



**Select Board**

**Meeting Packet**

**May 5, 2025**



May 2, 2025

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

Re : Cunningham Elementary School Library Renovation Project – General Contract Bid Opening

Dear Nick:

As requested, we are writing to make a recommendation to award of the referenced project. We recommend awarding this project to the second low bidder, BC Construction, for reasons stated below.

As you know, eight general bids were received, six of them are under the estimated cost of \$3.2 million, - including the bid alternate.

The lowest bid was received from Menemsha Solutions. We suggest that the Town not award to Menemsha as they are not “responsible and eligible” under the terms of M.G.L. c. 149, 44A. This is because Menemsha’s prior experience which they listed in their DCAMM statement clearly does not demonstrate they possess the skill, ability and integrity necessary to faithfully perform the work called for by this particular contract. Menemsha’s listed project do not match the type, clientele, location of work, or requirements of the Cunningham project: a nine week renovation in an occupied school building that must begin when the present school term ends and then completed before the next term begins, without fail. Menemsha’s listed projects appear to be mostly the construction of retail franchise enterprises on the west coast and in the south. In fact, there does not appear to be any kind of commonality between Menemsha’s listed projects to the Cunningham Library Renovation of any kind. One failed DCAMM evaluation is also concerning (out of eight projects). Despite this finding, we reached out to the references provided with their bid in the DCAMM Update Statement and were able to speak with two of them. One reference develops Barnes and Noble stores and the other LA Fitness facilities. The references were satisfied with Menemsha’s work, however expressed concern regarding the timeliness of paperwork. We asked if Menemsha would be suited to the demands of a public summer slammer project (nine week summer set schedule that must finish before students and faculty return for Fall). The references expressed concern. Neither reference knew the names stated of the proposed Menemsha team. This is most likely because Menemsha’s listed projects were located in other corners of the country. Additionally, deficiencies with Menemsha’s bid include: no seal on the bid, no witness signature on the bid bond, DCAMM update statement contained no resumes of proposed project personnel, no information on projects in Massachusetts. The Update Statement was not signed.

We reviewed the second low bid submitted by BC Construction. We find that the bid paperwork was complete and responsive. BC has relevant experience and capacity. Their project experience includes several public/municipal projects that are of the same or greater value, all in Massachusetts, including renovations. BC’s work currently under contract is about \$9 million and their aggregate capacity is \$35 million. This indicates they have adequate capacity for this project. We also spoke to references that BC listed in their DCAMM update statement. Both were Massachusetts municipal clients. Both stated that BC does well-crafted work and were pleased by the outcomes. Both described the proposed project manager as being “excellent”. They both stated that the Owner of BC construction is extremely passionate, perhaps a little too passionate, about their projects. The resumes of the personnel indicate multiple years of experience and projects.

Based on the bids submitted, we recommend that the Town award to BC Construction for the bid amount of \$2,576,577.00 that includes bid alternate 1.

Very truly yours,

*Paul G Kalous*

Paul G. Kalous AIA

Vice President



**TOWN OF MILTON**  
TOWN OFFICE BUILDING  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS 02186

TEL 617-898-4800

**Livery License Application**

Name of Applicant Jose L. Roman  
(Please print or type legibly)

Address [REDACTED]  
(Street) (Town/City) (Zip Code)

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

Date of Birth [REDACTED] Place of Birth [REDACTED]

Driver's License Number [REDACTED] State License Issued In [REDACTED]

Name of Company J Roman Transportation LLC

Company Address 2 Granite Ave. Suite 260 Milton, MA 02186  
(Street) (Town/City) (Zip Code)

Address Where Vehicles Will Be Garaged 2 Granite Ave. Suite 260  
(Street)  
Milton, MA 02186  
(Town/City) (Zip Code)

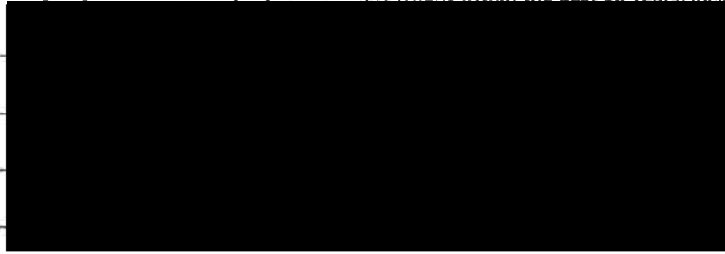
Company Telephone #/Contact Information [REDACTED]

Number of Employees \*\* 1

\*Copy of driver's license must be provided.

\*\*CORI checks will be performed on all employees. Please provide listing of all employees.

**Employment History:** (List all employment within the past 10 years, including part-time and military history if applicable)



**Required Documentation:**

- ☐ Automobile Insurance Policy
- ☐ Copy of Limousine License
- ☐ Worker's Compensation Insurance Policy\*
- ☐ Check Payable to the Town of Milton (\$100.00) for each Limousine
- ☐ Automobile Inspection Certificate

As an applicant for the livery license, I understand that a CORI check and a record request from the Massachusetts Registry of Motor Vehicles will be part of the licensing process.

I declare that the facts on this application are complete and true. Any false or incomplete statements may be cause for denial of a license. I am aware that any infractions of the livery regulations maybe treated in like manner.

I agree to notify the Selectmen's Office of any change in my address or other information contained in the above statements within 24 hours of such change.

A fee of \$100.00, payable to the Town of Milton is due upon receipt of application.

  
\_\_\_\_\_  
**Applicant Signature**

3/4/25  
\_\_\_\_\_  
**Date**

\*Massachusetts General Laws Chapter 152, Section 25 requires all employers to provide workers' compensation for their employees. An employer is defined as an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise.

### Class II License/Renewal Checklist

- ☒ Application for a License
- ☒ \$100.00 check made payable to the Town of Milton
- ☒ Worker's Compensation Proof of Coverage (*Please submit form from insurance company*)
- ☒ Worker's Compensation Insurance Affidavit
- ☒ Tax Affidavit attesting all state/local taxes are paid
- ☐ Copy of \$25,000 Surety Bond for Class II License
- ☒ Inspection of premise by Milton Fire and Police
- ☒ Massachusetts Department of Revenue Certificate of Good Standing
  
- ☒ Copy of Lease (if not owner) – ***New applications ONLY***
- ☒ Site Plan of property showing building, sidelines and dimensions – ***New applications ONLY***
- ☒ Request for Public Hearing with Select Board/Newspaper advertisement/Abutters List – ***New applications ONLY***

### **IMPORTANT!**

***To submit this form by email you must first download  
and save the form!***



# Town of Milton

525 Canton Ave · Milton, MA 02186 · (617) 898-4846

I, the undersigned, hereby apply for a Class II license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

## Business Contact Information

Business Name: Imperial Automotive DBA. S & E Automotive

Business Location: 131 Brook Rd Milton MA

Business Telephone #: [REDACTED]

Business Mailing Address: 131 Brook Rd Milton MA 02186

Contact Person: Jamal Denny

Emergency Telephone #: [REDACTED]

Email: [REDACTED]

Second Emergency Contact Person: \_\_\_\_\_

Second Emergency Telephone #: \_\_\_\_\_

FID # or SS: [REDACTED]

**\*\*EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.**

**\*Note: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See attached Sections 57, 58 & 59)**



# Town of Milton

## SELECT BOARD- LOCAL LICENSING AUTHORITY

525 Canton Ave · Milton, MA 02186 · (617) 898-4846

Local Licensing Authority-Select Board  
Town Hall, 525 Canton Ave  
Milton, MA 02186

To the Honorable Select Board:

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I / we hereby certify, under the penalties of perjury, that I / we to the best of my / our knowledge and belief, have filed all state tax returned and paid all state and local taxes required under law.

Imperial Automotive  
Business or Corporate Name

[REDACTED]  
Social Security or Federal Identification #

131 Brook Rd  
Address

Milton  
Town

MA  
State

02186  
Zip

[REDACTED]  
Telephone Number

Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? \_\_\_\_\_

If so, in what city - town Hudson MA Did you receive a license? yes For what year? 2010

Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? Please include reason:

NO

Please complete a description of all the premises to be used for the purpose of the business:

Signature of Individual or Corporate Officer \_\_\_\_\_

Date 12-20-23

Your Social Security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law Chapter 62C Section 49A.

SUBMIT

*It was  
a whole  
sale license*



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

The Ohio Casualty Insurance Company

## POWER OF ATTORNEY

Principal: Imperium Automotive, LLC DBA S & E Automotive

Agency Name: DAVIS & TOWLE MORRILL & EVERETT

Bond Number: 999352362

Obligee: Massachusetts Division of Standards

Bond Amount: (\$25,000.00 ) Twenty-five Thousand Dollars And Zero Cents

**KNOW ALL PERSONS BY THESE PRESENTS:** that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Beth Bauer in the city and state of CONCORD, NH, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

**IN WITNESS WHEREOF,** this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 1st day of August, 2024.



The Ohio Casualty Insurance Company

By:

Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 1st day of August, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2025  
Commission number 1126044  
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

### ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Ujewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seals of said Company this 4th day of September, 2024.



By:

Renee C. Ujewellyn, Assistant Secretary

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



With respect to Court Bonds and Receiver/Trustee Bonds: INDEMNITORS ACKNOWLEDGE AND AGREE THAT THE FIRST YEAR PREMIUM IS FULLY-EARNED WHEN THE BOND IS ISSUED EVEN IF THE BOND IS SUBSEQUENTLY REDUCED OR TERMINATED DURING THE FIRST YEAR. IF A BOND IS REDUCED OR TERMINATED DURING THE SECOND OR SUBSEQUENT YEAR AFTER A RENEWAL PREMIUM IS PAID, THE RENEWAL PREMIUM SHALL BE ADJUSTED PRO RATA UPON REDUCTION OR TERMINATION.

By signing below, each individual signing on behalf of a business entity and/or a trust, represents and warrants that he or she is duly authorized by the entity and/or trust to bind it to this Indemnity Agreement and that the entity and/or trust has a material interest in the issuance of any requested Bonds. In the case of a trust, the Trustee further represents and warrants that he or she has the ability and will resolve out of trust assets the obligations to the surety pursuant to the Indemnity Agreement regardless of any spendthrift provisions or any other limitations on distributions.

➡ Dated September 4, 2024.

Principal: Imperium Automotive, LLC DBA S & E Automotive

Indemnitor(s) sign here:

Witness' signatures:

By:

Jamal Denny

By:



CHRISTOPHER M. MADDEN  
CHIEF

**MILTON FIRE DEPARTMENT**  
**MILTON, MASSACHUSETTS 02186**

Telephone 617-898-4904  
Fax 617-696-7006  
email: cmadden@townofmilton.org

**Imperium Automotive**

On Friday September 20, 2024, I inspected the property at 131 Brook Rd. Milton, Ma. 02186. This building is classified as a repair shop since it was built in 1957. I met with the owner, Jamal Denny. This is for Imperium Automotive DBA- S&E Automotive.

Mr. Denny is applying for a Class 2 Motor Vehicle Sales License with the Town of Milton. The fire department is in possession of the fuel separator permit, which stops fuel leaks from entering the town sewer system.

From a fire prevention standpoint, Mr. Jamal has taken extra precautions to prevent fire and workplace emergencies. He has purchased a metal locker for the storage of flammable chemicals used in the service of automobiles. He has replaced 3-type ABC fire extinguishers with new inspected ones. He has ordered fire protection blankets, used for hot work in the business. He has also supplied his NFPA hot works certificate for a permit from the fire department to safely do so. Mr. Denny is seeking to use 2 of his 15 parking spots for the sale of motor vehicles. The Milton Fire Department believes he can operate this business safely. Please reach out with any questions or concerns.

Lieutenant Steve Mattaliano

A handwritten signature in black ink, appearing to read "Steve Mattaliano".

Fire Prevention Officer

Milton Fire Department

617-898-4906



## MILTON POLICE DEPARTMENT

40 HIGHLAND STREET  
MILTON, MASSACHUSETTS 02186-3873  
PHONE: (617) 698-3800  
FAX: (617) 698-3015

JOHN E. KING  
CHIEF OF POLICE

September 13, 2024

### IMPERIUM AUTOMOTIVE

On Friday September 13, 2024, at 11:50 hours, I went to 131 Brook Road (Imperium Automotive, DBA- S&E Automotive) to conduct an inspection of the business. The owner, Jamal Denny, is applying for a Class 2 Motor Vehicle Sales License with the Town of Milton.

As part of my duties, I inspected the facility to assure it meets the requirements of the permit. I also spoke with Mr. Denny regarding the keeping of a ledger for all Class 2 sales and that the ledger must be available at any time for inspection.

Mr. Denny met me and showed me around the property. The property is clean and well kept. The parking lot that is used for business was recently paved. The parking spaces have been chalk outlined and will have permanent markings shortly. There are 15 parking spaces in the front and right-hand side of the business that will be used for customer and employee parking. There will not be any parking on Brook Road or Blue Hills Parkway for customer parking.

A check of the Milton Police Records Management System revealed that there were no complaints or business-related incidents at 131 Brook Road for the last 2 years. I spoke with the cashier at Milton Food Mart, and he states that they have not had any problems with the business and that they are good neighbors.

Mr. Jamal is looking to apply for a Class 2 sales permit asking for 2 spots out of his 15 to be used for vehicle sales.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Lt. Charles Caputo'.

Lt. Charles Caputo

Milton Police Department

FILED FOR OFFICE USE ONLY  
REC'D 2 JAN '25 WEL

## TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

**\$100.00 APPLICATION FEE**

Date:

Address of Property:

Section:

Block:

Lot:

District Zoned for:

Type of Structure: Existing/Proposed

Owner's Name:

Owner's Phone N

Owner's Email Ad

Owner's Address:

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested:

Reasons for Requesting Relief:

Attorney's Signature:

Attorney's Email Address:

Signature of Applicant:

(For office use only)

Case Number:

Date Received:

2859

12-30-24

## **Business Plan for: Imperium Automotive DBA S&E Automotive Dealership**

This business plan outlines the establishment of a used automobile dealership using current business space. The dealership will utilize two out of the fifteen existing parking spots at our current business location, with no physical signage or marketing efforts to ensure minimal impact on local traffic.

The primary goal is to provide a streamlined and efficient online shopping experience for customers seeking used vehicles.

*Business Name: Imperium Automotive DBA S&E Automotive*

*Location: 131 Brook Rd*

*Milton, MA 0218*

*Business Model: Online sales of used automobiles*

### **Objectives**

1. Secure zoning approval from City Hall for the use of the existing parking lot for storing and selling used vehicles.
2. Maintain a low profile by refraining from physical signage and advertising.
3. Ensure no more than two parking spots are designated for dealership operations.

### **Market Analysis**

#### **Target Market**

- Individuals seeking used vehicles in the local area, particularly those who value convenience and a no-pressure sales environment.
- Competitive Analysis: Other dealerships may have traditional storefronts, but our online-only approach differentiates us by minimizing overhead and providing a unique customer experience.

#### **Marketing Strategy**

- Social media: Utilize platforms like Facebook and Instagram to connect with potential buyers without direct advertising.
- Word of Mouth: Encourage satisfied customers to refer friends and family.

#### **Operations Plan**

- Parking Lot Usage: Utilize existing parking spaces for storing vehicles -Designate two parking spots for dealership operations.
- Inventory Management: Acquire used vehicles based on demand.
- Sales Process: Customers can view vehicles online, inquire through email or phone.

## Financial Plan

- Startup Costs
  - Vehicle acquisition - Minimal operational costs due to lack of physical signage and marketing
  - Revenue Projections: Based on the estimated number of vehicle sales per month and average sale price.

**TOWN OF MILTON BOARD OF APPEALS**

**525 CANTON AVENUE**

**MILTON, MA 02186**

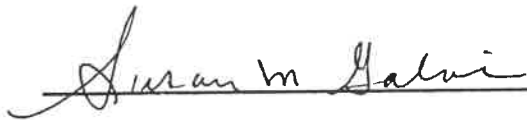
**617-898-4924**



April 15, 2025

Re: 131 Brook Rd Case 2859

This is to certify that twenty days have elapsed since the filing of the ZBA Decision for 131 Brook Road, Milton MA 02186 with the Town Clerk on March 26, 2025. No appeals have been filed. Therefore, the Appeal Period has ended, and this Decision has become final.



---

Susan Galvin, Town Clerk

Date Decision Filed: 03-26-2025

Case # 2859

TOWN OF MILTON

Decision of the Board of Appeals as Constituted Under Chapter 40A  
of the General Laws of Massachusetts and  
Section IX of Chapter 10  
of the General Bylaws of the Town of Milton  
Upon the Application of Imperium Automotive d/b/a S & E Automotive  
dated December 28, 2024

I. Procedural Background

A public hearing was held on February 10, 2025 by remote participation through Zoom video and teleconference in accordance with applicable laws upon the application (the Application) pursuant to notice duly given according to law and the Rules of the Board of Appeals, upon the application of Imperium Automotive d/b/a S & E Automotive (the "Applicant"), of 131 Brook Road, Milton, for a Use variance from the provisions of Section III-A of the Bylaw and a Special Permit under Section IV-A to authorize the Applicant to buy, sell and exchange used automobiles as an ancillary use to the automobile repair business operated under a Class 2 license issued by the Select Board pursuant to M.G.L. c. 140 §58(c).

The Applicant leases the facility at the Property from Chris Automotive Inc. The property is located in a Residence C district but contains buildings used for pre-existing non-conforming uses consisting of the automobile repair and inspection service operated by the Applicant as tenant. Section IV prohibits the extension of a pre-existing non-conforming commercial use without a special permit.

Jamal Denny, owner of the Imperium Automotive appeared on behalf of the Applicant.

Present at the hearing were Kathleen M. O'Donnell, Chair, Michael R. Brown, Member and, Christopher Hart, Member. The members of the Board are familiar with the Property and the surrounding environs.

I. The Public Hearing

No one appeared in opposition. Neighbors, Anita and Norman Huggins requested that the Board impose a limitation on overnight parking but it was determined by the Board that the applicant was not seeking additional parking but only an allocation of two of the existing fifteen parking spaces to the new use. No correspondence was received either in favor or in opposition to the application.

*A True Copy Attest*  
*Ausan M. Halim*

TOWN CLERK

*WR*  
*Greg*  
*Ch*

Applicant: Imperium Automotive d/b/a S&E Automotive.  
Property: 131 Brook Road, Milton, MA 02186



### III. The Decision

By Decision dated February 10, 2025, the Applicant received the Board's approval to expand the pre-existing nonconforming use to include the used automotive sales business conducted by the Applicant.

The Board discussed the application for the Special Permit in open session. The Board noted that no complaints had been received regarding the operation of the automotive repair business. It was the consensus of the Board that the application had merit and that a grant of relief would permit the expansion of a commercial enterprise without any detrimental impact on the neighborhood. The Board also took notice that no person spoke to object or submitted any written objection to the proposed Special Permit and that the only question raised related to parking affected spaces that have already been approved by the Board under prior permits.

The Board noted that the Special Permit dated February 13, 2020 limited the signage for the business. The Applicant agreed that no additional signage would be installed.

Therefore, taking all the specific facts and circumstances into consideration, the Board has reached the following conclusions:

- (a) That the Applicant's continued nonconforming use of the premises has not and will not result in any increase in traffic to and from the site;
- (b) That given the tailored operation of the automotive sales service, the Applicant's use will not cause any substantial detriment to the neighborhood and that allowing such use, subject to mitigating conditions to be imposed by the Board, will not be substantially detrimental to the public good and will not derogate from the intent or purpose of the Zoning Bylaw; and
- (c) There is no nearby real estate which in the opinion of the Board will be substantially adversely affected.

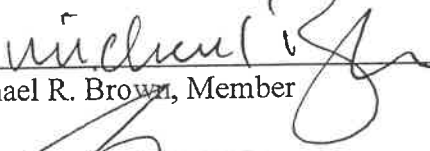
Therefore, the Board of Appeals by unanimous vote hereby votes to continue the expanded use of the pre-existing non-conforming use in the Special Permit attached hereto and subject to the conditions stated therein.

Kaw  
WB  
COT

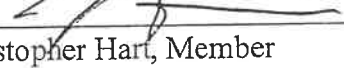
Issued by the Board of Appeals this 19<sup>th</sup> day of February, 2025



Kathleen M. O'Donnell, Chair



Michael R. Brown, Member



Christopher Hart, Member

TOWN OF MILTON

SPECIAL PERMIT TO EXPAND PRE-EXISTING NONCONFORMING USE

TO: Imperium Automotive d/b/a S & E Automotive ("Applicant")  
131 Brook Road ("Property")  
Milton, MA 02186

Upon your application dated December 28, 2025 requesting a Special Permit pursuant to the terms of Section III-A and Section IV of the General Bylaws (the Zoning Bylaws) of the Town of Milton so as to operate an automotive sales service:


1. Permission is hereby granted to the Applicant to operate an automobile sales business under a Class 2 dealer license pursuant to M.G.L. c. 140 § 58 at the premises known and numbered as 131 Brook Road, which the Applicant occupies as a tenant.
2. Permission under this Special Permit is strictly limited to the purchase and ancillary short-term storage of automobiles for resale to on-line customers;
3. The Applicant is prohibited from advertising on site and from posting "For Sale" signs or signs advertising the availability and price of any vehicles.
4. Parking on the Premises is limited to fifteen spaces with two of the fifteen spaces reserved for the automotive sales business. No parking is permitted on Brook Road.
5. Permission shall be limited to the terms of your occupancy of the Property as a tenant and in accordance with the provisions of a Class 2 license issued by the Select Board under G.L. c. 140 §58(c).
6. Such permission shall terminate after three (3) years, unless extended by the Board of Appeals upon application for renewal filed prior to the expiration of such term.
7. These conditions may be amended or altered or other conditions may be imposed at any time and from time to time by the Board of Appeals after notice and hearing.

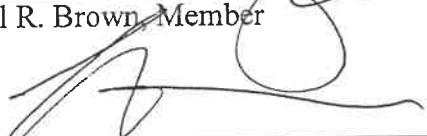
Property: 131 Brook Road, Milton, MA 02186

*[Handwritten signature]*  
12/13

Issued by the Board of Appeals this 19<sup>th</sup> day of February, 2025

  
Kathleen M. O'Donnell, Chair

  
Michael R. Brown, Member

  
Christopher Hart, Member

Board of Appeals



# Town of Milton

TOWN OFFICE BUILDING  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS

TEL 617-898-4846

## SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Kathleen Pendleton

Applicant's Address: [REDACTED]

Applicant's Contact Information: [REDACTED] Telephone # [REDACTED] E-Mail Address [REDACTED]

Organization Name: Milton Academy

Name of Event: Reunion 2025

Description of Event: Reunion events on campus celebrating the classes ending in 0s ar

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

Date of Event: Friday, June 13, 2025

Hours of Event: 6-9 p.m.

Location of Event: Milton Academy 170 Centre Street

Number of Participants: 450

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: Kathleen R Pendleton Date: 04/18/25

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: Kathleen Pendleton

Applicant's Address: [REDACTED]

Applicant's Contact Information: [REDACTED] Telephone # [REDACTED] E-Mail Address [REDACTED]

Organization Name: Milton Academy

Name of Event: Reunion 2025

Description of Event: Reunion events happening on campus celebrating the classes end

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

Date of Event: Saturday, June 14, 2025

Hours of Event: 6-10p.m.

Location of Event: Milton Academy, 170 Centre Street

Number of Participants: 350

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: Kathleen R Pendleton Date: 04/18/25

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

TEL 617-898-4846

TOWN OFFICE BUILDING  
525 CANTON AVENUE  
MILTON, MASSACHUSETTS

## SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Debbie Merriam

Applicant's Address: [REDACTED]

Applicant's Contact Information: [REDACTED] [REDACTED]  
Telephone # E-Mail Address

Organization Name: Mary May Binney Wakefield Arboretum

Name of Event: Wakefield Spring beer and music member drive

Description of Event: Beer and music celebration

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

Date of Event: May 31st 2025

Hours of Event: 1pm-4pm

Location of Event: 1465 Brush Hill road

Number of Participants: 120

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: Debbie Merriam Date: April 18, 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.