cable Access. She has been working with MATV for over a decade. Ms. Stranding has witnessed the organization's growth first-hand. The expansion is a result of the positive response from the Milton residents.

Ms. Stranding attested that MATV is a vital community hub. It offers a line up of creative programming, current events and coverage of local government meetings.

Jay Fundling – 39 Sias Lane

Mr. Fundling expressed his appreciation to MATV for their continued support of government access coverage. The MATV Team is always pleasant and easy to work with. Mr. Fundling noted that no matter how late the Board and/or Committee meetings run, the staff at MATV doesn't waver. They produce a great product.

Mr. Milano noted that David Von Mortz, a representative from RCN has joined via Zoom.

Linda Lee Sheridan - 57 Clifton Road

Ms. Sheridan spoke on behalf of Milton Access TV.

The word access identifies the crux of the important role that MATV plays in our community. Milton Access TV does not miss a beat. They cover it all, and with great enthusiasm. From government meetings to special town events such as Milton Music Fest

Roxanne Musto, Vice Chair of the Milton Select Board

Vice Chair Musto serves on the Board of Directors for Milton Access Television, and she echoed the comments of the previous speakers. MATV plays an integral role in our community, and we are fortunate to have such a dedicated team to help keep residents informed and engaged.

John Lang (Zoom) - written comment previously submitted. Address not provided.

Mr. Lang, a Milton parent, emphasized how great it is to have Milton Access programming available on Youtube. Families can now share their children's sporting events with extended family members who did not attend. Mr. Lang also thanked the staff at MATV for taking his son, Jacson under their wing. He thoroughly enjoys working with MATV.

At 8:27PM, Ms. Bradley moved to close the public hearing. The motion was seconded by Mr. Zoll. The Board voted unanimously to close the hearing. Vice Chair Musto encouraged individuals who did not have the opportunity to speak this evening to submit their written comments to Nick Connors, the Assistant Town Administrator.

**9. Discussion/Update/Approval – Annual Town Meeting – Monday, May 5, 2025
(Tuesday, May 6, 2025 and Wednesday, May 7, 2025)**

a. Warrant Articles Review and Discussion (see list enclosed at the end of the meeting notice)

Mr. Milano noted that the Warrants for the Town Election and Annual Town Meeting were mailed last week and should be arriving in mailboxes within the next few days.

10. Discussion/Update/Approval – Special Town Meeting: June 16, 2025

a. Warrant Articles (see list enclosed at the end of the meeting notice)

Mr. Milano reviewed the proposed warrant articles for the Special Town Meeting scheduled for June 16th.

Article XX: Zoning Bylaw Amendment: East Milton Overlay District

Article XX: Zoning Bylaw Amendment: Floodplain

Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

Article XX: Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges

Article XX: Acceptance of Hero Act (veterans property tax exemptions)

Mr. Milano responded to questions from Ms. Bradley regarding the status of the MBTA Communities Act Warrant Article. Mr. Milano noted that the Planning Board is working with Utile on the Town's new model. The Planning Board has been informed that the deadline to submit the MBTA Warrant Article is May 8th.

11. Discussion/Update/Approval – Letter to the Executive Office of Health and Human Services regarding hospital capacity and ongoing impacts of recent hospital closures

Mr. Milano shared encouraging news on this matter. The Massachusetts Department of Public Health, (DPH) has recently responded to a letter sent by Milton Board of Health dated January 15, 2025 requesting an Immediate Healthcare Capacity Audit of South Shore and Norfolk County. DPH has offered to connect with the Board of Health to discuss some of the issues they raised. The Town/Board of Health plans to take DPH up on their offer. Mr. Milano will continue to keep the Select Board updated.

12. Discussion/Approval – One-Day Liquor Licenses

- a. **First Parish Milton located at 535 Canton Ave.
May 3, 2025 from 6:30PM-9:40PM, Milton Creates: Community Arts Festival**
- b. **Catholic Parishes of the Blue Hills- St. Pius X located at 101 Wolcott Road
May 10, 2025 from 6:30PM-9:30PM for Trivia Night**
- c. **Glenn Pavlicek for We Are Milton:
June 28th 5PM-10:30PM and June 29th 2PM-8PM for Milton Music Festival**

Mr. Zoll moved to approve the following one-day liquor licenses:

- First Parish Milton located at 535 Canton Ave.
May 3, 2025 from 6:30PM-9:40PM, Milton Creates: Community Arts Festival
- Catholic Parishes of the Blue Hills- St. Pius X located at 101 Wolcott Road
May 10, 2025 from 6:30PM-9:30PM for Trivia Night
- Glenn Pavlicek for We Are Milton:
June 28th 5PM-10:30PM and June 29th 2PM-8PM for Milton Music Festival

The motion was seconded by Ms. Bradley. The Board voted unanimously to approve the one-day liquor licenses.

13. Discussion/Approval – Youth Task Force Charge and Membership: Request to add a Parks Commissioner (Ted Carroll) to the Youth Task Force

Ms. Bradley moved to approve that a Park Commissioner be added to the Youth Task Force Charge, and appoint Ted Carroll, the Park Commissioner to said Youth Task Force. The motion was seconded by Mr. Zoll. The Board voted unanimously (4-0) to amend the charge and appoint Commissioner Carroll.

14. Discussion– Town Administrator Evaluation

This matter has been deferred.

15. Discussion/Approval Meeting Minutes – March 11, 2025 and March 25, 2025

Mr. Zoll moved to approve the meeting minutes dated March 11, 2025. The motion was seconded by Ms. Bradley. The Board voted unanimously (4-0) to approve the meeting minutes dated March 11, 2025.

Ms. Bradley moved to approve the meeting minutes dated March 25, 2025. The motion was seconded by Mr. Keohane. The Board voted (3-0-1) to approve the meeting minutes dated March 25, 2025. Mr. Zoll abstained.

16. Town Administrator's Report

Mr. Milano provided a few updates from Town Hall:

The Annual Town Election is on Tuesday, April 29, 2025. Residents who have requested and received their ballot by mail must return it by April 29th either by mail or in-person or at Town Hall. Ballots can be left in the Drop Box or at the Town Clerk's office.

The Annual Town Meeting Warrant has been mailed to Town Meeting Members and is available on the Town's website. The FY 2024 Annual Report is also available online.

<https://www.townofmilton.org/DocumentCenter/View/8239/2025-Annual-Town-Meeting-Warrant>

<https://www.townofmilton.org/DocumentCenter/View/8278/2024-Annual-Town-Report->

Annual Town Meeting dates: Monday, May 5th, Tuesday, May 6th and Wednesday May 7th.

The Building Commissioner position has been updated and will be readvertised.

The Town of Milton and the Town of Randolph are interviewing candidates for the Veterans' Services Director. Mr. Milano extended his appreciation to Kevin Cook for his service to Milton. Mr. Milano explained that under Massachusetts General Law, municipalities have two options: hire a full-time veterans' agent or be part of a regional district and share the costs. Milton and Randolph will continue their regional partnership.

The Towns of Milton and Randolph have been awarded a three-year grant through the MassSave Energy Manager Grant Program for a shared energy manager position.

17. Chair's Report

On behalf of the Board, Vice Chair Musto thanked Ms. Bradley for her service and spirited conversation. Vice Chair Musto wished her well on her continued studies towards her final year in law school.

Ms. Bradley reflected on her service to Milton, both as a Warrant Committee Member and as a Select Board Member. She expressed her gratitude to her family and friends for their love and support. She also thanked her colleagues on the Select Board, the Town Administrators and the employees at Town Hall for their dedicated service.

18. Public Comment Response

No public comment response.

19. Future Meeting Dates:

The Select Board will meet on Wednesday, April 30, 2025 at 7PM for an Organizational Meeting. The Board will also meet prior to the Annual Town Meeting on Monday, May 5th, Tuesday, May 6th and Wednesday, May 7th.

20. Future Agenda Items

The Board will address the Town Administrator's evaluation at a future meeting and address articles for the Special Town Meeting in June.

21. Executive Session: Pursuant to M.G.L. c. 30A, § 21(a)(3) - Approval of Executive Session Meeting Minutes: March 11, 2024, March 12, 2024, March 15, 2024, March 26, 2024, April 23, 2024, May 28, 2024, June 20, 2024, June 25, 2024, July 23, 2024, August 14, 2024, August 27, 2024, September 10, 2024, September 24, 2024, December 17, 2024, January 17, 2025, January 28, 2025, February 7, 2025, February 11, 2025, February 14, 2025 and March 11, 2025

23. Adjourn

At 9:01PM, Ms. Musto moved to adjourn from the Open Session and enter Executive Session to approve Executive Session Meeting Minutes dated: March 11, 2024, March 12, 2024, March 15, 2024, March 26, 2024, April 23, 2024, May 28, 2024, June 20, 2024, June 25, 2024, July 23, 2024, August 14, 2024, August 27, 2024, September 10, 2024, September 24, 2024, December 17, 2024, January 17, 2025, January 28, 2025, February 7, 2025, February 11, 2025, February 14, 2025 and March 11, 2025. The Select Board will *not* return to Open Session. The motion was seconded by Mr. Zoll. The Board voted by roll call (4-0) to enter Executive Session.

BRADLEY: YES
KEOHANE: YES
ZOLL: YES
MUSTO: YES

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

a. Milton Clerical Unit of the Southeastern Public Employees Association

- b. Milton Professional Management Association**
- c. Milton Public Employee Association**
- d. Milton Firefighters, Local 1116**
- e. Milton Police Association**
- f. Milton Superior Officers**
- g. Milton Library Association**

This Executive Session has been deferred.

2025 Annual Town Meeting List of Warrant Articles

- Article 1 Hear Report of Town Officers
- Article 2 Amend Fiscal Year 2025 Appropriations: Reserve Fund
- Article 3 Authorize Treasurer to Enter into Compensating Balance Agreements
- Article 4 Capital Budget Appropriation
- Article 5 Audit Appropriation
- Article 6 Collective Bargaining Wage Set Aside
- Article 7 Employee Benefits Appropriation
- Article 8 Chapter 61 Position Classifications and Wage Increases
- Article 9 Public Safety Appropriation
- Article 10 General Government Appropriation
- Article 11 Boards and Committees Appropriation
- Article 12 Public Works Appropriation
- Article 13 Water Enterprise Fund Appropriation
- Article 14 Sewer Enterprise Fund Appropriation
- Article 15 Stormwater Enterprise Fund Appropriation
- Article 16 Appropriation for Water System Improvements
- Article 17 Appropriation for Sewer System Improvements
- Article 18 Appropriation for Stormwater System Improvements
- Article 19 Board of Health Appropriation
- Article 20 Library Appropriation
- Article 21 Cemetery Appropriation
- Article 22 Parks and Recreation Appropriation
- Article 23 Consolidated Facilities Appropriation
- Article 24 Schools Appropriation
- Article 25 Blue Hills Regional Technical School Appropriation
- Article 26 Interest and Maturing Debt Appropriation
- Article 27 Rescind Unissued Debt Authorizations
- Article 28 Stabilization Funds Appropriation
- Article 29 Establish & Appropriate Funds to an Operating Budget Stabilization Fund
- Article 30 Establish a Special Education Stabilization Fund
- Article 31 Reserve Fund Appropriation

Article 32 Authorize Revolving Fund Expenditure Limits
Article 33 PEG Access Enterprise Fund Appropriation
Article 34 Community Preservation Funds Appropriation
Article 35 Community Preservation Committee Projects Recommendation
Article 36 Authorize Select Board to Accept, Abandon or Relocate Easements
Article 37 General Bylaws Amendment – Light Trespass
Article 38 Zoning Bylaw Amendment – Accessory Dwelling Units
Article 39 Zoning Bylaw Amendment – Site Plan

June 16, 2025 Special Town Meeting List of Potential Warrant Articles

Article XX: Zoning Bylaw Amendment: East Milton Overlay District
Article XX: Zoning Bylaw Amendment: Floodplain
Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property
Article XX: Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges
Article XX: Acceptance of Hero Act (veterans property tax exemptions)

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

Documents:

Draft - Earth Day Proclamation
Draft- Arbor Day Proclamation
Traffic Commission Meeting Minutes – April 9, 2025
Annual Town Meeting Warrant -May 5, 2025
Special Town Meeting – June 16, 2025 Proposed Warrant Articles

- Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges
- Acceptance of Hero Act (veterans property tax exemptions)

Letter to Commissioner Robbie Goldstein, M.D. of the MA Department of Public Health from the Milton Board of Health re: Immediate Healthcare Capacity Audit of SouthShore/Norfolk County.

Response from Commissioner Robbie Goldstein, M.D., MA Department of Public Health

One-Day Liquor License Applications:

- First Parish Milton located at 535 Canton Ave.
May 3, 2025 from 6:30PM-9:40PM, Milton Creates: Community Arts Festival
- Catholic Parishes of the Blue Hills- St. Pius X located at 101 Wolcott Road
May 10, 2025 from 6:30PM-9:30PM for Trivia Night
- Glenn Pavlicek for We Are Milton:
June 28th 5PM-10:30PM and June 29th 2PM-8PM for Milton Music Festival

Meeting Minutes: March 11, 2025 and March 25, 2025

Public Hearing Testimony: Ascertainment of Needs for Stonepeak Cable License Renewal

B. Hiss
C. Chin
Eustis Estate
C. Stanton
Jon and Christina Lang
Eileen Maher
Kathleen O'Donnell
Mike Vega
Mindy D'Arblehoff
Milton Public Library
Deborah Milbauer
Suzette Martinez Standring
Stephanie McFadden
Elizabeth Carroll
Jay Fundling
Linda Lee Sheridan

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Select Board Meeting Minutes

Meeting Date: 5/5/2025

Members in Attendance: Richard G. Wells, Jr., Chair; John C. Keohane, Member; Benjamin D. Zoll, Member; Winston A. Daley, Member; Meghan E. Haggerty, Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Guests: Attorney Peter Mello, Office of Town Counsel

Meeting Location: Room 201 at Milton High School - Hybrid

Time Meeting called to Order: 6:31PM

Meeting Time Adjourned: 7:15PM

1. Call to Order

Chair Wells called the meeting to order at 6:31PM and welcomed new members: Winston Daley and Meghan Haggerty.

2. Discussion/Approval –Annual Town Meeting Articles:

Mr. Milano provided an update on proposed amendments to:

Article 38 - Zoning Bylaw Amendment – Accessory Dwelling Units

- ❖ Change: ADU lease term to one (1) month

The Members weighed the pros/coms of a one-month lease. They agreed to address the proposal during Town Meeting.

Article 4 - Capital Budget Appropriation

- ❖ Change appropriation to include COA Transportation

Mr. Milano spoke with Ms. Stanton, the COA Director. They discussed a proposal for FY2027 that involves grant funding and a Capital Budget appropriation. The authors of the proposed amendment have been updated, and they will not move forward at Town Meeting.

Article 37 - General Bylaws Amendment – Light Trespass

The Board deferred discussion on this article until Night Two of Town Meeting.

Chair Wells moved to approve/support the following 2025 Annual Town Meeting Warrant Articles:

<u>ArticleNo.</u>	<u>Title</u>
1	Report of Town Officers
2	AmendFiscal Year2025 Appropriations:ReserveFund
3	Authorize Treasurer to Enter into Compensating Balance Agreements
4	Capital Budget Appropriation

- 5 Audit Appropriation
- 6 Collective Bargaining Wage Set Aside
- 7 Employee Benefits Appropriation
- 8 Chapter 61 Position Classifications and Wage Increases
- 9 Public Safety Appropriation
- 10 General Government Appropriation
- 11 Boards and Committees Appropriation
- 12 Public Works Appropriation
- 13 Water Enterprise Fund Appropriation
- 14 Sewer Enterprise Fund Appropriation
- 15 Stormwater Enterprise Fund Appropriation
- 16 Appropriation for Water System Improvements
- 17 Appropriation for Sewer System Improvements
- 18 Appropriation for Stormwater System Improvements
- 19 Board of Health Appropriation
- 20 Library Appropriation
- 21 Cemetery Appropriation
- 22 Parks and Recreation Appropriation
- 23 Consolidated Facilities Appropriation
- 24 Schools Appropriation
- 25 Blue Hills Regional Technical School Appropriation
- 26 Interest and Maturing Debt Appropriation
- 27 Rescind Unissued Debt Authorizations
- 28 Stabilization Funds Appropriation
- 29 Establish & Appropriate Funds to an Operating Budget Stabilization
- 30 Establish a Special Education Stabilization Fund
- 31 Reserve Fund Appropriation
- 32 Authorize Resolving Fund Expenditure Limits
- 33 PEG Access Enterprise Fund Appropriation
- 34 Community Preservation Fund Appropriation
- 35 Community Preservation Committee Projects Recommendation
- 36 Authorize Select Board to Accept, Abandon, or Relocate Easements

The motion was seconded by Mr. Zoll. The Board voted unanimously to approve/support the Annual Town Meeting Articles.

3. Discussion/Update/Approval – Special Town Meeting: June 16, 2025

Mr. Milano shared updates on the status of the proposed Special Town Meeting Articles.

The print deadline is May 14th. The Warrant needs to be delivered by June 2nd, 14 days prior to the start of the Special Town Meeting.

The Planning Board has met with the Warrant Committee on the following Articles:

- ❖ Article XX: Zoning Bylaw Amendment: East Milton Overlay District
- ❖ Article XX: Zoning Bylaw Amendment: Floodplain

The MBTA Communities Multi-Family Zoning is a work in progress. The Planning Board has reached a consensus on a 10% model. The Planning Board continues to work with representatives from Utile Architecture and Planning to iron out details on a 25% model. Utile has been in contact with the Executive Office of Housing and Livable Communities, (HLC) on the Planning Board's behalf. The Select Board has recommended that the Planning Board submit their proposals by May 8, 2025. The Select Board anticipates that the amendments will be offered to the MBTA Communities Multi-Family Zoning Article during the Special Town Meeting.

- ❖ Article XX: Amend Fiscal Year 2025 Appropriations: Reserve Fund

Mr. Milano noted that there is \$300,000 in free cash that has not yet been appropriated. If Milton Public Schools comes up short to close out Fiscal Year 2025, the free cash will be applied to that deficit. The School Committee and the Administration at MPS are optimistic that they will not require the use of free cash.

- ❖ Article XX: Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges

This law allows municipalities to deny applications for, or revoke or suspend building permits or local licenses, if the applicant has neglected or refused to pay local taxes, fees, assessments, betterments, or other municipal charges.

Mr. Milano noted that this proposal is not a time-sensitive request. It is just a tool that Milton can use in the future.

- ❖ Article XX: Acceptance of property tax exemptions related to veterans and the elderly

This law allows municipalities to adjust property tax exemptions for inflation based on the Consumer Price Index. This Article is time-sensitive and must be adopted by Town Meeting prior to the start of the new fiscal year.

Mr. Milano stated that there are additional measures within this law that can be adopted, but more research is required. He will follow-up with more details.

- ❖ Article XX: Acceptance of M.G.L. Chapter 60, Section 3D (voluntary donations to elderly and disabled taxation fund)

This law allows municipalities to designate a place on its tax bills, or the motor vehicle excise tax bills, or to mail with such tax bills a separate form, for taxpayers to voluntarily donate and establish a town aid taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income. The municipality is also required to create a Taxation Aid Committee to oversee how the funds are distributed.

- ❖ Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

The Members discussed the comments they received during the Public Hearing held in April on this proposed Bylaw Amendment. The Board acknowledged the residents' concerns and will include their recommendations for stricter safety protocols in the new iteration of the amendment. The Board also discussed making changes to the application for One-Day Liquor Licenses.

4. Discussion/Approval – Notice of Award for General Contractor for the Cunningham School 3rd and 4th Floor Renovation Project

Mr. Milano reviewed the bid results and shared the recommendation of the Owner's Project Manager, Paul Kalous of Liro/Hill, for the second lowest bidder:

BC Construction Co. Inc., 3 Washington Street, North Reading, MA 01864

Proposed Contract Price (whole dollar)

\$2,452,260.00

Alternate No. 1 Reading Room 412 Ceiling

\$124,317.00

Total with Alternate No. 1

\$2,576,577.00

The total project cost is: \$3.3 million, below the \$5.5 million that was appropriated.

Mr. Zoll moved to approve the Notice of Award to BC Construction for the Cunningham School 3rd and 4th Floor Renovation Project. The motion was seconded by Mr. Keohane. The Board voted unanimously to approve the Notice of Award to BC Construction.

5. Discussion/Approval – One-Day Liquor License Applications:

- a. **Debbie Merriam on behalf of the M.M. B. Wakefield Arboretum –
1465 Brush Hill Road on Saturday, May 31, 2025 from 1PM-4PM for the
Wakefield Spring Beer and Music Member Drive**

b. Kathleen Pendleton on behalf of Milton Academy – 170 Centre St.

- i. Class Reunion - June 13, 2025 6PM-9PM**
- ii. Class Reunion - June 14, 2025 6PM-10PM**

Chai Wells moved to approve the following one-day liquor licenses: Debbie Merriam on behalf of the M.M. B. Wakefield Arboretum located at 1465 Brush Hill Road, Saturday, May 31, 2025 from 1PM-4PM for the Wakefield Spring Beer and Music Member Drive and Kathleen Pendleton on behalf of Milton Academy located at: 170 Centre St., Friday, June 13, 2025 from 6PM-9PM and Saturday, June 14, 2025 from 6PM-10PM for class reunion events. The motion was seconded by Mr. Zoll. The Board voted unanimously to approve the one-day liquor licenses.

6. Discussion/Approval – Class II (used cars) Dealer License for Imperium Automotive LLC d/b/a S&E Automotive located at 131 Brook Road, Milton, MA

Mr. Zoll moved to approve the Class II Dealer License for Imperium Automotive LLC d/b/a S&E Automotive located at 131 Brook Road, Milton, MA on the condition that the applicant operates in accordance with the decision approved by the Board of Appeals dated February 10, 2025. The motion was seconded by Mr. Daley. The Board voted unanimously to approve the Class II Dealer License for Imperium Automotive LLC d/b/a S&E Automotive.

7. Discussion/Approval – Livery License Application
a. Jose Roman

Chair Wells moved to approve the Livery License Application for Jose Roman. The motion was seconded by Mr. Keohane. The Board voted unanimously to approve the Livery License Application for Jose Roman.

8. Discussion – Town Administrator’s evaluation

This matter has been deferred.

9. Town Administrator’s Report

Mr. Milano announced that Chris McGrath will be retiring this month from the Department of Public Works after 40 years of service. Mr. McGrath worked in the DPW garage, and he will be tough to replace.

10. Chair’s Report

Chair Wells announced the passing of Richard “Ben” Casey, a lifelong resident of Milton and Senior Foreman for the Department of Public Works.

11. Future Agenda Items

The Board will address the following matters at a future meeting.

- ❖ Select Board re-organization
- ❖ Member Appointments to Boards/Committees
- ❖ Select Board Retreat
- ❖ MBTA Communities Act
- ❖ Town Administrator's Evaluation

12. Future Meeting Dates:

The Board will meet prior to the continuation of Town Meeting on Tuesday, May 6, 2025 and Wednesday, May 7, 2025. The Members will resume their regular Tuesday meeting schedule on May 13, 2025 and May 27, 2025.

13. Adjourn

At 7:15PM, Mr. Zoll moved to adjourn. The motion was seconded by Chair Wells. The Board voted unanimously to adjourn.

2025 Annual Town Meeting List of Warrant Articles

- Article 1 Hear Report of Town Officers
- Article 2 Amend Fiscal Year 2025 Appropriations: Reserve Fund
- Article 3 Authorize Treasurer to Enter into Compensating Balance Agreements
- Article 4 Capital Budget Appropriation
- Article 5 Audit Appropriation
- Article 6 Collective Bargaining Wage Set Aside
- Article 7 Employee Benefits Appropriation
- Article 8 Chapter 61 Position Classifications and Wage Increases
- Article 9 Public Safety Appropriation
- Article 10 General Government Appropriation
- Article 11 Boards and Committees Appropriation
- Article 12 Public Works Appropriation
- Article 13 Water Enterprise Fund Appropriation
- Article 14 Sewer Enterprise Fund Appropriation
- Article 15 Stormwater Enterprise Fund Appropriation
- Article 16 Appropriation for Water System Improvements
- Article 17 Appropriation for Sewer System Improvements
- Article 18 Appropriation for Stormwater System Improvements
- Article 19 Board of Health Appropriation
- Article 20 Library Appropriation

Article 21 Cemetery Appropriation
Article 22 Parks and Recreation Appropriation
Article 23 Consolidated Facilities Appropriation
Article 24 Schools Appropriation
Article 25 Blue Hills Regional Technical School Appropriation
Article 26 Interest and Maturing Debt Appropriation
Article 27 Rescind Unissued Debt Authorizations
Article 28 Stabilization Funds Appropriation
Article 29 Establish & Appropriate Funds to an Operating Budget Stabilization Fund
Article 30 Establish a Special Education Stabilization Fund
Article 31 Reserve Fund Appropriation
Article 32 Authorize Revolving Fund Expenditure Limits
Article 33 PEG Access Enterprise Fund Appropriation
Article 34 Community Preservation Funds Appropriation
Article 35 Community Preservation Committee Projects Recommendation
Article 36 Authorize Select Board to Accept, Abandon or Relocate Easements
Article 37 General Bylaws Amendment – Light Trespass
Article 38 Zoning Bylaw Amendment – Accessory Dwelling Units
Article 39 Zoning Bylaw Amendment – Site Plan

June 16, 2025 Special Town Meeting List of Potential Warrant Articles

Article XX: Zoning Bylaw Amendment: East Milton Overlay District
Article XX: Zoning Bylaw Amendment: Floodplain
Article XX: Zoning Bylaw Amendment: MBTA Communities Multi family overlay
Article XX: Amend Fiscal Year 2025 Appropriations: Reserve Fund
Draft Article XX: Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges
Draft Article XX: Acceptance of property tax exemptions related to veterans and the elderly
Draft Article XX: Acceptance of M.G.L. Chapter 60, Section 3D (voluntary donations to elderly and disabled taxation fund)
Draft Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

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

Documents:

Notice of Award -General Contractor for the Cunningham School Renovation Project

Class II License application - Imperium Automotive LLC d/b/a S&E Automotive located at 131 Brook Road, Milton, MA

Livery License Application - Jose Roman

One-Day Liquor License Application:

Debbie Merriam on behalf of the M.M. B. Wakefield Arboretum –

1465 Brush Hill Road on Saturday, May 31, 2025 from 1PM-4PM for the Wakefield Spring Beer and Music Member Drive

One-Day Liquor License Application:

Kathleen Pendleton on behalf of Milton Academy – 170 Centre St.

Class Reunion - June 13, 2025 6PM-9PM

Class Reunion - June 14, 2025 6PM-10PM

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DRAFT

Select Board Meeting Minutes

Meeting Date: 5/6/2025

Members in Attendance: Richard G. Wells, Jr., Chair; John C. Keohane, Member; Benjamin D. Zoll, Member; Winston A. Daley, Member; Meghan E. Haggerty, Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Meeting Location: Room 201 at Milton High School -hybrid

Time Meeting called to Order: 7:01PM

Meeting Time Adjourned: 7:25PM

1. Call to Order

Chair Wells called the meeting to order at 7:01PM.

2. Discussion/Approval –Annual Town Meeting Articles:

The Board Members revisited two articles that will be front and center during the continuation of Town Meeting.

- ❖ Article 38 - Zoning Bylaw Amendment – Accessory Dwelling Units
Amendment: Change: ADU lease term to one (1) month

Mr. Milano noted that the Planning Board does not support the proposed amendment to change the minimum month lease term from 12 months. He also stated the Attorney General has cautioned against extended leases. The Planning Board will need to cite a public purpose for the longer term.

The Select Board weighed the benefits of both lease options, but did not favor one over the other. The Members agreed to let the discussion play out at Town Meeting and will vote at that time.

The Board suggested that the Town may need to address regulations for Air B&Bs in the future.

- ❖ Article 37 - General Bylaws Amendment – Light Trespass

Mr. Milano provided the Board Members with a new iteration of the amendment submitted by Ms. Bradley earlier this evening. A copy was provided to the Warrant Committee.

Mr. Milano informed the Members that they will need to act on the Warrant Committee's recommendation to send the Article back to the Select Board for further study.

A "yes" vote by the Select Board means that there will be no further discussion at the Annual Town Meeting on this matter.

A "no" vote by the Select Board will allow for a discussion at Town Meeting on this matter.

The Members discussed the pros and cons of the Amendment. They agreed to let it play out at Town Meeting.

Following their discussion, Mr. Zoll moved not to support referring Warrant Article 37 back for further study. The motion was seconded by Ms. Haggerty. The Board voted unanimously not to support referring Warrant Article 37 back for further study.

❖ Article 39 Zoning Bylaw Amendment – Site Plan

Mr. Milano distributed a copy of Marion McEttrick's amendment and noted that there is little to weigh in on.

3. Discussion/Update/Approval – Special Town Meeting: June 16, 2025

Mr. Milano provided updates on the Special Town Meeting Articles. The Articles are in draft form and will be distributed to the Members soon.

❖ Article XX: Acceptance of M.G.L. Chapter 60, Section 3D
(voluntary donations to elderly and disabled taxation fund)

Needham, Hingham and Dedham currently have this fund in place and it generates: \$20,00-\$30,000 annually to help elderly and disabled residents.

Mr. Milano summarized the role of the Taxation Aid Committee.

The Taxation Aid Committee will consist of the Chairman of the Board of Assessors, the Town Treasurer and three residents appointed by the Select Board. The Committee will adopt the rules and regulations and carry out the provisions of this law and identify the recipients of such aid.

This law allows municipalities to designate a place on its tax bills, or the motor vehicle excise tax bills, or to mail with such tax bills a separate form, for taxpayers to voluntarily donate and establish a town aid taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income. The municipality is also required to create a Taxation Aid Committee to oversee how the funds are distributed.

❖ Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

Mr. Milano summarized the revised Article:

- Regulations for alcohol consumption on Town Property (i.e. Buildings and/or Parks) and leased premises will be the same
- One-Day Liquor licenses will only be issued to applicants and/or organizations under contract to utilize an entity possessing a caterer's license for alcoholic sales
- Age identifying wristbands
- Applicants must submit a sketch plan for the use of Town Land as part of the application process

- Select Board may require alcoholic sales and consumption to take place in a designated area

❖ Article XX: Acceptance of property tax exemptions related to veterans and the elderly

Mr. Milano previously explained that there are additional measures within this law that a municipality can adopt. For example: The Town can take those exemptions and increase them by a certain percentage. The issue is that there is a cost to the Town that did not get factored into the budget.

Mr. Milano will continue his research and follow-up. The Select Board has the option to move forward with an Article, which allows an adjustment to property taxes based on the Consumer Price Index.

This law allows municipalities to adjust property tax exemptions for inflation based on the Consumer Price Index. This Article is time-sensitive and must be adopted by Town Meeting prior to the start of the new fiscal year.

4. Discussion/Approval – Notice of Award for General Contractor for the Cunningham School 3rd and 4th Floor Renovation Project

The Board approved the Notice of Award on May 5, 2025.

5. Discussion/Approval – One-Day Liquor License Applications:

- a. **Debbie Merriam on behalf of the M.M. B. Wakefield Arboretum – 1465 Brush Hill Road on Saturday, May 31, 2025 from 1PM-4PM for the Wakefield Spring Beer and Music Member Drive**
- b. **Kathleen Pendleton on behalf of Milton Academy – 170 Centre St.**
 - i. **Class Reunion - June 13, 2025 6PM-9PM**
 - ii. **Class Reunion - June 14, 2025 6PM-10PM**

The Board approved the one-day liquor licenses on May 5, 2025.

6. Discussion/Approval – Class II (used cars) Dealer License for Imperium Automotive LLC d/b/a S&E Automotive located at 131 Brook Road, Milton, MA

The Board approved the Class II License on May 5, 2025.

7. Discussion/Approval – Livery License Application

a. Jose Roman

The Board approved the Livery License on May 5, 2025.

8. Discussion – Town Administrator’s evaluation

This matter has been deferred.

9. Town Administrator’s Report

Mr. Milano provided his report on May 5, 2025.

10. Chair’s Report

Chair Wells provided his report on May 5, 2025.

11. Future Agenda Items

The Members discussed future agenda topics on May 5, 2025.

12. Future Meeting Dates:

The Board will meet prior to the continuation of Town Meeting on Wednesday, May 7, 2025 if necessary. The Select Board has scheduled an organization meeting on Monday, May 12th at 9AM on Zoon. The Select Board will resume their regular Tuesday meeting schedule on May 13, 2025 and May 27, 2025.

13. Adjourn

At 7:25PM, Mr. Zoll moved to adjourn. The motion was seconded by Mr. Keohane. The Board voted unanimously to adjourn.

2025 Annual Town Meeting List of Warrant Articles

Article 1 Hear Report of Town Officers
Article 2 Amend Fiscal Year 2025 Appropriations: Reserve Fund
Article 3 Authorize Treasurer to Enter into Compensating Balance Agreements
Article 4 Capital Budget Appropriation
Article 5 Audit Appropriation
Article 6 Collective Bargaining Wage Set Aside
Article 7 Employee Benefits Appropriation
Article 8 Chapter 61 Position Classifications and Wage Increases
Article 9 Public Safety Appropriation
Article 10 General Government Appropriation
Article 11 Boards and Committees Appropriation
Article 12 Public Works Appropriation
Article 13 Water Enterprise Fund Appropriation
Article 14 Sewer Enterprise Fund Appropriation
Article 15 Stormwater Enterprise Fund Appropriation
Article 16 Appropriation for Water System Improvements
Article 17 Appropriation for Sewer System Improvements
Article 18 Appropriation for Stormwater System Improvements
Article 19 Board of Health Appropriation
Article 20 Library Appropriation
Article 21 Cemetery Appropriation
Article 22 Parks and Recreation Appropriation
Article 23 Consolidated Facilities Appropriation
Article 24 Schools Appropriation
Article 25 Blue Hills Regional Technical School Appropriation
Article 26 Interest and Maturing Debt Appropriation
Article 27 Rescind Unissued Debt Authorizations
Article 28 Stabilization Funds Appropriation
Article 29 Establish & Appropriate Funds to an Operating Budget Stabilization Fund
Article 30 Establish a Special Education Stabilization Fund
Article 31 Reserve Fund Appropriation
Article 32 Authorize Revolving Fund Expenditure Limits
Article 33 PEG Access Enterprise Fund Appropriation
Article 34 Community Preservation Funds Appropriation
Article 35 Community Preservation Committee Projects Recommendation
Article 36 Authorize Select Board to Accept, Abandon or Relocate Easements
Article 37 General Bylaws Amendment – Light Trespass
Article 38 Zoning Bylaw Amendment – Accessory Dwelling Units
Article 39 Zoning Bylaw Amendment – Site Plan

June 16, 2025 Special Town Meeting List of Potential Warrant Articles

Article XX: Zoning Bylaw Amendment: East Milton Overlay District
Article XX: Zoning Bylaw Amendment: Floodplain
Article XX: Zoning Bylaw Amendment: MBTA Communities Multi family overlay
Article XX: Amend Fiscal Year 2025 Appropriations: Reserve Fund
Draft Article XX: Accept M.G.L. Chapter 40, Section 57 and Amend the General Bylaws to allow denial or revocation of licenses, permits for failure to pay municipal taxes or charges
Draft Article XX: Acceptance of property tax exemptions related to veterans and the elderly
Draft Article XX: Acceptance of M.G.L. Chapter 60, Section 3D (voluntary donations to elderly and disabled taxation fund)
Draft Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

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

Documents:

Notice of Award -General Contractor for the Cunningham School Renovation Project

Class II License application - Imperium Automotive LLC d/b/a S&E Automotive located at 131 Brook Road, Milton, MA

Livery License Application - Jose Roman

One-Day Liquor License Application:

Debbie Merriam on behalf of the M.M. B. Wakefield Arboretum –
1465 Brush Hill Road on Saturday, May 31, 2025 from 1PM-4PM for the Wakefield Spring Beer and Music Member Drive

One-Day Liquor License Application:

Kathleen Pendleton on behalf of Milton Academy – 170 Centre St.

Class Reunion - June 13, 2025 6PM-9PM

Class Reunion - June 14, 2025 6PM-10PM

DRAFT

Select Board Meeting Minutes

Meeting Date: 5/12/2025

Members in Attendance: Richard G. Wells, Jr., Chair; John C. Keohane, Winston A. Daley, Meghan E. Haggerty, Benjamin D. Zoll, Nicholas Milano, Town Administrator, Nick Connors, Assistant Town Administrator and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Meeting Location: ZOOM/WEBINAR

Time Meeting called to Order: 9:01AM

Time Meeting Adjourned: 9:09AM

1. Call to Order

Chair Richard Wells called the meeting to order at 9:01AM.

2. Discussion/Vote-Chair and other Officers

Chair Wells called for nominations for the office of Chair.

Chair Wells nominated Benjamin Zoll as Chair. Mr. Zoll accepted the nomination.

There were no other nominations for Chair. Chair Wells called the role:

KEOHANE: YES

DALEY: YES

HAGGERTY: YES

WELLS: YES

ZOLL: ABSTAIN

Mr. Wells extended his congratulations to Chair Zoll and asked him to take the reins.

Chair Zoll called for nominations for the office of Vice Chair.

Mr. Wells nominated John Keohane as Vice Chair. The motion was seconded by Chair Zoll.

Mr. Keohane accepted the nomination.

There were no other nominations for Vice Chair. Chair Zoll called the role in alphabetical order.

DALEY: YES

HAGGERTY: YES

KEOHANE: YES

WELLS: YES

ZOLL: YES

Chair Zoll called for nominations for the office of Secretary.

Mr. Daley nominated Meghan Haggerty as Secretary. Ms. Haggerty accepted the nomination.

There were no other nominations for Secretary. Chair Zoll called the roll in alphabetical order.

DALEY: YES
HAGGERTY: YES
KEOHANE: YES
WELLS: YES
ZOLL: YES

3. Adjourn

At 9:09AM, Mr. Wells moved to adjourn. The motion was seconded by Chair Zoll. The Board voted unanimously by roll call (5-0) to adjourn.

DALEY: YES
HAGGERTY: YES
KEOHANE: YES
WELLS: YES
ZOLL: YES

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