

**Community Preservation Committee Meeting**  
**Wednesday, July 12, 2023**

**Present:** CPC Members Tom Callahan (Chair), Jenny Russell (Vice Chair), Linda Weld, Ted Carroll, Joseph Duffy, Peter Jackson (Treasurer), Cheryl Tougias, Assistant Town Planner Josh Eckart-Lee.  
**Absent:** Jenny Russell (Vice Chair), Wendy Garpow, Kathleen O'Donnell, Esq.

**1. Administrative Items:**

The meeting called to order at 3:03 pm. Chair Callahan introduced the committee and asked participants to present for 5 minutes each.

**2. Review of Eligibility Applications**

Kelly Field Dugout

Robert Levash and Meredith O'Neil presented from Milton Girls Softball with Kevin Chrisom presenting on behalf of Milton Babe Ruth Baseball. Milton Girls Softball is a non-profit organization that has existed for over 50 years. Kevin Chrisom is the vice-president of Milton Babe Ruth Baseball, founded in 1951, and a Milton Parks Commissioner gave background on the organization. Milton Girls Softball has over 450 players from ages 5-14, and Babe Ruth has 145 players from ages 13-16. Only one field that is used by both groups (Gio Field at MHS) has a dugout, the 6 other fields do not have dugouts and have limited shade and stands. The proposal is to provide two dugout shade structures, expecting to cost \$204,000. There is a \$27,500 pledge from Milton Girls Softball, Milton Babe Ruth, and Friends of Milton Parks & Rec. The request from the applicants to the CPC is for \$176,500.

Glover Outdoor Classroom

Isabelle Farrar presented from the Glover School. The plants at Glover School's Outdoor Classroom have died over the course of the pandemic as well as through the increased heat and drought conditions. The application is to cover the cost of purchasing plants to replace the dead ones, expected to cost \$1,372.44. Planting will be done by parent volunteers. Member Jackson asked about summer plant care and who would be responsible for that. Isabelle clarified that there will be summer volunteers.

Chair Callahan clarified that there have been approximately \$3 million in requests and a CPC budget of just over \$1 million, so he encouraged applicants to seek potential other sources of funding or potentially look to partial CPC funding.

Eustis Estate Masonry Repair

Katherine Pomplun of Historic New England, along with Jodi Black, presented their application. There are vertical cracks in the building's masonry piers around the main entrance, and repairs are expected to cost \$165,000. Their request to the CPC is for \$80,000. Additional funding is through the MA Historical Commission's Preservation Projects Fund and directly from Historic New England. Chair Callahan asked for clarity on the funding timeline from the Historical Commission; they have not yet applied and are expecting to apply in the winter 2023 and for repairs to occur next Spring. Member Tougias asked for the order of operations for funding commitment. The applicant would include in their Historical Commission application that they are seeking alternate funding, but it is not required.

Winter Valley Building Six

Sarah McLaren, the Executive Director of Milton Residences for the Elderly, presented. Building 6 is a newly approved 36-unit building for residents earning 50% AMI and are aged 62+. Winter Valley has refinanced and applied for additional HUD grant funding for the project; the grant would allow for rental subsidies. The total construction is estimated to cost \$20 million. Chair Callahan gave additional context on the funding that has been provided to the Affordable Housing Trust in the previous funding round, which may be in-part utilized to support this project.

### Art Center Windows

Joan Clifford from the Milton Art Center presented about work to the windows at the Center. Their initial application was for 26 windows, but they have now updated their request to repair 13 ground floor windows. They are also seeking funding from the Mass Cultural Council, which will open in November 2023. Member Tougias asked whether the building was leased from the Town, and if that lease required them to be responsible for maintenance. The applicant clarified that the building is leased and maintenance was required of the tenants. There is a possibility that there may be a potential funding avenue through the Capital Improvements Fund. Initial expected costs ranged from \$20,000 - \$50,000, which is likely to be less given the reduced scope. Member Jackson noted the requirement that repairs be conducted up to Department of Interior standards and recommended that a window repair specialist be consulted to determine a more accurate cost. Ms. Tougias suggested that they consider applying for a study/design/cost estimate grant and seek funding for implementation later.

### Estuary Study

Arthur Doyle of the Milton Conservation Commission presented this project to the Committee. The project is expected to cost approximately \$60,000. There is potential encroachment into the protected open space at the Neponset Estuary and desire to clearly study, identify, and delineate the area. The project is in line with several local community plans, including Milton's Master Plan. The work will need to be completed over several years, and the initial project would include surveying, delineation, and signage for the area. Chair Callahan asked for additional clarity on the basis for the expected costs; the applicant clarified that the estimate is based on previous Conservation Commission efforts of a similar nature. Member Tougias asked about partnerships with the City of Quincy, and the applicant spoke to a lack of signage delineating the Milton and Quincy sides of the estuary and an expectation to engage with Quincy residents or organizations. Chair Callahan asked if there was a potential for a site visit for the committee; the applicant agreed and will work to schedule a site walk with the Conservation Commission.

### Mobile Bandstand

Brian Kelley presented on this application. He has been a volunteer with the Milton Music Festival for 9 years. He has been involved in renting mobile bandstands throughout that time. The request is for an SL75 stand, which is compact and towable without any need for a special permit. The exterior of the trailer has the potential to be wrapped and display visuals, and there are opportunities for additional banners to be attached to the folded-out stand. The applicant pointed to Manning Park and Kelley Field as potential sites that would be accessible by the mobile stand. The application was supported by Linda-Lee Sheridan and Joan Clifford. He also spoke to the success of Milton Porchfest, and how this stand could support similar events in town. Chair Callahan noted that the key challenge is determining whether the mobile bandstand is a CPA-eligible use. Member Carroll asked who would manage the stand. The applicant imagined that it might be Consolidated Facilities or other town departments. Chair Callahan also asked where it would live when not in use. Milton Music Fest stores their materials at the town's DPW yard, which might be an opportunity, and also noted the yard behind the Milton Art Center would be a potential site. Chair Callahan asked if the applicant had discussed their project with the applicants who are seeking a pergola on Manning Park, which they had not yet done.

### **3. Discussion of Grant Agreements**

Since Kathleen O'Donnell is not present, this item was not discussed. Motion to adjourn by Joe Duffy, seconded by Pete Jackson. Joe Duffy, Cheryl Tougias, Tom Callahan, Ted Carroll, and Pete Jackson in favor. Meeting adjourned at 4:27 p.m.



Thomas Callahan, Chair