



# Community Preservation Plan 2022



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Eustis Estate

***Prepared by the inaugural Milton Community Preservation Committee:***

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## ACKNOWLEDGMENTS

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- The Milton Community for their time and feedback by participating in our public forums
- Department of Planning & Community Development
- Milton Parks & Recreation
- Milton Open Space Committee
- Milton Affordable Housing Trust & Housing Authority
- Milton Historical Commission
- Milton Conservation Commission
- Milton Planning Board
- Milton Select Board

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# Letter to Milton



September 2022

Dear Milton Residents:

Milton voters adopted the Community Preservation Act (CPA) in 2020, and on February 22, 2021, Town Meeting approved the establishment of the Community Preservation Committee. This Committee will prioritize the needs of the Town across the following categories: community housing, historic preservation, and open space & recreation.

The Committee is committed to collaborate and work alongside the community to receive your input, learn your priorities, and to explain how the Community Preservation Act funds can be used to support appropriate projects. The adoption of the CPA enables the Town of Milton to preserve what is so special about our town and history while also addressing important future needs.

In the inaugural year, the Committee has focused on completing a needs assessment and developing a Community Preservation Plan to assist applicants. In this process, we have consulted directly with municipal boards, including the Conservation Commission, Historical Commission, Planning Board, Parks Commission, and Housing Authority to identify the Town CPA goals. As a part of this needs assessment, the Committee has also held two public informational hearings to seek the public's input on the Town's needs, opportunities, resources, and priorities. Following this research, the Committee is excited to share their research and detailed information regarding CPA funding with this Community Preservation Plan. The Plan is a guide intended to not only inform applicants but also serve as a framework for the committee's decision-making on CPA project proposals.

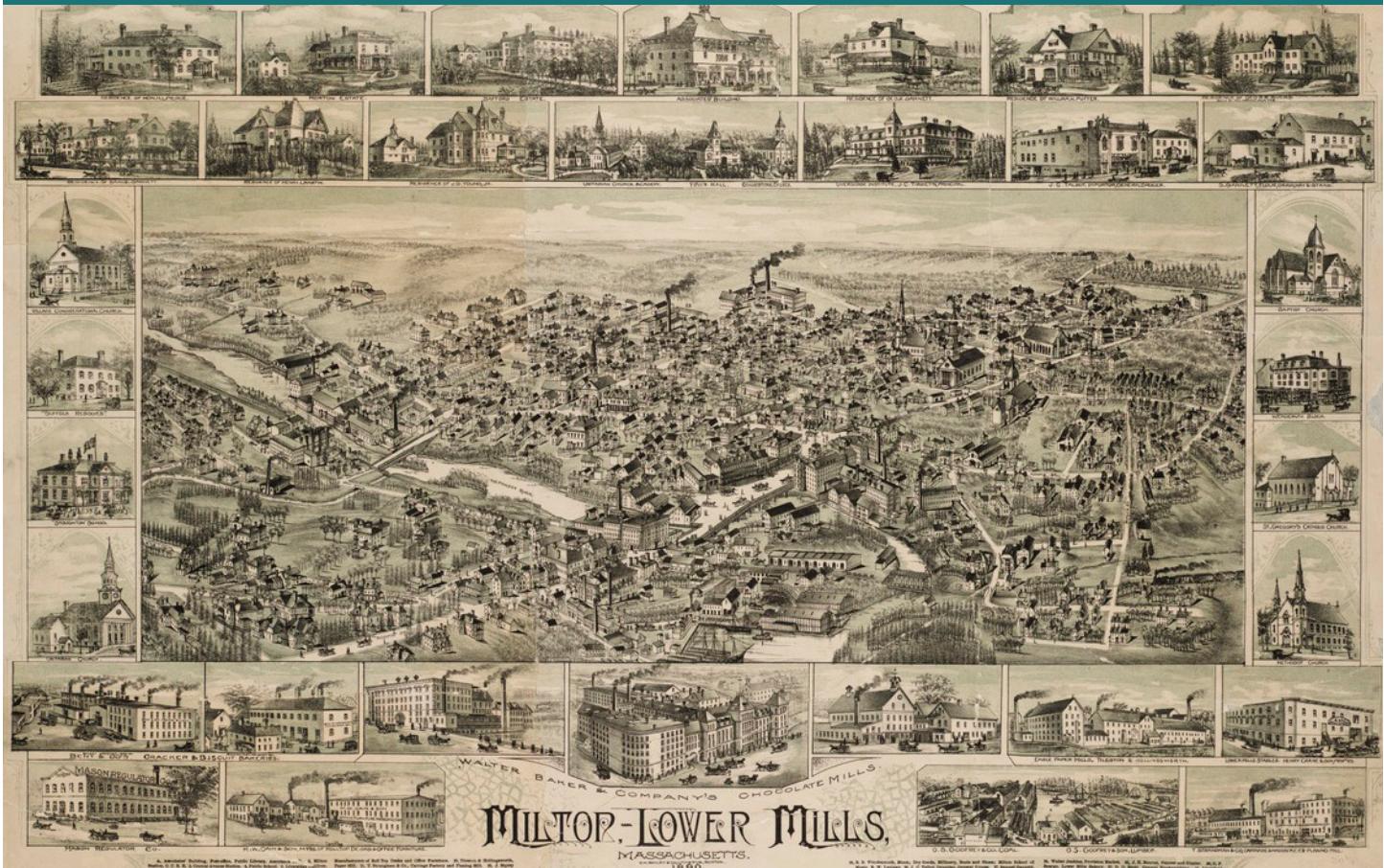
We are committed to a transparent and inclusive process as we continue to work alongside community members to provide information and to administer CPA Funds in an efficient process. Our main objective is to prioritize projects which benefit the community at large and will equitably distribute funding across the three eligible categories. It's important to note that CPA projects do not originate from the Committee, they are created by you!

We are excited to hear from you and we look forward to reviewing your ideas and CPA projects in the near future.

Sincerely, Milton's Inaugural Committee,

Rob Levash, Chair  
Jenny Russell, Vice-Chair  
Peter Jackson, Treasurer  
Tom Callahan  
Ted Carroll  
Linda Weld  
Wendy Garpow  
Joe Duffy  
Rich Boehler  
Kathleen O'Donnell

# Milton: Community Overview



*Milton, 1890*

## HISTORICAL HIGHLIGHTS

Milton was settled in 1640 and incorporated in 1662. For well over two centuries after its founding Milton remained a primarily agrarian community with farms and open lands, as well as industrial activity along the Neponset River at Milton Village. After the Civil War, Milton's population began to rapidly increase due to the convenience of the Milton and Dorchester branch of the Old Colony Railroad, which provided railway access to Boston, with a depot at Mattapan Square and passenger stations at Central Avenue and Milton Village. Today, the former railroad line accommodates a surface trolley connecting Ashmont Station and Mattapan Square and has stations on both the Dorchester and Milton sides of the river. Access to public transportation allows one to live in Milton and commute to the city. Milton still retains many 19th century country houses and estates, including the Forbes House and the Suffolk Resolves House, and early 19th century workers' housing. Fieldstone walls forming property boundaries are a common feature. In the late 19th century Milton became a wealthy suburb of Boston; many large estates were broken up after 1930, and it became a mostly residential community of single-family houses.

## Milton Today

Milton is a contemporary suburban community in eastern Massachusetts that prides itself on a rich historical heritage, tree-lined streets, and acres of protected open space. Milton is unique in that it has the highest amount of privately and publicly conserved land within 20 miles of Boston. This gives the town a bucolic atmosphere located in close proximity to the cultural and business opportunities of the Greater Boston area.

Residents have ready access to major highways such as Interstate 93 and Interstate 95. The MBTA Red Line to Boston via the Mattapan Trolley is also available.



Shields Park

The town includes three small commercial areas including Milton Village, Central Avenue, and East Milton Square. Current Town plans include making improvements to the Milton Village area. This includes streetscape improvements to Adams Street and Central Avenue, four station rehabilitation projects along the Red Line's Trolley Service and new zoning overlay districts to encourage revitalization.

The Milton Public School system consists of 6 schools: 4 elementary (Collicott, Cunningham, Tucker and Glover), Pierce Middle School, and Milton High School. All of the schools have been renovated within the past twenty years. As the population increases, class sizes have also increased. The current schools are currently overcrowded with this increased demand.

The town is planning a new school to meet the growing enrollment. Milton is also the home of several private schools including Milton Academy, Fontbonne Academy, Curry College, Delphi Academy, and several parochial schools.

Milton will continue to evolve with an appreciation for its rich historical resources. With CPA funding as a new resource, our community will look to balance development within our historic fabric and continue to support projects which will enrich the quality of life for all residents.

# What is the Community Preservation Act?



The Community Preservation Act (CPA), enacted in 2000, is a smart growth tool that helps communities in four specific categories:

- Community Housing
- Historic Preservation
- Open Space
- Recreation

187 Communities in Massachusetts have adopted the CPA - 53% of the state's municipalities.

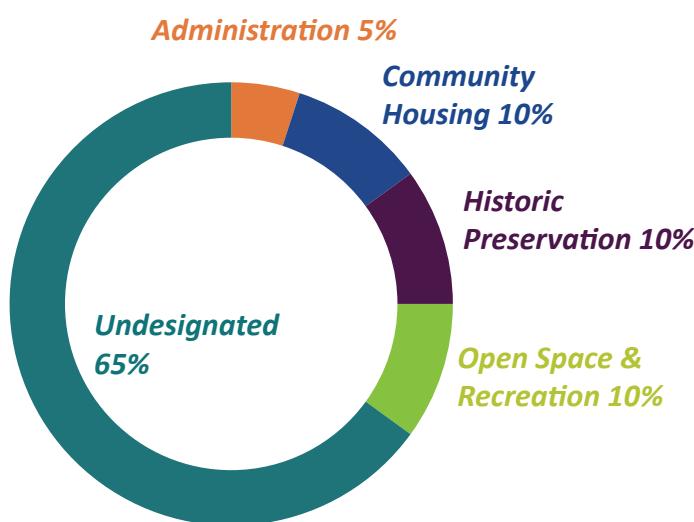
CPA is funded annually through a combination of two funding sources: a local property tax surcharge (1% - 3%) and a yearly distribution from the statewide Community Preservation Trust Fund.

Trust Fund revenues come from surcharges placed on all real estate transactions at the state's Registry of Deeds. The actual percentage of matching grants varies year to year, depending on the availability of funds in relation to the local contributions of participating communities, and the number of communities participating in the CPA. For more information on the CPA program, you may visit the Community Preservation Coalition website at [communitypreservation.org](http://communitypreservation.org).

Each CPA community creates a local Community Preservation Committee (CPC) which has between five to nine members. The CPC's task is to receive and review applications and to make recommendations to the legislative body which in turn votes on the final funding allocations.

## MINIMUM FUNDING ALLOCATION PER STATE LAW

A Minimum of 10% of the municipalities annual Community Preservation Fund must be allocated in three distinct areas: 1.) Community Housing 2.) Historic Preservation 3.) Open Space & Recreation. Up to 5% can be spent on administrative fees for operating and clerical needs. The remaining 65% may be spent or allocated to any one or a combination of the three CPA-eligible funding categories at the discretion of the Community Preservation Committee and subject to the approval of the municipality.



- 187 Communities in MA (53%) have adopted the CPA with more joining year after year
- 65% of the state population live in a CPA Community
- Over \$2.65b has been raised to date for community preservation funding
- 14,037 CPA projects have been approved
- 8,700 affordable housing units created
- 32,566 acres of open space preserved
- 6,300 appropriations have been made for historic preservation projects
- Over 3,000 outdoor recreation projects have been initiated

## WHAT GROUPS MAY APPLY FOR CPA FUNDS?

- Community Organizations
- Housing & Neighborhood Developers
- Friends of the Park Groups
- Historical Societies
- Neighborhood Coalitions
- Public Agencies
- Recreation Associations
- Town of Milton
- Non-Profits

## CPA PROJECT ELIGIBILITY GUIDELINES

**Community Housing:** CPA Funds can be used to acquire, create, support, and preserve community housing, as well as rehabilitate community housing that has been acquired or created through the CPA. The US Department of Housing and Urban Development (HUD) guidelines are used to determine the income eligibility for community housing units and programs. Housing projects can serve residents whose annual incomes are less than 100% (moderate income) of the Area Median Income (AMI).

### Household Size and FY 2021 100% AMI Limits

1 \$98,150	2 \$112,150	3 \$126,150	4 \$140,200
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**Historic Preservation:** CPA funds can be used to acquire, preserve, or rehabilitate historic resources that are listed on the State Register or determined to be locally significant by the Milton Historical Commission. Historic resource proposals must comply with the US Secretary of the Interior's Standards for the Treatment of Historical Properties for buildings and landscapes.

**Open Space:** CPA funds can be used to acquire, create, and preserve open space and natural resources and rehabilitate open space or natural resources if acquired or created through the CPA.

**Recreation:** CPA funds can be used to acquire, create, preserve, and rehabilitate land and outdoor facilities for recreational use.

## EXCEPTIONS FOR CPA FUNDING:

CPA Funds cannot be used for operations, maintenance, programming, park events, artificial turf, streetscapes that are not pocket parks or open space, or public art, unless it is an integral part of a park design.

According to the CPA statute, “Capital Improvement is reconstruction or alteration of real property that: (1.) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2.) becomes part of the real property, or permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3.) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.”

\*See Chart on following page, “Allowable Spending Purposes for project eligibility & terms.”

# Allowable Spending Purposes



Project Eligibility & Terms <sup>1</sup>	Community Housing	Historic Preservation	Open Space	Recreation
	<p><i>Housing for low &amp; moderate income individuals and families, including low- or moderate income seniors age 60+</i></p> <p>+Moderate income is less than 100% of US HUD Area Wide Mean (AMI).</p> <p>+Low Income is less than 80% AMI.</p>	<p><i>Buildings, structures, vessels, real property, documents, or artifacts</i> listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Milton</p>	<p><i>Land to Protect:</i></p> <ul style="list-style-type: none"> <li>-Existing and future well fields</li> <li>-acquifers and recharge areas-watershed land-agricultural land-grasslands-fields-forest land-fresh and salt marshes and other wetlands-oceans,rivers, streams, lakes, &amp; pond frontage-beaches, dunes, and other coastal lands to protect scenic vistas-land for wildlife or nature preserve-land for recreation</li></ul>	<p><i>Land for active or passive recreational use including but not limited to:</i></p> <ul style="list-style-type: none"> <li>-community gardens</li> <li>-trails-noncommercial youth and adult sports-use as a park-playground-or athletic field</li> </ul> <p>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure</p>
<b>ACQUIRE</b> <i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.<sup>2</sup></i>	YES	YES	YES	YES
<b>CREATE</b> <i>To bring into being or cause to exist.<sup>3</sup></i>	YES	NO	YES	YES
<b>PRESERVE</b> <i>Protection of personal or real property from injury, harm, or destruction.</i>	YES	YES	YES	YES
<b>REHABILITATE/RESTORE</b> <i>Capital improvements, or the making of extraordinary repairs for the purpose of making (a resource) functional for its intended use including but not limited to improvements to comply with ADA, MAAB<sup>4</sup>, and other federal, state, local regulations, or access codes, or federal standards for historic properties.</i>	YES <i>If acquired or created using CPA funds</i>	YES	YES <i>If acquired or created using CPA funds</i>	YES
<b>SUPPORT</b> <i>Provide grants, loans, rental assistance, security deposits, interest rate write downs or other forms of assistance directly to individuals &amp; families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i>	YES	NO	NO	NO

<sup>1</sup> This Chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition

<sup>2</sup> Specifications for eminent domain can be found in MGL c.44B§.5(e)

<sup>3</sup> Seideman vs. City of Newton, 452 Mass. 472 (2008)

<sup>4</sup> ADA - Americans with Disabilities Act; MAAB - Massachusetts Architectural Access Board

# The CPA in Milton



In 2020, the town of Milton accepted the Community Preservation Act with a passing vote of 62%. By this vote, a one percent surcharge is added to the real estate property taxes to fund projects such as land purchases, recreational improvements, historic preservation and community housing. The money collected through the surcharge is partially matched by the Commonwealth.

As an example, the owner of the average Milton home, valued at \$824,451, pays about \$90 per year for the CPA surcharge. The first \$100,000 of value is exempt from the surcharge, and low and moderate-income residents — including seniors on fixed incomes — are eligible for exemptions.

## UNDERSTANDING THE CPA TAX SURCHARGE IN MILTON

The Town calculates the anticipated tax surcharge revenue for the upcoming Fiscal Year (FY) and designates the funding amounts for the specific reserves, administration, and undesignated reserve. Collection of Milton CPA surcharges begins on July 1 of the FY. In November, the Commonwealth distributes its matching funds, based on the previous year's collections.

For Fiscal Year 2021-2022 Milton homeowners paid an average of \$90.41 for the CPA surcharge.

### CPA Surcharge Example

Average Assessed Home Value	\$824,451
Residential Exemption	(\$100,000)
Total Taxable Value	\$724,451
FY22 Residential Tax Rate per \$1,000	12.48
Property Tax Due (\$724,451 x .01248)	\$9,041.15
CPA 1% Tax Surcharge	\$90.41



Milton Public Library

# CPA Fund Activity as of September 01, 2022



	FY 2022 (Actual)	FY 2023 (*Estimated)	Total:
Total CPA Funds	\$753,495	\$1,028,872	\$1,782,367
Administrative Funds (5%)		\$51,400	\$51,400
Community Housing (10%)	\$75,350	\$103,000	\$178,350
Historic Preservation (10%)	\$75,350	\$103,000	\$178,350
Open Space & Rec (10%)	\$75,350	\$103,000	\$178,350
Budgeted Reserves (65%)	\$527,445	\$668,472	\$1,195,917

**\*Note:** In FY2022 Milton's inaugural year, it was not eligible for the state's matching CPA contribution. In FY 2023, Milton will receive a state match for CPA Funds. This match fluctuates pending on state collections and the state fiscal budget and is only estimated at this time.



East Milton Shops

# Membership and Role of the CPC



## THE MEMBERSHIP AND ROLE OF THE CPC

The Community Preservation Committee was created by vote of the February 2021 Town Meeting. This Committee is charged with the implementation and administration of the CPA in Milton. The Committee consists of nine members, one member for each of the following:

- Conservation Commission
- Planning Board
- Historical Commission
- Parks Commission
- Housing Authority
- Affordable Housing Trust

Three members are appointed by the Milton Select Board for an initial term of one year (2 members) and two years (1 member), thereafter for a term of three years each.

Inaugural Committee	Member Representation	Term Expiration
Robert Levash, Chair	Resident Appointee	August 2023
Jenny Russell, Vice-Chair	Resident Appointee	August 2023
Peter Jackson, Treasurer	Resident Appointee	August 2023
Richard Boehler	Planning Board	August 2023
Thomas Callahan	Affordable Housing Trust	August 2024
Theodore G. Carroll	Parks Commission	August 2024
Linda Weld	Historic Commission	August 2024
Wendy Garpow	Conservation Commission	August 2024
Joseph A. Duffy, Jr.	Housing Authority	August 2024
Kathleen O'Donnell	Consultant	-

## CPC RESPONSIBILITIES

### Needs Assessment

The Community Preservation Committee is required to undertake an annual Needs Assessment to determine the Town's priorities for open space, historic resources, community housing and outdoor recreation projects. As part of this process, the Committee consults with municipal boards and commissions, including but not limited to the Select Board, the Conservation Commission, the Historical Commission, the Planning Board, the Parks Commission, the Housing Trust and the Housing Authority to seek input on the Town's CPA goals. The Director of Planning and Community Development and the Master Plan Implementation Committee (MPIC) will also assist the

Committee in the development of the needs assessment. As part of its analysis of community preservation needs, the CPC will hold one or more public informational hearings to seek the public's input on the Town's community preservation needs, opportunities, resources and priorities. The CPC shall provide notice of the public hearing by posting it at Town Hall, the Town's official web page and by publishing the notice in a newspaper of general circulation in the Town for each of two consecutive weeks preceding the hearing.

### **Develop a Community Preservation Plan**

Once a town adopts the CPA, the first responsibility of the CPA committee is the creation of a Community Preservation Plan. This Community Preservation Plan 2022 is the result of meetings with town boards and commissions and duly posted and advertised public meetings. For additional information of the purpose of the Community Preservation Plan, please see the information on the Community Preservation Coalition website and Informational Guidelines issued by the Massachusetts Department of Revenue.

### **Recommendations to Town Meeting**

The Community Preservation Committee shall make recommendations to Town Meeting for the disposition of funds for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation, and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for rehabilitation or



*East Milton Post Office*

restoration of open space and community housing that is acquired or created with monies from the Town's Community Preservation Fund.

### **Recommendations on the Community Preservation Fund**

The CPC may ask Town Meeting to set aside funds for future spending, particularly for projects that may require significant sums.

### **Expenditures**

Subject to the requirements of M.G.L. c. 44B, no expenditure shall be made from the Community Preservation Fund without first receiving a recommendation from the CPC and an appropriation from Town Meeting. Town Meeting may make appropriations from or reservations of money in the Community Preservation Fund in the amount recommended by the Committee or it may reduce or reject any recommended amount. Any motions to appropriate an amount of money less than the amount recommended by the CPC shall be based on a written cost estimate. Town Meeting may not increase any appropriation or reservation amount recommended by the CPC and it may not appropriate or reserve any Community Preservation Fund monies on its own initiative.

### **Requirement for a Quorum and Cost Estimates**

The CPC shall not meet or conduct business without the presence of a quorum. A majority of the members of the CPC shall constitute a quorum. The CPC shall approve its actions by a majority vote of those members present and voting. CPC recommendations to Town Meeting shall include their anticipated costs for each Community Preservation Fund expenditure, based on a written cost estimate.



Milton Crew at Wharf

# CPA Application Process



The Community Preservation Committee is excited to work with members of the community to bring forth projects to enhance our town character with CPA funds. The main role of the CPC is to review applications and recommend funding allocations to Town Meeting for consideration. The Committee has adopted a two-step application process: the first step is to submit an eligibility application form. This application enables the Committee to review a particular request for CPA funds to determine if the project qualifies for funding and to offer guidance to applicants on the information needed to complete a submission. The Committee will start accepting Eligibility Applications **July 1st, 2022**. Eligibility Applications are due **October 1st** to be considered for funding in fiscal year 2023. The sample form is below:

**Note:** This application enables the CPC to review the request to ensure eligibility and Date: \_\_\_\_\_ Offer guidance. If eligible, an Application for Funding will be requested by the Committee.

If the Community Preservation Committee has reviewed your eligibility application and confirms that the project qualifies for potential funding, you will be asked to complete the second application form for Community Preservation Funding. The Funding Application form is also short; the applicant is required to attach supporting materials such as Project Description, Goals, Timeline, Budget, and Support. The Committee will start accepting Funding Applications **October 1st, 2022**. Funding Applications are due **January 1st** to be considered for Fiscal Year 2023. The sample form is below:

**Note:** Please attach all supporting documentation for consideration by the committee. Date: \_\_\_\_\_

 **Town of Milton**  
Application for Community Preservation Funding

**Project Title:** \_\_\_\_\_

**Name of Contact:** \_\_\_\_\_

**Name of Organization:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**CPA Category** (circle all that apply):  Community Housing  Recreation  
 Historic Preservation  Open Space

**CPA Funding Requested:** \$\_\_\_\_\_ **Total Project Cost:** \$\_\_\_\_\_

**Please attach answers to the following questions. Include supporting materials as necessary.**

- Project Description:** Please give a detailed project description, including specific objectives.
- Goals:** How does this project accomplish the goals of the CPA: (*See guidelines for Project Submission in Milton's CPC Plan for general criteria.*)
- Timeline:** What is the schedule for project implementation, including a timeline for critical milestones? When do you anticipate completion of project?
- Budget:** Please provide a full project budget including the following information, as applicable:
  - Total amount of the project cost, with itemization of major components.
  - Additional funding sources. Please include those that are available, committed, or under consideration.
  - Provide basis for your budget and sources used in estimation.
- Support:** Please provide letters of support: 1.) Town Boards and Commissions 2) Milton Residents and Outreach to the Community

**\*Both forms are available from the Town CPC website:**  
<https://townofmilton.org/community-preservation-committee-cpc>

 MILTON  
COMMUNITY  
PRESERVATION  
COMMITTEE

# Guiding Principles & Priorities



The Community Preservation Committee developed the following values statement and guiding principles for consideration of best practices for distributing CPA funds to community projects. These values and priorities will be used by the committee in its evaluation process when considering which projects to recommend to Town Meeting for funding.

## Values Statement

Milton Residents are proud of our rich historical heritage, tree-lined streets, and acres of protected open space, parks, and trails. Milton is unique in that it has the most privately and publicly conserved land within 20 miles of Boston. Milton's unique cultural and social diversity continues to attract young families to the community and is the reason why long-term residents choose to stay. These characteristics are what make Milton such a special town. The CPC will be guided to expand on these values embraced by its residents and will promote projects that create a strong sense of community, are safe, supportive, and welcoming to all residents.

## Guiding Principles & Priorities

### **1. The CPC will prioritize projects that are consistent with the community's needs and values:**

- Are publicly visible, accessible, and generate broad benefits to the overall community.
- Consider environmental sustainability and practices which benefit the long-term viability and maintenance of the project.
- Supported by Milton's boards, commissions, departments, community groups, and/or the public-at-large.
- Generally supported and have been identified as needs, goals, priorities in current town-wide planning, and built upon the goals outlined in the Community Preservation Plan.

### **2. The CPC will prioritize projects that use CPA funding strategically:**

- Leverage the value of CPA capital through additional public or private funds, in-kind contributions, labor, materials, or other cost-saving measures.
- Address urgent needs or time-sensitive opportunities in the community.
- Demonstrate project feasibility with expertise, an informed budget, a project schedule, maintenance plan, and overall budget.
- Address two or more CPA focus areas (blended projects).
- Enhance and provide connectivity and quality of life within town.



MBTA - Trolley at Milton Landing

# Community Housing



## Introduction

Milton is a highly desirable suburb within close-proximity to downtown Boston. Milton prioritized investing in its public schools with major renovations and new schools within the past twenty years. This has attracted young families to the area and has resulted in high property values which continue to remain high. Children who grew up locally are now facing the fact they may not be able to return to raise their own children locally. The lack of diversity of housing options means that long-term residents are often forced to move out of town to find more suitable housing which adapts to their lifestyle and resources. Affordable starter housing, condos, or rentable units are hard to find within town. More housing opportunities are necessary to meet the current needs and to continue to build the diversity of the community.



*Winter Valley - Senior Housing in Milton*

## Demographics & Existing Housing Conditions

It's important to understand demographics and existing housing conditions, particularly trends over a period of years, in order to understand the composition of the population and how it relates to current and future housing needs. Of particular interest are the following questions:

- What are the growth trends in Milton?
- Where are the increases or decreases among various age groups in regard to housing needs?
- Where are the variations in household size and types of households to understand demands?
- How have income levels changed and how does this relate to housing affordability?
- What proportion of the Town population is disabled or has special needs that suggest the need for supportive housing and services?

In general, the Town of Milton has been growing slowly and is projected to increase. This is particularly true of older residents due to the baby boom generation. Milton continues to attract families and continues to see an increase in children which is reflected in school enrollments and school capacity issues.

### Population Growth, 1920-2020



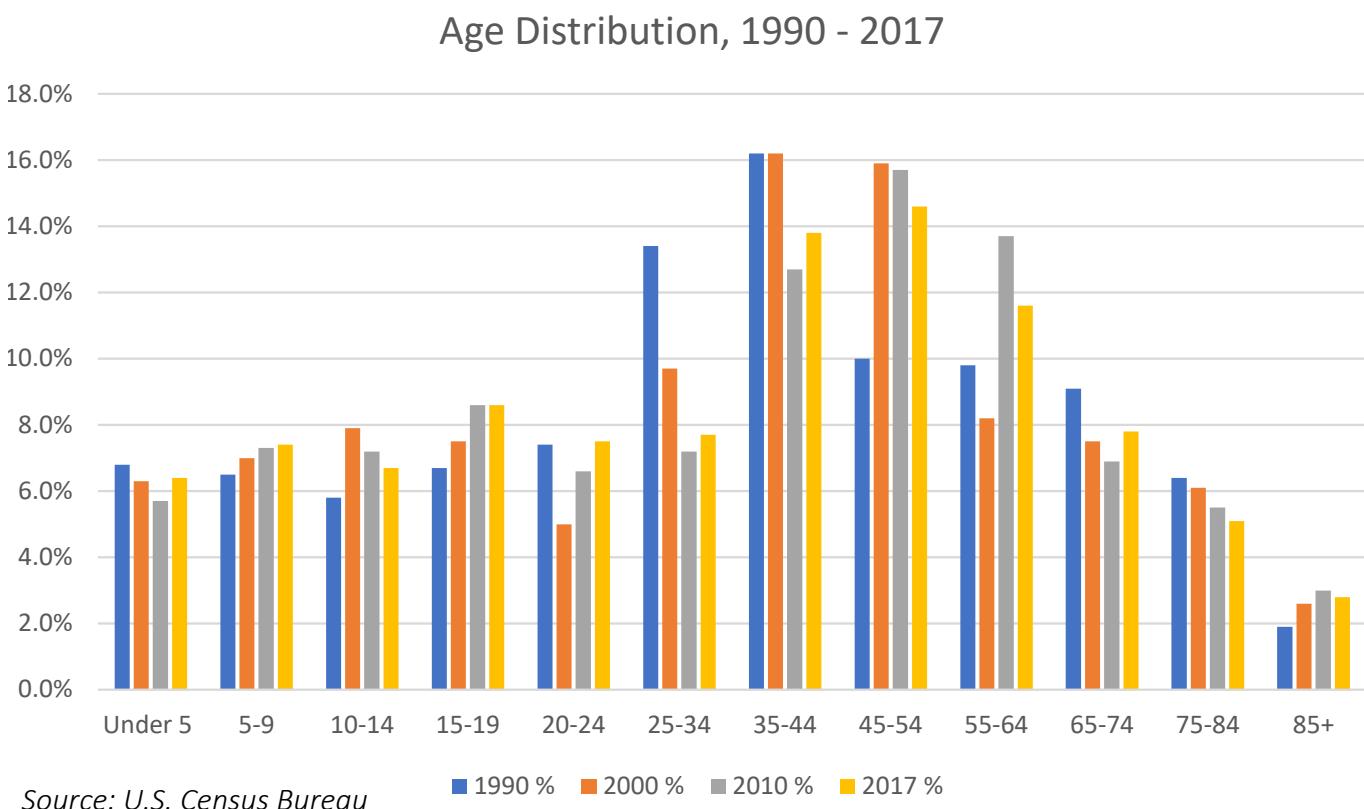
Source: U.S. Census Bureau

### Population Growth

As you can see from the chart above, Milton's population has seen a steady but modest increase in population growth in the last three decades. Between 2010-2020, the town saw a 7% increase in growth, and as of 2020, Milton's population is 28,956.

## Age Distribution

From the chart below, you can see that there has been notable growth in middle-aged residents from 1990 to 2017. In general, there were small increases in children, large increases in middle-aged residents, declines in younger adults, and only marginal changes to seniors over this period. The median age of the town climbed to 41.4 years of age compared to the county median of 40.7 years with the largest increase in the 45-64 age group. Most recent data over the last three years shows a median age of 38.7 years, showing there has been a shift in younger populations.

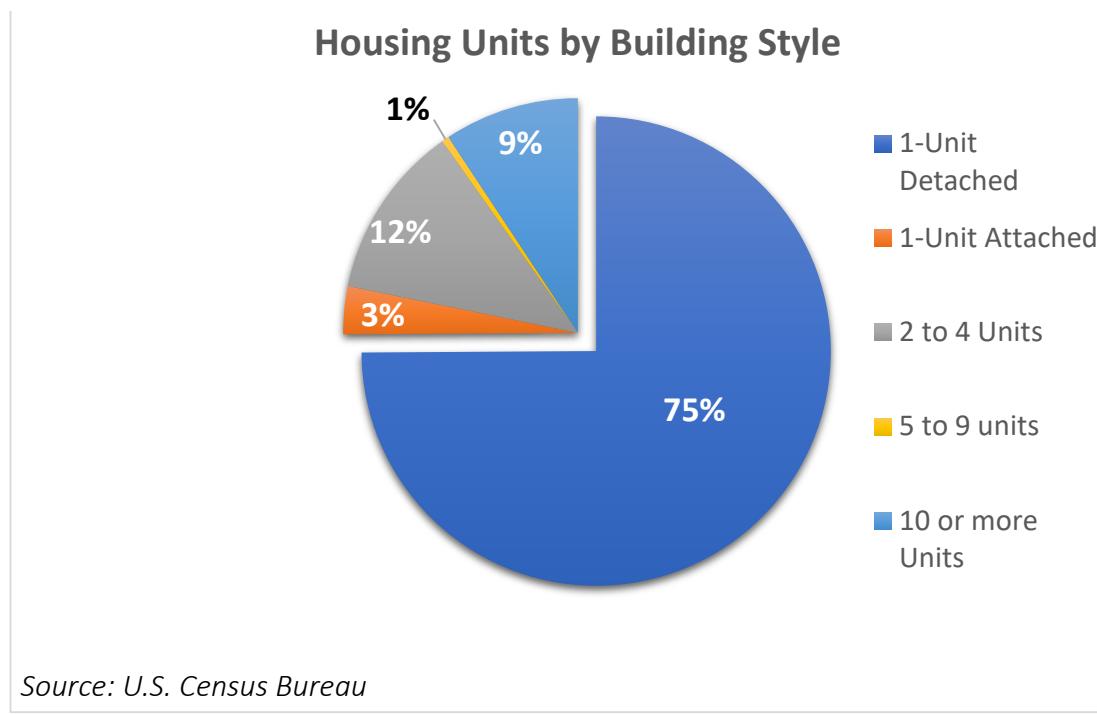


## Population Projections

Population projections point to larger growth through 2030. Both the Metropolitan Area Housing Council and the State Data Center predict increases in growth between 2.9% "Status Quo" and 6.3% in "Stronger Regions". The State Data suggests the largest increase at 10.6%. Given the limited population increases in prior decades, it is hard to imagine higher levels of growth without substantial changes in zoning and greater incentives and resources for new housing development. With the predicted increase of the senior population, the need for housing alternatives is crucial to accommodate more handicapped accessibility, housing with supportive services, and units without substantial maintenance demands. Additionally, to maintain a diverse population, more affordable starter housing opportunities are needed to attract young professionals including young families within the rental and first-time homeownership housing market. Milton currently has a 25.8% minority population which is significantly higher than 20.6% for the county and 21.1% for the state. The diversity and culture among Milton residents is one of our strengths and will continue to help shape future housing, schools, and community needs.

## Milton Housing Stock

As the chart below indicates, the majority of Milton's housing inventory is represented by single-family housing structures with three-quarters of the existing housing supply. This is much greater than the 58.5% level for the county. The median number of rooms per housing unit has also increased to 7.1 in 2017 as compared to 2011 data of 6.9. This indicates that homes are also increasing in size. This trend shows why housing costs continue to rise inflating housing costs.



## Affordable Housing in Milton

In 1969, Massachusetts adopted a “Comprehensive Permit” law or “Chapter 40B” that establishes a mandate for all communities in Massachusetts to have a minimum of 10 percent of their housing stock to be affordable to middle to lower income households. The Massachusetts Department of Housing and Community Development’s most recent data on affordable housing in Milton shows the town has 479 units that are included on the Subsidized Housing Inventory (SHI) per Chapter 40B regulations. This represents just below 5% of year-round housing, and it’s estimated that Milton needs to create around 485 units of additional housing to reach the goal of 10% and meet its affordability threshold. While closing this gap will be a challenge, the town has recently seen a large increase in 40B development proposals which will add units to the SHI. Milton needs to build its capacity to create new units by seeking necessary technical and financial resources as well as political support to reach its affordable goals. With the recent adoption of the Community Preservation Act, Milton can use this important financial resource to invest in affordable housing and leverage other public and private financing to make development feasible. In January 2020, Milton adopted a Housing Production Plan. This housing plan provides a road map and the necessary research on current demographics, economic, and housing characteristics/trends in order to prioritize housing needs and strategies to address these needs. Local groups such as the Milton Housing Coalition, Milton Fair Housing Committee, Milton Housing Authority, and the Affordable Housing Trust continue their outreach and work with CHAPA (Citizens’ Housing and Planning Association) to advocate for affordable housing solutions and build upon the housing production plan. The Community Preservation Committee looks forward to collaborating with these local groups to carry out their missions.

## Community Housing Needs

Affordable housing can be created by private developers and/or government funding programs. Affordable housing created through local, state, and federal funds has restrictions on maximum income and rents. To qualify for this housing, people must earn less than the maximum income limits specified, commonly less than 80% of area median income. In 2020, HUD Area Median Income for a household of four in the Boston/Cambridge/Quincy region, which includes Milton, was \$119,000; Low-income at 80% of AMI = \$96,250. Current housing market data tells us that at least 40% of Milton's households do not have sufficient income of an estimated \$158,250 to afford the median single-family sales price of \$700,000 as of May 2019. About 28% cannot afford the median rent of \$2,875, which requires an income of \$68,800. While these high housing costs have the most severe effect on those on the lowest income levels, they continue to spread even further to the middle-class. Current market trends and high home prices have made purchasing a home nearly out of reach for first time home buyers and people with modest incomes.

80% AMI Maximum Income for Milton

Number of Persons in Household	Income Limit
1	\$67,400
2	\$77,000
3	\$86,650
4	\$96,250
5	\$103,950
6	\$111,650
7	\$119,350
8	\$127,050



Hendries at Central Station - New Condominium Development will offer 4 affordable units

## Community Housing Goals

- Collaboration with Milton's Affordbale Housing Trust to use CPA funding for their workplan & goals.
- Support economic and demographic diversity by funding the creation of community housing using Milton's Housing Production Plan as a framework.
- Preserve long-term affordability for middle-aged and senior households who want to remain in the Community.
- Support initiatives that include a local preference policy, as outlined by law and set by the DHCD (Department of Housing and Community Development).
- Encourage smart growth development and housing projects through adaptive reuse of historic buildings as well as creative zoning and infill projects.
- Support programs that provide direct housing assistance for low to moderate income households.

## Community Housing Opportunities

Town Farm (4 acres) - this land was deeded to the town in 1701 by Royal Governor Stoughton to benefit the poor of Milton. The Town sold a portion of the property for market-rate housing in order to create a substantial fund for the benefit of the poor, consistent with Governor Stoughton's trust. The remaining four acres are an attractive site for affordable housing combined with some recognition of the history of the site (it was used as a distribution center for food during the Great Depression and has a history of housing transient poor.) The site could possibly link to trails in the Blue Hills Reservation or be used to create community gardens or both.

Other town owned parcels - Milton controls parcels throughout town that could be potential sites for affordable housing without land acquisition costs. The Town Planning Department has done an inventory of these sites and more exploration is necessary before moving forward on some of these parcels.

Negotiating with 40B developers - The town can use CPA funds to negotiate with Chapter 40B developers to increase the number of affordable units (and possibly decrease density in some circumstances).

Other opportunities - There are several privately held parcels that have potential as sites for affordable housing. Underutilized land owned by religious, educational and nonprofit institutions is a prime target now and in the future, as are underutilized properties such as the former Knights of Columbus building on Thacher Street.

Down payment and rental assistance - While this type of assistance does not add new affordable units to our inventory, there is a need for this type of direct aid to renters or home buyers as a complementary strategy.

# Historic Preservation



## Introduction

Milton is a town with over 360 years of history. Before it was settled, it was home to the Neponset tribe of the Massachusetts. The Neponset tribe called the area 'Unquatiqisset', meaning 'Lower Falls', denoting the place where the rapids of the Neponset River met Massachusetts Bay. During the spring and summer the Neponset Tribe would settle at the coastal salt marshes of the Neponset River and Squantum, and live off the plentiful fish that inhabited the area. The Blue Hills offered hunting in the thickly settled forest. In its earliest days as a settled town, Milton was an industrial center. It has been home to five Massachusetts governors and birthplace of United States President, George H.W. Bush. Milton housed the headquarters and track bed for the nation's first railroad. It also is home to the Suffolk Resolves House, where the colonies' first collective statement against the British government was drafted, which was a precursor to the Declaration of Independence. For well over two centuries since its establishment as an independent town in 1662, most of Milton remained a community of farms and open lands with industrial activity along the Neponset River with industries in gunpowder, paper, and chocolate. The Town population grew as its network of railroads and trolley lines connected to the City of Boston. Luckily, Milton still retains many 19th century country houses, estates, and early 19th century workers' housing. Many of the fieldstone walls that separated properties still remain today and are protected.



*Suffolk Resolves House*

## Historic Preservation Opportunities

The Community Preservation Act provides funding to help preserve historic resources. The Community Preservation Committee has worked in conjunction with Milton's Historical Commission to identify opportunities:

- The Town's historical municipal buildings.
- Potential re-use and rehabilitation of historic buildings.
- Restoration of monuments, outbuildings, and murals.
- Preservation of archival documents and records.
- Preservation and restoration of historic landscapes.

## Protection of Historic Resources

Historic resources can be owned and managed by different user groups such as municipalities, non-profits, commercial organizations, or individuals. The financial need may differ greatly among these users depending on their ownership and access to capital. As is often the case, Town-owned historical properties often lack the financial resources to properly maintain the structures and property long-term. With very tight capital budgets, this funding is often low on the priority list.

Local non-profits often have a limited donor base compared to national or statewide organizations. These organizations should be considered and supported if they provide a broader community benefit. While CPA funding may be used to provide an incentive to preserve or rehabilitate historic resources, it's important that these projects do so by following the Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards promote historic preservation best practices that will help to protect the Town's irreplaceable cultural resources.



Wakefield Estate

## Historic Resources

The Massachusetts Cultural Resource Information System (MACRIS) is the database of the Massachusetts Historical Commission (MHC). This system lists information on historic properties, houses, districts, structures, schools, objects, and cemeteries in Massachusetts. A historic property is classified under one of the three following categories: Inventoried, State Register, or National Register.

In Milton there are three municipal entities which are involved with the Town's historic preservation efforts. These groups are responsible for managing historic resources and identifying preservation priorities and long-term maintenance.

- **Historic Commission** - Formed in 1973 to identify and chronicle the architectural and historical resources of the town of Milton. The commission has successfully nominated many historic districts including: Milton Hill, Scott's Woods, Brush Hill, and the Railway Village Historic District.
- **Local Historic District Study Committee** - Formed in 2020 to investigate the desirability of establishing a historic district or districts within the Town. The goals of this group are:
  - To preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth.
  - To maintain and improve the settings of those buildings and places.
  - To encourage new designs compatible with existing buildings in the district.
- **Milton Room at the Milton Public Library** - Stores significant rare and historical documents including family histories, resident lists, maps, photographs, and Town records.



McGinley Estate & Shipman Garden

The following are private organizations within Milton involved with Historic Preservation:

- **Milton Historical Society** - Non-profit organization, founded in 1904 to collect, preserve, publish, and exhibit artifacts and records relating to the town of Milton. The Suffolk Resolves House, 1370 Canton Ave, is the headquarters for the Milton Historical Society and is listed on the National Register of Historic Places.
- **Historic New England** - Owns and operates the Eustis Estate Museum. It is a rare surviving example of late nineteenth-century architecture and design. The Eustis Estate sits on eighty acres of picturesque landscape at the base of the Blue Hills.
- **The Forbes House Museum** - Located on top of Milton Hill, this estate built in 1833, was home to four generations. In 1966, the property was turned into a museum and added to the National Register of Historic Places. The house is surrounded by nearly seven acres of land.
- **Mary Binney Wakefield Arboretum** - Promotes life-long participatory learning using the land and resources of the historic Davenport Estate (Listed on the National Register) is located on Brush Hill Rd.

## Historic Districts

- **Milton Hill** - located on a lofty hill located between Milton Village and Algerene Corner, formerly known as Union Square, it sits at the junction of Adams and Centre Streets. The district includes Adams and School Streets, Randolph and Canton Avenues and Brook Road and has panoramic views of the marshes and river in the foreground and the harbor.
- **Milton Centre** - the 23-acre historic district includes Canton Avenue between Reedsdale Road and Thacher and Highland Streets. Following Milton's incorporation as an independent town in 1662, the meetinghouse was relocated from Milton Hill to Academy Hill in 1728 on a knoll facing Canton Avenue.
- **Scott's Woods** - the area of Hillside, Harland and Forest Streets between Randolph Avenue and the ridge between Hancock and Bugbee Hills, now the MDC Blue Hills Reservation. Originally known as the "Blue Hill Land," a three-thousand-acre tract of land sold by the town of Boston in 1711 to four residents of Milton, the area in the southwest part of Milton is thought to have been named for a member of the Scott Family that lived in the area in the early eighteenth century.
- **Railway Village** - a 30-acre district in East Milton that includes Adams Street from its intersection with Mechanic and Church Streets in the west, and Washington Street in the east, it extends south to include Pierce Street and a section of Mechanic Street and north to include Granite Place, Bates Road, Brackett and Eaton Streets, and sections of Belcher Circle, Washington and Bunton Streets and Church Place.
- **Brush Hill** - the area of Brush Hill Road, between Robbins Street and Dana Avenue, including Brush Hill Lane and Fairmount Avenue. The neighborhood is known for Brush Hill, a 258-foot drumlin rising between Fairmount and Metropolitan Avenues and has the second oldest house in Milton, the Robert Tucker House (c.1670), in addition to large scale suburban houses and country estates of the nineteenth and early twentieth centuries.
- **Milton Cemetery** - Established in 1672, Its mission is to serve as a place for comfort for the bereaved and visitors alike. The landscape has evolved to its present 102 acres over 350 years. The design principles put forth in the nineteenth century planning and layout of much of the site have an important place in the history of the rural cemetery movement.

## CPA Eligibility for Historic Preservation

The CPA statute MGL c. 44B, allows for the use of CPA Funds for the acquisition, preservation, rehabilitation, and restoration of historic resources that are listed on the State and National Registers of Historic Places or determined to be locally significant by Milton's Historical Commission. All rehabilitation work must comply with the US Secretary of the Interior's Standards.

For historic preservation acquisitions and projects, preservation restrictions that place limitations on the property are required. Pursuant to the CPA statute, restrictions must be approved by the Massachusetts Historical Commission (MHC), filed at the Registry of Deeds, and run with the property. The restriction provides assurance that a historic or culturally significant property will be preserved and focuses on exterior architectural features, but can also address significant interior spaces as well. A preservation restriction does not necessarily require public access but may include provisions for annual open houses or similar public events as appropriate.

Restrictions for municipal property must be held by a separate government organization or qualified third party. CPA funds may be appropriated for a one-time endowment to the separate entity to hold, monitor, and enforce deed restrictions on CPA properties.

Funds may be used for capital projects to protect and stabilize physical resources. If CPA funds are used to acquire real property, their cost may not exceed the appraised value. Funds cannot be used for interpretive projects, educational programming, or routine maintenance. All privately-owned historic resources should benefit the community, be publicly accessible, and be protected by a preservation restriction.

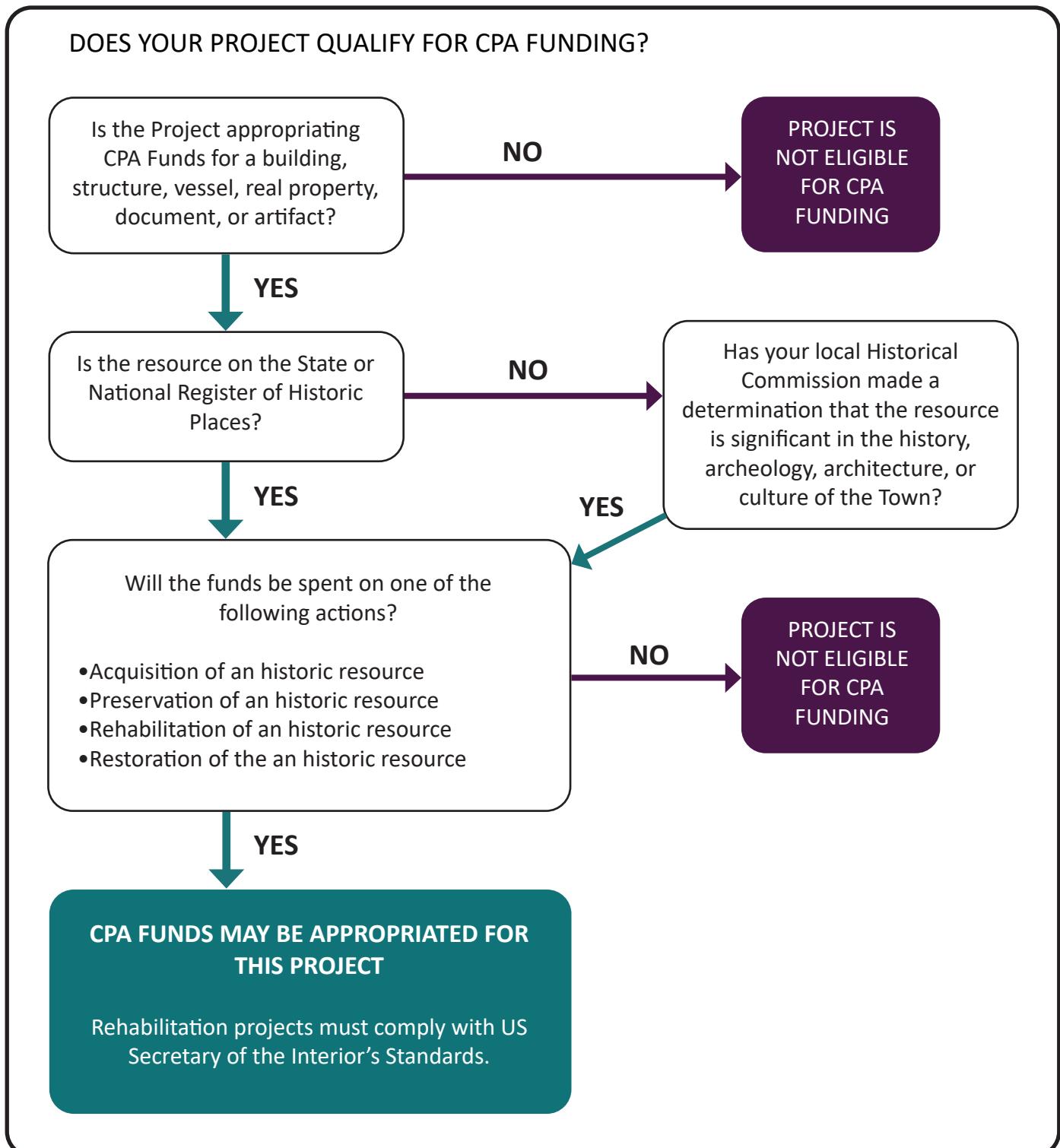


Atherton Firehouse

## Determining Milton's Historic Resources

The term "historic resources" is a broad definition of physical assets including: buildings, structures, sites, districts, landscapes, objects, vessels, documents, and artifacts.

Projects which seek funding should be registered on the State or National Registers. Without the registration, applicants should work with the Milton Historical Commission to obtain a finding which qualifies the project of historical significance.



## Historic Preservation Goals & Opportunities

The Milton community has a long history that should be celebrated and enjoyed by its residents. Our historic buildings are one tangible link to the past and deserve our best efforts to insure their preservation. Our priority is to focus on historic buildings that the Town of Milton owns that are in need of immediate attention. Neediest among them is the former town jail, now known as the Milton Yacht Club, which requires extensive work. Preservation of this building should be a priority for Historic Preservation funds from the Community Preservation Act.

Other buildings under consideration for Community Preservation Act funds are the Central Fire Station, the Chemical Building,(next to the Central Fire Station), buildings at the Town Farm, and the Pump House on Brook Hill Rd. This building is not particularly well known but it is a Town-owned historic structure and its preservation should be part of our planning. In addition, the Powder House, moved from the Lamb Estate to its present location on Canton Ave across from the town hall, is a structure that played an important role in our town's history and is in need of preservation.

Beyond the current list of town owned properties are a few privately owned buildings, such as the barn and carriage house at the Forbes House Museum and the Swift Hat Shop, all of which have a place in our town's history and deserve our attention in the near future.

Milton has a diverse population and a fascinating history. In addition to the many historical projects already mentioned, projects that will celebrate our diversity should be considered. Milton was home to the Commonwealth's first Black Governor, Deval Patrick, and while that is recent history there may be some benefit to commemorating that milestone. Milton High School has a small recognition of a speech given in town by Frederick Douglass in 1874. Perhaps more could be done to celebrate this. And there may be more to explore in our rich Native American history since Great Blue Hill is responsible for the naming of the Massachusetts tribe and eventually our state. Using historic preservation in this way would not only celebrate our past but also signal to all that Milton is a welcoming community.



East Milton Post Office

## Milton Historic Preservation Resources



*Milton Fire Headquarters*



*Powder House*



*Swift Hat House*



*Suffolk Resolves House*



*Houses at Poor Farm*



*Wakefield Estate*

## Milton Historic Preservation Resources



Town Lock-Up at Milton Landing



Forbes House Museum



Forbes Carriage House & Barn



Fletcher Steele Garden



East Milton Post Office



Eustis Estate

# HISTORIC SITES

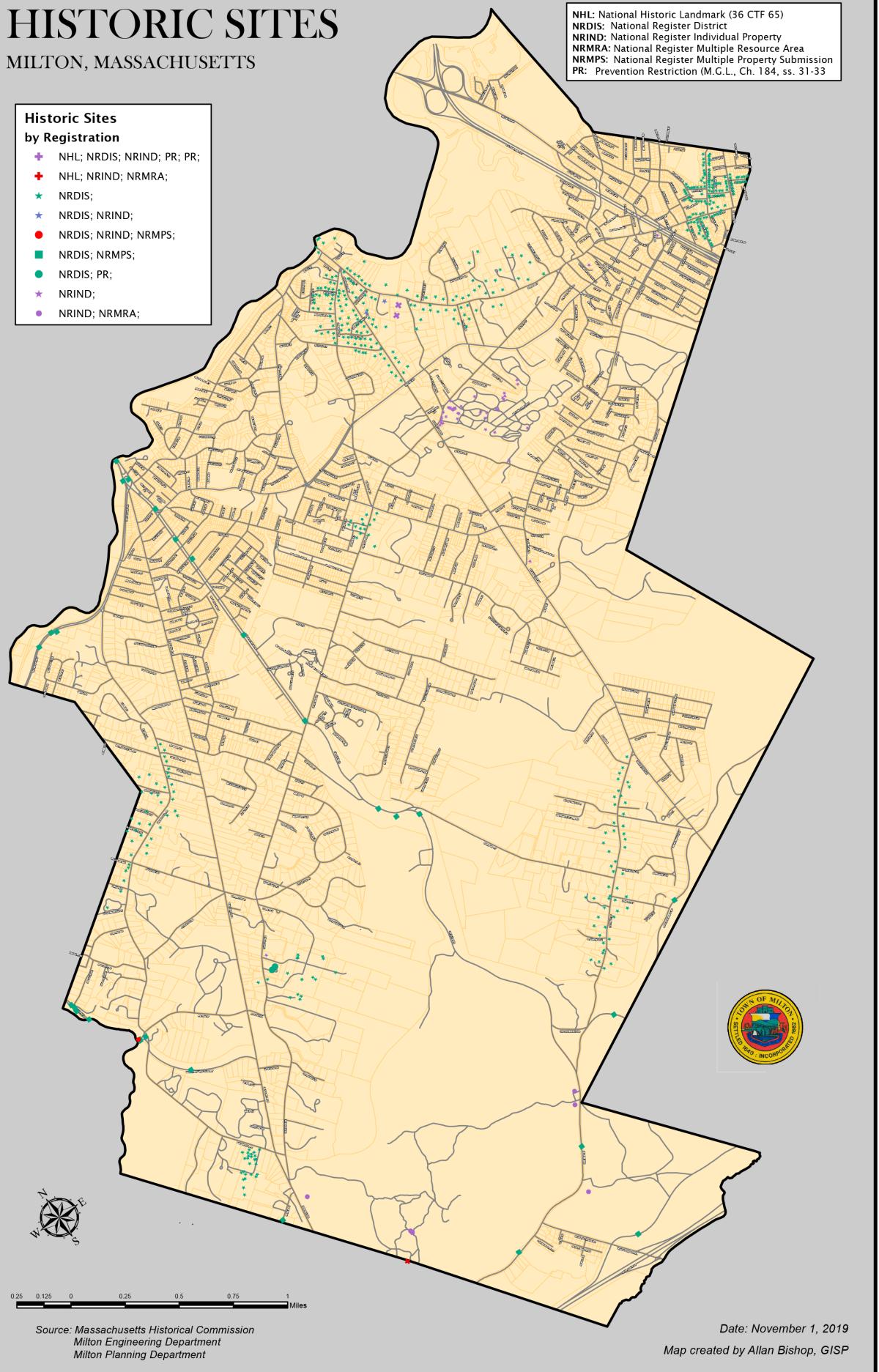
MILTON, MASSACHUSETTS

NHL: National Historic Landmark (36 CTF 65)  
NRDIS: National Register District  
NRIND: National Register Individual Property  
NRMRA: National Register Multiple Resource Area  
NRMPS: National Register Multiple Property Submission  
PR: Prevention Restriction (M.G.L., Ch. 184, ss. 31-33)

## Historic Sites

### by Registration

- ✚ NHL; NRDIS; NRIND; PR; PR;
- ✚ NHL; NRIND; NRMRA;
- ★ NRDIS;
- ★ NRDIS; NRIND;
- NRDIS; NRIND; NRMPS;
- NRDIS; NRMPS;
- NRDIS; PR;
- ★ NRIND;
- NRIND; NRMRA;



Source: Massachusetts Historical Commission  
Milton Engineering Department  
Milton Planning Department

Date: November 1, 2019

Map created by Allan Bishop, GISP

## Overview

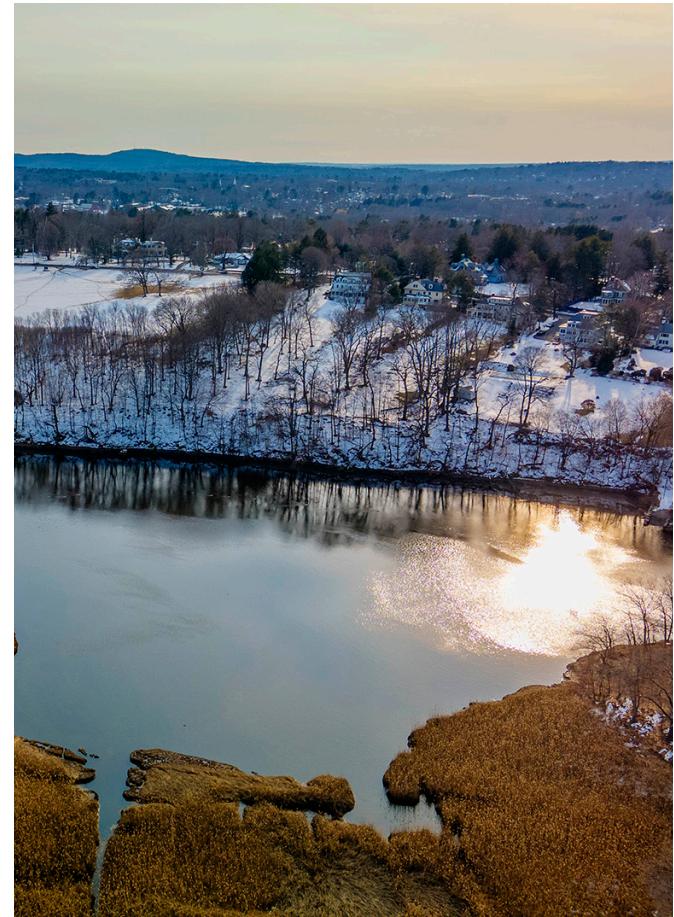
The CPA legislation defines two terms to describe the public purpose of land: 1.) Open Space- land for the protection of natural wildlife and habitat and passive recreation, and 2.) Recreational Land which includes outdoor active and passive recreation. This can be somewhat confusing as recreational land is included in both categories. It is therefore important to review the Allowable Spending Purposes chart on page 8.

The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of their annual CPA revenues for open space and recreation.

## Introduction

“Open space” is defined as undeveloped land assets, whether in public or private hands, that have natural resources, conservation value, preservation interest or recreational potential.

There are several important issues to consider regarding the green open space in Milton’s 13 square miles:

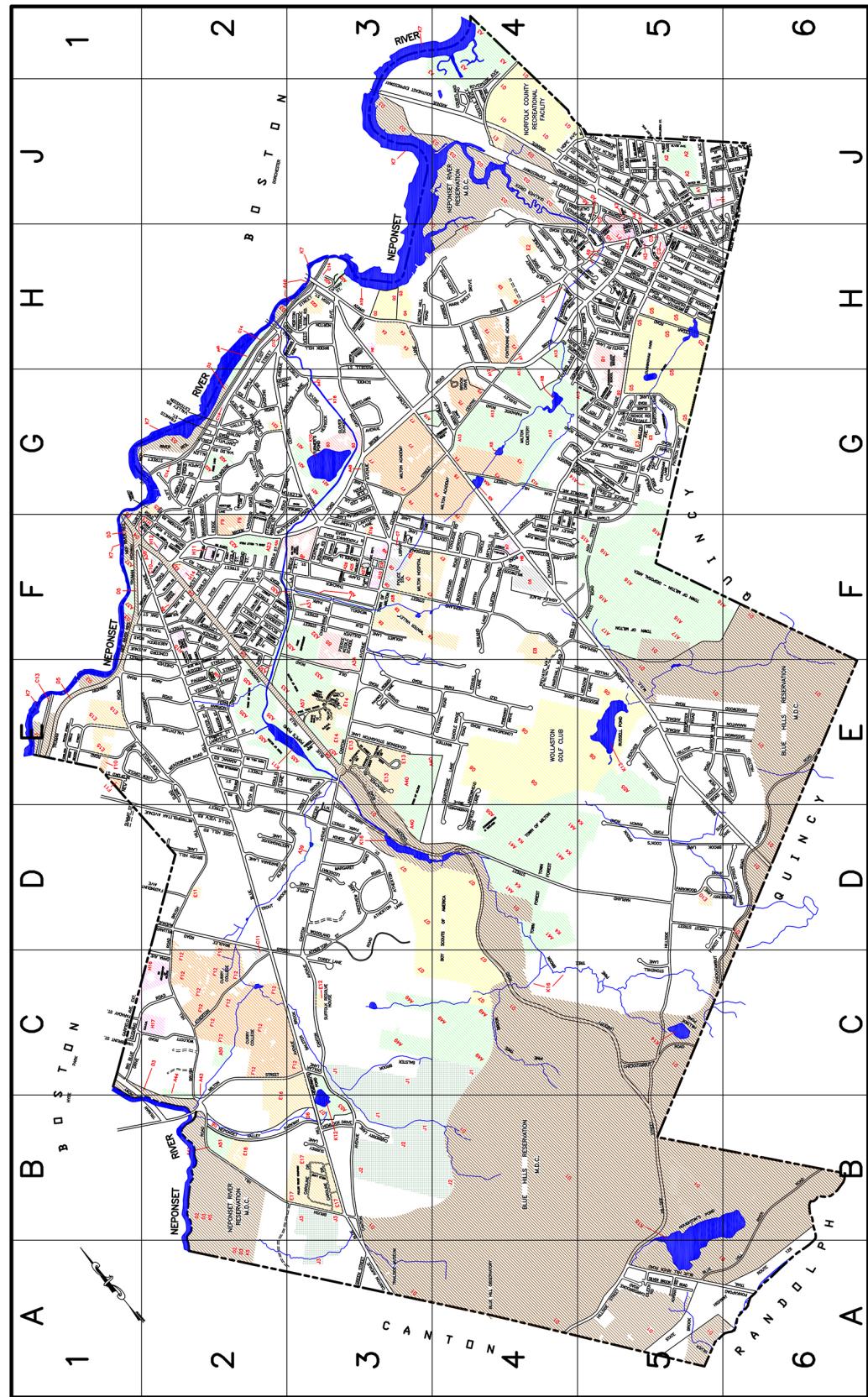


Neponset River & Hutchinson Field

- The last Open Space Plan was conducted in 2006, and the last mapping in 2002. The town is currently in the process of updating this plan which will provide more current data than can be provided. This will guide the CPC in the future.
- Town-owned public parks and playgrounds are heavily used for both active and passive recreation. Demand for recreation space and opportunities outstrips the current land available.
- Given the real estate redevelopment boom, stewardship policies should be formalized between the town, commercial, not-for-profit entities, and community groups to increase publicly accessible open green spaces. This good neighbor policy is needed for ecological protection, restoration, sustainability in the face of climate change, and community well-being.

The MA Department of Conservation and Recreation (DCR) controls over 2,000 acres (approximately 25% of the town) through its ownership of the Neponset River and Blue Hills Reservations. DCR open spaces also include Blue Hills Parkway, Forbes Woods, and the Fowl Meadow. These Reservations provide valuable wildlife habitat, forests, and varied year-round recreational opportunities. According to the 2006 Open Space and Recreation Plan, Milton has the most privately and publicly conserved land within twenty miles of the City of Boston.

## Milton Open Space Map - 2002



CATEGORY CODE	DESCRIPTION	D	E	F	G	H	J	K	
<b>A</b>	Town of Milton open lands including parks, playgrounds, cemeteries, land fills, flood control areas, conservation land and other Town-owned areas	Green hatched	Orange	Red	Yellow				
<b>B</b>	Town of Milton school lands including playing fields	Red hatched							
<b>C</b>	Town of Milton land in active use including fire stations, police stations, public works yard, Town Hall, libraries, and railway lands US Post Office								

## EXISTING CONDITIONS & RESOURCES

### Town-Owned Open Space:

Milton's town-owned open space land provides for both active and passive recreation opportunities. Much of this acreage (roughly 74 acres) is associated with parks, school playgrounds and sports fields. Some provide for active use, some for passive use, and some for both.

Active recreational facilities can be found at Kelly Field, Andrews Park Playground, Shields Park, Mary C. Lane Playground, Gile Road, and Flatley Field, as well as playgrounds associated with school properties. Passive recreation opportunities are available at Turner's Pond, Pope's Pond, Crane Field, Pagoda Circle, Milton Landing, Wendell Park, Pine Tree Brook trail and the Gile Road, Ash Street, and Brush Hill Road undeveloped properties.

## OPEN SPACE NEEDS

Residents are concerned about protecting and enhancing Milton's open green spaces as we have learned from public meetings. Residents see the need for dynamic, accessible, attractive green spaces to:

- Build community and bring people of all ages and abilities together;
- Promote health, fitness, and quality of life;
- Inspire a knowledge of and appreciation for wildlife and native flora species;
- Reduce community vulnerability to climate change through storm water absorption, bioswales, and a robust tree canopy; and
- Improve and promote safe, walkable access to community recreation areas, walking trails, and community resources.

## OPEN SPACE GOALS

1. Expand, preserve, and restore existing open space throughout the community for improved benefit and use, particularly along current and future trails and paths, the Blue Hills Reservation, river frontages, conservation land, and ponds.
2. Capitalize on opportunities to acquire and create new public open spaces through purchase, restoration, and/or green conversion.
3. Increase and improve access to and connectivity between current and future open space resources.
4. Preserve or restore wild and natural areas, native species, and wildlife habitats.
5. Support climate resiliency and protect neighborhoods by expanding natural resources to mitigate the impact of flooding and climate change.

## CPA ELIGIBILITY FOR OPEN SPACE & RECREATION

The CPA statute (MGL c. 44B) allows the use of CPA funds for the acquisition, creation, and preservation of open space or the restoration/rehabilitation of open space provided that it was acquired or created with CPA funds. Open Space “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forestland, fresh and saltwater marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes, and other coastal lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

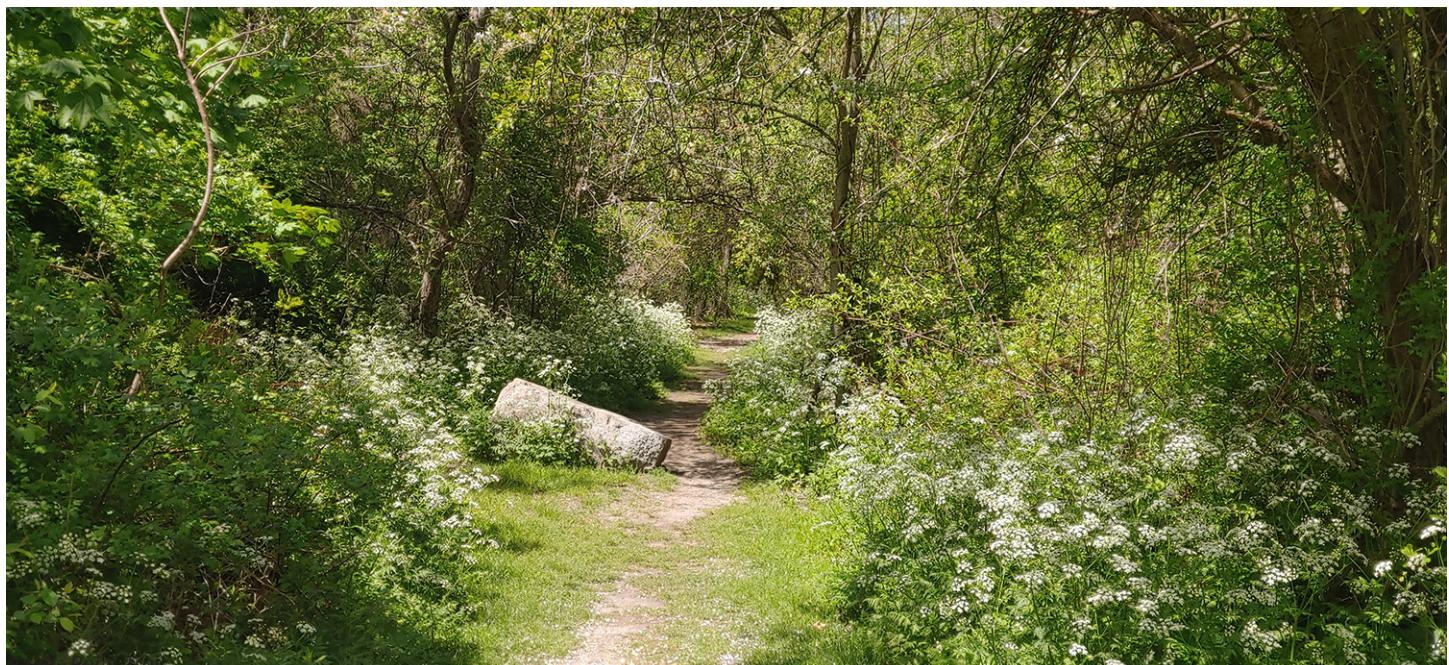
If using CPA funds to acquire real property or property interests, the price may not exceed the value of the property as determined by methods customarily accepted by the appraisal process.

For open space acquisition projects, Conservation Restrictions (CR) or Agricultural Restrictions (AR) are required. Although not as common, a CR can also be placed on recreational fields and parks. Until this step has been completed, the terms of the CPA acquisition have not been legally fulfilled.

The CR and AR are legal documents that have to be approved by the Executive Office of Energy and Environmental Affairs (EEA) and filed at the Registry of Deeds. The restriction details what activities can and cannot take place on the parcel of land. Restrictions for municipal property must be held by a separate government organization or qualified third-party. CPA funds may be appropriated to pay a one-time endowment to an organization to hold, monitor, and enforce any deed restriction on properties funded by the CPA. This is sometimes called a stewardship fee.

For further information see Conservation Restrictions 101: The Rules on Conservation Restrictions on CPA Acquired Land at [communitypreservation.org/conservation restrictions](http://communitypreservation.org/conservation-restrictions).

Note: Circumstances and project characteristics determine the applicability of Massachusetts public procurement laws. There are three main categories that projects can fall into: Capital improvement projects, purchase of real property and contracting for professional services. Each of these three project categories must adhere to different procurement laws. For more detailed information please see the technical assistance article, “Do the State’s Procurement Laws Apply to CPA Projects?” at [communitypreservation.org/procurement](http://communitypreservation.org/procurement).



## THE VALUE OF RECREATION IN MILTON

The mission of the Milton Parks and Recreation Department is to provide recreation programs and services for Milton residents of all ages and to provide and maintain clean and safe park facilities. To accomplish this, the department provides a variety of active and passive recreational opportunities and a broad program of recreational opportunities.

The department believes that these facilities and programs encourage residents to live more active and healthy lifestyles. This leads to better health and a stronger community.

## EXISTING CONDITIONS & RESOURCES

The Parks and Recreation Department operates a large inventory of active and passive parks including six active parks totaling 45 acres with playgrounds, ballfields, tennis, basketball, and pickleball courts, and a street hockey rink. It also manages seven passive parks totaling over 35 acres, and has jurisdiction over three undeveloped parcels set aside for parks and open space.

## OUTDOOR RECREATIONAL GOALS

The Parks Department seeks to provide quality facilities and programs, equitably distributed throughout town, that serve a wide range of ages, interests, and abilities. Our audience includes families and citizens of all ages as well as sports leagues, school athletic teams, and a range of passive and active recreation users.

Some of the Department's priorities are to:

1. Improve connectivity, access, safety, and function of recreational resources throughout the community that serve residents of all ages, interests, and needs.
2. Create and expand bike and pedestrian paths to connect neighborhoods with recreational and community resources and to ensure that residents can walk or ride safely from any point in town to any other.
3. Identify new land for acquisition for parks and recreation, especially in underserved parts of Town, and to accommodate future needs.
4. Upgrade existing parks, including athletic facilities and ancillary facilities to improve their utility, including improved drainage, irrigation, fencing, plantings, and team and spectator amenities.
5. Look for opportunities to expand recreational opportunities in existing parks and conservation areas.



Andrews Park - Basketball Court

## RECREATION PRIORITIES IN MILTON:

The Department has identified several potential park and recreation priorities for potential funding:

- Reconstruct the lower field at the Gile Road recreation facility to address drainage issues, on-going maintenance difficulties, and increase potential level of use.
- Develop a new playground and perimeter walking trail around Pope's Pond.
- Study options for expanding uses at the Pagoda Circle parkland.
- Increase the height of the seawall at the Milton Wharf waterfront to eliminate current flooding and anticipated sea level rise.
- Design improvements to fields and courts at Andrews Park.
- Explore opportunities to develop existing parkland along Brush Hill Road at the Neponset River.

The Parks & Recreation Department sees the CPA as a unique opportunity to enhance the health and vitality of the Town and its residents.



*Shields Park - Playground*

## CPA ELIGIBILITY FOR OUTDOOR RECREATION PRESERVATION:

The CPA statute (MGL c. 44B) allows the use of CPA funds for the acquisition, creation, preservation, and rehabilitation (as per July 2012 amendments to the CPA) of land for recreational purposes. The CPA defines Recreation Use “as land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, non-commercial youth and adult sports, and the use of land as a park, playground, or athletic field.” Recreational Use shall not include horse or dog racing, the use of land for a stadium, gymnasium, or similar structure, or artificial turf for athletic fields. CPA funds cannot be used for maintenance. Funds can be used to rehabilitate existing recreational land and outdoor facilities, and to add park amenities such as pergolas, bandstands, walkways, adult swings, outdoor pools, and dog parks.



*Bridge at Pope's Pond*

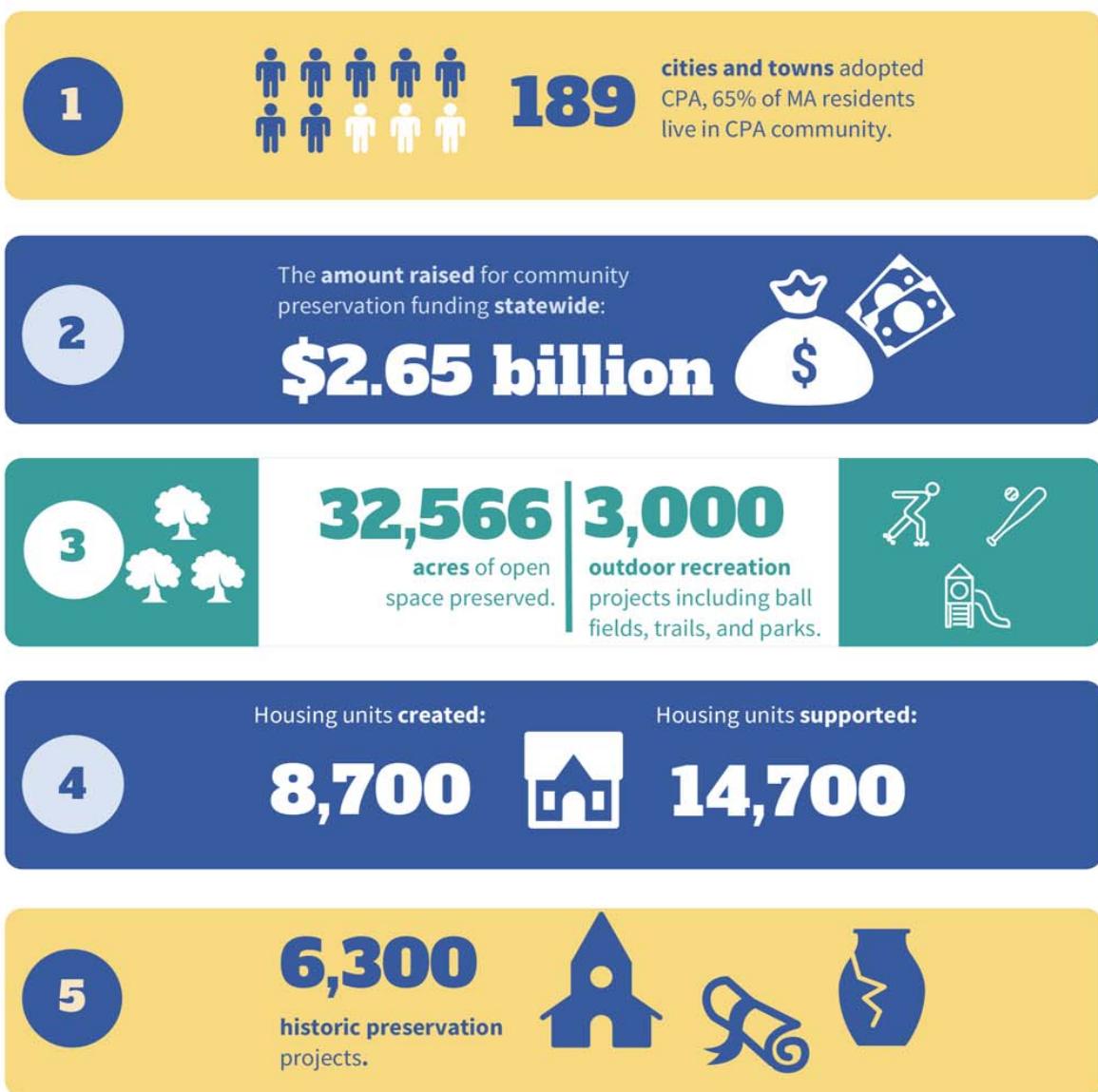
# Conclusion



Milton adopted the Community Preservation Act (CPA) in 2020. The CPA is the result of nearly two decades of hard work devoted to passing legislation that will give all Massachusetts cities and towns a tool to preserve their most unique natural, community, and built features in the face of rapid growth and development. Today, over 189 cities and towns have adopted the CPA. \$2.65 billion has been raised statewide, 32,566 acres has been preserved, and over 3,000 outdoor recreation projects have been implemented. Affordable Housing has seen 8,700 units created with 14,700 units supported. 6,300 historic preservation projects have been funded with CPA funds.

It is our mission to make recommendations to the legislative body to appropriate funds for affordable housing, historic preservation, open space, and recreation that will have the greatest benefit and are financially sound projects for the Town and its residents. We are excited to begin our work and look forward to the start of the application process and funding beginning in 2023.

## 5 facts about CPA's statewide impact:



Source: Community Preservation Coalition

# CPA in Milton - Timeline



Committee Formed  
At-Large Members  
Appointed by Select  
Board  
**JUNE 2021**

Committee meets with  
Town Committees &  
Boards for their goals &  
opportunities  
**FALL 2021**

Committee holds  
Public Forum for Plan  
Opportunities  
**JUNE 2, 2022**

**SUMMER 2021**  
First Community  
Preservation  
Committee Meeting &  
Organization

**SPRING 2022**  
Committee completes  
first draft of Community  
Preservation Plan

**JUNE 6-14 2022**  
Committee at Town  
Meeting Appropriation  
of FY 2023 Funds





Community  
Preservation  
Project **Eligibility**  
Applications Open  
**JULY 1, 2022**

Community  
Preservation Project  
**Eligibility** Applications  
**DUE & Funding**  
Applications Open  
**OCT 1, 2022**

Community  
Preservation Project  
**Funding** Applications  
**DUE**  
**JAN 1, 2023**

Draft Articles & Motions  
under articles to be sent  
to Select Board and  
Warrant Committee  
**MAR/APR 2023**

REVIEW OF ELIGIBILITY APPLICATIONS

REVIEW OF FUNDING APPLICATIONS

**SEPT 1, 2022**  
Committee completes  
Community  
Preservation Plan

**MAY 2023**  
Spring Town Meeting  
- Community  
Preservation Projects  
are recommended  
to Town Meeting for  
Appropriation



**JULY 2023**  
Grant Agreements with  
successful applicants

