

Select Board Meeting Minutes

Meeting Date: 5/23/2023

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

Guests: Attorney Kevin Freytag, Office of Town Counsel (Remote)

Meeting Location: Council on Aging - Hybrid

Time Meeting called to Order: 7:10PM

Time Meeting Adjourned: 9:56PM

1. Call to Order

2. Pledge of Allegiance

Chair Zullas called the meeting of the Select Board to order at 7:10PM under Chapter Two of the Acts of 2023. The Chairman introduced the Members of the Trust and Staff and led the Pledge of Allegiance.

Chair Zullas requested a moment of silence in honor of Alexander Whiteside. Mr. Whiteside, a life-long resident, passed away last week. He was a Town Meeting Member and played a pivotal role in civic life here in Milton. Chair Zullas extended condolences on behalf of the Town to Mr. Whiteside's family.

3. Public Comment

*Lori Connelly – 43 Century Lane

Ms. Connelly, a Member of the Warrant Committee requested that the Town of Milton and the School Building Committee research the 6.85-acre property that is for sale on upper Blue Hill Ave. for \$ 2.9 million as a potential location for a new school.

*John David Corey- Canton Ave

Mr. Corey reiterated his support for traffic calming needs throughout Milton and asked the Select Board and the Traffic Commission for a renewed call to action.

*Peter Jackson-Capen Street

Peter Jackson shared his concerns regarding the School Building Committee's violation of the Open Meeting Law. Mr. Jackson requested that there be more transparency within Town Government.

4. Discussion/Approval/Presentation- Citation for the Amateur Gardeners of Milton for their Many Decades of Service to the Town

Chair Zullas welcomed Jeanne Gibbs, President of the Amateur Gardeners of Milton and Ginny Corcoran to the meeting. Ms. Gibbs expressed her appreciation to the Town and the Select Board for their support Ms. Gibbs introduced two additional members of the Club: Carolyn

Burke and Peggy O’Sullivan. Chair Zullas presented the Amateur Gardeners with a citation of appreciation.

5. Public Hearing – Application of Cellco Partnership d/b/a Verizon Wireless for Small Wireless Facility Installations on Canton Ave (Poles 3/79 and 3/8)

Chair Zullas opened the public hearing and welcomed Sean Conway, Principal Engineer-RE/Regulatory with Verizon to the meeting. Mr. Conway introduced his colleagues: Stan Usoicz and Derek Mahuex.

Mr. Conway provided a short summary of the Cellco Partnership’s (d/b/a Verizon Wireless) application to install two small cell facility (small, low powered antenna) on existing poles 3/79 and 3/8 located on Canton Ave. This application is in compliance with Town of Milton’s small cell standards. The engineers determined that the wireless service in this area is degraded and the location adjacent to Milton High School has a high volume of wireless usage. The Verizon Team agreed that it is important to have a robust network that can support an increase in wireless users as well as public safety.

After further discussion, Mr. Wells moved to close the public hearing. The motion was seconded by Mr. Zoll. The Board voted unanimously to close the public hearing.

Mr. Wells moved to approve the application of Cellco Partnership d/b/a Verizon Wireless for Small Wireless Facility Installations on Canton Ave (Poles 3/79 and 3/8). The motion was seconded by Ms. Musto. The Board voted unanimously to approve the application of Cellco Partnership d/b/a Verizon Wireless for Small Wireless Facility Installations on Canton Ave (Poles 3/79 and 3/8)

6. Update/Discussion – Multi- Family Zoning Requirements for MBTA Communities

Chair Zullas welcomed Mr. Tim Czerwienski, Director of Planning and Community Development and invited him to give a presentation on the MBTA Communities Zoning Requirements that focuses on a design exercise, compliance efforts and challenges.

Enacted as part of the economic development bill in January 2021, new Section 3A of M.G.L. Chapter 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing (three or more units) is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- No age restrictions
- Suitable for families with children.

Towns that do not comply with the new requirements will be ineligible for MassWorks, Housing Choice, and Local Capital Projects funds.

- Milton is considered a Rapid Transit Community.
- In order to comply with Section 3A, Milton must create by-right zoning districts of at least 50 acres that have a zoned capacity for 2,461 new multi-family units.

Following the presentation, Mr. Czerwienski answered questions from the Board Members.

To learn more about the MBTA Communities Zoning Requirements, please visit the Town of Milton's website:

<https://www.townofmilton.org/planning-community-development/pages/mbta-communities-multi-family-zoning-requirement>

7. Discussion/Approval – Local Initiative Program Application for 4 affordable Local Action Units at 131 Eliot Street

Mr. Milano, the Town Administrator provided the Board Members with an update on the Local Initiative Program Applications for Local Action Units at 131 Eliot Street.

The Local Initiative Program (LIP) is a state program that encourages the creation of affordable housing by providing technical assistance to communities and developers who **are** working together to create affordable rental opportunities.

Mr. Wells moved to approve the Local Initiative Program Application for 4 affordable Local Action Units at 131 Eliot Street. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the Local Initiative Program Application for 4 affordable Local Action Units at 131 Eliot Street.

8. Update/Discussion -Animal Shelter Building Project

Mr. Milano provided updates on the status of the -Animal Shelter Building Project. He and Attorney Freytag will be meeting with representatives from the Public Charities Division of the Attorney General's office to discuss the potential use of the Governor Stoughton property.

The Animal Shelter Advisory Committee has conducted a site visit and drafted a conceptual plan of a new animal shelter for the Town Farm location. The Animal Shelter Advisory Committee is also reviewing the cost estimate for the modular unit.

9. Discussion/Approval – Grant of Easement to USC LLC over the Dump Access Road

Mr. Wells moved to approve the Grant of Easement to USC LLC over the Dump Access Road. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the Grant of Easement to USC LLC over the Dump Access Road.

10. Discussion/Approval – MassDOT project at Randolph Ave (Route 28) and Chickatawbut Road

Mr. Milano noted that representatives from MassDOT would be available to attend the Select Board Meeting on June 27th to discuss their design plan.

The Members weighed the benefits of coordinating a second site visit with the new Administration. The Board asked Mr. Milano to help facilitate this request by reaching out to Governor Healey’s office and the Secretary of MassDOT.

11. Discussion/Approval – Pride Flag Display at Manning Park and the Town Green/Hugo Baron Gazebo

Ms. Bradley shared the Pride Display planned for Manning Park and the Town Green/ Baron Hugo Gazebo during the month of June.

Mr. Wells moved to approve the Pride Flag Display at Manning Park and the Town Green/Hugo Baron Gazebo from June 1st to June 30th. The motion was seconded by Ms. Bradley. The Board voted unanimously to approve the Pride Flag Display at Manning Park and the Town Green/Hugo Baron Gazebo.

Ms. Bradley noted that a Pride Parade is scheduled for June 11th at the Pierce Middle School at 4:30PM. All are welcome!

12. Discussion/Approval - Pride Month Proclamation

Mr. Wells moved to approve the Pride Month Proclamation. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the Pride Month Proclamation.

13. Discussion – Select Board Retreat

Chair Zullas and the Members discussed their availability for the annual retreat. Saturday, June 3rd and Saturday, July 29th are both options. Office staff will confirm that the Council on Aging will be available.

14. Discussion/Approval – Appointments/Reappointments of Select Board Members on Town Boards/Committees:

Chair Zullas moved to appoint Erin Bradley and Benjamin Zoll to the Select Board Finance Committee for a one-year term. The motion was seconded by Mr. Wells. The Board voted unanimously to approve the appointments to the Select Board Finance Committee.

Mr. Wells moved to appoint Erin Bradley and Roxanne Musto to the Select Board Policy Committee for a one-year term. The motion was seconded by Mr. Zoll. The Board voted unanimously to approve the appointments to the Select Board Policy Committee.

Mr. Wells moved to appoint Mr. Zoll .to the Affordable Housing Trust to Boards for a one-year term. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the appointment to the Affordable Housing Trust.

Ms. Bradley moved to appoint Richard Wells to the Capital Improvement Planning Committee for a one-year term. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the appointment to the Capital Improvement Planning Committee.

Mr. Wells moved to appoint Roxanne Musto to the Master Plan Implementation Committee for a one-year term. The motion was seconded by Ms. Bradley. The Board voted unanimously to approve the appointment to the Master Plan Implementation Committee

Chair Zullas moved to appoint Richard Wells and Roxanne Musto .to the Milton Landing Committee for a one-year term. The motion was seconded by Mr. Zoll. The Board voted unanimously to approve the appointments to the Milton Landing Committee.

Mr. Wells moved to appoint Erin Bradley to the Payment in Lieu of Taxes Committee for a one-year term. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the appointment of the Payment in Lieu of Taxes Committee.

Mr. Wells moved to appoint Michael Zullas to the Municipal Broadband Committee for a one-year term. The motion was seconded by Ms. Musto. . The Board voted unanimously to approve the appointment to the Municipal Broadband Committee.

Mr. Wells moved to appoint Michael Zullas to the School Building Committee for a one-year term. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the appointment to the School Building Committee.

Mr. Wells moved to appoint Roxanne Musto.to the Municipal Public Educational and Governmental (MPEG) Access, Inc., Board of Directors for a one-year term. The motion was seconded by Ms. Bradley. The Board voted unanimously to approve the appointment to the Municipal Public Educational and Governmental (MPEG) Access, Inc., Board of Directors

Mr. Wells moved to appoint Benjamin Zoll.to the Youth Task Force for a one-year term. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the appointment to the Youth Task Force.

The Board Members agreed to defer the appointment to the Climate Action Planning Committee to a future meeting.

15. Discussion/Approval – Town Administrator’s Evaluation Form. Process and Timeline

Chair Zullas reviewed the steps needed to complete the Town Administrator’s evaluation. Ms. Bradley volunteered to act as the Reviewer and will consolidate the Members’ comments. The Board agreed to complete it before the June 30th deadline noted in Mr. Milano’s contract.

16. Discussion/Approval – Committee Appointments

Mr. Wells moved to approve the following committee appointments:

Climate Action Planning Committee: Arthur Doyle (Conservation Commission), Maggie Oldfield (Planning Board)

Master Plan Implementation Committee: Cheryl Tougias (Planning Board)

Open Space and Recreation Committee: Meredith Hall (Planning Board)

Capital Improvement Planning Committee: James “Jim Davis (Planning Board)

Telecommunications Design Review Committee: Sean Fahy (Planning Board) and Nick Gray, Reappointment

Milton Cultural Council: Meg Folcarelli

Appointment of Chis Hayden. Director of Consolidated Facilities to:
Animal Shelter Advisory Committee, Capital Improvement Planning Committee, Local
Emergency Planning Committee and Milton Landing Committee

Airplane Noise Advisory Committee: Christopher Hart

Massachusetts Port Authority Community Advisory Committee: Christopher Hart

The motion was seconded by Ms. Bradley. The Board voted unanimously to approve all the Committee appointments.

17. Discussion/Approval - PILOT Payment from Milton Academy in the amount of \$210,000

Mr. Wells moved to accept the PILOT Payment from Milton Academy in the amount of \$210,000. The motion was seconded by Ms. Musto. The Board voted unanimously to accept the PILOT payment.

18. Discussion/Approval - Donation in the amount of \$200.00 from the First Parish in Milton to the Milton Coalition

Mr. Wells moved to approve the donation in the amount of \$200.00 from the First Parish in Milton to the Milton Coalition. The motion was seconded by Ms. Musto. The Board voted unanimously to accept the donation from the First Parish.

Ms. Bradley, Co-Chair of the Select Board Review Process Volunteer Appointments to Boards and Committees expressed her appreciation to all those who assisted in streamlining the recruitment process for volunteers. Ms. Bradley encouraged residents to apply!

19. Discussion/Approval-Memorial Tribute for Marvin Gordon

Mr. Wells volunteered to assist Mr. Zullas and Mrs. Gordon create a memorial befitting Marvin Gordon. Mr. Gordon was an advocate for the Town of Milton. He served as a Town Meeting Member, School Committee Representative, Select Board Member, Treasurer of Milton Hospital and held a governor-appointed seat on the Massachusetts Health and Education Financing Association. Mr. Gordon passed away in the Fall of 2021.

20. Discussion/Approval - Citation honoring the Fruit Center Marketplace's 50th Anniversary

Mr. Wells moved to approve the citation honoring the Fruit Center Marketplace's 50th Anniversary. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the citation.

21. Discussion/Approval - Application from Milton Parks and Recreation-Use of the Town Green and Barron Hugo Gazebo - End of Year Celebration for the Teen Center on June 6, 2023 (Rain date: June 13, 2023) from 3PM-5PM

22. Discussion/Approval- Application from Milton Coalition-Use of the Town Green and Baron Hugo Gazebo -End of Year Celebration for the Milton Youth Advocates for Change on June 20, 2023 from 6:30PM-8PM

Mr. Wells moved to approve the applications from Milton Parks and Recreation-Use of the Town Green/ Barron Hugo Gazebo - End of Year Celebration for the Teen Center on June 6, 2023 (Rain date: June 13, 2023) from 3PM-5PM and the Milton Coalition-Use of the Town Green/Baron Hugo Gazebo -End of Year Celebration for the Milton Youth Advocates for Change on June 20, 2023 from 6:30PM-8PM. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the applications to use the Town Green/Baron Hugo Gazebo.

23. One Day Liquor License Applications: Mary May Binney Wakefield Arboretum, 1465 Brush Hill Road

- i. Dogwood Days Lawn Party-June 3, 2023 from 5PM to 8PM**
- ii. Garden Concert, June 7, 2023 from 6PM to 8PM**
- iii. Wine, Cheese and Trees Tour, June 8, 2023 from 6PM-8PM**

Mr. Wells moved to approve the One Day Liquor License Applications for the Mary May Binney Wakefield Arboretum, 1465 Brush Hill Road:

- Dogwood Days Lawn Party-June 3, 2023 from 5PM to 8PM
- Garden Concert, June 7, 2023 from 6PM to 8PM

Wine, Cheese and Trees Tour, June 8, 2023 from 6PM-8PM.

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

24. Discussion/Approval - Meeting Minutes: April 4th, April 11th, April 18th and April 28th

Mr. Wells moved to approve the meeting minutes for April 4th, April 11th, April 18th and April 28th. The motion was seconded by Ms. Musto. The Board voted to approve the meeting minutes. Mr. Zoll abstained from approving the minutes for April 4th, April 11th and April 18th.

25. Town Administrator's Report

Mr. Milano provided an update on the goings on at Town Hall.

Building Commissioner Joseph Prondak left on May 12th for a new job in Needham.

Chris Hayden, the Director of Consolidated Facilities is settling in and learning the ropes. The same is true for Ms. Johanna McCarthy, the new Town Treasurer and Jack Turner, the new Environmental Coordinator. Sky Berube, a recent UMASS Dartmouth graduate has accepted the position of Civil Engineer and will begin work in mid-June.

DEI Training is now underway for Town Employees.

Active Shooter Training was held at Town Hall on April 27th. Mr. Milano extended his appreciation to Lt. Charles Caputo and Detective Mark Cimildoro of the Milton Police Department for their help and support.

Annual Town Reports are available in the Town Administrator's office.

The MBTA is conducting a sound study of the Hyde Park - Readville line. The questionnaire will be available on the Town's website for residents who wish to participate.

Mr. Milano expressed his appreciation to Kevin Cook for coordinating the Memorial Day Observance on Monday, May 29th. The itinerary will begin at 10:45AM at Town Hall followed by a walk to Milton Ceremony and a ceremony at 11AM. The featured speaker will be US Navy SEABEES Senior Chief Constructionman Senior Chief Petty Officer Dan Yaccarino.

26. Chair's Report

Mr. Zullas extended an invitation to Milton residents to attend the Memorial Day Observance. Ms. Bradley wished the 8th Grade Students from Pierce Middle School a fun and safe trip to our Washington, D.C.

Mr. Zoll wished the Milton High School Drama Club luck as they prepare for their upcoming performances of Mama Mia.

He also wished the Middle School Drama Club well as they prepare for their upcoming performances of Newsies.

27. Public Comment Response

Chair Zullas noted that the School Building Committee has rectified any issues with the Attorney General's office with regard to meeting minutes and an Open Meeting Law violation.

28. Future Meeting Dates:

The Select Board meeting schedule has changed to the 2nd and 4th Tuesdays of the month. The Board will meet on Tuesday, June 13th, Tuesday, June 27th, Tuesday, July 11th

29. Executive Session - Pursuant to M.G.L. c. 30A, § 21(a)(3) - To discuss strategy with respect to litigation against the Massachusetts Bay Transit Authority regarding the condition of the stairs located at the MBTA station located at Adams Street, Milton, MA

At: 9:36PM, Chair Zullas moved to enter into Executive Session to discuss litigation strategy against the Massachusetts Bay Transit Authority (MBTA) related to the condition of the stairs at the MBTA station located at Adams Street, Milton, MA based on my belief that discussion of this matter in open session may have a detrimental effect on the litigating position of the Select Board. The Select Board will return to Open Session. The motion was seconded by Mr. Wells. The Board voted by roll call to enter Executive Session.

BRADLEY: YES

MUSTO: YES

WELLS: YES

ZOLL: YES

ZULLAS: YES

30. 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**

Chair Zullas moved to enter into Executive Session to discuss strategy with respect to collective bargaining units: Milton Library Association, Milton Clerical Unit of the Southeastern Public Employees Association; Milton Professional Management Association, Milton Public Employee Association; Milton Firefighters, Local 1116, Milton Police Association and Milton Superior Officers based on my belief that discussion of this matter in open session may have a detrimental effect on the negotiating position of the Select Board. The Select Board will return to Open Session. The motion was seconded by Mr. Wells. The Board voted by roll call to enter Executive Session.

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

The Board Members returned to Open Session at 9:53PM.

31. Discussion/Approval – Memorandum of Agreement with the Milton Public Employee Association July 1, 2022 to June 30, 2025

Mr. Wells moved to approve the Memorandum of Agreement with the Milton Public Employee Association July 1, 2022 to June 30, 2025. The motion was seconded by Ms. Musto. The Board voted unanimously to approve.

32. Adjourn

At 9:56PM, Mr. Wells moved to adjourn. The motion was seconded by Ms. Musto. The Board voted unanimously to adjourn.

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

Documents:

Citation honoring the Amateur Gardeners of Milton
Application of Cellco Partnership d/b/a Verizon Wireless for Small Wireless Facility Installations on Canton Ave (Poles 3/79 and 3/8)
Local Initiative Program Application for four affordable Local Action Units at 131 Eliot Street
Grant of Easement to USC LLC over the Dump Access Road
Pride Month Proclamation
Town Administrator's Evaluation Form
PILOT Payment Letter from Milton Academy
Donation from the First Parish in Milton to the Milton Coalition
Citation honoring the Fruit Center Marketplace's 50th Anniversary
Application from Milton Parks and Recreation- Use of the Town Green/Baron Hugo Gazebo-June 6th
Teen Center-End of Year Celebration
Application from the Milton Coalition-Use of the Town Green/Baron Hugo Gazebo-June 20th
Milton Youth Advocates for Change-End of the Year Celebration
One Day Liquor License Applications from the Mary May Binney Wakefield Arboretum-
➤ Dogwood Days Lawn Party-June 3rd
➤ Garden Concert-June 7th

➤ Wine, Cheese and Tress Tour- June 8th
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