

Master Plan Implementation Committee
May 15, 2023

Members Present: Cheryl Tougias, Chair; Warren Lizio, Dick Burke, Roxanne Musto, Elaine Benson, Regina Campbell-Malone

Meeting called to order at 7:03. Next meeting date will be Monday June 26th, July 24th, and August 14th.

Discussion of Town Center Planning and Parking Needs

Assistant Town Planner Josh Eckart-Lee shared his initial analysis of parking counts, based off a study conducted on Tuesday, May 9th. The analysis showed the highest parking use around 11am at the library. Members noted a need to conduct additional evening parking analysis, which Town staff intend to complete within the coming weeks. Members discussed potential additional avenues for analysis to be continued by staff. The analysis also showed a significant lack of use of the Canton Avenue stops and discussion was held about the barriers to parking in those spaces and opportunities to increase access. Members noted interest in seeing if BETA's analysis can include additional safety and access improvements for those Canton spots. Safety concerns were significant for Canton Ave and will be requested from BETA. Kris Hodlin, library trustee, provided additional context for parking needs, staff, and library programming, including the need to include a Saturday in the analysis, and the need for 40-50 additional parking spaces. Member Burke discussed potential crosswalk needs at Thatcher Street. Members discussed an interest in continuing with the portion of BETA's scope that is relevant to the crosswalk analysis. Safety concerns with regards to parking, pedestrian and emergency services from the Fire Department headquarters was also highlighted as a safety concern. Trustee Hodlin noted that previous analysis had been conducted by Town DPW Staff and emergency services of the Reedsdale and Randolph intersections and noted that paint-based pedestrian infrastructure is not being respected. Adding additional curbing was also discussed as a potential element of BETA's analysis. Member Benson highlighted the importance of Town Center as an area that requires a robust accessibility and parking solution. Members then discussed scenarios shown by surveying consultants at the 40 Highland Street area across the street for parking, housing, and commercial potential sites. Chair Tougias will join the kickoff meeting with BETA to discuss the scope changes that have been discussed at this committee. The potential uses of this site still require significant planning work and discussion among additional stakeholders. Chair Tougias proposed allocating approximately \$6,000 towards BETA's crosswalk analysis and \$1,500 towards Bohler for continued work, to be drawn from the remaining funds in MPIC's FY 23 budget. Motion to approve that expenditure made by Member Campbell-Malone, seconded by Member Keally, all in favor. Member Keally reinforced the need to include Library staff in BETA's analysis. After speaking with Tom McCarthy, staff found that pedestrian striping at other locations at Town Center was not within the existing capacity of DPW.

Staff Update

Motion to approve meeting minutes from April 24 made by Warren Lizio, seconded by Roxanne Musto. All in favor. Josh Eckart-Lee provided a brief update on an upcoming Planning Department meeting on the 18th to inform and solicit feedback on MBTA Communities. He also noted that Affordable Inclusive Milton is holding an event on the 17th that will also be discussing MBTA Communities, but that is not a staff event.

Discussion of potential updates to the Master Plan

The Equity and Justice for All Committee is intended to be invited to MPIC for a discussion of opportunities to advance equity, justice, and diversity in potential updates. Josh will share their

presentation to Town Meeting with the committee. Member Burke discussed wanting to advance traffic mitigation considerations and expand on them in an updated Master Plan. Member Lizio mentioned that “traffic” was noted 96 times in the Master Plan. The state’s Route 28 and Route 138 studies that are being conducted will have a significant impact on the traffic patterns in Milton. Member Burke will provide context for the history of traffic mitigation efforts of the Traffic Mitigation Committee at the July meeting. Josh will share out the traffic mitigation plan and an update on the traffic model for the committee. The EJA committee will be invited to the June meeting, a Traffic Mitigation committee representative to the July meeting, and potentially the Affordable Housing Trust as discussion continues at 40 Highland. Discussion was also held on how to structure a review of the key subject areas of the Master Plan. As part of that review, members will individually lead research into key stakeholders and any updates for folks to invite to the Committee: Roxanne will look into cultural resources, Regina will look into open space and recreation, Elaine will research housing, Warren will research circulation, and Taber will review facilities.

An outreach strategy for inviting stakeholders will be developed by staff in concert with the Chair. The format will follow the format set by Chair Tougias in previous outreach to Sustainable Milton.

Motion to adjourn made by Taber Keally, seconded by Roxanne Musto. All in favor. Meeting adjourned at 9:16.

Respectfully submitted,
Josh Eckart-Lee
Assistant Town Planner