

## Select Board Meeting Minutes

**Meeting Date:** 10/10/2023

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

**Members Absent:** Erin G. Bradley, Vice Chair

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

**Time Meeting called to Order:** 7:03PM

**Time Meeting Adjourned:** 8:54PM

### 1. Call to Order

### 2. Pledge of Allegiance

Chair Zullas called the meeting of the Select Board to order at 7:03PM and led the Pledge of Allegiance.

Chair Zullas requested a Moment of Silence to honor the men, women and children who lost their lives during the Hamas terrorist attack that took place in Israel.

### 3. Public Comment

#### Rabbi, Dr. Alfred H. Benjamin of Congregation Beth Shalom

Rabbi Benjamin expressed his heartfelt appreciation to all those who have reached out to him and others in the Jewish community to share their care and concern during this difficult time. Rabbi Benjamin encouraged families to shield their children from the violence that

Congregation Beth Shalom invites members of the Milton community to a communal gathering on Friday, October 13<sup>th</sup> beginning at 7:45 pm at Congregation Beth Shalom (18 Shoolman Way).

Rabbi Benjamin concluded his remarks by reading Ecclesiastes 3: 1-8. To everything there is a season and a time to every purpose under heaven.

Chair Zullas requested that the Select Board address item #14 Public Comment Response. The Members agreed.

### 14. Public Comment Response

Mr. Wells, Mr. Zoll and Ms. Musto each shared their connection to Israel and ties to the Jewish Community.

The Members took a brief recess at 7:17PM. The meeting resumed at 7:19PM.

Ashely Brown – 50 Columbine Road

Ms. Brown expressed her support in favor of a Warrant Article that is compliant to the MBTA Communities Act. She thanked both the Planning Board, Select Board and staff for their hard work and support. Ms. Brown favors the amended warrant article that includes the Eliot Street Corridor. She requested that the maps be updated to reflect any changes.

Michael Clark - 1169 Brook Road (REMOTE)

Mr. Clark expressed his disappointment in the decision made by the Select Board Landing to remove public access to fishing along the Neponset River by installing a fence at Milton Landing. He does not feel that the fence was a necessity. Mr. Clark suggested that the Select Board re-visit the charge of the Committee. An updated/refreshed charge will help navigate the future of Milton Landing.

- 4. Discussion/Approval – Milton Chamber of Commerce Halloween Stroll Event on October 28, 2023 from 3PM-5PM**
  - a. Use of Manning Park**
  - b. One-Day Liquor License – October 28, 2023**

Mr. Milano, the Town Administrator shared the itinerary for the Halloween Stroll and invited families to attend. The annual event is sponsored by the Milton Chamber of Commerce.

Mr. Wells moved to approve the Milton Chamber of Commerce’s application to use Manning Park in East Milton Square on Saturday, October 28<sup>th</sup> from 3PM-5PM for the Halloween Stroll. The motion was seconded by Ms. Musto. The Board voted unanimously to approve.

Mr. Wells moved to approve the one-day liquor license to the Milton Chamber of Commerce for the Halloween Stroll on Saturday, October 28<sup>th</sup>. The motion was seconded by Ms. Musto. The Board voted all in favor to approve.

- 5. Discussion/Update/Approval – Special Town Meeting, December 4, 2023**
  - a. Vote to reopen the Warrant**

Mr. Wells moved to re-open the Warrant for the Special Town Meeting on December 4, 2023. The motion was seconded by Ms. Musto. The Board voted unanimously to re-open the Warrant.

- i. Request for a Warrant Article: School Building Committee Appropriation**

Mr. Mark Loring, Vice Chair of the School Building Committee and Member of the School Committee joined the Board Members to provide a progress report on the Committee’s work and outline the proposed School Building Committee Warrant Article Appropriation. Mr. O’Rourke, Chair of the Committee joined via Zoom.

Mr. Loring explained that the Committee is charting their course to position the Town to address the issue of space limitations within the schools if the Massachusetts School Building Authority, (MSBA) does not accept Milton's application. A decision is not expected by the MSBA until mid-December.

The Committee is scheduled to make a recommendation for the Owner's Project Manager, (OPM) within the coming weeks. The proposed warrant article will allow the Committee and the Owner's Project Manager to stay on course and fund the feasibility study phase.

Mr. Wells moved to include the School Building Committee Appropriation Article in the amount of \$406,536 in the Warrant for the Special Town Meeting on December 4, 2023 and request that Town Counsel review and put in proper legal form. The motion was seconded by Mr. Zoll. The Board voted unanimously to include the Appropriation Article in the Special Town Meeting Warrant.

**b. Vote to Close the Warrant**

Mr. Wells moved to close the Warrant for the Special Town Meeting on December 4, 2023. The motion was seconded by Ms. Musto. The Board voted unanimously to close the Warrant.

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

Mr. Czerwienski, the Director of Planning and Community Development joined the Board Members to provide an update on the proposed changes to the MBTA Communities Warrant Article. These changes are based on discussions, input and feedback from the Planning Board and our Technical Assistant Consultants at Utile. Mr. Czerwienski did state on the Planning Board's behalf, that they have not endorsed this Article or any previous version.

The proposal includes sub-districts: Eliot St. Corridor; Milton/Central Avenue Station and the Blue Hills Parkway Corridor. The updated dimensional parameters comply with the guidelines set by the Executive Office of Housing and Livable Communities.

Mr. Czerwienski responded to questions from the Select Board. He also informed the Select Board that the Planning Board has scheduled the Public Hearing in compliance with the statutory obligation required by the Commonwealth for Thursday, October 26<sup>th</sup> at Town Hall.

The Members weighed the merits of the updated sub-district parameters. Ms. Musto stated that she would abstain from any votes on zoning for the MBTA Communities this evening. She feels that the Planning Board should make their recommendation before the Select Board acts.

Mr. Wells moved to update the Warrant Article relative to the Zoning Bylaw Amendment for compliance with M.G.L. c. 40A, Section 3A Multi-family zoning as-of-right in MBTA communities. The motion was seconded by Mr. Zoll. The Board voted: 3-0-1 in favor of the updated Article.

**a. Warrant Article: Zoning Bylaw Amendment for Requiring Mixed Use in the Milton/Central Station Subdistrict**

Mr. Wells moved to update the Warrant Article relative to the Zoning Bylaw Amendment for Requiring Mixed Use in the Milton/Central Station Subdistrict. The motion was seconded by Mr. Zoll. The Board voted: 3-0-1 in favor of the updated Article.

Chair Zullas suggested that the Board move ahead to item #7 in order to give Attorney Mello a chance to join via Zoom. The Members agreed.

(7)

**Discussion/Approval – Letter of Support for the Conservation Commission’s CPA Project Application for the Neponset Estuary**

Mr. Wells moved to approve the letter of support for the Conservation Commission’s CPA Project Application for the Neponset Estuary. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the letter of support.

The Board returned to item #6.

(6)

**Discussion/Update/Approval - MassDOT’s response to Town Counsel’s letter regarding the proposed intersection project at Randolph Ave. and Chickatawbut Road**

Attorney Peter Mello from the Office of Town Counsel joined the Board to provide the Members with an update from MassDOT. Representatives from MassDOT have agreed to grant the Select Board’s request for a meeting to discuss the proposed intersection project at Randolph Ave and Chickatawbut Road. The Members discussed options and decided that an AM site visit followed by a meeting at Town Hall would be the most beneficial. Attorney Mello will follow-up with MassDOT regarding available dates.

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

Mr. Czerwienski, the Director of Planning and Community Development joined the Select Board Members to discuss the Blue Hill Avenue Transportation Action Plan and answer questions from the Board Members.

Mr. Wells moved to approve the letter to the City of Boston in support of the Blue Hill Avenue Transportation Action Plan. The motion was seconded by Mr. Zoll. The Board voted unanimously to approve the letter of support.

**9. Discussion/Approval - Grant Agreement with the Copeland Foundation for the Animal Shelter Building Project**

Mr. Milano, the Town Administrator provided a brief update. He noted that the Town has received informational requests related to the grant agreement with the Copeland Foundation.

The kick-off meeting with the Contractor is scheduled for October 18<sup>th</sup>. More information to follow at a future meeting.

### **10. Discussion/Approval – Request for Proposals for Milton Landing, Lot B**

Mr. Milano, the Town Administrator provided the Select Board with an overview of the Request for Proposal for Lot B at Milton Landing.

Following a discussion, Mr. Wells moved to approve the Request for Proposal for Milton Landing, Lot B. The motion was seconded by Ms. Musto. The Board voted unanimously to approve the Request for Proposal.

### **11. Discussion/Approval – One Day Liquor Licenses:**

(a)

Mr. Wells moved to approve the one-day liquor license for the Milton Art Center located at 334 Edge Hill Road for the First Friday- Local Musicians Concert– Friday, November 3, 2023.

(b)

Mr. Wells moved to approve the one-day liquor license for the Milton Art Center located at 334 Edge Hill Road for the First Friday- Art Exhibit and Music Concert– Friday, December 1, 2023. The motions were seconded by Ms. Musto. The Board voted unanimously to approve the one-day liquor licenses for the Milton Arts Center.

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

Mr. Milano shared the following updates from Milton Town Hall:

Paige Eppolito, Assistant Town Administrator and Human Resources Director has given her notice and will be leaving Milton after eight years of service at the end of the month to pursue a new career opportunity. Mr. Milano thanked Paige for her support and dedication and wished her well.

The Human Resources position is now open and has been posted on the Town’s website.

The Town Employee Appreciation Lunch is scheduled for Wednesday, October 11<sup>th</sup> at the Council on Aging from 11:30AM-1:30PM. A special thank you to Steel and Rye and Novara for providing the food and to our Insurance Providers who donated raffle prizes.

The parking lot at the Council on Aging is nearing completion. Thank you to Milton residents and town employees for their support during this process.

The Town of Milton has scheduled their Flu Clinics for October 11<sup>th</sup> and 12<sup>th</sup> from 4PM-6PM. Please visit the Town website to register. [www.townofmilton.org](http://www.townofmilton.org).

### **13. Chair’s Report**

Chair Zullas offered the following reminder:

Congregation Beth Shalom invites members of the Milton community to a communal gathering on Friday, October 13 beginning at 7:45 pm at Congregation Beth Shalom (18 Shoolman Way).

**14. Public Comment Response**

Public Comment was addressed earlier in the evening.

**15. Future Meeting Dates:**

The Board will meet on Tuesday, October 24, 2023 and Tuesday, November 14, 2023.

**16. Future Agenda Items**

Mr. Zoll requested that the Board discuss ways to improve communication between residents and Town Meeting Members.

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

- a. Milton Professional Management Association**
- b. Milton Firefighters, Local 1116**

At 8:54 PM, Chair Zullas moved to enter into Executive Session to discuss strategy with respect to collective bargaining : Milton Professional Management Association and Milton Firefighters, Local 1116 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 not return to Open Session. The motion was seconded by Mr. Wells. The Board voted by roll call (4-0) to Enter into Executive Session.

**MUSTO: YES**  
**WELLS: YES**  
**ZOLL: YES**  
**ZULLAS: YES**

**18. Adjourn**

At 8:54PM, Chair Zullas moved to adjourn. The Board voted all in favor to adjourn.

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

Documents:

Policy, Permit Application and Release for the Use of Manning Park -Milton Chamber of Commerce: Halloween Stroll, Saturday, October 28<sup>th</sup> from 3PM-5PM  
One-Day Liquor License – Milton Chamber of Commerce: Halloween Stroll

Saturday, October 28<sup>th</sup> from 3PM-5PM

Warrant Articles:

School Building Appropriation

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 Mayor Michelle Wu – Blue Hill Avenue Transportation Action Plan

Request for Proposals – Lease of Town Owned Property at 41 Wharf St.

One-Day Liquor License Applications:

Milton Art Center – 334 Edge Hill Road -First Friday- Local Musicians Concert– Friday, November 3, 2023

Milton Art Center – 334 Edge Hill Road -First Friday- Art Exhibit and Music Concert– Friday, December 1, 2023