

## Select Board Meeting Minutes

**Meeting Date: 9/26/2023**

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

**Meeting Location:** Council on Aging - Hybrid

**Time Meeting called to Order: 7:04PM**

**Time Meeting Adjourned: 9:19PM**

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

Chair Zullas called the meeting of the Select Board to order at 7:07PM and led the Pledge of Allegiance.

### **3. Public Comment**

Kathleen Crogan-Camara – 52 West St. Randolph, MA

Ms. Crogan-Camara, a Registered Nurse offered her support in favor of MassDOT's design project for a roundabout at the intersection of Randolph Ave and Chickatawbut Road. The roundabout would provide the biggest safety benefit, which is the driving force of the project. Ms. Crogan Camara noted that it is a forward-thinking comprehensive and extremely well thought out plan and encouraged Milton to support the project.

Jesse Gordon - 52 West St. Randolph, MA

Mr. Gordon, a Town Council Member in Randolph, wanted to correct misinformation that was shared during the Select Board Meeting on Sept. 5<sup>th</sup>. Mr. Gordon is not in support of S. 2301, An Act establishing speed limits on portions of state highway route 28 and Chickatwabut Road in the Town of Milton sponsored by Senator Timilty. Mr. Gordon feels that changing the speed limit will create a speed trap and motorists from Randolph and Dorchester will become targets for the Police Department and referenced data from the 2020 Uniform Citation Data Analysis Report.

Robert Rosofsky – 29 Waldo Road

Mr. Rosofsky shared his support in favor of the MBTA Communities Act. He did raise concerns regarding the position that Milton Neighbors for Responsible Zoning [www.mnrz.org](http://www.mnrz.org) is taking on this initiative. He is hopeful that Milton residents and Town Meeting Members will not take stock of comments made by individuals who do not want to identify themselves.

Ms. Julie Creamer-58 Frothingham St.

Ms. Creamer, Chair of the Affordable Housing Trust shared an update on affordable housing opportunities in Milton. The Hendries at Central Station, located at 131 Eliot Street, has four affordable housing units available for homeownership. There will be an online information session on **Wednesday, October 25th, 2023 @ 12:00 PM on Zoom**. Applications are due on **Friday, November 24th, 2023**. For more information, please visit: [www.HendriesLottery.com](http://www.HendriesLottery.com).

# of Units	# of Bedrooms	Price	Estimated Monthly Condo Fee	Maximum Income Limit (% AMI)
3	1-Bedroom	\$215,000	\$338	80%
1	2-Bedroom	\$232,000	\$375	80%

Chair Zullas requested that the Select Board address #16 Public Comment Response now. The Members agreed.

#### **16. Public Comment Response**

Chair Zullas noted that the request to change the speed limit on Randolph Ave to 25MPH was the result of a Town Meeting Vote. It is not intended to create a speed trap for residents in neighboring communities, but to make the roadway safer.

Ms. Musto spoke on behalf of Milton’s residents who live in the neighborhoods that surround the Randolph Ave and Chickatawbut Road intersection and are not in favor of MassDOT’s design proposal. These residents would prefer designated left turn lanes and improved left turn traffic signalization.

Ms. Bradley reminded Milton residents that while the Select Board is doing everything they can to address their concerns, the roadway/intersection falls under the jurisdiction of the Commonwealth. We must keep our perspective and not have unrealistic expectations.

Mr. Wells appreciated everyone’s concerns. He noted that the objective is to create the safest and most effective roadway for Milton’s residents and commuters from neighboring towns. Mr. Wells explained that the Commonwealth must adhere to certain requirements (data/research) for project funding. In this case, the data of the analysis has shown that the safest alternative to correct an intersection is a roundabout.

#### **4. Discussion/Approval – Demolition of the Second and Third Floor of the Fire Headquarters Building and Funding Source**

Mr. Milano, Town Administrator, provided an update on the Fire Station Building Project. The Board must decide whether to approve the change order request to demo the second and third floors of the existing fire headquarters station building while the contractors are on site. By doing so, this will help minimize costs. The money will be allocated from the contingency funds of the Fire Station Building Committee’s budget.

Chair Zullas moved to approve a change request for additional demolition and new MEP systems at the second and the third floor of the former fire headquarters building in the amount of \$269,139.09. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to approve the change order.

**BRADLEY: YES**  
**MUSTO: YES**  
**WELLS: ABSTAIN**  
**ZULLAS: YES**

**5. Discussion/Approval – Purchase/Installation of Hometown Hero Banners**

Mr. Kevin Cook, Director of Veterans’ Services joined the Board Members to share an update on the status of the Hometown Hero Banner project.

Hometown Heroes Banners will feature pictures and information on Veterans who served our nation. We will be accepting requests from Veterans families who would like to feature their Veteran on one of the banners. The Town will be installing these in East Milton Square and other locations. To start, there will be 75 banners. The cost of the hardware (brackets) recommended by the DPW is \$12,000 for 75 poles.

Milton will debut its first banner during the Veterans Day Ceremony on Nov 11<sup>th</sup> 2023 and feature a local Marine who served in Afghanistan, GYSGT Vincent P. Rafferty.

Ms. Musto moved to authorize the Purchase/Installation of Hometown Hero Banners. Chair Zullas offered a friendly amendment: we authorize and support the purchase of the Hometown Hero Banners including the brackets. The motion was seconded by Mr. Wells. Ms. Musto accepted the friendly amendment. The Board voted by roll call (4-0) to approve.

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

Mr. Cook also noted that plans are in the works for the 2023 Veterans’ Day Remembrance Ceremony scheduled for Saturday, November 11<sup>th</sup> at 11AM.

**6. Discussion/Approval – Letter to the City of Boston in support of the Blue Hill Avenue Transportation Action Plan**

Mr. Czerwienski, Director of Planning and Community Development provided the Members with an overview of the Transportation Action Plan for Blue Hill Ave and answered questions from the Board.

The Blue Hill Avenue Transportation Action plan seeks to create center-running bus lanes from Mattapan Square to Grove Hall (similar to the center-running lanes that have been implemented on Columbus Ave in Roxbury and Jamaica Plain). The Blue Hill Avenue bus routes have among the highest ridership in the MBTA system, and these lanes will make operations safer and more efficient by getting buses out of general traffic.

The plan also includes parking-protected bike lanes, sidewalk improvements, ADA accessibility improvements, and more street trees. Particular attention has been paid to Mattapan Square, with improved pedestrian crossings at the bridge and an improved traffic pattern.

The Board agreed to defer this matter until the next meeting.

**7. Discussion/Approval - Special Town Meeting, Monday, December 4, 2023**

**a. Index and Greeting Pages**

The Board deferred approval to a future meeting.

**b. Special Town Meeting Warrant Articles:**

**i. Zoning Bylaw Amendment for compliance with M.G.L. c. 40A, Section 3A Multi-family zoning as-of-right in MBTA communities**

Mr. Czerwienski, Director of Planning and Community Development provided the Members with an update on the proposed zoning amendment. Ms. Bradley moved to approve the Zoning Bylaw Amendment for compliance with M.G.L. c. 40A, Section 3A Multi-family zoning as-of-right in MBTA communities in the Special Town Meeting Warrant. The motion was seconded by Chair Zullas. The Board voted by roll call (3-0-1) to include the Warrant Article.

Prior to the vote, Ms. Musto stated that she would abstain. Ms. Musto would prefer that the Planning Board offer their recommendation before taking action.

**BRADLEY: YES**

**MUSTO: ABSTAIN**

**WELLS: YES**

**ZULLAS: YES**

**ii. Transfer of Land to the Conservation Commission**

At their meeting on Sept. 12<sup>th</sup>, the Select Board voted favorably to include this article in the Special Town Meeting Warrant.

**iii. Amend FY2024 Budget**

Mr. Milano informed the Members that a warrant article has been prepared to increase the amount of money going into the FY 2024 Reserve Fund from investment income. The money (\$400,000) will be used for unexpected expenses. The Select Board Finance Committee has approved the recommendation.

Mr. Wells moved to include an article to Amend the FY2024 Budget in the Special Town Meeting Warrant. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to include the Warrant Article.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

**iv. Bylaw to Require Recording and Posting of Meetings of Elected Public Bodies**

Following a discussion to identify the social media sites that the Town could use to store and retrieve the recordings, Ms. Bradley moved to include an Article establishing a Bylaw to Require Recording and Posting of Meetings of Elected Public Bodies in the Special Town Meeting Warrant. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to include the Warrant Article.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

**v. Zoning Bylaw Amendment for Requiring Mixed Use in the Milton Village Subdistrict**

Mr. Milano, the Town Administrator provided the Select Board with an overview of the proposed Zoning Amendment. Under the revisions provided by the Executive Office of Housing and Livable Communities, MBTA Communities may now allow mixed-use and non-residential developments, which was not allowed under the previous guidelines and was a concern raised by a number of communities. Mr. Czerwienski, Director of Planning and Community Development and the Planning Board would like to incorporate mixed-use developments into their model/proposal.

Chair Zullas moved to include a Zoning Bylaw Amendment for Requiring Mixed Use in the Milton Village Subdistrict. The motion was seconded by Ms. Bradley. The Board voted (4-0) to include the amendment/article in the Warrant.

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

**vi. Local Historic District Bylaw (Milton Village)**

Chair Zullas informed the Members that the Planning Board will move forward and address the Local Historic District Bylaw (Milton Village). Mr. Milano, the Town Administrator, noted that the proposal drafted by the Local Historic District Study Committee followed the model bylaw. Once approved, he will forward it to Town Counsel for review.

Ms. Bradley noted that she would abstain from the vote. She has some concerns and would like additional information before moving forward.

Mr. Wells moved to include the Article for the Local Historic District Bylaw in the Warrant for the Special Town Meeting. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to include the Warrant Article.

**BRADLEY: ABSTAIN**  
**MUSTO: YES**  
**WELLS: YES**  
**ZULLAS: YES**

**vii. Other Potential Articles**

Mr. Milano, the Town Administrator, noted that a Citizens' Petition has been filed and certified by the Town Clerk. There are a total of 148 signatures included in the petition. The petition requests the Transfer of what is Pope's Pond from the Select Board to the care and control the Conservation Commission. The transfer of 41 acres of land was approved at the May 2023 Town Meeting as part of Article 31.

The one difference: the transfer that was approved at Town Meeting designated four acres of land to the Park Commissioners or Parks and Recreation for a playground.

The petition has been sent to Town Counsel for review.

Mr. Milano, Town Administrator and Chair Zullas, (a Member of the School Building Committee) provided an update from the School Building Committee. The Committee may present a warrant article to the Select Board for inclusion in the Warrant for the Special Town Meeting. The article will request additional funding for the school design project. The Article

will act as an insurance policy if the School Building Authority does not approve Milton's application for funding. The School Building Authority is scheduled to make their decision in mid-December.

**c. Close the Warrant**

Ms. Bradley moved to close the Special Town Meeting Warrant for Monday, December 4, 2023. The motion was seconded by Ms. Musto. The Board voted by roll call (4-0) to close the Warrant.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

**8. Discussion/Approval – Grant Agreement with the Copeland Foundation for the Milton Animal Shelter**

This matter has been deferred.

**9. Discussion Approval – Recommendation of the Airplane Noise Advisory Committee**

**a. Comment Letter to the Federal Aviation Administration, (FAA) regarding Review of the Civil Aviation Noise Policy**

Ms. Kathleen Conlon, Chair of the Airplane Noise Advisory Committee joined the Board to provide a progress report on the Committee's work and outline the comment letter.

Mr. Wells, subject to the final recommendation of the Chair, moved to approve the comment letter to the Department of Transportation in response to the Federal Aviation Administration's, (FAA) request for comments on the Review of the Civil Aviation Noise Policy. The motion was seconded by Ms. Bradley.

Chair Zullas offered a friendly amendment: change the signature line to read: Michael Zullas, Chair on behalf of the Select Board. The friendly amendment was accepted by Mr. Wells and Ms. Bradley. The Board voted by roll call (4-0) to approve the amended comment letter.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

**10. Discussion/Update – Select Board Finance Committee Report**

Ms. Bradley, Chair of the SB Finance Committee provided her colleagues with the Finance Report.

Ms. Bradley thanked Mr. Milano, the Town Administrator, and Ms. Dexter, Milton’s Finance Director, for compiling a projected five-year plan. Financial challenges lie ahead. Milton will need to decide how best to address them – scheduled overrides, service reductions, improved revenue sources. At this time, Milton’s base is 96% residential.

The Committee will be exploring a new state grant opportunity for economic development.

The Committee is also re-visiting its pension and retiree medical funding policies now that the retirement system is fully funded.

## **11. Discussion/Approval – Committee Appointments and Reappointments**

### **a. Capital Improvement Planning Committee Reappointments**

Ms. Musto moved to reappoint the following individuals to the Capital Improvement Planning Committee for a term to expire on June 30, 2024: Lori Connelly, John Folcarelli and Michael Hale. The motion was seconded by Ms. Bradley. Ther Board voted by roll call (3-0-1) to approve the Committee reappointments.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: ABSTAIN**

**ZULLAS: YES**

### **b. Historical Commission Reappointments**

Ms. Musto moved to reappoint the following individuals to the Historical Commission for a term to expire on June 30, 2024: Stephen O’Donnell, Ellen Anselone, Meredith Hall, Frederick McFadden, William Mullen and Linda Weld. The motion was seconded by Mr. Wells. The Board voted by roll call (4-0) to approve the Committee reappointments.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

### **c. Master Plan Implementation Committee Reappointments**

Ms. Musto moved to reappoint Elaine Benson and Regina Campbell-Malone to the Master Plan Implementation Committee for a tern to expire on June 30, 2024. The motion was seconded by Mr. Wells. The Board voted by roll call (4-0) to approve the Committee reappointments.

**BRADLEY: YES**

**MUSTO: YES**



**WELLS: YES**  
**ZULLAS: YES**

**d. Airplane Noise Advisory Committee Appointment**

Mr. Wells moved to appoint David Godine to the Airplane Noise Advisory Committee for a term to expire on June 30, 2024. The motion was seconded by Ms. Bradley. The Board voted by roll call (4-0) to approve the Committee reappointments.

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

**12. Discussion/Approval – One Day Liquor Licenses:**

(a)

Ms. Musto moved to approve the one day liquor license for Mass Audubon at the Blue Hills Trailside Museum located at 1904 Canton Ave. for Flocktoberfest on Saturday, October 21, 2023 from 4PM-7PM. The motion was seconded by Ms. Bradley. The Board voted by roll call (4-0) to approve the one-day liquor license.

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

(b)

Ms. Musto moved to approve the one-day liquor license for John Morton of the Catholic Parishes of the Blue Hills (Saint Pius X Church), located at 101 Wolcott Road for the Designer Purse Bingo on Saturday, October 21, 2023 from 6PM-9PM. The motion was seconded by Mr. Wells. The Board voted by roll call (4-0) to approve the one-day liquor license.

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

(c)

Ms. Musto moved to approve the one-day liquor license for the Milton Art Center located at 334 Edge Hill Road for the Teaching Artists Art Exhibit on Friday, October 6, 2023 from 6PM-10PM. The motion was seconded by Mr. Wells. The Board voted by roll call (4-0) to approve the one-day liquor license.

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

### **13. Discussion/Approval – Meeting Minutes – August 22, 2023**

Ms. Musto requested that the following statement be included on agenda item #6:  
Discussion/Update/Approval – Multi-Family Zoning Requirements for MBTA Communities

“Ms. Musto expressed concern that the process should have started with the Planning Board.”

Chair Zullas requested that the following line be removed from agenda item #6 c:  
Discussion/Approval – Request to the Executive Office of Housing and Livable Communities for  
an Advisory Opinion on Chapter 40A Eligible Locations.

Referencing changes that were made to the M.G.L regarding zoning for multi-family housing.

“The law no longer requires a 2/3 majority at a Town Meeting or a Town Council vote, it is a simple majority vote.”

Ms. Bradley moved to approve the meeting minutes as amended for August 22, 2023. The motion was seconded by Ms. Musto. The Board voted to approve the amended meeting minutes.

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

### **14. Town Administrator’s Report**

Mr. Milano provided an update on the goings-on from Town Hall.

The Fit for Life Walk is scheduled for Saturday, Sept. 30<sup>th</sup>. It’s a 3 mile or a 1 mile walk, and registration is \$20. There are raffle baskets available for bidding now and the winners will be drawn on Saturday. You do not have to be present to win. Stop by the COA this week to enter to win some great prize.

Thank you to the Team in Parks and Recreation for re-launching the Wildcat Den earlier today. Maureen Hansen is now the Teen Coordinator. Sponsorships for pizza, water and snacks would be greatly appreciated. Please contact Parks and Recreation for more details.

The Affordable Housing Lottery for Hendries at 131 Eliot Street is now open.

The application deadline is November 24, 2023.

There are three one-bedroom units available and one two bedroom unit available. For more information visit [www.HendriesLottery.com](http://www.HendriesLottery.com) or [www.milton.org](http://www.milton.org).

Street repaving is nearing completion: Reedsdale Road, Randolph Ave, Adams St. Hanson Street, Dean Road, Canton Ave. and Granite Ave are in the process of being paved. Town Engineers are working on the redesign of Clapp St. and Walnut St. for a project that will be done next year.

The Council on Aging Parking Lot is scheduled to be paved on October 2<sup>nd</sup> and will be out of commission for the week.

Ms. Eppolito, the Assistant Town Administrator and Director of Human Resources recently hosted the Regional Human Resources Team for a meeting and Mr. Milano attended the MA Municipal Manager's Meeting. The focus of the Manager's Meeting was Public Safety.

The Milton Police Departments is recruiting new Cadets. For more information, please visit the Town's website for more details. [www.townofmilton.org](http://www.townofmilton.org)

Milton Town Employees completed another component of Diversity, Equity and Inclusion training.

Mr. Milano and Mr. Berkeley had a conference call with the MBTA to discuss the temporary shutdown of the Mattapan and Red Line scheduled for October 14 to October 29. The Town of Milton has encouraged the MBTA to publicize this temporary shutdown and alternative options for commuters.

Some notes:

- Shuttle buses will be in operation to provide service... no required transfer at Ashmont to a different shuttle bus to get to JFK
- Work will take place 24 hours/day for the 16 days over 2 shifts. Multiple crews will be working simultaneously in multiple locations
- Work will include improvements to pedestrian crossings at Milton Station and Valley Road
- Work will include a reconstruction of the grade crossing at Capen Street
- No anticipated impact to the Neponset Trail other than at Butler where trucks may need to cross the trail to access the rails

## **15. Chair's Report**

Chair Zullas provided the following updates/reminders:

Milton Glows Gold – Friday, September 29<sup>th</sup> for the Jumping Jack Challenge sponsored by the Michael McHugh Memorial Foundation to help raise money to support childhood cancer.

The Town of Milton Employee Appreciation Luncheon will be held on Wednesday, October 11<sup>th</sup> from 11:30AM-1:30PM at the COA. The luncheon is being sponsored by the Milton Select Board.

### **16. Public Comment Response**

Public Comment was addressed earlier in the evening.

### **17. Future Meeting Dates:**

The Select Board is scheduled to meet on Tuesday, October 10, 2023 and Tuesday, October 24, 2023. Ms. Bradley noted that she will not be present for the next meeting on the 10<sup>th</sup> but would be available on the 12<sup>th</sup> if the Board wanted to alter the schedule.

### **18. Future Agenda Items**

Ms. Bradley requested that the following topics be included for discussion on future Select Board agenda:

Milton Landing Expenditures  
Sub Committee Reports  
Lower Gile Turf Field Project Update

### **19. Adjourn**

At 9:19PM, Ms. Musto moved to adjourn. The motion was seconded by Ms. Bradley. The Board voted by roll call (4-0) to adjourn.

**BRADLEY: YES**

**MUSTO: YES**

**WELLS: YES**

**ZULLAS: YES**

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

#### Documents:

G&R Construction – Change Request for the Additional Demolition and new MEP Systems at 2<sup>nd</sup> /3<sup>rd</sup> floors of former HQ Building  
Vertex - Project Budget Status Report -Milton Fire HQ Headquarters  
Draft Letter to Mayor Michelle Wu – Blue Hill Avenue Transportation Action Plan  
Special Town Meeting Warrant – Monday, December 4, 2023  
Draft Greeting Page and Index  
Draft Articles:

Zoning Bylaw Amendment for compliance with M.G.L. c. 40A, Section 3A Multi-family zoning as-of-right in MBTA communities

Transfer of Land to the Conservation Commission

Amend FY2024 Budget

Bylaw to Require Recording and Posting of Meetings of Elected Public Bodies

Zoning Bylaw Amendment for Requiring Mixed Use in the Milton Village Subdistrict

Local Historic District Bylaw (Milton Village)

Citizens Petition - Transfer of Pope's Pond to the Conservation Commission

Draft Letter to the U.S. Department of Transportation for the Federal Aviation Administration's (FAA) request for comments regarding the Civil Aviation Noise Policy – Docket No. FAA 2023 -0855

Volunteer Applications for the Airplane Noise Advisory Committee:

Cindy Christiansen

Davind Godine

Catherine Sheedy McGonagle

One-Day Liquor License Applications

Mass Audubon at the Blue Hills Trailside Museum located at 1904 Canton Ave. for Flocktoberfest on Saturday, October 21, 2023 from 4PM-7PM.

John Morton of the Catholic Parishes of the Blue Hills (Saint Pius X Church), located at 101 Wolcott Road for the Designer Purse Bingo on Saturday, October 21, 2023 from 6PM-9PM.

Milton Art Center located at 334 Edge Hill Road for the Teaching Artists Art Exhibit on Friday, October 6, 2023 from 6PM-10PM.

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