



**Select Board**

**Meeting Packet**

**January 25, 2025**

# TOWN OF MILTON 2025



## Special Town Meeting

Monday, February 24, 2025

Milton High School Auditorium

7:30 p.m.

## WARRANT

INCLUDING THE REPORT OF THE WARRANT COMMITTEE  
AND RECOMMENDATIONS ON ARTICLES  
as required by Chapter 12, Section 4, of the General Bylaws of Town

**PLEASE BRING THIS REPORT TO TOWN MEETING**

## **February 2025 Special Town Meeting Warrant**

Commonwealth of Massachusetts, SS  
County of Norfolk

To any of the constables of the Town of Milton in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Milton, qualified to vote in Town affairs, to meet at the Milton High School Auditorium at 25 Gile Road in said Milton on Monday, the twenty-fourth day of February next at 7:30 o'clock in the evening, then and there to act upon the following Articles to wit:

Articles 1-       

And you are directed to warn said inhabitants qualified as aforesaid to meet at the times and places and for the purposes herein mentioned by posting attested copies of the Warrant in each of the Post Offices of said Town fourteen days at least before the twenty-fourth day of February. Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk, on or before the tenth day of February 2025.

Given under our hands at Milton this of 28<sup>th</sup> day of January, 2025.

**Richard G. Wells, Jr.**  
**Roxanne F. Musto**  
**John C. Keohane**  
**Erin G. Bradley**  
**Benjamin D. Zoll**

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		_____
		_____
		_____

**In compliance with the American with Disabilities Act, this Warrant can be made available in alternative formats. The February 24, 2025 Special Town Meeting, if requested, will be offered by assisted listening devices or an interpreter certified in sign language. Requests for alternative formats should be made as far in advance as possible.**

**Should you need assistance, please notify the SELECT BOARD at 617-898-4843 or 617-696-5199 TTY.**

**Smoking and other tobacco use is prohibited in school facilities and outside on the school grounds by MGL Chapter 71, Section 37H, “An Act Establishing the Education Act of 1993.” This law applies to any individual at any time.**

**Strong fragrances cause significant adverse reactions in some people, such as migraine headaches. Products with strong fragrances include personal care products such as perfume, cologne, fragranced hair products, after shave lotion, scented hand lotion, etc. Attendees at Town Meeting are requested to avoid wearing products with strong fragrances. As an accommodation to persons with such adverse reactions, and to allow safe and free access to the auditorium, the lobby and restroom, attendees at Town Meeting who are wearing products with strong fragrances, or who think they may be wearing products with strong fragrances, are requested to sit away from the sections nearest to the lobby entrance.**

**MESSAGE FROM THE TOWN MODERATOR  
ROBERT G. HISS**

Welcome to the 2025 February Special Town Meeting!

Robert G. Hiss

Town Moderator

DRAFT

**REPORT OF THE WARRANT COMMITTEE  
FOR THE 2025 ANNUAL TOWN MEETING**

Greetings to the Honorable Select Board, Town Meeting Members and Residents,

Yours In Service,

The Warrant Committee

DRAFT

**Article 1** 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

**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 2** To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation to grant the Town five additional liquor licenses for the sale of all alcoholic beverages to be drunk on the premises pursuant to section 12 of chapter 138 of the General Laws; provided, however, that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition:

An Act authorizing the town of Milton to grant additional licenses for the sale of all alcoholic beverages to be drunk on the premises

SECTION 1. (a) Notwithstanding section 11 of chapter 138 of the General Laws, section 17 of chapter 138 of the General Laws, or any general or special law to the contrary, the licensing authority in the town of Milton may grant five additional licenses for the sale of all alcoholic beverages to be drunk on the premises pursuant to section 12 of said chapter 138.

(b) A license granted pursuant to this act shall only be exercised in the dining room of a common victualler licensed to conduct a restaurant and other such public rooms or areas as may be deemed reasonable and appropriate by the licensing authority as certified in writing.

SECTION 2. This act shall take effect upon its passage.

; and to act on anything relating thereto

Submitted by the Select Board

**RECOMMENDED that the Town vote**  

*Draft COMMENT: In Massachusetts, liquor licenses are tightly regulated by M.G.L. chapter 138. Most cities and towns are subject to a quota requirement which limits the maximum number of alcohol licenses that municipality may issue, whether for “on-premises” consumption, i.e. a restaurant or for “off-premises” consumption, i.e. a package store. In Milton, the Select Board serves as the local licensing authority for approving alcohol licenses.*

*Currently, Milton does not have any liquor licenses for on premises consumption due to the Town voting in successive state elections in the 1960s/1970s against having licenses for on premises consumption; however, the Town did vote in favor of having licenses for off premises consumption (package stores). Therefore, Milton’s quota for on-premises licenses is 0, but Milton’s quota for off-premises licenses is a total of 6, 4 of which have been issued.*

*In recent years, Milton has issued licenses for restaurants for on-premises consumption on a case-by-case basis after receiving special legislative approval for each license. The process these restaurants have had to follow is long and requires approvals at multiple levels.*

*If a restaurant is interested in opening in Milton and serving alcohol, the following process is required:*

- *An article needs to be submitted for an upcoming Town Meeting for a home rule petition for an additional liquor license*
- *Town Meeting needs to vote to approve the home rule petition.*

- *The home rule petition is then submitted to the Legislature which must assign it to a committee, hold a committee hearing, and be approved by the House of Representatives, the Senate, and the Governor.*
- *After approval from the Legislature and the Governor, the business may now submit an application to the Select Board for the license. The applicant is subject to all rules that apply to new alcohol licenses, which includes a public hearing with the Select Board, preceded by abutters notices and legal advertisement. In addition, any business must also meet any requirements under the Town's Zoning Bylaws.*

*Alternatively, to open a new package store in Milton requires a business (assuming it meets the Town's Zoning Bylaws) to submit an application to the Select Board for one of its outstanding off-premises licenses. No Town Meeting or Legislative approval is required.*

*Article XX, as proposed, is a Home Rule Petition that requests the Legislature to grant to Milton five licenses for on-premises consumption. The purpose of this Home Rule Petition is for the Town would have licenses available the next time a restaurant is seeking a license or to open in Milton, rather than requiring that potential new business to go to Town Meeting and the Legislature first. Any licenses issued under this home rule petition would require the same public hearing process with the Select Board, but otherwise would significantly reduce the amount of time a new business may have to wait for an alcohol license.*

**Article 3** 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, sale or possession of alcoholic beverages, as defined in Chapter 138 of the Massachusetts General Laws (for purposes of this Section 105-1, “Alcoholic Beverages”), while in a building owned by the Town of Milton or upon land owned by the Town of Milton (collectively, for purposes of this Section 105-1, “Town Property”), is prohibited, except when authorized by the express advance approval of the Select Board and, in addition, if different from the Select Board, the entity with care, custody, and control of the subject Town Property.

For purposes of this Section 105-1, the phrase “Town of Milton” shall include any department, office, public body or other entity of the Town.

The requirements of this Section 105-1 shall exist independent of, and in addition to, any applicable requirements of law relating to Alcoholic Beverages, including without limitation Chapter 138 of the Massachusetts General Laws.

- B. 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 authorize the Town Clerk to assign or amend chapter and section numbers; and act on anything relating thereto.

**RECOMMENDED that the Town vote   .**

*Draft COMMENT: Under the Town’s General Bylaws, drinking or possession of alcoholic beverages on Town property is prohibited. The proposed bylaw would keep the prohibition, but create exceptions if the entity that has care, custody, and control of property approves it and the Select Board also approves it. Currently, requests for alcohol sales / consumption on Town property are extremely limited. It is anticipated that there would still be limited circumstances where this might be allowed moving forward. By way of example, the Chamber of Commerce has held events on the deck in Manning Park in East Milton. This bylaw change would allow the Chamber to request a one-day liquor license for events such as the Halloween Stroll and the Tree Lighting. If another entity, such as the Library Board of Trustees or Council on Aging wanted to host an event in their facility with alcohol service, their board would need to approve it and seek Select Board approval as well.*

*Any events would require insurance coverage that meets the Town’s insurer’s requirements.*

**ARTICLE 4** To see what sum of money the town will vote to appropriate to provide capital needs for the Town's water system, including costs incidental and related thereto, and to authorize the Select Board, on behalf of the Town to apply for and use federal, state, MWRA or other funds for this purpose, to see how such appropriation shall be raised; whether by borrowing under applicable provisions of law or otherwise; and to act on anything related thereto.

Submitted by the Select Board

**Draft recommendation:** RECOMMENDED that the sum of \$1,700,000 be appropriated for the purpose of financing the Town's lead service line investigations and replacements, including costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow \$1,700,000 under and pursuant to Chapter 44, Section 8 (5) of the General Laws, as amended, or any other enabling authority, and to issue bonds or notes of the Town therefor, and that the Select Board be and hereby is authorized to accept and expend in addition to the foregoing appropriation one or more grants or gifts from the Massachusetts Water Resources Authority Lead Replacement Program, or any other public or private funding source.

**Draft COMMENT:** In 2016, on recommendation from the MWRA Advisory Board, the MWRA Board of Directors approved an enhancement to the Local Water System Assistance Program to provide up to \$100 million in 10-year zero-interest loans to communities solely for efforts to fully replace lead service lines. Each community will develop its own program, tailored to their local circumstances.

In 2024, the MWRA Board of Directors approved an additional \$100 million in assistance, and has included a twenty-five (25%) grant component for communities who fully fund the removal and replacement of the portion of the lead service line on private property. Through this appropriation, the Town intends to apply to the MWRA to participate in the 0% loan/grant program to fund activities related to lead service lines. The Town would utilize funding for the design, bidding and construction of a lead service replacement construction project and utilize the funding to conduct test pits in locations around Milton to further refine the Town's data on types of service lines. Beginning in 2027, the Lead and Copper rule revisions require that public water systems begin removal of lead service lines at a rate of 10% per year.

**ARTICLE XX** ~~To see what sum of money the town will vote to appropriate to for the purpose of performing lead service line inventories and preparing associated reports, including costs incidental and related thereto, and to authorize the Select Board, on behalf of the Town to apply for and use federal, state or other funds for this purpose, to see how such appropriation shall be raised; whether by borrowing under applicable provisions of law or otherwise; and to act on anything related thereto.~~

Submitted by the Select Board

**Draft motion:** ~~RECOMMENDED that the sum of \$200,000 be appropriated for the purpose of financing the Town's lead service line inventories and replacement plans, including costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow \$200,000 under and pursuant to Chapter 44, Section 8 (5) of the General Laws, as amended, or any other enabling authority, and to issue bonds or notes of the Town therefor, and that the Select Board be and hereby is authorized to accept and expend in addition to the foregoing appropriation one or more grants or gifts in the form of principal forgiveness from the Massachusetts Clean Water Trust (the "Trust") or any other public or private funding source.~~

**Draft COMMENT:** ~~Background: In 1991 the United States Environmental Protection Agency promulgated regulations known as the Lead and Copper Rule (LCR) under the authority of the 1974 Safe Drinking Water Act. The LCR helps protect public health by regulating water suppliers (PWS) on how to treat and control for lead. The Lead and Copper Rule Revisions (LCRRs), finalized in 2021, require all PWSs, including the Town of Milton, to complete a full inventory (accessible online by the public) of service lines connected to its distribution system by October 16, 2024. The current inventory contains approximately 4,700 services of unknown materials. The Town is seeking funding in order to conduct further research in order to reduce the number of service lines in Milton whose material is unknown. The project would include the utilization of a statistical model based on existing information and new research, including test pits and surveys.~~

~~The Massachusetts Clean Water Trust (the Trust) and the Massachusetts Department of Environmental Protection (MassDEP) are offering two new programs for Lead Service Line inventories and replacement planning programs to assist with complying with Lead and Copper Rule revisions. The planning loan program will offer 100% loan forgiveness for projects completing these activities. This appropriation would enable the Town to participate in the loan forgiveness program.~~

*Note: approved for the warrant by the Select Board on December 17, 2024*

*We will ask the Select Board to take this off the warrant on January 28, 2025 because the state program is no longer offering this grant funding.*

**Article 5** 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 a policy for approvals and denials of applications.

SECTION 3. The Select Board shall 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 shall not 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           

**RECOMMENDED that the Town vote**

*COMMENT:*           

DRAFT



**ARTICLE 6** To see if the Town will vote to amend Article 6 of the 2019 February Special Town Meeting by adding ~~the following~~ positions to the School Building Committee established by said Article 6:

Current School Building Committee Roster

<u>Position</u>	<u>Voting Status</u>
<u>5 members appointed by the Town Moderator</u>	<u>Voting</u>
<u>2 members appointed by the Select Board</u>	<u>Voting</u>
<u>2 members appointed by the School Committee</u>	<u>Voting</u>

Additional positions to be added to the School Building Committee:

<u>Position</u>	<u>Voting Status</u>
Superintendent of Schools	Non-voting
Town Administrator	Non-voting
Director of Consolidated Facilities	Non-voting
Individual with MCPPO Certification (appointed by the School Committee)	Non-voting
School Principal (appointed by the School Committee)	Non-voting
Local Budget Official (appointed by the Town Administrator)	Non-voting

; and to act on anything relating thereto.

Submitted by the School Committee

**Draft recommendation:** RECOMMENDED that the Town vote to amend Article 6 of the 2019 February Special Town Meeting by adding the following positions to the School Building Committee established by said Article 6:

<u>Position</u>	<u>Voting Status</u>
Superintendent of Schools	Non-voting
Town Administrator	Non-voting
Director of Consolidated Facilities	Non-voting
Individual with MCPPO Certification (appointed by the School Committee)	Non-voting
School Principal (appointed by the School Committee)	Non-voting
Local Budget Official (appointed by the Town Administrator)	Non-voting

**DRAFT COMMENT:** *In December 2024, the Town of Milton was invited into the Massachusetts School Building Authority (MSBA) school project program after applying to the MSBA for several years. The MSBA’s regulations require that the Town’s School Building Committee meet certain requirements for its membership. The Town’s existing School Building Committee, which was established by a vote of the February 2019 Special Town Meeting does not meet the MSBA’s School Building Committee requirements. The proposed article would add several positions as non-voting members in order to bring it into compliance with the MSBA’s requirements.*



**ARTICLE 7** To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee for a feasibility study of an elementary or middle school project for the Cunningham School, 44 Edge Hill Road, Milton, MA 02186, for which feasibility study the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

Submitted by the School Building Committee

*Draft motion:* **RECOMMENDED** that the Town of Milton appropriate the amount of one million five hundred thousand dollars (\$1,500,000) for the purpose of paying costs of a feasibility study of an elementary or middle school project for the Cunningham School, 44 Edge Hill Road, Milton, MA 02186, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee, provided that no funds be expended until the Town and MSBA execute the Feasibility Study Agreement. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the Town and the MSBA.

*Draft COMMENT:* As noted in the Comment for Article XX, the Town was invited into the MSBA's school project program in December 2024. The MSBA's program is structured into multiple phases, the first of which is referred to as "Eligibility Period." During Eligibility Period, the Town and MSBA will work together on initial requirements, including establishing a School Building Committee (see Article XX), reaching agreement on the school project configuration and enrollment capacity. In addition, the Town must appropriate sufficient funds for the MSBA Feasibility Study during Eligibility Period.

*Milton's Eligibility Period commences on May 1, 2025 and the Town will need to complete all requirements within 270 days.*

*The funding under this article will be used for the Feasibility Study. During Feasibility Study, the Town will procure an Owner's Project Manager and the project architect. Then the Town will commence studying potential school projects with its consultant team and submit three reports to the MSBA: the Preliminary Design Program, the Preferred Schematic Report, and the Schematic Design Report. After completion of the Schematic Design Report, the MSBA Board of Directors will be asked to approve a grant amount for the Town and the project will be submitted to the Town Meeting and to voters for approval.*

*Additional information regarding the MSBA is available on the MSBA website:*  
<https://www.massschoolbuildings.org/>

DRAFT

**Article 8** To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money for the purposes of a renovation project on the 3<sup>rd</sup> and 4<sup>th</sup> floors of the Cunningham School, 44 Edge Hill Road, Milton, MA 02186, and to act on anything relating thereto

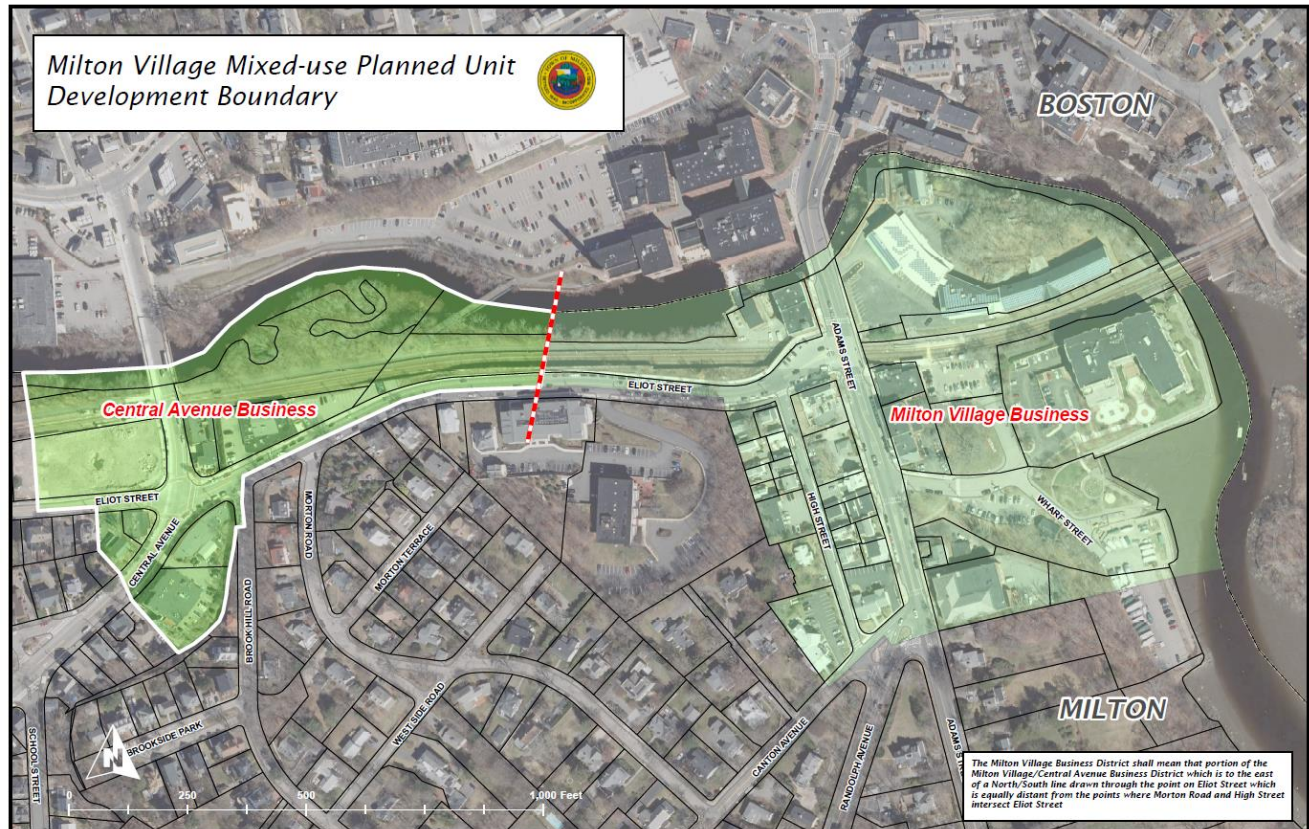
Submitted by the School Committee

**Draft motion:** RECOMMENDED that the Town of Milton appropriate the amount of three million five hundred thousand dollars (\$3,500,000.00) for a renovation project of the 3<sup>rd</sup> and 4<sup>th</sup> floors of the Cunningham School, 44 Edge Hill Road, Milton, MA 02186; and that to meet said appropriation the Treasurer, with the approval of the Select Board, is authorized to sell and issue bonds or notes of the Town, under and pursuant to the provisions of Chapter 44, Section 7 of the Massachusetts General Laws, including the payment of costs incidental or related thereto, and that the Select Board be and hereby is authorized to accept and expend in addition to the foregoing appropriation one or more grants or gifts from any other public or private funding source.

COMMENT: 

*Note – This is a draft article and recommendation to serve as a placeholder. We anticipate that an article will be added to the Warrant for this purpose at the Select Board's meeting on January 28, 2025. The form of article and recommendation will require review and approval by Town Counsel and Bond Counsel.*

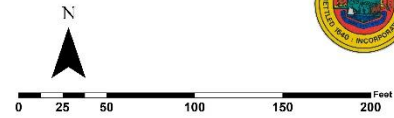
**ARTICLE 9** To see if the Town will vote to amend the Zoning Map to include the Milton Village Planned Unit Development and the Brook Road Overlay District as described below: Milton Village Planned Unit Development: That portion of the Milton Village/Central Avenue Business District which is to the east of a North/South line drawn through the point on Eliot Street which is at the parcel boundary of Assessor's Parcel E-2-2 with the street address of 1 Eliot Street; and the Brook Road Overlay District: The subject parcels are identified on the Assessors Map as of January 1, 2018 as: D-1-1 (3 Laurel Road) D-1-2 (3 Laurel Road) and D-1-16 (5-9 Thacher Street); and to act on anything relating thereto.







## BROOK ROAD OVERLAY DISTRICT POTENTIAL PARCELS Scenario II



Parcel ID	ADDRESS	LandUse	Existing Use	Lot Area (sq ft)	Total Acres
D 1 16	9 THACHER ST	101	Single Family Residential	16,577	0.3824
D 1 2	3 LAUREL RD	101	Single Family Residential	4,325	0.0982



Produced by the Town of Milton GIS  
525 Canton Avenue Milton, MA 02186  
Date: October 26, 2024

Data Source:  
Town of Milton GIS  
Town of Milton Office of the Assessors  
Aerial Imagery from NearMap

Map Created by Allan Bishop, GISP  
abishop@townofmilton.org / (617) 898-4973

Map Created by Allan Bishop, GISP  
abishop@townofmilton.org / (617) 898-4973

Submitted by the Planning Board

**RECOMMENDED** that the Town vote  

***Draft** COMMENT: The Town previously approved Zoning Bylaw Amendments to establish the Milton Village Planned Unit Development and the Brook Road Overlay District. Recent court cases have ruled that a Zoning Bylaw amendment for an overlay must also amend the Zoning Map, otherwise the bylaw amendment is not in effect. This article would amend the Zoning Map to add these two planned unit developments to the Zoning Map at the recommendation of Town Counsel.*

**ARTICLE 10 Zoning Bylaws re Site Plan Review**

*Language to be inserted*

DRAFT

**ARTICLE 11 Zoning Bylaws Amendment re Accessory Dwelling Units**

*Language to be inserted*

DRAFT

DRAFT



Town of Milton  
525 Canton Ave  
Milton, MA 02186

**Town Meeting will be held on  
Monday, February 24th**  
Beginning at 7:30 p.m.

The Milton High School auditorium  
is reserved for additional Town Meeting  
sessions at 7:30 p.m. on February 25  
and February 26  
.

ECRWSS  
POSTAL CUSTOMER RESIDENT  
MILTON, MA 02186

PRSRT STD  
U.S. POSTAGE  
PAID  
PERMIT NO.  
59792  
BOSTON, MA

**ARTICLE XX To see if the Town will vote to amend the General Bylaws by inserting the following new Section XX : DARK SKY PROTECTION**

**PURPOSE**

The purpose of this Section is to: (i) protect the rural character of the Town; (ii) protect the natural beauty of a dark sky, in which stars, planets and constellations can be viewed unimpeded from the encroachment of glare, excessive lighting, and light pollution; (iii) protect the natural animal habitats within the Town; (iv) promote the use of advanced lighting technology; and (v) balance the needs of economic development, human and animal safety and the Town's natural character through the regulation of Outdoor Lighting.

**DEFINITIONS**

“Adaptive Controls” means mechanical or electronic devices, when used in the context of Outdoor Lighting systems, intended to actively regulate the switching, duration, and/or intensity of light emitted by such systems. Examples of adaptive controls include timers, dimmers, and motion-sensing switches.

“Applicant” means the person or entity that applies for the issuance of an Outdoor Lighting Permit.

“Application” means a written application for the issuance of an Outdoor Lighting Permit.

“Electronic display” means any illuminated sign of an informative or advertising nature, whether on or off-premises, and operable at night, whose content is made visible to the viewer by means of luminous elements under active electronic control and therefore subject to alteration in order to vary the content of the message. Electronic displays may be either static or dynamic in terms of light color and intensity.

“Fully Shielded” means an outdoor Luminaire constructed so that in its installed position all the light emitted by the Luminaire is projected below the horizontal plane passing through the lowest light-emitting part of the Luminaire. A Fully Shielded Luminaire, indicating the ninety (90) degree angle between the horizontal plane passing through the lowest light emitting part of the Luminaire and the nadir, defined as the local vertical pointing toward the center of the earth.

“International Dark-Sky Association” means the non-profit organization headquartered at 3223 North First Avenue, Tucson, Arizona, whose mission is to reduce light pollution through the promotion of recognized best practices in Outdoor Lighting design, installation, and operation.

“Lamp” means the bulb or other light-emitting portion of a Luminaire, not inclusive of any reflective or refractive optics used to direct light.

“Light pollution” means any unintended, adverse and/or obtrusive effect of the use of outdoor light at night.

“Luminaire” means a complete lighting assembly, consisting of a Lamp, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

“Outdoor Lighting” means temporary or permanent lighting that is installed, located, or used in such a manner as to cause light rays to shine outdoors.

“Outdoor Sports Lighting” means lighting equipment designed and installed specifically to illuminate outdoor fields used for the practice and play of any outdoor sport or similar recreation activity. This term refers only to lighting directed toward, and intended to facilitate, play or recreation on outdoor surfaces, or to illuminate spectator viewing stands, but not for illumination of any other part of a connected or adjacent property.

“Public hazard or nuisance” means lighting that, by virtue of its intensity, brightness, area of coverage, position or direction causes to adjacent property or occupants thereof visual discomfort or other physical harm or damage, or a substantial and unreasonable interference with the use and enjoyment of such property.

“Public Lighting” means Outdoor Lighting equipment owned, operated, and/or maintained or leased by the Town and that is situated either on Town-owned property or in a public right of way. This term is inclusive of street lighting when owned or leased by the Town.

“Searchlight” means any high-intensity light source whose emission pattern is confined to a narrow beam and whose intended purpose is to draw attention to the locations at which products or services are sold. Sometimes referred to as a “sky beam.”

“Outdoor Lighting Permit Granting Authority” means the Select Board of the Town.

“Town” means the town of Milton, MA.

“Up-lighting” means any Luminaire that is directed toward the sky or onto an object from below the object.

## **APPLICABILITY**

**General applicability.** All Outdoor Lighting Luminaires installed after the effective date of this bylaw shall be in conformance with the requirements established by this bylaw and any other applicable bylaws, codes or regulations of the Town, except that owners of lawfully preexisting Outdoor Lighting Luminaires shall be deemed in compliance with this bylaw provided that they obtain an Outdoor Lighting Permit authorizing such preexisting Outdoor Lighting Luminaire within two years of the date that this bylaw becomes effective . The provisions of this bylaw shall apply to all new construction or any renovations of existing real property for which a building permit is required.

**Preexisting Outdoor Lighting Luminaires.** All commercial and residential Outdoor Lighting Luminaires that were lawfully installed prior to the effective date of this bylaw, but that do not comply with the requirements of this bylaw, are declared to be lawfully preexisting and are referred to herein as “Preexisting Luminaires.” All Preexisting Luminaires may continue to be

used and maintained after the adoption of this bylaw and any related codes or regulations, but shall be brought into compliance with its requirements upon the first to occur of any of the following:

- i. A change of use of a property, or any other modification requiring an Outdoor Lighting Permit; or
- ii. A determination by the Select Board, following a hearing held no less than 14 days after providing notice to the owner of the Preexisting Luminaire, that such Preexisting Luminaire constitutes a public hazard or a nuisance;
- iii. The replacement of any Preexisting Luminaire with new lighting equipment, not inclusive of Lamps or similar consumable parts; or
- iv. The two-year anniversary of the effective date of this bylaw.

Conformity shall occur prior to issuance of a certificate of occupancy, final inspection, or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of sixty (60) days from the date of permit issuance to bring the lighting into conformance.

## **INTENTION**

The intention of this bylaw is to encourage compliance immediately and then require that Preexisting Luminaires not otherwise affected by this bylaw be made compliant with this bylaw within two (2) years after the effective date of this bylaw.

## **MAIN PROVISIONS**

**Shielding.** All Outdoor Lighting Luminaires installed after the effective date of this bylaw shall be Fully Shielded.

**Spectrum management.** The color temperature of Lamps in all Outdoor Lighting Luminaires shall not exceed 2,700 Kelvins.

**Top-down lighting.** Externally illuminated signs shall be lit only from the top of the sign with Fully Shielded Luminaires designed and installed to prevent light from spilling beyond the physical edges of the sign.

**General curfew for commercial uses.** All Outdoor Lighting shall be extinguished by 11:00 pm or within one (1) hour of the close of normal business hours, or at the conclusion of usual operations, whichever occurs later.

**Outdoor Sports Lighting.** Outdoor Sports Lighting shall be permitted and exempted from this bylaw and related codes and regulations if its design and installation adheres to the version of the International Dark-Sky Association's Criteria for Community Friendly Outdoor Sports Lighting operative at the time when the construction permit is submitted to the Town for review.

**Displays of the United States flag.** Flagpoles displaying the United States flag are exempt from this bylaw, provided that the sole objective of the illumination is the United States flag. Wherever possible, illumination shall be from above the flag pointing downward.

**Other restrictions.** The use of the following types of Outdoor Lighting are prohibited unless specifically authorized d by the Select Board via its issuance of an Outdoor Lighting Permit a:

- i. Searchlights, sky beams, and similar lighting, except as required by response personnel during emergency conditions.
- ii. Lasers.
- iii. Electronic displays.
- iv. Up-lighting.
- v. Any light that dynamically varies its output by intermittently fading, flashing, blinking, or rotating. This type of lighting includes strobe lighting.
- vi. Any Luminaire that uses mercury vapor Lamps. Further, any Luminaire that uses mercury vapor Lamps is not grandfathered by this bylaw and must be Fully Shielded within one (1) year of the effective date of this bylaw.

## **PUBLIC LIGHTING**

**New installations.** New installations of Outdoor Lighting on public properties and rights of way may be installed only upon determination by the Select Board that a public safety hazard exists in the area to be lit, and that the hazard can only be effectively mitigated through the use of Outdoor Lighting and not through some other passive means, such as reflectorized roadway paint or markers.

**Adaptive Controls.** All new installations of Outdoor Lighting on public properties and rights of way must be regulated with Adaptive Controls such that the lighting of areas is restricted to times, places and amounts required for safe occupancy.

**Curfew.** All Outdoor Lighting on public properties and rights of way not adaptively controlled must be fully extinguished by 11:00 pm, or within one hour of the end of occupancy of the structure or area to be lit, whichever is later.

**Compliance.** All new installations of Outdoor Lighting on public properties and rights of way must comply with this bylaw.

**Adoption.** Existing Outdoor Lighting on public properties and rights of way must be modified to comply with this bylaw within two (2) years of the effective date of this bylaw.

## **ENFORCEMENT**

**Administrative guidance.** The Select Board is authorized to promulgate one or more interpretive documents to aid in the administration of, and compliance with, this bylaw.

**Violations.** It shall be unlawful to install or operate any Outdoor Lighting Luminaire in violation of any provision of this bylaw. Any person violating any provision of this bylaw shall be guilty of a misdemeanor. Each day during which the illegal erection, maintenance and use of such non-conforming Outdoor Lighting continues shall constitute a separate offense.

**Primary relief.** The Town shall also have the right to bring a civil action to enforce the provisions of this bylaw and to seek remedies as allowed by law, including, but not limited to injunctive relief, monetary damages; or other relief as directed by a court with jurisdiction over the matter.

**Penalties.** Any person or entity who violates this By-Law shall receive a warning for the first violation and shall be liable to the Town of Milton in the amount of \$50 for the second violation and in the amount of \$100 for each subsequent violation, which money shall inure to the Town of Milton for such uses as the Select Board may direct. Fines shall be recovered by indictment or on complaint before the District Court or by noncriminal disposition in accordance with MGL c. 40 S. 21D. Each separate instance of noncompliance following the issuance of any warning or citation pursuant to this section shall constitute a separate violation.

**Stop work orders.** In the event work is not being performed in accordance with this bylaw, the Town may issue a stop work order and all work shall immediately cease on the entire project for which the Outdoor Lighting Permit was issued. No further work shall be undertaken on the project if a stop work order is in effect.

And to authorize the Town Clerk to assign or amend chapter and section numbers; and to act on anything relating thereto.

**RECOMMENDED** that the Town vote   

**COMMENT:**

**ARTICLE XX To see if the Town will vote to amend the General Bylaws by inserting the following new Section XX PROTECTION AGAINST LIGHT TRESPASS:**

**PURPOSE**

The purpose of this Section XX is to protect a Person from the intentional and unintentional Light Trespass caused by another Person.

**DEFINITIONS**

“Lamp” means the bulb or other light-emitting portion of a Luminaire, not inclusive of any reflective or refractive optics used to direct light.

“Light Trespass” means a condition in which artificial light emitted from a Luminaire on one property is directed in such a manner that the light source or glare is visible from any other property and constitutes public hazard or a nuisance.

“Luminaire” means a complete lighting assembly, consisting of a Lamp, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

“Person” means an individual, a member of a limited liability company, a partnership, or a corporation.

“Public hazard or nuisance” means lighting that, by virtue of its intensity, brightness, area of coverage, position or direction causes to adjacent property or occupants thereof visual discomfort or other physical harm or damage, or a substantial and unreasonable interference with the use and enjoyment of such property.

“Town” means the town of Milton, MA.

**ENFORCEMENT**

The Select Board, in its sole discretion, shall determine if a Light Trespass constituting a public hazard or nuisance exists. The Select Board shall notify the property owner of its intention to review a complaint regarding light trespass at their property in writing at least fourteen days in advance and provide an opportunity for the property owner to respond to the complaint before the Select Board.

**VIOLATIONS**

A condition determined by the Select Board to constitute a public hazard or nuisance shall be in violation of this bylaw. Any Person violating any provision of this bylaw shall be guilty of a misdemeanor. Each day during which the violation exists shall constitute a separate offense.

**RELIEF**

The Town shall have the right to bring a civil action to enforce the provisions of this bylaw and to seek remedies as allowed by law, including, but not limited to injunctive relief, monetary damages; or other relief as directed by a court with jurisdiction over the matter.

## **PENALTY**

Any person or entity who violates this By-Law shall receive a warning for the first violation and shall be liable to the Town of Milton in the amount of \$50 for the second violation and in the amount of \$100 for each subsequent violation, which money shall inure to the Town of Milton for such uses as the Select Board may direct. Fines shall be recovered by indictment or on complaint before the District Court or by noncriminal disposition in accordance with MGL c. 40 S. 21D. Each separate instance of noncompliance following the issuance of any warning or citation pursuant to this section shall constitute a separate violation..

And to authorize the Town Clerk to assign or amend chapter and section numbers; and to act on anything relating thereto.

**RECOMMENDED** that the Town vote  

*COMMENT:*



# PETITION 1

**ARTICLE XX** To see by what sums of money the Town will vote to amend the appropriations voted at the 2024 Annual Town Meeting for the twelve-month period beginning July 1, 2024; and to determine how said appropriations shall be raised, whether by transfer from available funds or otherwise; and to act on anything related thereto.

**RECOMMENDED** that the Town vote to amend the following appropriation voted by the 2024 Annual Town Meeting by the article referenced in the table below, and in the manner identified below, for the twelve-month period beginning July 1, 2024:

Department	2024 ATM Article	Current FY2025 Appropriation	FY2025 Adjustment	Revised FY2025 Appropriation
Select Board - Law Professional & Special Services	XX	\$283,000	(\$250,000)	\$33,000
School	XX		\$250,000	

and that to meet said appropriation the sum of \$0 be raised from the tax levy.

Submitted by Citizens' Petition. More than 100 citizens signed the petition, the first ten (10) of whom are:

\*\*\*\*Please write your name CLEARLY. Include your FULL ADDRESS and PRECINCT NUMBER\*\*\*\*

NAME	SIGNATURE	ADDRESS (include house/apt. number)	P
Jane M. Doe	Janet Marie Doe	123 Main Street	5
Matthew Morong	Matthew Morong	136 Eliot St.	2
Kathleen Gorno	Kathleen Gorno	136 Eliot St	2
Maggie Syme	Maggie Syme	41 Gaskins Rd.	2
Norbourne Bickellah	Norbourne Bickellah	41 Gaskins Rd.	2
ERIKK HOKENSON	ERIKK HOKENSON	583 ELIOT ST	2
Lauren Hokenson	Lauren Hokenson	583 Eliot St	2
Kathleen M. O'Donnell	Kathleen M. O'Donnell	12 Belcher Cir	7
Judith Cohen	Judith Cohen	109 Capen St.	2
JONATHAN LASHLEY	JONATHAN LASHLEY	250 Thacher St.	4
Kelvin Lang	Kelvin Lang	250 Thacher St	4

TOWN CLERK OFFICE MILTON, MA  
REC'D 22 JAN '25 PM 4:32

# PETITION 2

**ARTICLE XX** To see if the Town will vote to instruct the Planning Board to prepare for a vote by the 2025 Annual Meeting a zoning article to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, to allow multi-family housing permitted as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A) and consistent with the Massachusetts Supreme Judicial Court's decision in Commonwealth v. Town of Milton and with the Emergency Compliance Regulations for Multi-Family Zoning Districts Under Section 3A of the Zoning Act, dated January 14, 2025, as further revised or amended from time to time.

*Submitted by Citizens' Petition. More than 100 citizens signed the petition, the first ten (10) of whom are:*

\*\*\*\* Please write your name CLEARLY. Include your FULL ADDRESS and PRECINCT NUMBER\*\*\*\*

NAME	SIGNATURE	ADDRESS (include house/apt. number)	P
Jane M. Doe	Janet Marie Doe	123 Main Street	5
CHRISTINE TURNER	Christine Turner	16 Parkway Cres.	4
William M. Tammick	William M. Tammick	16 Parkway Cres	4
Susan Koch-Weser	Susan Koch-Weser	115 Warren Ave	4
John Rhee	John Rhee	115 Warren Ave	4
Peter Rhee	Peter Rhee	115 Warren Ave	4
Richard Bourque	Richard Bourque	350 Blue Hill Pkwy	4
Elsa Bourque	Elsa Bourque	350 Blue Hills Pkwy	4
Lauren Brown	Lauren Brown	32 Parkway Cres	4
Holly St. Peter	Holly St. Peter	22 Parkway Cres	4
Michael Molé	Michael Molé	22 Parkway Cres	4

TOWN CLERK OFFICE-MILTON, MA  
REC'D 22 JAN '25 PM4:35



**Town of Milton**  
Parks and Recreation Department  
525 Canton Avenue  
Milton, MA 02186  
617-898-4940

January 16, 2025

Nicholas Milano, Town Administrator  
525 Canton Avenue  
Milton, MA 02186

Dear Mr. Milano,

In anticipation of our Summer Concert Series, they would like to reserve the Baron Hugo Gazebo for the following Wednesday evenings from 5:30PM – 8:00PM. The dates for calendar year 2025 are as follows:

June 4, 11, 18, 25  
July 2, 9, 16, 23, 30  
August 6, 13 and the 20<sup>th</sup> (Rain Date).

Additionally: 1 Thursday June 5<sup>th</sup>. (Kids Concert Rain Date)

We hope that you will again look favorably upon our request. If you have any questions, please feel free to call the Park office.

Thank you for your consideration.

Sincerely,

Kevin Chrisom, Director  
Milton Parks Department

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

**APPLICATION**

**Applicant's Name:** Milton Public Library

**Applicant's Address:** 476 Canton Ave

**Applicant's Phone:** 617-898-4949

**Description of proposed use:** The Library's annual Teddy Bear Picnic.  
We will be hosting the performer "Evan from Music at the  
Blissful". It will be about a ninety minute performance.

**(Please provide as much detail as possible.)**

**Proposed Event Date:** May 28, 2025

**Proposed Event Start Time:** 11:00 am

**Proposed Event End Time:** 12:30 pm

**Number of Guests and/or Attendees:** 100

**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:** William L. Adamczyk

Digitally signed by William L. Adamczyk  
Date: 2025.01.16 16:21:14 -05'00'

**Date:** 1/16/25

**Printed Name:** William Adamczyk

**Printed Title:** Library Director

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

**Select Board / Town Administrator**

**Date**

**Conditions of Approval:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Use Charge(s):** \_\_\_\_\_

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

## **RELEASE AND INDEMNITY AGREEMENT**

I, William Adamczyk, of Milton Public Library,  
(Applicant Name) (Applicant Address)

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 Teddy Bear Picnic on the date of May 28, 2025,  
(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: William L. Adamczyk  
Digitally signed by William L. Adamczyk  
Date: 2025.01.16 16:22:28 -0500'

Date: 1/16/25

Printed Name: William L Adamczyk

Printed Title: Library Director



# Town of Milton

TOWN OFFICE BUILDING  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS

TEL 617-898-4846

## 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] / [REDACTED]  
Telephone # E-Mail Address

Organization Name: Historic New England

Name of Event: Wintersounds: Charles Overton and Devon Gates

Description of Event: Indoor concert

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

Date of Event: February 23, 2025

Hours of Event: 4:00-6:00 p.m.

Location of Event: 1424 Canton Ave., Milton MA 02186

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: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
Chief of Police Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano Date: Jan. 4, 2025

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

TOWN OFFICE BUILDING  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS

TEL 617-898-4846

## 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] / [REDACTED]  
Telephone # E-Mail Address

Organization Name: Historic New England

Name of Event: Wintersounds: Mike Rivard and Fabio Pirozzolo

Description of Event: Indoor concert

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

Date of Event: March 23, 2025

Hours of Event: 4:00-6:00 p.m.

Location of Event: 1424 Canton Ave., Milton MA 02186

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: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
Chief of Police Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Christina Gagliano Date: Jan. 4, 2025

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.

**DRAFT**

## **Select Board Meeting Minutes**

**Meeting Date:** 1/7/2025

**Members in Attendance:** Richard G. Wells, Jr., Chair; Roxanne F. Musto, Vice Chair; John C. Keohane, Secretary, Erin G. Bradley, Member; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town Administrator and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

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

**Time Meeting called to Order:** 7:09PM

**Meeting Time Adjourned:** 8:59PM

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

Vice Chair Musto called the meeting to order at 7:05PM. She introduced the Board Members and staff and led the Pledge of Allegiance.

### **3. Public Comment**

No public comment.

### **4. Discussion/Update – Fiscal Year 2026 Budget and Five-Year Forecast; Operating Override for Fiscal Year 2026; Fiscal Year 2026 Capital Budget**

Mr. Milano, the Town Administrator, provided an overview of the FY2026 Budget.

Highlights of his presentation include:

#### FY 2026 Forecast

Revenues: \$136.3 million  
Expenditure: \$145.8 million  
Deficit: -\$9.5 million

#### Revenue Forecast

Potential updates to the FY2026 revenue forecast:

- New Growth may be able to be revised modestly upward
- Local Receipts slightly reduced from FY25
- State Aid
  - FY26 State Budget expected in January

#### FY 2026 Expenditures Outlook

Three Categories:



- Town Departments
- School Department
- Shared Costs:
  - Employee Benefits:
    - Milton Retirement System
    - Medicare
    - Health Insurance
    - Other Post Employment Benefits (OPEB)
    - Unemployment
    - General Insurance
    - General Fund Debt Service
    - Reserve Fund
    - Audit
    - State Assessments

<b>Schools</b>	<b><u>FY24:</u></b> \$62,647,939	<b><u>FY25:</u></b> \$68,038,389	<b><u>FY26:</u></b> \$74,448,060
<b>Shared</b>	\$ 368,248,39	\$34,182,106	\$36,966,887
<b>Town</b>	\$31,483,787	\$32,886, 871	\$34,353,165
<b>TOTAL:</b>	\$130,956,565	\$135,107,366	\$145,768,113

Example:

Shared Cost – Health Insurance:

FY25 claims tracking ahead of recent years when means our anticipated premium increase must be very conservative at this point: 10% increase.

1% increase in premiums =approximately \$125,000 cost increase

FY25 enrollments are above forecast, which means an increase in the budget to accommodate the increased costs.

Department Budgets

Town: FY25: \$32, 886,871

FY26: 34,353,165 (\$1.46 million, or 4.4% increase)

School Department: FY2025 \$ 67,225,230

FY2026 \$ 73,573,914 (\$6.3million, or 9.44% increase)

Blue Hills Regional Vocational Technical School not included.

Mr. Milano outlined the anticipated tax impacts of override scenarios using the value of an average single-family home. (See excerpt below). The complete list can be found in the Select Board meeting packet on the Town's website. [Select Board Meeting Packets | Milton, MA](#)

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>
	Recap	No Override	Override -\$5 million	Override -\$6 million	Override - \$7.5 million
Status					
Average Single-family Value	\$1,028,487	\$1,028,487	\$1,028,487	\$1,028,487	\$1,028,487
Maximum Allowed Levy	101,944,061	\$105,271,933	\$105,271,933	\$105,271,933	\$105,271,933
Override Amount			<b>\$5,000,000</b>	<b>\$6,000,000</b>	<b>\$7,500,000</b>
Levy with override		\$105,271,933	\$110,771,933	\$111,771,933	\$112,771,933
Tax Rate	\$11.09	\$11.45	\$12.00	\$12.10	\$12.27
Average Single Family Tax Bill	\$11,406	\$11,778	\$12,338	\$12,450	\$12,617
\$ Increase from FY25		372	\$932.00	\$1,044.00	\$1,211.00
% Increase from FY25		3.26%	10.62%	9.15%	10.62%
Additional amount for override			\$559	\$671	\$839
% Increase for Override			4.90%	5.89%	7.36%

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>
	Recap	No Override	Override -\$8 million	Override -\$9.5 million	Override - \$10 million
Status					
Average Single-family Value	\$1,028,487	\$1,028,487	\$1,028,487	\$1,028,487	\$1,028,487
Maximum Allowed Levy	101,944,061	\$105,271,933	\$105,271,933	\$105,271,933	\$105,271,933
Override Amount			<b>\$8,000,000</b>	<b>\$9,500,000</b>	<b>\$10,000,000</b>
Levy with override		\$105,271,933	\$110,771,933	\$114,771,933	\$115,271,933
Tax Rate	\$11.09	\$11.45	\$113,771,933	\$12.49	\$12.54
Average Single Family Tax Bill	\$11,406	\$11,778	\$12.32	\$12.84	\$12,897
\$ Increase from FY25		372	\$1,267	\$1,435	\$1,491
% Increase from FY25		3.26%	11.11%	12.58%	13.07%
Additional amount for override			\$895	\$1,063	\$1,119
% Increase for Override			7.85%	9.32%	9.81%

Following his presentation, Mr. Milano fielded questions/concerns from the Members regarding the budget, the pending shortfall and a potential override. Ms. Johanna McCarthy, the Town Treasurer, and Ms. Amy Dexter, the Finance Director, joined the discussion and provided their input.

Topics included, but were not limited to:

- Long-term sustainability of an override

- Snow /Ice budget
- Grant funded positions
- Growth Potential for Milton Public Schools and the Town of Milton
- New Employment opportunities
- Software Upgrades
- Creation of an Override Stabilization Fund
- New Investments in the Stabilization Fund
- Cost Breakdowns

The Select Board will continue their discussion on the FY'26 budget at their next meeting. Mr. Milano informed the Members that a decision on an override will be needed by the end of January/first week in February. Chair Wells suggested that Department Heads join the Board at the next meeting to share their perspective on the budget.

## **5. Discussion/Update/Approval – Special Town Meeting: February 24, 2025**

### **a. Special Town Meeting Articles:**

- i. **Appropriation for a Feasibility Study with the Massachusetts School Building Authority**
- ii. **Amendment to the School Building Committee, established by the February 2019 Special Town Meeting**
- iii. **Home Rule Petition to Establish a Senior Means Tested Property Tax Exemption**
- iv. **Zoning Bylaws Amendment re: Accessory Dwelling Units**
- v. **Zoning Bylaws Amendment re: Site Plan Review**
- vi. **Zoning Bylaws Amendment re: Zoning Map**
- vii. **Other potential articles**

### **b. Close the Warrant**

Ms. Musto moved to re-open the Special Town Meeting Warrant. The motion was seconded by Ms. Musto. The Board voted unanimously to re-open the Warrant.

Mr. Milano, the Town Administrator, offered a summary of the proposed Warrant Articles. Following his summations, he answered questions from the Members.

(i)

### **Appropriation for a Feasibility Study with the Massachusetts School Building Authority, (MSBA)**

The MSBA requires each Town invited to participate in the Eligibility Period, to appropriate funding for a Feasibility Study. The current School Building Committee has recommended \$1.5 million in funding for the study. It is an eligible reimbursement expense. The warrant article was drafted by the MSBA. A request to revise the language must be approved by the MSBA.

Mr. Keohane and Ms. Musto shared their concerns regarding the appropriation structure. They feel additional provisions are needed. Mr. Milano will contact MSBA to see if a change can be made.

Ms. Bradley moved to approve the Warrant Article for an Appropriation for a Feasibility Study with the Massachusetts School Building Authority for inclusion in the Special Town Meeting Warrant dated February 24, 2025. The motion was seconded by Mr. Zoll. The Board voted 3-2 in favor of including this article in the Warrant. Ms. Musto and Mr. Keohane vote no.

(ii)

**Amendment to the School Building Committee, established by the February 2019 Special Town Meeting**

The MSBA requires each Town invited to participate in the Eligibility Period to establish a School Building Committee that includes the following individuals:

Superintendent of Schools	Non-voting
Town Administrator	Non-voting
Director of Consolidated Facilities	Non-voting
Individual with MCPPO Certification (appointed by the School Committee)	Non-voting
School Principal (appointed by the School Committee)	Non-voting
Local Budget Official (appointed by the Town Administrator)	Non-voting

Mr. Zoll moved to approve the Article to amend to the School Building Committee, established by the February 2019 Special Town Meeting and identify the voting privileges of each Member for inclusion in the Special Town Meeting Warrant dated February 24, 2025. The motion was seconded by Ms. Musto. The Board voted all in favor to include this article in the Warrant.

(iii)

**Home Rule Petition to Establish a Senior Means Tested Property Tax Exemption**

The Circuit Breaker tax credit is based on the actual real estate taxes or rent paid on the Massachusetts residential property you own or rent and occupy as your principal residence.

The maximum credit amount for tax year 2024 is \$2,730. If the credit you are owed exceeds the amount of the total tax payable for the year, you'll be refunded the additional amount of the credit without interest. The exemption is for individuals 65 or older by December 31<sup>st</sup> of the tax year.

The initiative will need to be approved by Town Meeting and then filed as a home rule petition in the MA State Legislature. The Select Board will determine the exemption amount at a later date.

Mr. Zoll moved to approve the Home Rule Petition Article to Establish a Senior Means Tested Property Tax Exemption for inclusion in the Special Town Meeting Warrant dated February 24, 2025. The motion was seconded by Ms. Musto. The Board voted all in favor to include this article in the Warrant.

(iv)

**Zoning Bylaws Amendment re: Accessory Dwelling Units**

(v)

**Zoning Bylaws Amendment re: Site Plan Review**

Mr. Milano, the Town Administrator, noted that the Planning Board is working to complete the Zoning Bylaws Amendments re: Accessory Dwelling Units and Site Plan Review. These articles will be deferred until the next meeting.

(vi)

**Zoning Bylaws Amendment re: Zoning Map**

Ms. Bradley moved to approve the Article for a Zoning Bylaws Amendment re: Zoning Map for inclusion in the Special Town Meeting Warrant dated February 24, 2025. The motion was seconded by Mr. Zoll. The Board voted all in favor to include this Article in the Warrant.

Mr. Zoll moved to close the Warrant. The motion was seconded by Ms. Musto. The Board voted all in favor to close the Warrant.

**6. Discussion/Approval – Appointment to the Massachusetts Water Resources Authority, (MWRA) Advisory Board – Representative for Milton**  
**a. Marina Fernandes, Director of Public Works**

Ms. Bradley moved to appoint Marina Fernandes, Director of Public Works to the Massachusetts Water Resources Authority (MWRA), Advisory Board as the representative for Milton. The motion was seconded by Ms. Musto. The Board voted all in favor to approve Ms. Fernandes' appointment.

**7. Discussion/Update- East Milton Deck Bollards/Planters**

Chair Wells provided an update on a public safety initiative planned for the East Milton Deck. The Town will be installing cement planters/bollards around the deck to help keep residents safe. The Board agreed not to schedule any events until the planters/bollards are in place.

**8. Discussion/Approval - No Place for Hate Proclamation to be read Monday, January 20, 2025 in honor of Dr. Martin Luther King, Jr.**

Ms. Bradley moved to approve the No Place for Hate Proclamation to be read on Monday, January 20, 2025 in honor of Dr. Martin Luther King, Jr. The motion was seconded by Ms. Musto. The Board voted all in favor to approve the proclamation honoring Dr. Martin Luther King, Jr.

## **9. Discussion/Approval – Meeting Minutes: December 17, 2024 and December 23, 2024**

Mr. Zoll moved to approve the meeting minutes dated December 17, 2024. The motion was seconded by Ms. Musto. The Board voted all in favor to approve the minutes.

Mr. Zoll moved to approve the meeting minutes dated December 23, 2024. The motion was seconded by Ms. Musto. The Board voted all in favor to approve the minutes. Ms. Bradley abstained.

## **10. Town Administrator's Report**

Mr. Milano provided a few updates from Town Hall:

Collection of Christmas Trees will begin on January 8, 2025 and run for a week.

Joe Atchue, the Building Commissioner, recently parted ways with Milton for a new job in Millis.

Job vacancies include Building Commissioner, Town Engineer and Director of Planning and Community Development.

The Town is waiting for the MA Supreme Judicial Court to issue their ruling on the MBTA Communities Act.

Requests for Proposals for the new East Milton Fire Station has been advertised.

A summary is being drafted for the Select Board on the Expressions of Interests received regarding the future of the Fire Station at 525 Adams Street.

Site clearing is underway at 936 Brush Hill Road, home of a new 40B project.

Units at the Ice House are being advertised for sale.

711 Randolph Ave., a new 40B development and 440 Granite Ave. a new residential complex are under construction.

Mr. Milano congratulated Chair Wells on being sworn in as the State Representative for the 7<sup>th</sup> Norfolk District.

## **11. Chair's Report**

Chair Wells extended his appreciation to the Massachusetts Building Authority and Treasurer Goldberg for their support of Milton's Statement of Interest for the Cunningham School.

## **12. Public Comment Response**

No Public Comment.

## **13. Future Meeting Dates:**

The Board will meet on Tuesday, January 28, 2025 and Tuesday, February 11, 2025. The Members are open to scheduling additional meetings as needed.

#### **14. Future Agenda Items**

Members may contact Chair Wells and Mr. Milano with their agenda requests.

#### **15. Adjourn**

At 8:59PM, Ms. Musto moved to adjourn. The motion was seconded by Mr. Keohane. The Board voted all in favor to adjourn.

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

Additional Documents:

FY2026 Budget Forecast

- History of Milton Overrides
- Tax Impact of various Override Scenarios

Draft - Special Town Meeting Warrant – February 24, 2025

Greeting pages

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Articles:

- Appropriation from the PEG Access Enterprise Fund for equipping the new meeting room in the former Fire Headquarters building for televised meetings
- Home Rule Petition re: Liquor Licenses for on premises consumption (restaurants)
- Town Bylaws Amendment - Chapter 105 Alcoholic Beverages
- Appropriation for a Feasibility Study with the Massachusetts School Building Authority
- Amendment to the School Building Committee, established by the February 2019 Special Town Meeting
- Home Rule Petition to Establish a Senior Means Tested Property Tax Exemption
- Appropriation for Lead Service Line Replacement Program for funding from the MWRA
- Appropriation for Lead Service Line Replacement Program for funding from the State Revolving Fund
- Zoning Bylaws Amendment re: Zoning Map

Proclamation Honoring Dr. Martin Luther King, Jr. – No Place for Hate

Meeting Minutes: December 17, 2024 and December 23, 2024