



Select Board

Meeting Packet

November 12, 2024



Town of Milton

Fiscal Year 2025 Tax Classification Hearing

November 12, 2024

Prepared for the Select Board

Richard G. Wells Jr, Chair

Roxanne F. Musto, Vice-Chair

John C. Keohane, Secretary

Erin G. Bradley, Member

Benjamin Zoll, Member

Prepared by the Board of Assessors

William E. Bennett, Chair

Brian M. Cronin Vice- Chair

C. Robert Reetz, Member

Charles T. O'Shea, Chief Appraiser



BOARD OF ASSESSORS

William E. Bennett, Chairman
Brian M. Cronin, Vice-Chair
C. Robert Reetz, Member

Charles O'Shea
Chief Appraiser

To: Select Board

November 12, 2024

From: Board of Assessors

Re: Tax Classification Hearing

Chapter 40 Section 56 of the Massachusetts General Laws requires the Select Board to make policy decisions regarding the property tax burden to be borne by each class of property: Residential, Open Space, Commercial, Industrial and Personal.

The changes to this year's assessed values are based on property sales occurring in calendar year 2023 as well as newly built houses and renovations to existing properties, known as new property tax growth. Valuation from new growth increased the taxable receivables by \$1,290,115.

Residential property values continued to record highs. Continued demand resulted in the average assessed value of a single-family home increasing 2%, from \$1,008,087 to \$1,028,487.

Commercial and Industrial properties saw a larger increase with Commercial going up 9% and Industrial increasing 9%.

The estimated fiscal year 2025 maximum allowable tax levy of \$101,944,061 represents a 3.7% increase from the prior year.

With the recommended tax shift, the average single family tax bill will increase an estimated \$403, or 3.7% and the residential tax rate will increase just over 1% from \$10.92 to \$11.09.

Enclosed please find information and recommendations that will serve as a guideline for making these decisions.

Respectfully submitted,

Milton Board of Assessors

Options for Fiscal Year 2025 Tax Classification

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Shift	1.49	1.4725	1.4925	Single Tax Rate
Residential Tax Rate	\$11.10	\$11.10	\$11.09	\$11.35
Commercial Tax Rate	\$16.91	\$16.71	\$16.94	\$11.35
Avg Single Family Tax	\$11,412	\$11,417	\$11,411	\$11,673
Avg Commercial Tax	\$18,510	\$18,293	\$18,541	\$12,423
Avg Single Family Tax Change	3.7%	3.7%	3.7%	6.04%
Avg Commercial Tax Change	2.3%	1.06%	2.43%	-31.37%
Residential Factor	0.9776	0.9780	0.9775	1

Fiscal Year 2024 shift and tax rates

Shift	1.56
Residential Tax Rate	\$10.92
Commercial Tax Rate	\$17.94
Avg Single Family Value	\$1,008,087
Avg Commercial Value	\$1,009,005
Average Single Family Tax	\$11,008
Average Commercial Tax	\$18,102
Residential Factor	0.9765

Fiscal Year 2025	Avg. Value	% Change
Avg Single Family Value	\$1,028,487	2%
Avg Commercial Value	\$1,094,520	9%

History of Tax Rates and Tax Shifts 2012 to present

Fiscal Year	Res Rate	Com. Rate	Shift
2024	\$10.92	\$17.94	1.56
2023	\$11.40	\$18.22	1.56
2022	\$12.48	\$19.12	1.5
2021	\$13.13	\$20.41	1.52
2020	\$13.12	\$20.10	1.5
2019	\$13.18	\$20.20	1.5
2018	\$13.81	\$21.90	1.55
2017	\$13.56	\$21.51	1.55
2016	\$13.50	\$21.70	1.57
2015	\$13.94	\$22.40	1.57
2014	\$14.99	\$22.97	1.5
2013	\$14.70	\$22.54	1.5
2012	\$14.35	\$21.99	1.5

Decisions to be made under Classification:

- | | |
|---|-----------------------------|
| 1. RESIDENTIAL FACTOR | REQUIRED TO CHOOSE |
| <p>A policy decision is needed to determine the amount of the tax levy which the Residential, Open Space, Commercial, Industrial and Personal Property classes will bear. A Minimum Residential Factor (MRF) may be adopted, thereby reducing the residential tax rate by a specific percentage, and increasing the tax rate for Commercial, Industrial and Personal Property to as much as 150% of what they would pay at the 100% valuation.</p> | |
|

 | |
| 2. RESIDENTIAL EXEMPTION | OPTIONAL (YES OR NO) |
| <p>A policy decision is needed concerning the allowance of up to a 35% residential exemption. The maximum exemption which may be applied to each <u>principal residence</u> is 35% of the average assessed value of the residential class. Adopting a residential exemption increases the residential tax rate. The amount of the tax levy paid by the class remains the same, but because of the exempted valuation, it is distributed over less assessed value. Properties over the median value pay more taxes under this exemption.</p> | |
| <p>Milton has not adopted this previously. This option is typically adopted in rental areas and summer home areas. Previously it has been chosen by 18 out of 351 communities, such as Boston, Cambridge, Tisbury, Nantucket etc.</p> | |
|

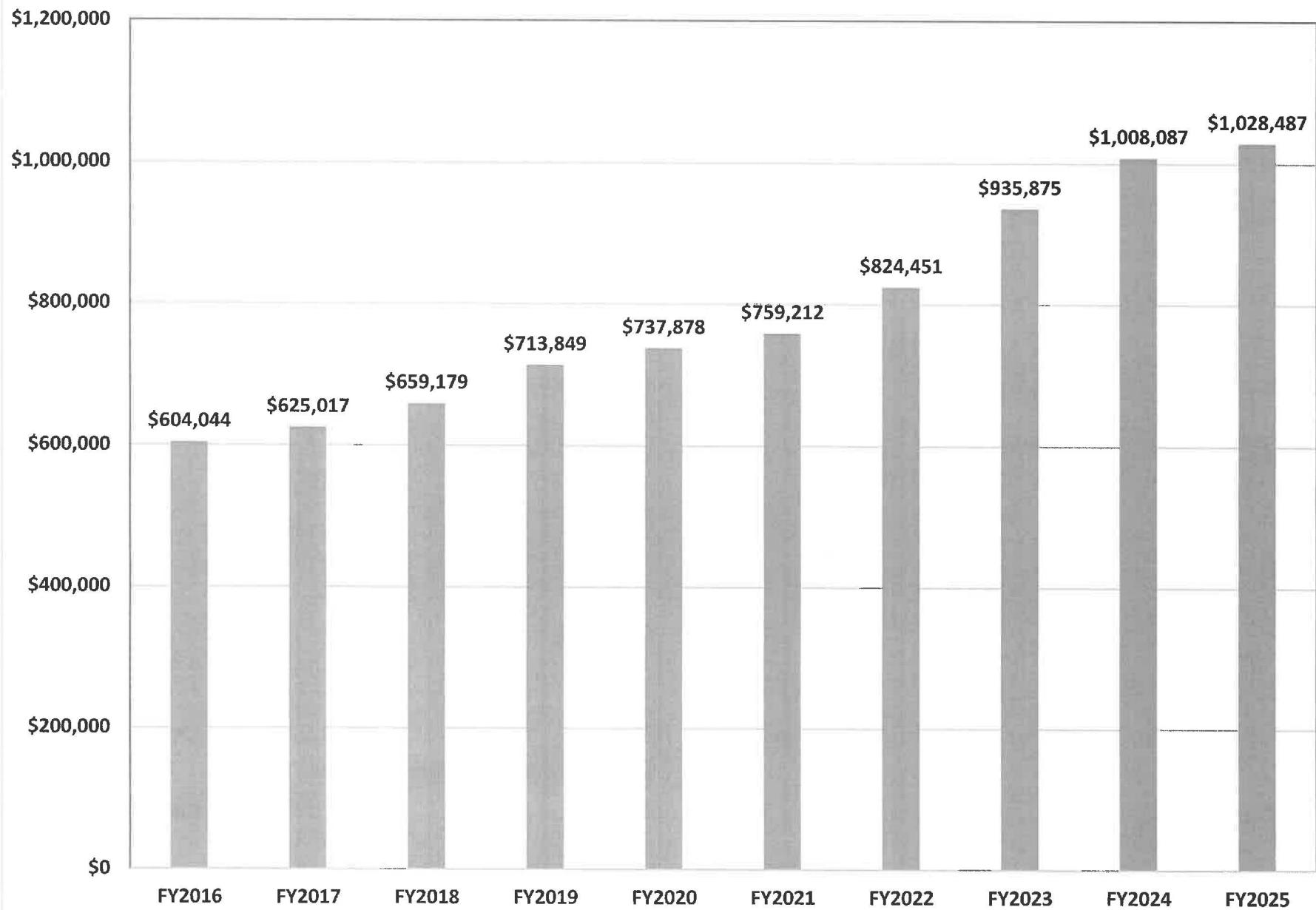
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| 3. SMALL COMMERCIAL EXEMPTION | OPTIONAL (YES OR NO) |
| <p>A policy decision is needed regarding the small commercial exemption. A small commercial business exemption is an option that can reduce commercial valuation by up to 10%. However, adopting a small commercial exemption increases the commercial and industrial tax rates.</p> | |
| <p>Milton has not adopted this previously. This has been previously adopted by 10 out of 351 communities.</p> | |

RECOMMENDATIONS FROM THE BOARD OF ASSESSORS

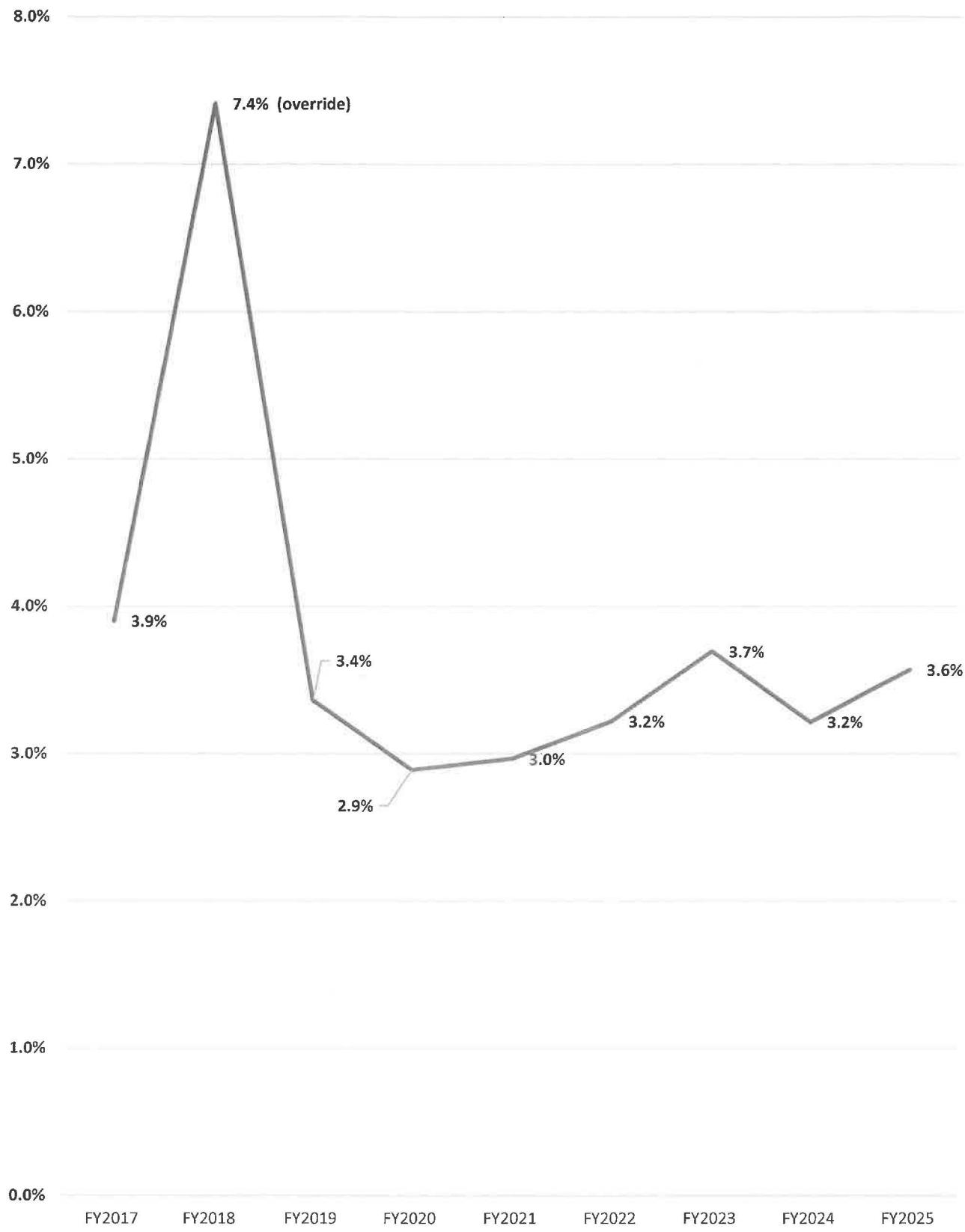
The Board of Assessors recommends the following regarding the FY24 tax burden to be borne by each class of property:

Vote: "That the Town of Milton adopt a minimum residential factor of 0.9775, NOT to adopt a residential exemption and NOT to adopt a small commercial exemption."

SFR VALUES OVER 10 YEARS

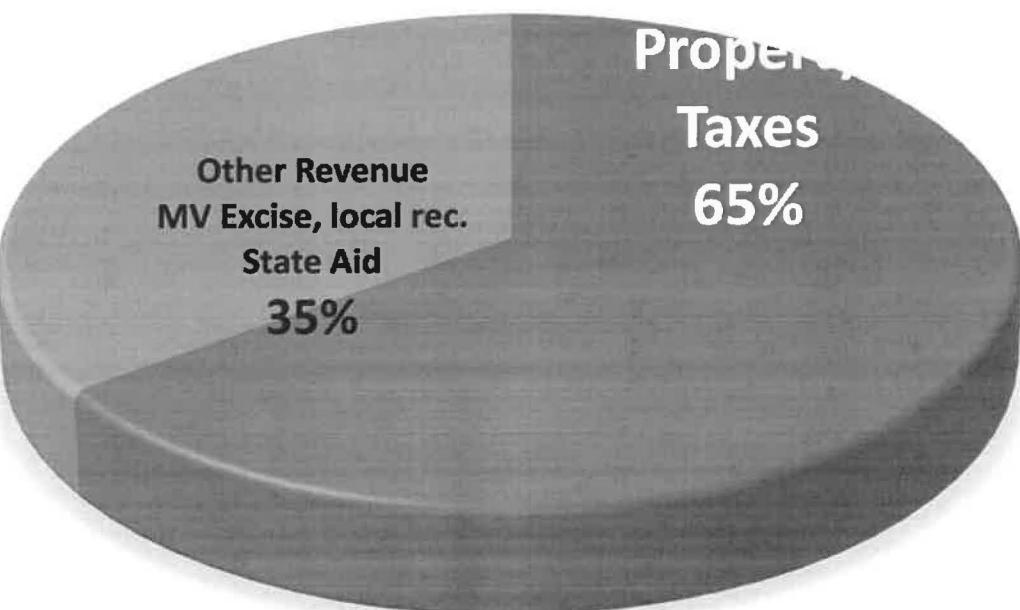


Average Single Family Tax % Increase by Year FY2017 - FY2025



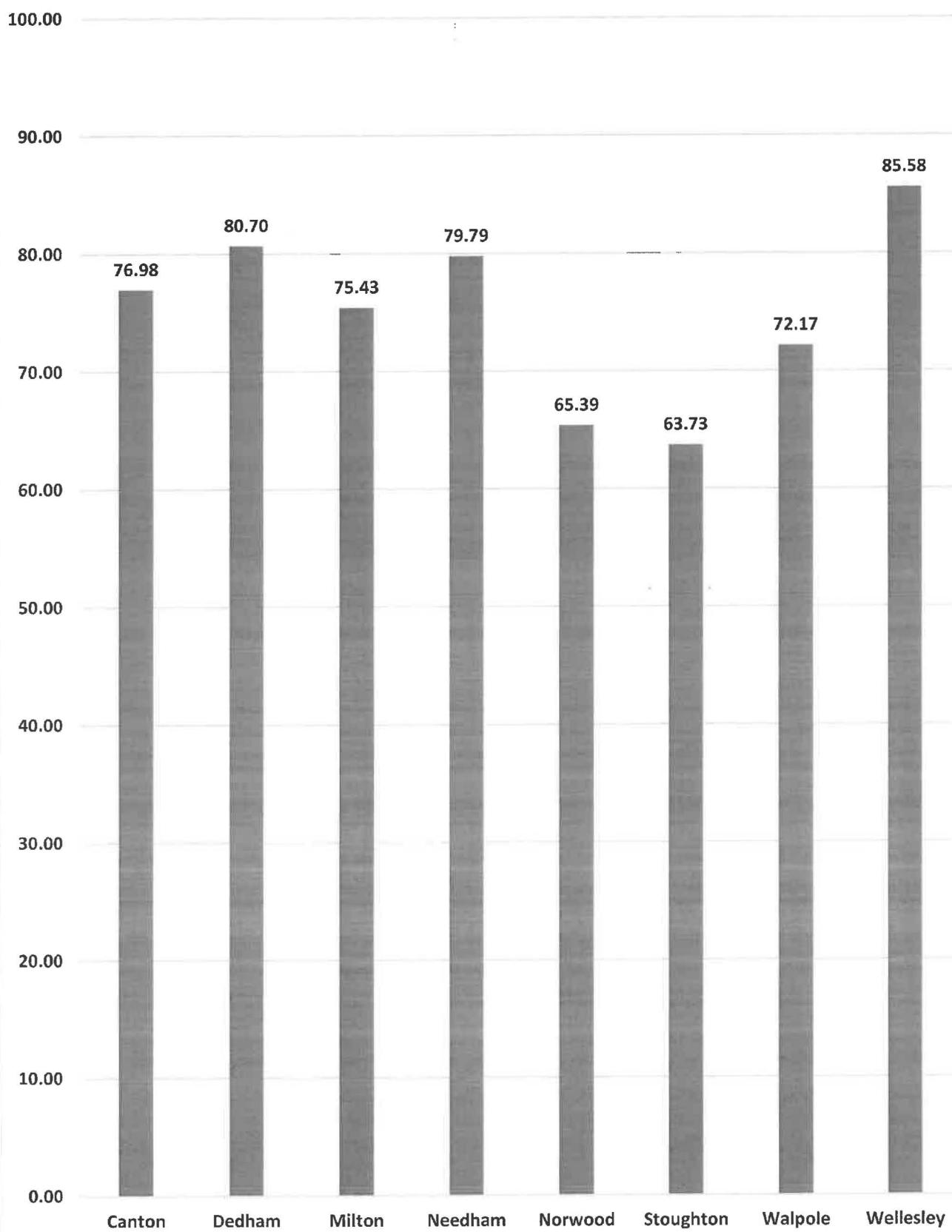
REVENUE SOURCES

W/O ENTERPRISE FUNDS

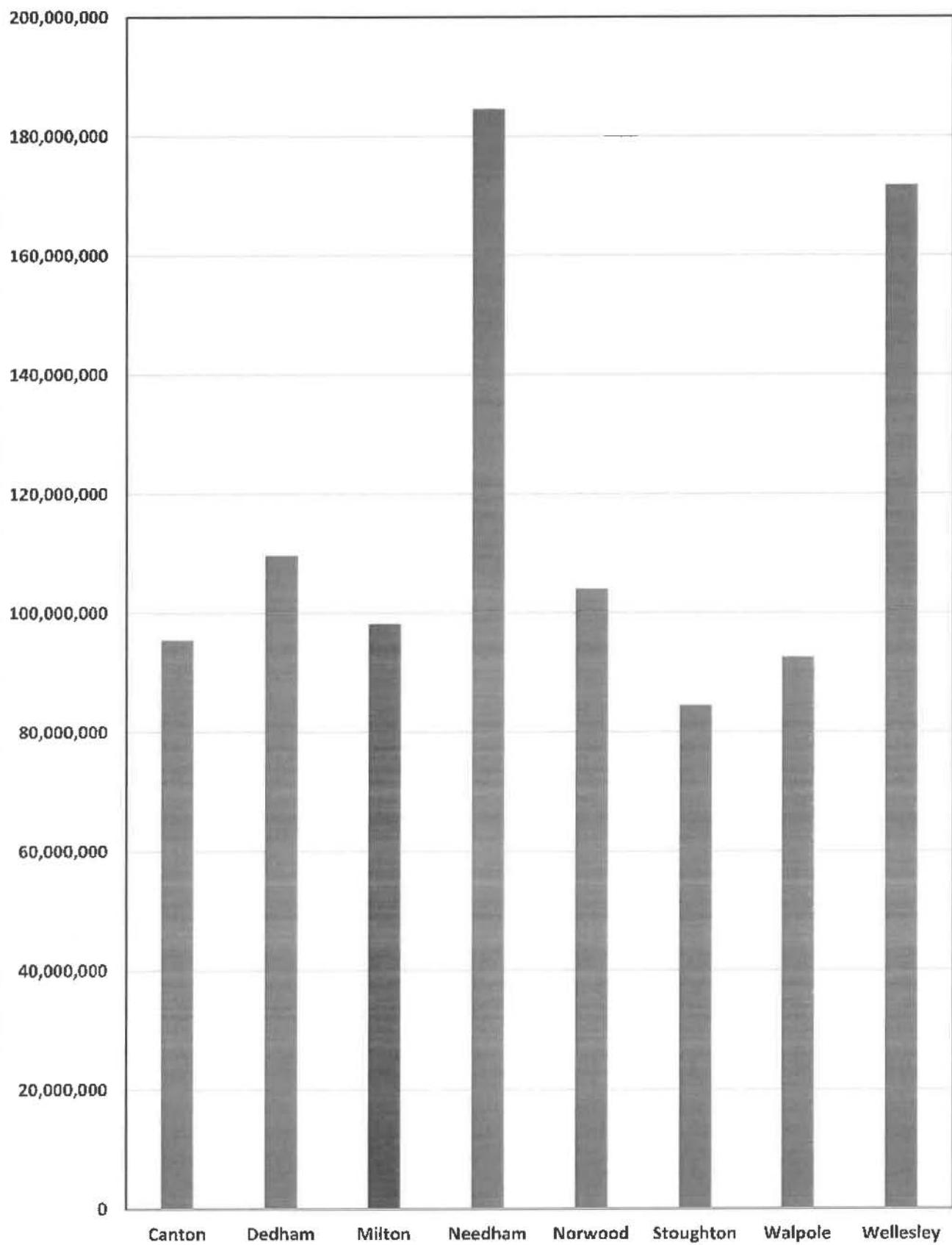


Tax Levy as % of Budget

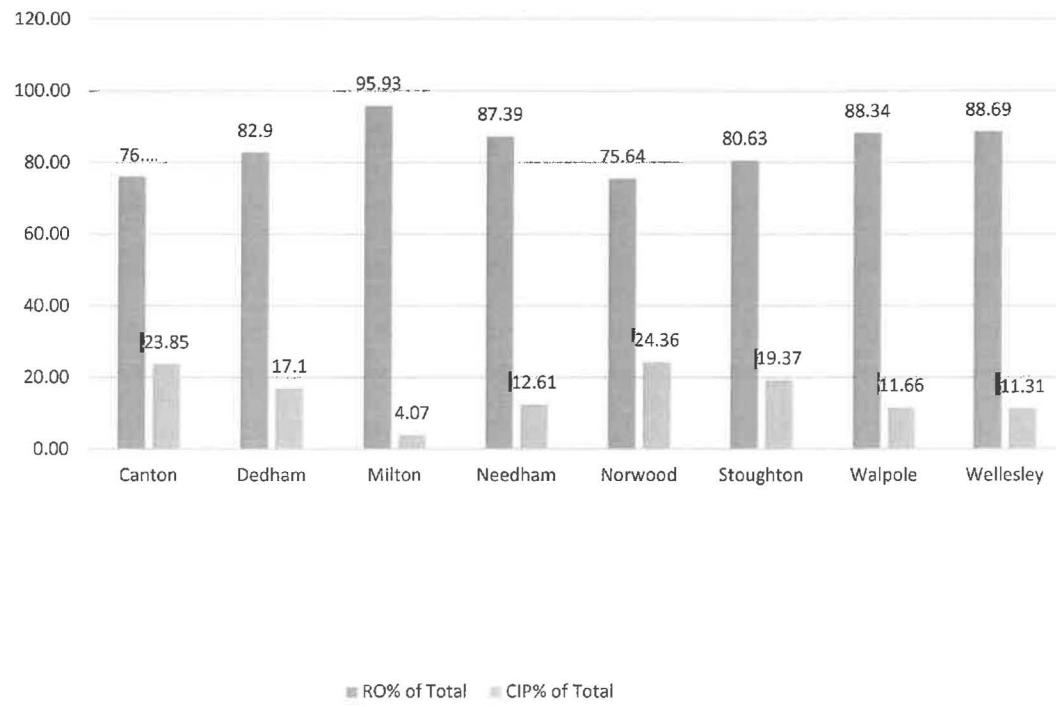
without Enterprise Funds and CPA



Similar Size Towns - Total Tax Levy



Residential VS. Commercial, Industrial, Personal Property Assessed Value



Residential Exemption

What is the Residential Exemption?

A Residential Exemption is one of the options available to cities and towns under property tax classification. MGL c. 59, sec. 5C. It shifts the tax burden within the residential class from owners of moderately valued residential properties to the owners of vacation homes, higher valued homes and residential properties not occupied by the owner, such as apartments and vacant land.

A municipality can grant a residential exemption up to 35% of the average residential value for each owners-occupied property for real estate tax purposes. This is done by shifting a portion of the tax levy from the owner occupied residential to the non-owner occupied properties and lower valued properties to higher valued properties. Since the tax dollars loss by granting the residential exemption still must be made up by the residential class, the balance of the residential portion of the levy is raised by increasing the tax rate for the entire class. The effect is basically to shift the tax burden from average and lower valued homes to apartments, summer homes and higher value homes.

Once again, the effect is basically to shift some of the tax burden from low valued to higher valued properties and from the owner-occupied properties to the non-owner properties.

What does the “Residential Exemption” do?

- If adopted, this would apply to the entire Residential Property population (Commercial Properties are not exempted)
- There is no ASSET limit on who would receive this exemption
- There is no INCOME limit on who would receive this exemption
- It would be applied to all owner-occupied residential parcels throughout the Town if adopted
- The total amount of taxes paid by residential properties DOES NOT CHANGE if the “Residential Exemption” is adopted
- The total amount of taxes paid by the residential properties is “shifted” within the residential classes, meaning no tax is actually “exempted”
- Some residential properties PAY MORE, even if they receive the “Residential Exemption”
- Some residential properties PAY LESS

Residential Exemption Communities

- Barnstable
- Boston
- Brookline
- Cambridge
- Chelsea
- Everett
- Malden
- Nantucket
- Provincetown
- Somerset
- Somerville
- Tisbury
- Truro
- Waltham
- Watertown
- Wellfleet

Example:

- The average value of all residential properties was \$935,876 in FY2023
- The Select board set the level of the exemption to 20% of this average value
- The exemption would then become a \$187,175 value reduction on all qualifying parcels
- Since roughly 20% of the overall residential value is “exempted”, the residential tax rate would increase so the amount of taxes raised by the residential properties would remain the same
- How much does the tax rate increase?

Tax Rate Changes When Residential Exemption is Adopted

Tax Rate without Residential Exemption:
$$\$211,944,528 / \$18,445,998,977 = \$11.50$$

Tax Rate with Residential Exemption:
$$\$211,944,528 / \$15,324,713,577 = \$13.83$$

The tax rate would increase by roughly 20% ($\$13.68/\11.40) if the “residential exemption” was adopted at the 20% exemption amount.

The residential tax rate would change from \$11.40 to \$13.68

Potential Tax Liability Changes

Home Assessed At:

\$500,000
\$600,000
\$850,000
\$1,000,000
\$1,250,000
\$1,500,000
\$1,750,000
\$2,000,000

Current Tax Liability:

\$5,700
\$6,840
\$9,690
\$11,400
\$14,250
\$17,100
\$19,950
\$22,800

Owner Occupied Property:

\$4,104
\$5,472
\$8,892
\$10,944
\$14,364
\$17,784
\$21,204
\$24,624

Change from current tax liability:

(\$1,596)
(\$1,368)
(\$798)
(\$456)
\$114
\$684
\$1,254
\$1,824

Who Will Pay More?

- **All Non-Owner occupied residential properties, including Single Family Properties, Apartments, Multi-Family Properties, Assisted Living Facilities and others**
- **All Vacant Residential Land**
- **Some Owner occupied residential properties with an assessed value higher than the average residential assessed value**

Non-Owner Occupied Properties that would PAY MORE

- Apartment Buildings
- Assisted Living Facilities
- Community Senior Housing
- Day Care Centers
- Rental Properties
- Second Homes
- Vacant Residential Land

Impact on Owner Occupied Properties in FY 2024

- Owner Occupied Residential Properties valued less than \$1,008,087 would pay less
- Owner Occupied Residential Properties valued more than \$1,008,087 would pay more

Maximum Levy

I. TO CALCULATE THE FY 2024 LEVY LIMIT

A. FY 2023 Levy Limit	91,940,200
A1. Amended FY 2023 Growth	0
B. ADD (IA + IA1)*2.5%	2,298,505
C. ADD FY 2024 New Growth	1,200,091
C1. ADD FY2024 New Growth Adjustment	0
D. ADD FY 2024 Override	0
E. FY 2024 Subtotal	95,438,796
F. FY 2024 Levy Ceiling	219,156,573
I. FY 2024 Levy Limit	95,438,796

II. TO CALCULATE THE FY 2025 LEVY LIMIT

A. FY 2024 Levy Limit from I.	95,438,796
A1. Amended FY 2024 Growth	0
B. ADD (IIA + II A1)*2.5%	2,385,970
C. ADD FY 2025 New Growth	1,290,115
C1. ADD FY 2025 New Growth Adjustment	0
D. ADD FY 2025 Override	0
E. ADD FY 2025 Subtotal	99,114,881
F. FY 2025 Levy Ceiling	224,631,277
II. FY 2025 Levy Limit	99,114,881

III. TO CALCULATE THE FY 2025 MAXIMUM ALLOWABLE LEVY

A. FY 2025 Levy Limit from II.	99,114,881
B. FY 2025 Debt Exclusion(s)	1,794,934
C. FY 2025 Capital Expenditure Exclusion(s)	500,000
D. FY 2025 Stabilization Fund Override	0
E. FY 2025 Other Adjustment <small>Special Purpose Debt Stabilization</small>	534,246
F. FY 2025 Water/Sewer	0
G. FY 2025 Maximum Allowable Levy	\$ 101,944,061

History of Tax Rates and Tax Shifts 2012 to present

Fiscal Year	Res Rate	Com. Rate	Shift
2024	\$10.92	\$17.94	1.6
2023	\$11.40	\$18.22	1.56
2022	\$12.48	\$19.12	1.5
2021	\$13.13	\$20.41	1.52
2020	\$13.12	\$20.10	1.5
2019	\$13.18	\$20.20	1.5
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SHIFTING THE TAX RATE

Fiscal Year 2025

. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law (M.G.L. c. 58, § 1A). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

A Class	B Full and Fair Cash Valuation	C Percentage Share	D Combined Res/OS, CIP
1. Residential	8,592,593,311	95.6300%	95.6300%
2. Open Space	0	0.0000%	
3. Commercial	181,491,477	2.0199%	4.3700%
4. Industrial	5,702,500	0.0634%	
5. Personal Property	205,463,790	2.2867%	
TOTALS	8,985,251,078	100.0000%	

The "Percentage Share" is based on the "Full and Fair Cash Valuation" of each class, which is affected by the level of assessment for each class. The level of assessment can range between 90% and 110%. This alone can cause a shift if the level of assessment for Residential and Open Space is different than the level of assessment for Commercial, Industrial and Personal Property.

Maximum Share of Levy for Commercial/Industrial/Personal Property: $150\% * 4.3700\% \text{ (Lines 3C + 4C + 5C)} = 6.5550\% \text{ (Max % Share)}$

This calculation shows the maximum % share of the levy allowed for the full and fair cash value of the combined Commercial, Industrial and Personal Property classes (150% of the combined shares.) NOTE: Shift impact is reduced as the Max % Share decreases.

Minimum Share of Levy for Residential and Open Space: $100\% - 6.5550\% \text{ (Max % Share)} = 93.4450\% \text{ (Min % Share)}$

This calculation shows the minimum % share of the levy allowed for the full and fair cash value of the combined Residential and Open Space Property classes. This is computed by subtracting the Maximum Share for Industrial/Commercial/Personal Property from 100%.

Minimum Residential Factor (MRF): $93.4450\% \text{ (Min % Share)} / 95.6300\% \text{ (Lines 1C + 2C)} = 97.7152\% \text{ (Minimum Residential Factor)}$

This calculates the Minimum Residential Factor: divide the minimum % share for Residential and Open Space by the actual % share for Residential and Open Space.

MINIMUM RESIDENTIAL FACTOR: 97.7152% Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent

When the Minimum Residential Factor is multiplied by % share of the Residential and Open space full and fair cash value, it reduces the Residential and Open Space share to its Minimum % Share of the Levy as calculated above.

SHIFTING THE TAX RATE

Fiscal Year 2025

I. CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR - 175% Shift (Chapter 200)

Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded. Chapter 200 allows a shift of up to 75% (also known as a 175% shift) and lowers the percentage that Residential and Open Space taxpayers must raise to 50%. By expanding the shift, the tax levy on Commercial, Industrial and Personal Property taxpayers increases and the tax Levy on Residential and Open Space taxpayers decreases.

The first Section (Steps 1, 2 & 3) determines whether Residential taxpayers would raise a greater percentage of the property tax levy this fiscal year than they raised last fiscal year, if the town voted the existing law's maximum shift of 150% onto Commercial/Industrial/Personal Property taxpayers.

1. Last year's chosen RESIDENTIAL percentage* (Residential only, does not include Open Space)

93.4819%

This is last year's chosen residential percentage (RES%), not including Open Space, from form LA-5 (under the "SHIFT PERCENTS" section). (Note: The residential share in the fiscal year prior to a community's first property value certification may be used if the assessors can document that it was lower than the prior year's LA5 RES%).

2. This year's Minimum Residential Factor using a 150% shift to CIP (from LA-7).

97.7152%

This is the "Minimum Residential Factor (MRF)" calculation in Section I above.

3. Minimum residential share (R) in current year using 150% Shift to CIP.

93.4450%

This is the "Minimum Share of Levy for Residential" calculation in Section I above.

f #1 is greater than #3, STOP!

You may shift only up to 150% to Commercial/Industrial/Personal Property, and line #2 remains your Minimum Residential Factor. You must stop here, because continuing would cause the Residential taxpayers to pay more this year than they did last year.

f #3 is greater than #1, go on., continue the shift calculations. Steps 7, 8 and 9 determine whether or not Residential & Open Space taxpayers would raise a smaller percentage of the property tax levy this fiscal year than they have ever raised since the community's first certification of values, assuming the town voted a 175% shift onto Commercial/Industrial/Personal Property taxpayers as allowed by Chapter 200.

4. Calculate a Residential Factor using a 175% shift to CIP.

This Residential Factor is the result of repeating the calculations in Steps 1 through 3 above using a shift of 175% instead of 150%. Residential and Open Space taxpayers must raise a minimum of 50%

5. Multiply this new Residential Factor by this year's residential percentage.

This calculation multiplies the factor in step 4 above by the combined Residential/Open Space % Share from the grid at the top.

6. What is the Lowest Historical Residential Percentage since the first certification.

This is the "Historic Low % " shown on the LA-5 Options & Certification form.

f #5 is greater than #6, STOP!

You may shift up to 175% to the Commercial/Industrial/Personal Property taxpayers and step 4 is the Lowest Residential Factor.

f #6 is greater than #5, go on.

This section determines the maximum shift allowed by law, and the lowest residential factor allowable to achieve the maximum shift. These calculations will not appear if the 175% shift is not allowed according to the calculations above (If #5 is greater than #6).

7A. Take the lowest historical residential percentage (6 above).

The residential share in the year before first certification may be used if assessors document it was lower.

7B. Divide 7A by the current combined residential/open space percentage share (Residential & Open Space % from the grid above).

7C. The result is the lowest residential factor allowable (it may not be less than 50%).

SHIFTING THE TAX RATE**Fiscal Year 2025**

8A. Multiply the factor from 7C by the Percent Share of the Residential & Open Space classes (from the grid above.)

This creates the new Minimum Residential & Open Space share.

8B. Subtract the new combined Residential & Open Space share from 100 to compute the new Maximum Commercial / Industrial / Personal Property percentage share.

9A. Divide this new Maximum % Share for Commercial/Industrial/Personal Property.

9B. By the Commercial/Industrial/Personal Property percent share (from the grid above).

9C. To determine the Maximum percentage of shift allowed.

The maximum percentage of shift allowed may not be more than 175%

LA4

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	7,224	7,429,791,200				
102	442	347,367,600				
MISC 103,109	44	106,878,700				
104	565	505,655,500				
105	20	19,062,400				
111-125	11	126,140,000				
130-32,106	171	39,747,800				
200-231	0		0			
300-393	117			128,058,900		
400-442	6				5,702,500	
450-452	0					0
CH 61 LAND	0	5	0	7,035		
CH 61A LAND	4	0	0	9,261		
CH 61B LAND	2	3	0	4,669,522		
012-043	24	17,950,111	0	48,746,759	0	
501	149					2,354,980
502	141					6,106,330
503	0					0
504	3					169,716,620
505	6					22,420,500
506	1					2,935,000
508	3					1,930,360
550-552	0					0
TOTALS	8,941	8,592,593,311	0	181,491,477	5,702,500	205,463,790
Real and Personal Property Total Value						8,985,251,078
Exempt Parcel Count & Value						268
						1,247,513,038

LA13

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	7	1,055,000	51,941,300		
CONDOMINIUM (102)	5	1,132,000	19,272,200		
TWO & THREE FAMILY (104 & 105)	0	0	3,504,900		
MULTI - FAMILY (111-125)	0	0	0		
VACANT LAND (130-132 & 106)	0	0	47,200		
ALL OTHERS (103, 109, 012-018)	0	0	2,138,200		
TOTAL RESIDENTIAL	12	2,187,000	76,903,800	10.92	839,789
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL	1	345,700	511,800		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	1	345,700	511,800	17.94	9,182
INDUSTRIAL	0	0	0	17.94	0
PERSONAL PROPERTY	0	0	24,589,980	17.94	441,144
TOTAL REAL & PERSONAL	13	2,532,700	102,005,580		1,290,115

Overlay

Overlay Available

- | | |
|--|---------------------|
| 1. Overlay Balance as of 6/30/2024 | 1,889,561.19 |
| 2. Overlay from FY 2025 (Tax Rate Recap Page 2 IIId) | 336,636.82 |
| 3. Overlay Balance Available (Add lines 1 and 2) | 2,226,198.01 |

Overlay Use

- | | |
|--|-------------------|
| 4. Overlay Transferred to Overlay Surplus after 7/1/2024 | 0.00 |
| 5. Other Overlay Charges after 7/1/2024 | 0.00 |
| 6. 5 year Average Abatements And Exemptions Granted thru 6/30/2024 | 179,425.25 |
| 7. Overlay Balance Needed (Add lines 4 thru 6) | 179,425.25 |

Abatements and Exemptions Granted

	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020
	202,582.61	141,909.66	186,576.66	219,772.21	146,285.11

5-year average FY 2020 to FY 2024

179,425.25

- | | |
|--|---------------------|
| 8. Overlay Balance Available in excess of Overlay Balance Needed
(negative indicates a Shortfall) (subtract line 7 from line 3) | 2,046,772.76 |
|--|---------------------|

Potential Future Liabilities

- | | |
|---|---------------------|
| 9. Real Estate Tax Receivables as of 6/30/2024 | 1,636,009.35 |
| 10. Personal Property Tax Receivables as of 6/30/2024 | 131,669.17 |
| 11. Pending ATB or Court decision(s) | 292,315.82 |
| 12. Total Potential Future Liabilities | 2,059,994.34 |

LA4 Comparison

Property Type	Description	FY 2024 Parcel Count	FY 2024 Assessed Value	FY 2025 Parcel Count	FY 2025 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
101	Single Family	7,222	7,280,409,500	7,224	7,429,791,200	2	0.0%	149,381,700	2.1%
102	Condominiums	438	329,561,800	442	347,367,600	4	0.9%	17,805,800	5.4%
MISC 103,109	Miscellaneous Residential	37	91,798,100	44	106,878,700	7	18.9%	15,080,600	16.4%
104	Two - Family	569	504,976,200	565	505,655,500	-4	-0.7%	679,300	0.1%
105	Three - Family	20	19,095,300	20	19,062,400	0		-32,900	-0.2%
111-125	Apartment	11	125,123,200	11	126,140,000	0		1,016,800	0.8%
130-32,106	Vacant / Accessory Land	175	41,180,400	171	39,747,800	-4	-2.3%	-1,432,600	-3.5%
200-231	Open Space	0	0	0	0	0		0	
300-393	Commercial	116	117,044,600	117	128,058,500	1	0.9%	11,014,300	9.4%
400-442	Industrial	6	5,228,200	6	5,702,500	0		474,300	9.1%
450-452	Industrial Power Plant	0	0	0	0	0		0	
CH 61 LAND	Forest	0	9,045	0	7,035	0		-2,010	-22.2%
CH 61A LAND	Agriculture	4	8,513	4	9,261	0		748	8.8%
CH 61B LAND	Recreational	2	4,546,079	2	4,669,522	0		123,443	2.7%
012-043	Multi-use - Residential	24	17,167,048	24	17,950,111	0		783,063	4.6%
012-043	Multi-use - Open Space	0	0	0	0	0		0	
012-043	Multi-use - Commercial	0	45,967,022	0	48,746,759	0		2,779,737	6.0%
012-043	Multi-use - Industrial	0	0	0	0	0		0	
501	Individuals / Partnerships / Associations / Trusts / LLC	154	2,227,520	149	2,354,980	-5	-3.2%	127,460	5.7%
502	Corporations	141	6,188,290	141	6,106,330	0		-81,960	-1.3%
503	Manufacturing	0	0	0	0	0		0	
504	Public Utilities	3	153,567,920	3	169,716,620	0		16,148,700	10.5%
505	Centrally Valued Telephone	6	17,266,600	6	22,420,500	0		5,153,900	29.8%
506	Centrally Valued Pipelines	1	2,919,500	1	2,935,000	0		15,500	0.5%
508	Wireless Telephone	3	1,978,080	3	1,930,360	0		-47,720	-2.4%
550-552	Electric Generating Plant	0	0	0	0	0		0	
EXEMPT VALUE	Exempt Property	269	1,231,373,372	268	1,247,513,038	-1	-0.4%	16,139,666	1.3%
Total Class 1	TOTAL RESIDENTIAL	8,496	8,409,311,548	8,501	8,592,593,311	5	0.1%	183,281,763	2.2%
Total Class 2	TOTAL OPEN SPACE	0	0	0	0	0		0	
Total Class 3	TOTAL COMMERCIAL	130	167,575,259	131	181,491,477	1	0.8%	13,916,218	8.3%
Total Class 4	TOTAL INDUSTRIAL	6	5,228,200	6	5,702,500	0		474,300	9.1%
Total Class 5	TOTAL PERSONAL PROPERTY	308	184,147,910	303	205,463,790	-5	-1.6%	21,315,880	11.6%
Total Taxable	TOTAL REAL & PERSONAL	8,940	8,766,262,917	8,941	8,985,251,078	1	0.0%	218,988,161	2.5%

FY25 Largest Real Estate Assessments

	Taxpayer	Location	Type	FY25 Value
1	Milton Fuller	1399 Blue Hill Av	Apartments	\$53,429,700
2	Extra Space Properties Seventy Two LLC	2-6 Adams Street	Self Storage	\$24,100,800
3	Housing Opportunities Milton Elderly	500 Blue Hill Ave	Apartments	\$21,712,400
4	Winter Valley Residences Inc.	600 Canton Ave	Apartments	\$14,940,800
5	Unquity House Corporation	30 Curtis Road	Apartments	\$12,419,700

FY25 Largest Personal Property Assessments

	Taxpayer	Location	Type	FY25 Value
1	Nstar Electric	Various	Utility	\$85,120,180
2	Boston Gas (Nstar)	Various	Utility	\$84,520,370
3	Verizon New England	Various	Telephone	\$19,382,400
4	Comcast of Milton, INC	Various	Cable TV	\$3,540,420
5	RCN Telecom Services	Various	Utility	\$2,936,600

AVG SFR VALUES, TAX BILLS								
Municipality	FY	SFR Values	SFR Parcels	Avg SFR Value	SFR Tax Bill*	SFR Tax Bill as % of Value*	DOR Income Per Capita	Avg Tax Bill as a % of Income
Canton	2024	4,420,943,900	5,528	799,737	7,973	1.00	64,467	12.37
Dedham	2024	4,910,322,700	6,640	739,506	9,244	1.25	68,317	13.53
Milton	2024	7,280,409,500	7,222	1,008,088	11,008	1.09	82,782	13.3
Needham	2024	10,079,991,200	8,417	1,197,575	14,994	1.25	131,986	11.36
Norwood	2024	3,854,290,195	5,850	658,853	6,898	1.05	47,686	14.47
Stoughton	2024	3,495,254,400	6,703	521,446	6,638	1.27	38,538	17.22
Walpole	2024	4,867,813,200	6,626	734,653	9,712	1.32	61,804	15.71
Wellesley	2024	13,131,342,000	7,314	1,795,371	18,690	1.04	229,263	8.15

Article XX To see if the Town will vote to appropriate \$60,000 from the PEG Access Enterprise Fund to MPEG Access, Inc. for the purposes of equipping the meeting room in the former Fire Headquarters Building to support public, educational, and governmental access cable television services; and to act on anything relating thereto.

Submitted by the Select Board

Draft motion: RECOMMENDED that the Town vote to appropriate \$60,000 from the PEG Access Enterprise Fund to MPEG Access, Inc. for the purposes of equipping the meeting room in the former Fire Headquarters Building to support public, educational, and governmental access cable television services; and to act on anything relating thereto.

COMMENT: 

DRAFT

Article XX To see if the Town will vote to amend Chapter 105 Alcoholic Beverages of the General Bylaws by striking Section 105-1 Consumption on Town property prohibited; consumption on leased premises and replacing it with the following:

§ 105-1 Consumption on Town property and leased premises.

A. Drinking or possession of alcoholic beverages, as defined in Chapter 138 of the Massachusetts General Laws, while in a building or upon land owned by the Town of Milton is prohibited.

B. Exceptions:

Drinking or possession of alcoholic beverages may be permitted in a building or upon land owned by the Town of Milton subject to approval of the entity with care, custody, and control of the building or land, and subject to approval of the Select Board.

Drinking or possession of alcoholic beverages may be permitted on premises which have a lease agreement with the Town of Milton subject to approval of the Select Board.

C. Whoever violates any provision of this section shall be fined an amount of not less than \$25 nor more than \$100 for each offense.

and to act on anything relating thereto.

RECOMMENDED that the Town vote .

COMMENT:

Article XX To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation establishing a means-tested Senior Citizen Property Tax Exemption to provide property tax relief for certain eligible property owners, as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court which are within the scope of the general public objectives of the petition, and to authorize the Select Board to approve such amendments:

An Act relative to the establishment of a Milton means-tested property tax exemption

SECTION 1. With respect to each qualifying parcel of real property classified as class one, residential according to the classification by the Board of Assessors for the town of Milton (a “Qualifying Parcel”) there shall be a senior, means-tested exemption from the property tax otherwise payable with respect to such Qualifying Parcel in an amount to be determined annually by the Select Board as described herein. For the purposes of this special act, a Qualifying Parcel shall be a unit of real property as defined by the Board of Assessors under the deed for the property as residential class one and includes a condominium unit. The exemption provided for herein shall be in addition to any and all other exemptions allowed by the General Laws.

SECTION 2. A taxpayer shall qualify for the exemption provided for herein only if all of the following criteria are met:

- a. The Qualifying Parcel is owned and occupied by one or more natural persons who applied for and received the circuit breaker income tax credit the previous calendar year under section 6(k) of chapter 62 of the General Laws;
- b. The Qualifying Parcel is owned by: (i) a single taxpayer age 65 or older; or (ii) jointly by one or more taxpayers so long as one owner is age 65 or older and all other owners are age 60 or older in each case as determined as of December 31st of the previous calendar year;
- c. The Qualifying Parcel is the domicile of the taxpayer(s);
- d. The applicant taxpayer (or at least one of the joint applicants) has been domiciled and owned a residential unit of real property in the town of Milton for at least ten (10) consecutive years prior to filing an application for this exemption;
- e. The maximum assessed value of the domicile is no greater than the prior fiscal year’s maximum assessed value for qualification for the circuit breaker income tax credit under Section 6(k) of chapter 62 of the General Laws as adjusted annually by the Department of Revenue;
- f. Property taxes shall not be reduced by more than 50 percent by this exemption; and
- g. The Board of Assessors has approved the application. The Board of Assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. The Board of Assessors shall adopt criteria for approvals and denials of applications.

SECTION 3. The Select Board shall annually set the exemption amount provided for in section 1, provided that the amount of the exemption shall be within a range of 50 percent to 100 percent of the amount of the circuit breaker income tax credit under section 6(k) of chapter 62 of the General

Laws which the applicant received in the previous year. The total amount exempted by this act shall be allocated proportionally within the tax levy on all taxpayers and/or shall be funded by an appropriation or transfer from existing funds and cannot exceed 1% of the municipality's tax Levy.

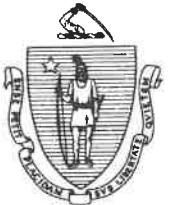
SECTION 4. A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the Board of Assessors, file an application, on a form to be adopted by the Board of Assessors, with the supporting documentation of the applicant's income and assets as described in the application including a copy of the filed income tax return of the applicant showing the Circuit Breaker tax credit. The application shall be filed each year for which the applicant seeks the exemption.

SECTION 5. No exemption shall be granted under this act until the Department of Revenue certifies a tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the tax levy and/or by an appropriation or transfer from existing funds.

Submitted by the Select Board

RECOMMENDED that the Town vote

COMMENT:



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc*

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

AMENDMENT-Change of Manager

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.**

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT**

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

00010-RS-0720

ENTITY/ LICENSEE NAME Milton Fuller Housing Corporation

ADDRESS 1372 Brush Hill Road

CITY/TOWN Milton

STATE MA

ZIP CODE 02186

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text" value=""/> | <input type="checkbox"/> Change of DBA |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL**

**Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358**



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

AMENDMENT-Change of Manager

Change of License Manager

1. BUSINESS ENTITY INFORMATION

Entity Name

Municipality

ABCC License Number

Milton Fuller Housing Corporation

Milton

00010-RS-0720

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name

Title

Email

Phone

Molly S. Welch

Executive Director

mwelch@fullervillage.org

617-361-9180

3A. MANAGER INFORMATION

The individual that has been appointed to manage and control of the licensed business and premises.

Proposed Manager Name

Molly S. Welch

Date of Birth

SSN

Residential Address

[REDACTED]

Email

mwelch@fullervillage.org

Phone

617-361-9180

Please indicate how many hours per week
you intend to be on the licensed premises

40

Last-Approved License Manager

Deborah M. Felton

3B. CITIZENSHIP/BACKGROUND INFORMATION

Yes No *Manager must be U.S. citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
Feb. 2023	Current	Executive Director	Milton Fuller Housing Corporation	Christopher Heavey, Board Chair
Feb. 2006	Feb. 2023	Reg. Director/Consultant	Sheehan Health Group, LLC	Patrick Sheehan, Managing Partner

3D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary, utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature

Molly S. Welch

Date 10/21/2024



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc*

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

AMENDMENT-Change of Manager

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.**

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT**

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

00007-RS-0720

ENTITY/ LICENSEE NAME Milton Fuller Housing Corporation

ADDRESS 1399 Blue Hill Avenue

CITY/TOWN Milton

STATE MA

ZIP CODE 02186

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text" value=""/> | <input type="checkbox"/> Change of DBA |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL**

**Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358**



**The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
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www.mass.gov/abcc**

AMENDMENT-Change of Manager

Change of License Manager

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Milton Fuller Housing Corporation	Milton	00007-RS-0720

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Molly S. Welch	Executive Director	mwelch@fullervillage.org	617-361-9180

3A. MANAGER INFORMATION

The individual that has been appointed to manage and control of the licensed business and premises.

Proposed Manager Name	Molly S. Welch	Date of Birth	SSN
Residential Address	[REDACTED]		
Email	mwelch@fullervillage.org	Phone	617-361-9180
Please indicate how many hours per week you intend to be on the licensed premises	40	Last-Approved License Manager	Deborah M. Felton

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

Yes No *Manager must be U.S. citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
Have you ever been convicted of a state, federal, or military crime?

Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
Feb. 2023	Current	Executive Director	Milton Fuller Housing Corporation	Christopher Heavey, Board Chair
Feb. 2006	Feb. 2023	Reg. Director/Consultant	Sheehan Health Group, LLC	Patrick Sheehan, Managing Partner

3D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary, utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature

Date 10/21/2024

FINANCE COMMITTEE

Goals

The finance committee shall meet regularly to review Town revenue and expenditures and to advise the Select Board and the Town Administrator on (1) the identification and presentation of capital needs, (2) the annual budget, (3) the 5-year financial plan, and (4) financial reports and other financial matters as requested by the Chair or three members of the Select Board. The finance committee shall also oversee the preparation of financial warrant articles for submission to the Warrant Committee in January of each year, and oversee the warrant preparation process for financial warrant articles on the Select Board's behalf.

Membership

The finance committee shall consist of (2) members of the Select Board who shall be appointed by a majority vote of the Select Board.

Procedures

The finance committee shall meet as needed, but no fewer than eight (8) times per year. The finance committee shall be a standing advisory committee. It shall be reorganized after the Annual Town Meeting. The finance committee may be dissolved only by a majority vote of the Select Board.

<i>1st Reading:</i>	7/28/2021
<i>2nd Reading:</i>	4/6/2022
<i>Adoption:</i>	4/6/2022

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

Residents interested in volunteering to serve on a Board, Committee, or Commission are requested to fill out the form below and submit by email to the Select Board, at volunteer@townofmilton.org, by mail to Select Board Office: ATTN: Volunteers, 525 Canton Avenue, Milton, MA, 02186, or in person to the Select Board Office.

Name: Charles Bosworth Date: 9-4-24
Address: [REDACTED] Home Phone: _____
Email: [REDACTED] Cell Phone: [REDACTED]
Registered Voter in Milton: VS Precinct: _____

Please check the Board, Committee, or Commission that is of interest to you. One application is required for each requested Board, Committee, or Commission. An individual may serve on only up to two different Boards, Committees, or Commissions.

If you are interested in serving, but are unsure which might be the best fit, please contact Town Administrator Nicholas Milano at nnmilano@townofmilton.org to discuss and learn more.

General Government - Select Board

- Board of Registrars
- Commission on Disability
- Council on Aging
- Local Emergency Planning Committee
- Municipal Broadband Committee
- Retirement Board
- Telecommunication Design Review Committee
- Traffic Commission

General Government - Town Moderator

- Audit Committee
- Board of Appeals
- Bylaw Review Committee
- Fire Station Building Committee
- Information Technology Committee
- Personnel Board
- Redistricting Committee
- Warrant Committee

Finance - Select Board

- Capital Improvement Planning Committee
- Education Fund Committee
- PILOT (Payment in Lieu of Taxes) Committee

Community Advocacy - Select Board

- Airplane Noise Advisory Committee
- Animal Shelter Advisory Committee
- Bicycle Advisory Committee
- Climate Action Planning Committee
- Cultural Council
- Equity and Justice for All Advisory Committee
- Bicycle Advisory Committee
- Climate Action Planning Committee
- Cultural Council
- Equity and Justice for All Advisory Committee
- Historical Commission
- Local Historic District Study Committee
- Trustees of the Affordable Housing Trust
- Youth Task Force

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

Land Use and Conservation - Select Board

- Community Preservation Committee
 Conservation Commission
 Open Space & Recreation Planning Committee
 Shade Tree Advisory Committee
 Sign Review Committee

General Government - Select Board and Planning Board

- Master Plan Implementation Committee

General Government - Select Board and Town Moderator

- School Building Committee

1. What professional experience, life experience, skills, insight, education, or special training would you bring to the Board, Committee, or Commission? A resume (one to two pages) is welcome but not required. You may optionally post a link to your LinkedIn resume here.

40 years in civil construction industry

2. Please describe your familiarity with the work that the Board, Committee, or Commission you are applying for does? If so, have you attended any meetings?

I have worked with many conservation boards
over the past 40 years

3. What level of meeting frequency are you able to attend?

- a. Twice Weekly
b. Weekly
c. Twice Monthly
d. Monthly

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

4. Have you previously been a member of a Board, Committee, or Commission, in Milton or elsewhere? If so, please list the name(s) and approximate dates of service.

No

5. Are you currently serving on any Board, Committee, or Commission? If so, please provide the name of the Board, Committee, or Commission and when you were appointed.

No

6. Do you or anyone in your immediate family have a current employment or business relationship with the Town of Milton that could create a conflict of interest? If so, please describe.

No

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

7. Are there any other possible conflicts of interest for serving on this Board, Committee, or Commission? If so, please describe.

OCCASIONALLY we have projects in Milton that engage with the ConCom

Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

REQUIRED: Please read the following and sign in acknowledgement that you understand and agree:

The completion of this form does not guarantee my appointment. This application will be kept on file for two (2) fiscal years (July 1 – June 30); after that I must file a new application to be considered for an appointment. Being appointed to a board, committee, or commission means that I am considered a Municipal Employee under MGL Chapter 268A and thereby subject to Conflict of Interest Law MGL Chapter 268A and Open Meeting Law MGL Chapter 30A, §§ 18-25. I understand that I will read the Open Meeting Law Guide, the Summary of the Conflict of Interest, take the online Conflict of Interest training, and be sworn in by the Town Clerk within two weeks after my appointment.

PLEASE NOTE: Once this form is submitted, it becomes a public document. If there is information that you do not want open to the public, please do not include it on this form. Information that will be redacted prior to the form being made public includes personal information includes: address, phone numbers, and email addresses.

Applicant Signature: Chris R

Date: 9-4-24

Official Use Only:

Date of Application _____
Acknowledgement: _____ Date Appointment Letter Sent: _____

Method of
Acknowledgement: _____ Method of
Acknowledgement: _____

No Openings at this time: _____ Date Committee Chair Notified: _____

Appointing Authority: Select Board Planning Board Town Moderator

Board/Committee/Commission: _____

Appointment Date: _____ Term: _____



Office of the Select Board
525 Canton Avenue
Milton, MA 02186
(617)898-4846

TOWN OF MILTON VOLUNTEER APPLICATION

Name: Georgia Lee

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

The Milton Talent Bank is a means of identifying residents who are interested in serving the community, including people with special interests, education, or experience needed for distinct tasks. There are approximately 30 active committees a Select Board and 9 committees appointed by the Moderator for terms ranging from one year to indefinite. Since many people are willing to serve for more than one term, and the interest of the Town would often be served in that matter, the number of opportunities is limited. Please indicate any Committee on which you would like to serve. If you are interested in more than one committee, please rank your interests in order of interest.

Appointed by the Select Board

<u>COMMITTEE</u>	<u>MEMBERS</u>	<u>TERM</u>	
Advisory Committee on Equity & Justice for All	11	18 months	_____
Affordable Housing Trust	N/A	N/A	_____
Airplane Noise Advisory Committee	7	1 year	_____
Animal Shelter Advisory Committee	9	1 year	_____
Bicycle Advisory Committee	10	1 year	_____
Board of Registrars	3	3 years	_____
Capital Improvement Planning Committee	9	1 year	_____
Commission on Disability	9	3 years	_____
Community Preservation Committee	9**	1, 2 & 3 year	_____
Conservation Commission	9	3 years	_____
Council on Aging	9, 10 Associates	3 years	_____

Cultural Council	9	3 years	_____
Education Fund Committee	6	3 years	_____
Fair Housing Committee	6	1 year	_____
Historical Commission	7	3 years	_____
Housing Committee	5	1 year	_____
<i>Local Historic District Study Committee</i>	5	1 year	_____
Master Plan Implementation Committee	5	1 year	_____
Max Ulin Skating Rink Lease Committee	7	1 year	_____
Metropolitan Area Planning Council	1	1 year	_____
Milton Village/Central Avenue Revitalization Committee (MVCARC)	7	1 year	_____
Municipal Broadband Committee	7	1 year	_____
Norfolk County Advisory Board	1	1 year	_____
Payment in Lieu of Taxes (PILOT)	5	1 year	_____
Quarry Hills Financial Oversight Committee	5	1 year	_____
Radio Amateur Communications Emergency System (RACES)	2	1 year	_____
Retirement Board	5	3 years	_____
Sign Review Committee	5	1 year	_____
Shade Tree Advisory Committee	7 + 1 Ex-Officio	1 year	_____
Telecommunications Design Review Committee	3	1 year	_____
Traffic Commission	3	1 year	_____
Tree Warden	1	1 year	_____
Youth Task Force	12	1 year	_____

Appointed by Town Moderator

<u>COMMITTEE</u>	<u>MEMBERS</u>	<u>TERM</u>	
Audit Committee	5	3 years	_____
Board of Appeals	3, 6 Associates	3 years	_____
Bylaw Review Committee	5	3 years	_____
Electronic Voting Committee	5+	N/A	_____

Information Technology Committee	5**	3 years	_____
Personnel Board	5	5 years	_____
Warrant Committee	15	1 year	_____

Many of these committees meet at least twice per month, especially prior to Town Meeting. Please indicate any limitations or commitments.

Amount of time available per month:

_____ Less than one meeting: _____ one, **X** two, _____ three, _____ four _____

Please detail your special areas of interest, education or experience:

My experience includes journalism, fundraising, environmental advocacy and horticulture. I am familiar with hydrology and storm water impacts as they pertain to deve

Because of conflict of interest problems with certain positions, please list your current employer and your position employer:

self-employed writer

Please do not be disappointed if you are not chosen the first time you offer your services.

** Information Technology Committee shall consist of five (5) members. Three (3) members are appointed by the Mayor and two (2) members by the Select Board and one (1) member by the School Committee.

** Established at the 2021 February Special Town Meeting, the Community Preservation Committee, consisting of nine (9) members pursuant to M.G.L. c. 44 B, § 5. The composition of the Committee, the appointment authority and the term of office of the Community Preservation Committee members shall be as follows:

One member of the Conservation Commission as designated by the Conservation Commission, for a term of three (3) years. One member of the Historical Commission, as designated by the Historical Commission, for a term of three (3) years. One member of the Planning Board as designated by the Planning Board, for a term of three (3) years. One member of the Parks and Recreation Commission as designated by the Parks Commission for a term of three (3) years. One member of the Housing Authority as designated by the Housing Authority for a term of three (3) years. If a vacancy occurs in any of the preceding positions during the terms set forth above, that vacancy shall be filled by the commission, board or authority that made the original designation to complete the term.

Four members to be appointed by the Select Board, two (2) members to be appointed for an initial term of one (1) year and thereafter for a term of three (3) years and two (2) members to be appointed for an initial term of two (2) years and thereafter for a term of three (3) years. If a vacancy occurs in any of the preceding positions during the terms set forth above, that vacancy shall be filled by the Select Board to complete the remainder of the term.

If any Commission, Board, or Authority who has appointment authority under this section, no longer exists, for whatever reason, the appointment authority for that Commission, Board, or Authority shall be the Select Board.

November 8, 2024

To The Milton Select Board:

Thank you for considering my application to the Conservation Commission. I am writing with an update to my qualifications, as my original application was submitted over a year and a half ago in March, 2023.

According to the Massachusetts Association of Conservation Commissions, “**The overriding factors governing appointments should be a candidate's interest in doing the conservation job needed by the town: open space and wetlands protection. Since this goal requires a continual, firm commitment to conservation, persons who have no conflict of interest and who relate well to others should be selected. The commission should represent a variety of interests, skills, and backgrounds.**”

I am a longtime environmental advocate and I've attended many ConComm meetings over the years--particularly since 2020 when the meetings became so much more accessible via zoom. Through my conservation work and environmental advocacy I've become steeped in the language of EPA rules, stormwater standards, wetlands restrictions and land conservation practices. I am confident that I could serve the Conservation Commission as one who has much experience protecting Milton's land, water, and biological resources.

In addition to my work as a Town Meeting member, I currently serve as a Trustee of the Trustees of Reservations and as Chair of the Boston Committee. I am a longtime member of the Garden Club of America and have served in many roles both locally and nationally. I am a past president of the Milton Garden Club and current Garden History and Design chair. In 2022, I submitted a successful Community Preservation Grant Application for Fletcher Steele's 1924 Spalding Garden. Funds were allocated in 2023 and I orchestrated a historic wall restoration project at the garden as well as follow up community programming.

I am deeply committed to land stewardship and environmental advocacy but I also understand the development needs of our growing town. Balancing the town's environmental priorities and need for sustained, healthy growth is certainly an interesting challenge and I believe I am uniquely suited to assist the commission in this work with dedication and thoughtfulness as we navigate the next phase of Milton's growth.

Sincerely,

Georgia Lee



Town of Milton

TEL 617-898-4846

TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information: _____
Telephone # _____ E-Mail Address _____

Organization Name: Historic New England

Name of Event: Christmas Cheers

Description of Event: Holiday music and house tour

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 5, 2024

Hours of Event: 7 p.m.-9 p.m.

Location of Event: Eustis Estate

Number of Participants: 85

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano **Date:** Oct. 28, 2024

Applicants must attest to the information provided in order for the license to be approved. Completed applications should be submitted to the Select Board Office along with payment in the form of a check in the amount of \$50.00 made payable to the Town of Milton. The Select Board, as the Town of Milton's Licensing Authority, requires approval at a scheduled public meeting. Please submit the application 30 days in advance of the event for which the license is being applied.



Town of Milton

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TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information _____

Organization Name: Historic New England

Holiday Tea at the Eustis Estate

Description of Event: Afternoon tea

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 8, 2024

Hours of Event: 3:00 p.m.-5:00 p.m.

Location of Event: Eustis Estate

Number of Participants: 60

All Alcoholic Beverages - Issued only to a non-profit organization

6 Wine and Malt Beverages Only

_____ Police Officer(s) to be assigned:

APPLICANT'S SIGNATURE: Christina Gagliano Date: Oct. 28, 2024

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TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information: _____

Telephone #

E-Mail Address

Organization Name: Historic New England

Name of Event: Gilded Glow

Description of Event: Holiday concert

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 12, 2024

Hours of Event: 6 p.m.-8 p.m.

Location of Event: Eustis Estate

Number of Participants: 85

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano

Date: Oct. 28, 2024

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TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information: _____
Telephone # _____ E-Mail Address _____

Organization Name: Historic New England

Name of Event: Holiday Tea at the Eustis Estate

Description of Event: Afternoon tea

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 15, 2024

Hours of Event: 3:00 p.m.-5:00 p.m.

Location of Event: Eustis Estate

Number of Participants: 60

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano

Date: Oct. 28, 2024

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TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information [REDACTED]

Telephone #

E-Mail Address

Organization Name: Historic New England

Name of Event: Holiday Tea at the Eustis Estate

Description of Event: Afternoon tea

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 16, 2024

Hours of Event: 3:00 p.m.-5:00 p.m.

Location of Event: Eustis Estate

Number of Participants: 60

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano **Date:** Oct. 28, 2024

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525 CANTON AVENUE
MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information: _____
Telephone # _____ E-Mail Address _____

Organization Name: Historic New England

Name of Event: Holiday Tea at the Eustis Estate

Description of Event: Afternoon tea

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 17, 2024

Hours of Event: 3:00 p.m.-5:00 p.m.

Location of Event: Eustis Estate

Number of Participants: 60

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano

Date: Oct. 28, 2024

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MILTON, MASSACHUSETTS

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Eustis Estate

Applicant's Address: 1424 Canton Ave., Milton MA 02186

Applicant's Contact Information: _____
Telephone # _____ E-Mail Address _____

Organization Name: Historic New England

Name of Event: Christmas Cheers

Description of Event: Holiday music and house tour

The Applicant is: Non-profit Organization or For Profit Organization

Date of Event: December 19, 2024

Hours of Event: 7 p.m.-9 p.m.

Location of Event: Eustis Estate

Number of Participants: 85

License For: All Alcoholic Beverages - Issued only to a non-profit organization

Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____
Chief of Police

SIGNATURE: _____
Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano **Date:** Oct. 28, 2024

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**POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF
THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO**

APPLICATION

Applicant's Name: Francine Jeffers

Applicant's Address: [REDACTED]

Applicant's Phone: [REDACTED]

Description of proposed use: Marine's Toys for Tots Drive

Collecting New Toys for Children

This is Annual Event I host every year
With the Grinch

(Please provide as much detail as possible.)

Proposed Event Date: Sunday Dec 8

Proposed Event Start Time: 11:00

Proposed Event End Time: 12:00

Number of Guests and/or Attendees: People drop off Toys

The Applicant certifies that he/she has read the foregoing policy and agrees to comply therewith, that all of the information provided in this application is true and correct, and that the applicant shall abide by any conditions of this permit.

Signature of Applicant: Francine Jeffers

Date: Nov 1 2024

Printed Name: Francine Jeffers

Printed Title: Coordinator Toys for tots

-----For Completion by the Select Board/Town Administrator-----
Approved by:

Select Board / Town Administrator

Date

Conditions of Approval: [REDACTED]

Use Charge(s): [REDACTED]

POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF THE TOWN GREEN AND/OR THE BARON HUGO GAZEBO

RELEASE AND INDEMNITY AGREEMENT

I, Francine Jeffers, of 378 Granite Ave Milton Properties
(Applicant Name) (Applicant Address)

Kelley & Regis

in consideration of the grant of permission to use the Town Green and/or the Baron Hugo
Gazebo located in front of the Milton Town Office Building at 525 Canton Ave, Milton, MA
02186 for the purpose of Marine's Toys for Tots on the date of Sunday Dec 8
(Description of event) (Date)

forever release, indemnify and hold harmless the Town of Milton, Massachusetts, and all of its
officers, employees, boards, commissions and committees, including without limitation the
Milton Select Board and the Town Administrator (the "Indemnities") from all claims, causes of
action, costs, damage and liability of any kind, including without limitation death, personal
injury, property damage and attorney's fees, including without limitation those related to
COVID-19, which the Applicant now has or may have or hereafter may have against any of the
Indemnities resulting from the Applicant's and or the Applicant's invitees' use of the Town
Green and/or the Baron Hugo Gazebo. This provision is limited to claims for ordinary
negligence, and shall not apply to claims for gross negligence or reckless or intentional conduct.

Signature of Applicant:

Francine Jeffers

Date:

11/1/24

Printed Name:

Francine Jeffers

Printed Title:

Coordinator
Toys for Tots