



Select Board

Meeting Packet

June 30, 2025

Town Farm Review Committee Recommendation to the Select Board

June 2025

In July 2024, the Governor Stoughton Trustees (Trustees) appointed a nine-member Town Farm Review Committee (the “Committee”) to review responses to the November 2023 Request for Proposals (RFP) for the Town Farm property as well as alternative uses for the land.

The Committee held its first meeting on January 30, 2025, and has since met eight times. In addition, members conducted a site visit and hosted a public forum that engaged 55 residents through in-person comments and written submissions. We thank the residents of Milton for their thoughtful and creative input on the future of this unique parcel which covered a wide range of suggestions from advocating for more senior housing, to incorporating a food component in any development, to providing home ownership opportunities, to selling the land for private development and adding to the existing financial model which provides a financial revenue stream from the Pulte sale proceeds.

The Committee remains divided on the best use of the site—with some members supporting the affordable rental housing plan in the RFP response and others favoring alternative or mixed-use approaches. There could be more consensus if the density of the development was decreased and the Committee had greater clarity around the suitability of the site; specifically, the adequacy of the existing infrastructure to support any development and an understanding of who (how) would finance the infrastructure enhancements required for any development of the site.

Acknowledging the Trustee’s commitment to affordable housing, the Committee reached consensus on several key considerations for any potential redevelopment of the site.

1. Feasibility Study

The Committee unanimously recommends that the Trustees undertake a feasibility study to evaluate:

- The adequacy of existing infrastructure, including utilities, water/sewer access, and especially Governor Stoughton Lane—its width, slope, and lack of sidewalks and bus stop—as well as the cost of needed improvements.
- The number of residential units by adjusting the affordability mix or exploring alternatives like a condominium model.
- Traffic safety and circulation impacts, including during construction and long-term occupancy.

This study could be completed by a consultant or through collaboration with a developer during RFP negotiations. Depending on the results, the Trustees may consider issuing a revised RFP.

2. Preservation of Architectural and Historic Character

The Committee strongly agrees that any development should preserve the architectural and historic character of the existing buildings and history of the site. The Town Farm structures have cultural and visual importance, and their preservation should guide design and planning.

June 26, 2025

Dear Trustees of the Governor Stoughton Trust,

Thank you for the opportunity to serve on the Town Farm RFP Review Committee. As you know, the committee met for the first time on January 30, 2025. We have met eight times plus conducted a well-attended site visit and hosted a public forum where we heard the ideas of fifty-five residents both in-person and from written communications.

While there is a wide range of opinions on town farm among committee members and town residents, I believe there is a strong consensus forming in town that the remaining four acres of one of the last remaining poor farms should include permanently affordable housing. What that housing looks like, how many units, and who should live there are all questions where there isn't full agreement. But most residents seem to agree that housing for the "poor" is part of the history of the site dating back to 1805 and should be part of its future.

Our committee heard from many Milton residents who support that position. **Fully forty of the fifty-five commenters supported some form of affordable housing on the site.** Some said it should be senior housing. Some preferred rental housing while others pressed for homeownership. We heard from residents about a "Home Inc" style development featuring townhouses while many commented positively on the farmhouse style design reusing existing buildings featured in one of two RFP responses. A dozen commenters opposed affordable housing on the site and another three expressed other concerns.

We listened to several ideas about alternative uses and heard creative proposals around a public farm to support the Milton Food Pantry, a non-profit animal shelter for people that need to find a home for their pet while they work toward stable housing, an organic farm/beehive, and hybrid ideas such as a land trust or co-housing, food forest, environmental education park, childcare facility, nonprofit incubator, or veterans housing. We heard from some that the land should be sold, similar to the 30 acres on Woodlot Drive, to a developer to build market-rate homes and the interest on the proceeds used to increase support for the Food Pantry and Milton Residents Fund.

I strongly recommend that the Governor Stoughton Trustees pursue a plan for the site that emphasizes affordable housing in perpetuity. It is my opinion that this use for the property best matches the letter and spirit of the 1701 will and respects the historic use of the site from 1805 onward. There are many details to be worked out, of course. How many units? Can the developer and the town address legitimate infrastructure concerns of neighbors? Can existing structures be saved? Can the site include community gardens or small farm with affordable housing?

This site has been a political football for far too long. Serious debate about the future of Town Farm began over twenty years ago. In 2011, the town sold 30 acres to Pulte Homes but left the remaining four acres for future Trustees to decide. We have a

chance to save one of the last remaining poor farms and now is the time to do it. Both neighbors and the town as a whole deserve certainty about the future of this historic piece of land. **It is my recommendation that the Governor Stoughton Trustees move swiftly to open a conversation with the local development team that responded to the RFP to see what is possible on this important site.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Thom Callahan".

Thomas Callahan
16 Orono Street
Member of the Town Farm Review Committee
Member of the Affordable Housing Trust
Precinct 4 Town Meeting Member

Comments

Follow the Milton Master Plan for “siting affordable housing”:

- Housing should be developed near commercial areas, transit, biking and walking
The proposed location is not near commercial areas, transit, the location does not have sidewalks or bike paths and the width of the current Governor Stoughton lane is not conducive to walking.
- Should not disrupt the rural nature of the neighborhood and maintain the continuity of housing types
Currently Governor Stoughton Lane has 12 homes, the proposed development would add 35 units, quadrupling the population. The necessary infrastructure cutting down trees to widen the road, add sidewalks and utilities would drastically disrupt the nature of the existing neighborhood. The proposed three story structures would not maintain the continuity of existing housing types.

Lastly infrastructure work (road widening, add sidewalks, new utilities to site) and the construction of the proposed development would be a significant and costly undertaking, potentially closing access to Governor Stoughton Lane, disrupting Governor Stoughton lane and surrounding neighborhoods and forever disrupting the rural nature of the neighborhood.

An impact study should be completed before leading the sole developer down a road which may not come to fruition.

Michael Kelly
Member: Town Farm Review Committee

To: Trustees of the Governor Stoughton Trust

From: Cheryl Tougias
Member of the Town Farm RFP Review Committee
Representative from the Master Plan Implementation Committee

Date: June 25, 2025

Housing is an important component of the master plan (pp.111-136). Supporting and encouraging the creation of affordable housing is a key recommendation under Goal 3: Improve Housing and Neighborhoods. Amongst several recommended actions, the following are pertinent here:

- Explore the use of Town-owned land for senior and affordable housing.
- Implement the Housing Production Plan (2014).

The 2014 Housing Production was updated and approved in 2020. In Section V: Housing Production Goals, strategies are identified for meeting production goals, including development of publicly owned property. In fact, given the limited supply of Town-owned property, it specifically states that the development of the Governor Stoughton property, or Town Farm, is key to the production plan (p.91).

Issues identified in these plans remain relevant today:

- A large percentage of housing units in Town are owner-occupied.
- Many homeowners would not be able to buy the average priced home today.
- There is a significant discrepancy between the median income of owners and renters.
- More housing options are needed for a growing senior population and for young families.
- Units for these populations should be smaller and more affordable than the average home.

Affordable housing is an appropriate use for this site, given the site's history and its specific inclusion in the Housing Production Plan, which was adopted by the Planning Board and Select Board and approved by EOHLG.

Maggie Wilson
21 Woodlot Drive
Milton, MA 02186

June 26, 2025

Trustees of the Governor Stoughton Trust
Town Hall
525 Canton Avenue
Milton, MA 02186

RE: Personal Concerns Regarding Proposed Town Farm Development

Dear Trustees,

I am writing to you not only as a member of the Town Farm Review Committee, but also as a resident of Milton and an abutting neighbor to the 4-acre Town Farm parcel currently under consideration for development. While I support the goal of increasing affordable housing options in Milton, I am concerned about the current proposal to develop a dense apartment complex on this parcel.

A recurring concern that I share with my neighbors and echoed by residents during our public forum was the proposed rental model for this development. Many of us would be more supportive of a condominium or townhome-style approach—still affordable, but offering a pathway to ownership. Homeownership remains one of the most effective ways to build long-term financial stability and generational wealth, particularly for lower-income families.

While rental housing plays an important role, especially in addressing immediate needs, developments managed by external companies can raise valid concerns about long-term maintenance, accountability, and integration into the community. I believe a project centered on affordable ownership opportunities would better reflect Milton’s long-term values—such as encouraging community stability, fostering civic engagement, and promoting pathways to economic mobility—while still fulfilling the mission of the Governor Stoughton Trust.

I appreciate the Trustee’s careful stewardship of this land and I respectfully ask that you consider a less dense ownership-based development model.

Thank you for your time and consideration.

Sincerely,
Maggie Wilson

DRAFT

**Trustees of the Governor Stoughton Trust
Meeting Minutes**

Meeting Date: 3/11/2025

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

Guests: Noreen Dolan, Milton Residents Fund, (Zoom); Pat Brawley, Director of Milton Community Food Pantry, Inc, (Zoom); Richard Fernandez, President of Beth Israel Deaconess-Milton Hospital, (Zoom)

Meeting Location: Council on Aging- Hybrid

Time Meeting Called to Order: 8:35PM

Time Meeting Adjourned: 9:04PM

1. Call to Order

At 8:35PM, Chair Wells called the meeting of the Trustees of the Governor Stoughton Trust to Order.

2. Discussion/Approval – Governor Stoughton Trust Financials

Mr. Milano, the Town Administrator, provided a financial update.

The balance in the account is \$5,600,000. The balance includes a \$5,000,000 endowment for land from Pulte Homes of New England, LLC and \$350,000 for the easement. There is currently \$250,000 in discretionary/expendable funds available to the Trustees.

Following his financial summary, Mr. Milano responded to questions from the Trustees.

3. Discussion/Approval – Requests for Funding from the Governor Stoughton Trust

- a. Milton Residents Fund**
- b. Milton Community Food Pantry**
- c. Beth Israel Deaconess Hospital – Milton**

Ms. Musto noted that she would recuse herself for the discussion regarding Beth Israel Deaconess Hospital – Milton.

Chair Wells moved to approve \$130,000 for the Milton Residents Fund and \$90,000 to the Milton Community Food Pantry. The motion was seconded by Ms. Bradley. The Trustees voted unanimously (5-0) to approve the appropriations for the Milton Residents Fund and the Milton Community Food Pantry.

a. Milton Residents Fund

Noreen Dolan, Administrator of the Milton Residents Fund provided the Board/Trustees with an overview of services the Milton Residents Fund provides to families and individuals in need. The Milton Residents Fund requested financial support in the amount of \$130,000 for 2025. Ms. Dolan extended her appreciation to the Trustees for their continued support.

b. Milton Community Food Pantry

Ms. Brawley, the Director, provided the Trustees with an update on the goings-on at the Milton Community Food Pantry and to request financial assistance to support local families during challenging economic times. The additional funds will support the Gift Card Program which allows clients to purchase items such as milk and eggs at local grocery stores.

Ms. Brawley noted that the rising cost of food has resulted in more Milton families managing food insecurity. The Pantry currently supports 167 families, 531 residents, including 102 seniors and 152 children. Without the resources of the Milton Community Food Pantry, our clients would be unable to purchase the food they need and would be faced with choosing between paying utility bills and feeding their families. Ms. Brawley expressed her appreciation to the Trustees for their continued generosity.

Mr. Zoll and Chair Wells encouraged Ms. Brawley and Ms. Dolan to contact the Town Administrator's office for additional support if the need arises.

Mr. Zoll suggested that the Select Board and/or Governor Stoughton Trustees set up a donation box at a future meeting.

c. Beth Israel Deaconess Hospital – Milton

At 8:57PM, Ms. Musto recused herself for this discussion/vote.

Mr. Richard Fernandez, the President of Beth Israel Deaconess Medical Center applauded the exemplary work that Ms. Dolan and Ms. Brawley do in the community. He is proud that Milton BID can partner with these organizations to assist those in need.

Mr. Fernandez provided an update on the goings-on at the BID Milton Campus and to request financial support for the Free Care Program.

In addition to the Free Care Program, Milton BID also supports Milton Public Schools, Milton Council on Aging and the Milton Coalition to name just a few.

Ms. Bradley moved to approve \$25,000 in support of free care at Beth Israel Deaconess-Milton Hospital. The motion was seconded by Mr. Keohane. The Trustees voted unanimously (4-0) to approve the funding appropriation. Mr. Fernandez thanked the Trustees for their continued support. Ms. Musto returned to the meeting at 9:00PM

Following the vote of the Trustees, Mr. Fernandez noted that the BID Milton broke ground earlier today on the expansion of the Emergency Department. Within the year, they hope to double the size of the ER and reduce wait times for patients.

4. Discussion/ Approval – Meeting Minutes – March 26, 2024 and August 27, 2024

Ms. Bradley moved to approve the meeting minutes dated March 26, 2024. The motion was seconded by Mr. Zoll. The Board voted to approve the minutes. Mr. Keohane abstained.

Mr. Zoll requested that the following sentence be removed from the minutes dated August 27, 2024. *Mr. Zoll voted No because he did not support Ms. Musto as the representative for the Governor Stoughton Trustees.* The Members had not objection.

Mr. Zoll moved to approve the amended meeting minutes dated August 27, 2024. The motion was seconded by Ms. Musto. The Board voted all in favor to approve.

5. Adjourn

At 9:04PM, Chair Wells moved to adjourn from the meeting of the Governor Stoughton Trustees. The motion was seconded by Ms. Musto. The Trustees voted all in favor to adjourn.

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

Documents:

GST Finance Report
Milton Residents Fund Report/Narrative for 2024
Request from Milton Community Food Pantry
Request from Beth Israel Deaconess Hospital – Milton

DRAFT

**Trustees of the Governor Stoughton Trust
Meeting Minutes**

Meeting Date: 5/21/2025

Members in Attendance: Benjamin D. Zoll Chair Pro-Tem; John C. Keohane, Vice Chair; Meghan E. Haggerty, Secretary; Winston A. Daley, Member; Richard G. Wells, Jr., Member; Nicholas Milano, Town Administrator; Nicholas Connors, Assistant Town Administrator, (Zoom); Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Meeting Location: Council on Aging- Hybrid

Time Meeting Called to Order: 10:00PM

Time Meeting Adjourned: 10:03PM

1. Call to Order

Chair-Pro Tem Zoll called the meeting of the Governor Stoughton Trustees to order at 10:00PM.

2. Election of Chair and other officers

Mr. Wells moved to nominate Benjamin Zoll as Chair of the Governor Stoughton Trustees. The motion was seconded by Mr. Daley. Chair-Pro Tem Zoll accepted. The Trustees voted unanimously to approve. Chair Zoll abstained.

Mr. Wells moved to nominate John Keohane as Vice Chair of the Governor Stoughton Trustees. The motion was seconded by Mr. Daley. Mr. Keohane accepted. The Trustees voted unanimously to approve.

3. Update – Town Farm Review Committee Timeline

Chair Zoll reported that the Town Farm Review Committee will present their report/findings at the second regular scheduled meeting of the Select Board in June.

4. Discussion/Approval – Appointment of a Trustee to the Town Farm Review Committee

Ms. Haggerty moved to nominate Mr. Zoll to the Town Farm Review Committee as the Governor Stoughton Trustee. The motion was seconded by Mr. Wells. Chair Zoll accepted. The Board voted unanimously to approve. Chair Zoll abstained.

5. Adjourn

At 10:03PM, Mr. Wells moved to adjourn from the meeting of the Governor Stoughton Trustees. The motion was seconded by Ms. Haggerty. The Trustees voted unanimously to adjourn.

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



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF MILTON
OFFICE OF THE SELECT BOARD
525 CANTON AVENUE, MILTON, MA 02186**

TOWN ADMINISTRATOR
NICHOLAS MILANO
TEL 617-898-4845

TEL 617-898-4843
FAX 617-698-6741

SELECT BOARD

**BENJAMIN D. ZOLL,
CHAIR**

**JOHN C. KEOHANE,
VICE CHAIR**

**MEGHAN E. HAGGERTY,
SECRETARY**

**WINSTON A. DALEY,
MEMBER**

**RICHARD G. WELLS, JR.,
MEMBER**

June 30, 2025

U.S. Environmental Protection Agency
5 Post Office Square
Boston, MA 02109-3912

**Re: Engineering Evaluation/Cost Analysis
Phase 1 Reach
Lower Neponset River Superfund Site
Docket ID: EPA-R01-SFUND-2025-0083**

The Town of Milton submits these written comments to express its support for Alternative RAA-4 which includes comprehensive removal of contaminated materials and soils and removal of the T&H Dam. The Town notes that the members of the Lower Neponset Community Advisory Committee agree that RAA-4 is the preferred option outlined in the Engineering Evaluation and Cost/Analysis and that this option is the EPA's recommended alternative.

The ongoing clean up of contamination throughout the Superfund Site is critical to ensuring the future health of the Neponset River and expanding and improving the recreational opportunities available to the public. The Town also notes the adjacency of the contaminated sites to a potential brownfield development site referred to as the Paper Mill Site, located adjacent to the T&H Dam and Truman Parkway. The Engineering Evaluation/Cost Analysis Report does identify the "Paper Mill Site" as a potential staging and loadout area. The Town would expect continued dialog and communication with the EPA about potential use of this site for staging and loadout.

As stated in prior comments, the Town is committed to engaging thoroughly with the EPA to ensure the Milton community is well represented, supported, and included in the cleanup process.

The Town would also like to take this opportunity to again state that it remains focused on efforts to maintain and improve our primary waterfront area, the Milton Landing which is located downstream of the Walter Baker Dam. Planning efforts related to Milton Landing and the adjacent Wharf Park have been ongoing for several years.

As part of that work, the Town of Milton, partnering with the cities of Quincy and Boston, received a Massachusetts Seaport Economic Council Grant for a feasibility study for maintenance dredging of a navigable channel in the Neponset River and found excessive concentrations of PCBs, lead, and chromium as part of our soil sampling. In 8 of the 10 sediment cores taken by our engineering consultants at Tighe & Bond, the reported PCB concentrations exceeded the MassDEP RCS-1 value of 1 mg/kg and exceeded the Massachusetts Landfill Criteria of 2 mg/kg. This means that the sediment cannot be reused in an upland location and cannot be disposed of in a Massachusetts landfill. In 7 of the 10 sediment cores, the reported chromium concentrations were above the MassDEP RCS-1 value of 100 mg/kg, but all were below the Landfill Criteria of 1,000 mg/kg. **The presence of these contaminants has increased the expected costs of our dredging tenfold, up to a potential \$37,500,000. They are almost certainly a result of the upstream pollution from the Superfund site and the Town believes that cleanup of this area of the Neponset ought to be considered as an Operable Unit of the Site's cleanup process.**

The Neponset River south of the Walter Baker Dam has significant recreational and ecological value. This area contains one of the two remaining salt marshes in Boston Harbor, which makes up 830 acres of the 1,300 acres that are designated as an Area of Critical Environmental Concern. The Neponset River supports valuable anadromous fishery habitat, including one of the largest smelt runs in Massachusetts Bay. Blue back herring spawn in the Neponset, substantial soft-shell clam beds are located at the mouth of the river, and numerous other fish species are significant for commercial and recreational fishing. The Squantum Point area provides habitat for a tremendous diversity of bird species and is one of the most important wildlife habitats in the urbanized Boston area.

To extend the cleanup to this critical resource is a worthwhile endeavor that has the potential to greatly decrease the level of contamination within the Neponset River and ensure that it continues to provide a safe, healthy riverine environment for the wildlife and residents in the greater Boston area.

The full report prepared by Tighe & Bond has been made available to EPA staff for review and consideration. We hope that this report and continued collaboration between the EPA and Town of Milton will see these downstream effects of the Lower Neponset Superfund Site meaningfully understood and addressed as part of the cleanup and community involvement efforts. The report is available on the Town of Milton website: <https://www.townofmilton.org/DocumentCenter/View/3166/Tighe--Bond-Neponset-River-Dredging-Feasibility-Study>

If you have any questions or need any additional information, please do not hesitate to contact Town Administrator Nicholas Milano at nmilano@townofmilton.org or 617-898-4845.

Thank you,

**Nicholas Milano
Town Administrator**



SUPERFUND

Lower Neponset River Site

Boston/Milton, MA

THE SUPERFUND PROGRAM protects human health and the environment by investigating and cleaning up often-abandoned hazardous waste sites and engaging communities throughout the process. Many of these sites are complex and need long-term cleanup actions. Those responsible for contamination are held liable for cleanup costs. EPA strives to return previously contaminated land and groundwater to productive use.

DESCRIPTION:

The Lower Neponset River Superfund Site (the Site) is currently identified by the U.S. Environmental Protection Agency (EPA) as a 3.7-mile stretch of the Neponset River from the point where it merges with the Mother Brook (a tributary to the Neponset River located upstream of Dana Avenue in Hyde Park) downstream to the Walter Baker Chocolate Dam (located upstream of Adams Street in Dorchester/Milton). Based on EPA sampling conducted in 2023, the first mile of the Site contains contaminated sediment, floodplain soils, pore water, and surface water. The Site borders residential, commercial, industrial, and public land, including the Neponset River Greenway.

A 30-day public comment period will begin on June 13, 2025, and extend through July 13, 2025. A virtual public hearing will be held on the evening of July 9, 2025.

UPCOMING ACTIVITY:

The EPA is asking for your feedback on the recommended cleanup alternative for the Phase 1 Reach of the Lower Neponset River Superfund Site provided in the Engineering Evaluation/Cost Analysis (EE/CA). The EE/CA generally contains the following information:

- A summary of contamination at the Site and past cleanups.
- Identification of areas and waste volumes that may require cleanup.
- Cleanup alternatives for the Phase 1 Reach of the Site.
- An evaluation and comparison of each cleanup alternative based upon effectiveness, implementability, and cost.
- The EPA-recommended cleanup alternative.
- Request for public comment.

continued >>

KEY CONTACTS:

ZANETTA PURNELL

EPA Community
Involvement Coordinator
617-918-1306
R1Neponset@epa.gov

ALEXANDER "TRISTAN" PLUTA

EPA Remedial Project Manager
617-918-1258
pluta.alexander@epa.gov

GENERAL INFO:

**TOLL-FREE
CUSTOMER SERVICE**
1-888-EPA-7341

LEARN MORE AT:

www.epa.gov/neponsetriver

A 30-day public comment period will begin on June 13, 2025, and extend through July 13, 2025. A virtual public hearing will be held on the evening of July 9, 2025. A pre-recorded informational presentation will be made available on the Lower Neponset River Superfund Site webpage in advance of the virtual public hearing.

Registration information for the virtual public hearing will be available on the Lower Neponset River Superfund Site website at www.epa.gov/neponsetriver.

COMMUNITY PARTICIPATION - PUBLIC COMMENT PERIOD:

A "public comment period" for the EE/CA is a designated timeframe when the public can submit formal comments on EPA's recommended action. Commenting is an important way to make your voice heard in the decision-making process. Public comments can strengthen environmental decisions by providing facts or perspectives that may not have been considered during the drafting process. Tips for providing effective comments can be found here:

epa.gov/publicnotices/tips-providing-effective-comments-epa-actions

At the conclusion of the public comment period, EPA will prepare a written summary of significant comments, criticisms, and new relevant information submitted during the public comment period. This responsiveness summary shall be made available with the Action Memorandum, which documents EPA's cleanup decision.

PUBLIC HEARING INFORMATION:

A virtual public hearing will be conducted on the evening on July 9, 2025. Public hearings provide an opportunity for the public to provide oral public comments on proposed EPA actions. All oral public comments received becomes part of the public record. During the hearing, EPA representatives can acknowledge, but not respond directly to, comments voiced by community members. Agency responses to oral public comments will be included in the responsiveness summary.

METHODS TO PROVIDE A PUBLIC COMMENT:

- Federal eRulemaking Portal (EPA preferred method): <https://www.regulations.gov/docket/EPA-R01-SFUND-2025-0083>
Docket ID No. EPA-R01-SFUND-2025-0083
- E-mail: R1Neponset@epa.gov
Include in subject line: Docket ID No. EPA-R01-SFUND-2025-0083
- Oral: A virtual public hearing will be held on July 9, 2025
- U.S. Postal Service:
Address to:
U.S. Environmental Protection Agency, Region 1 – Alexander Pluta, SEMD Remedial Project Manager
5 Post Office Square - Suite 100 (Mail Code 07-MI), Boston, MA 02109-3912
- Hand Delivery or Courier (by scheduled appointment only):
U.S. EPA New England, Region 1, Records and Information Center
5 Post Office Square - Suite 100
Boston, MA 02109-3912

The Records Center's hours of operations are 8:30 a.m. - 4:30 p.m., Monday-Friday (except Federal Holidays).
For appointment scheduling, please call Christopher Ferry at (617) 918-1440.

All public comments must be received or post-marked by **11:59 p.m. on July 13, 2025**.



SUPERFUND

Community Advisory Group (CAG):

Community members who live near and/or are impacted by the Site have formed a Community Advisory Group. CAGs provide a way for community members to gather and exchange information, discuss their needs and concerns related to a Superfund Site, and be a part of the decision-making process.

The members of the CAG represent a range of community interests. If you are interested in learning more about or possibly joining the CAG, please reach out directly to ripley@neponset.org.

Technical Assistance Services for Communities (TASC):

An independent technical advisor is available to explain technical findings, assist the community in better understanding complex environmental issues, answer community questions, craft public comments for the EE/CA, and support the community's active role in protecting public health and the environment.

TASC services are available to present technical information, discuss community concerns, and craft community comments. Specific logistical details will be available during the public comment period.

HELPFUL LINKS

About the Superfund Cleanup Process:

epa.gov/superfund/about-superfund-cleanup-process

Conducting Non-Time-Critical Removal Actions Under CERCLA – Quick Reference Fact Sheet:

semspub.epa.gov/work/11/175656.pdf

Polychlorinated Biphenyls (PCBs) Tox FAQs:

atsdr.cdc.gov/toxfaqs/tfacts17.pdf

Data Evaluation Summary Memorandum – Phase 1 Report:

semspub.epa.gov/work/01/100032178.pdf

Community Advisory Group (CAG):

epa.gov/neponsetriver/stay-updated-get-involved-lower-neponset-river-bostonmilton-ma#CAG

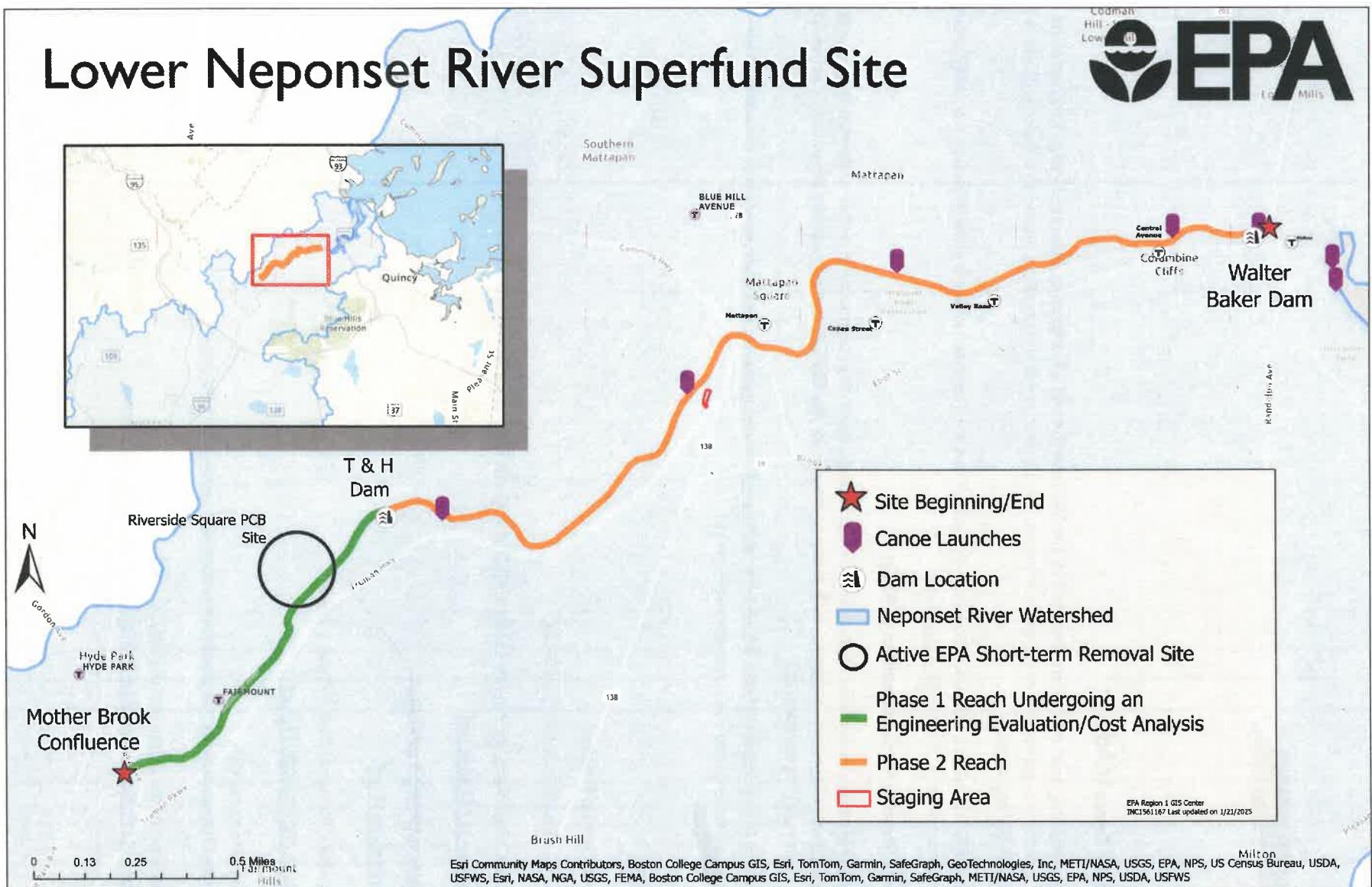
Technical Assistance Services for Communities (TASC):

www.epa.gov/superfund/technical-assistance-services-communities-tasc-program

Lower Neponset River Superfund Site



4 of 4



4.6 RAA-4: COMPREHENSIVE REMOVAL, PERMANENT IN SITU AMENDMENT CAP, AND DAM REMOVAL

4.6.1 Summary of RAA-4

RAA-4 includes the following activities:

- Removing sediment in the T&H Dam impoundment and former Lewis Chemical facility depositional area, which contain highly contaminated source material that is continuing to migrate downstream. Pre-design investigations may be necessary to clarify the extent of contamination.
- Removing the top three feet of remaining sediment over the full length of the Phase 1 Reach, which will address accessible sediment exceeding the RAA-4 cleanup level of 1 mg/kg.
- Removing additional sediment and underlying dense riverbed soil immediately upstream of the T&H Dam as necessary to establish a 10-foot horizontal to 1-foot vertical grade in the riverbed in advance of removing the T&H Dam.
- Constructing a permanent cap with an in situ amendment over the full length of the Phase 1 Reach.
- Backfilling of the full length of the Phase 1 Reach to stabilize the riverbed, adjacent floodplain soils, impacted abutting structures, minimize surface water elevation changes, and provide ecological habitat.
- Removing floodplain soil exceeding the RAA-4 cleanup level of 1 mg/kg.
- Conveying removed sediment and floodplain soil to a dedicated processing area.
- Dewatering sediment and excavated floodplain soil (as necessary).
- Transporting and disposing the dewatered sediment and soil off-site.
- Removing the T&H Dam.
- Restoring and stabilizing the impacted channel and floodplain soils.
- Restoring access, staging, and processing areas.
- Monitoring and maintenance.
- Implementing ICs as appropriate.

An overview of the areas targeted for sediment and floodplain soil under RAA-4 are illustrated in **Figure 11** and **Figure 13**, respectively.

4.6.2 Removal of Contaminated Sediment

4.6.2.1 Areas and Volumes of Sediment to be Removed

RAA-4 is anticipated to remove PCB-contaminated sediment from approximately 461,017 square feet of area throughout the Phase 1 Reach, as illustrated in **Figure 11**. The average dredge depth is approximately three feet, which results in a total volume of 50,900 cubic yards, as detailed in **Table 14**.

Excluding the T&H Dam impoundment and the former Lewis Chemical facility depositional area, the Phase 1 data suggest the majority of known PCBs are within upper three feet of sediment. The subsurface materials, according to historical boring logs, indicate that the subsurface materials are “dense” and “very dense” sand and gravel that could be either glacial till or stratified sand and gravel. Depth to bedrock varies based upon location. However, bedrock was encountered in some areas within the top foot of sediment. Several isolated pockets of highly concentrated PCB-contaminated sediment are at depths below the three-foot depth interval, and there is additional uncertainty in the depth of contamination, as illustrated in **Figures 12, 14, and 15**. However, the risk from contamination at depth to human health and the environment can be mitigated through containment.

4.6.2.2 Sediment Removal Procedures

Contaminated sediment removal will be performed in the same manner as described in RAA-2 and RAA-3.

4.6.2.3 Minimizing Risk Related to Resuspension, Release, and Residuals

The risk of dredging related resuspension, release, and residuals is comparable to RAA-2 and RAA-3. Best management practices to minimize risk will be performed in the same manner as described in RAA-2 and RAA-3.

4.6.3 Removal of Dense Riverbed Soil to Facilitate Dam Removal

4.6.3.1 Areas and Volume of Material to be Removed

Once the highly contaminated sediment in the T&H Dam impoundment is removed, approximately 2,000 cubic yards of consolidated riverbed soil will be dredged in order to remove the T&H Dam and to create a stable channel bottom slope (assumed 10-foot horizontal to 1-foot vertical for planning purposes) between the existing channel grades upstream and downstream of the T&H Dam. As necessary, significant reductions in surface water elevation will be minimized by creating a series of grade control riffles through the regraded channel and dam breach zone. Installation of riffles would improve river functioning, habitat, and could be designed to allow fish passage. Pre-design investigations may be necessary to clarify the extent of contamination.

4.6.3.2 Dense Riverbed Soil Removal Procedures

Riverbed soil beneath the T&H Dam sediment impoundment removal is anticipated to be performed in the same manner as described for contaminated sediment removal (Section 4.4.2.2). Pre-design investigations may be necessary to further evaluate and inform the best technology method to remove the dense riverbed soil.

4.6.4 Capping and Backfilling within the River Channel

4.6.4.1 Capping

After dredging, the construction of a reach-wide permanent cap over the full length of the Phase 1 Reach will occur. The objective of the cap is to prevent PCBs and COPCs that remain at depth from impacting the biologically active zone in the restored riverbed. For the purpose of this EE/CA, the cap has been designed using a Cap Sim model. The modeling results are documented in a memorandum in **Appendix G**.

Conceptually, the cap from top to bottom will consist of:

- A minimum of 3-inches of sand with two percent (2%) activated carbon (“isolation” layer) overlain by a sand filtration layer to mitigate loss of carbon amended sand. For costing purpose, the carbon amended “isolation” layer and sand filtration layer was assumed to have a 6-inch total thickness with 2% activated carbon added to the entire 6-inch layer. Actual cap design may vary but shall be designed to meet cleanup objectives.
- A 12-inch-thick stone armor layer to protect the underlying isolation layer from erosion. The material for this layer will have a median particle size of 4 inches, which will withstand a 500-year flood as described in the Cap Sim modeling results memorandum in **Appendix G**.
- A 9-inch-thick sand habitat restoration layer.

Inputs used in the Cap Sim model for the cap design were based on site-specific conditions, and include the following:

- The highest detected PCB concentration that will remain in place after dredging of three feet of sediment from the full Phase 1 Reach, based on data from the 2023 investigation.
- Porewater data for PCBs measured during the 2023 investigation.
- The bioturbation depth (seven centimeters [cm]) measured during the 2023 investigation.

- An upwelling Darcy velocity of 500 cm/year.²⁸ This parameter has not been measured at the Site, and is a moderate value assumed based on experience at other sites.

Grading and contouring of the cap are necessary to smooth the cap material into the riverbank to avoid abrupt changes that could lead to disruption. During the NTCRA design phase of the project when additional data are collected to support the design basis, the most appropriate and cost-effective capping method to stabilize sediment will be determined.

More information is available on the preliminary post-dredging cap design and modeling results, which are available in **Appendix G**.

4.6.4.2 Backfilling

Backfilling will occur throughout the entire Phase 1 Reach above the reach-wide cap to stabilize the riverbed, adjacent floodplain soils, impacted abutting structures, minimize surface water elevation changes, and provide ecological habitat.

Similar to RAA-3, a series of grade control riffles through the regraded channel and dam breach zone will be constructed to minimize reductions in surface water elevation due to dam removal.

4.6.5 Removal of Floodplain Soil

4.6.5.1 Areas and Volumes of Floodplain Soil to be Removed

RAA-4 is anticipated to remove contaminated soil from approximately 86,220 square feet of area throughout the Phase 1 Reach floodplain soils, as illustrated on **Figure 13**. As further detailed in the Data Evaluation Summary Memorandum – Phase 1, floodplain soils exceeded the RAA-4 cleanup level of 1 mg/kg in 75 of the 109 locations sampled. The average depth of contamination is estimated to be approximately 1.5 feet, which results in a total volume of 4,700 cubic yards, as detailed in **Table 14**. To prepare the areas for excavation, it is anticipated that approximately 7,722 linear feet of the floodplain soils may require vegetation and tree removal. EPA will seek consent for access prior to conducting work on any property.

4.6.5.2 Floodplain Soil Removal Procedures

Contaminated floodplain soil removal will be performed in the same manner as described in RAA-2 and RAA-3.

²⁸ Darcy velocity is the rate at which groundwater moves through a porous medium, and it's sometimes referred to as the "upwelling velocity" when it's moving upward. It's calculated using Darcy's Law, which relates the volume of water flowing through a unit area to the hydraulic conductivity of the medium and the hydraulic gradient (change in head over distance).

4.6.6 Floodplain Restoration

Floodplain soil restoration will be performed in the same manner as described in RAA-2 and RAA-3.

4.6.7 Dewatering and Staging of Removed Sediment and Soil

The dewatering and staging of removed sediment and soil will be performed in the same manner as described in RAA-2 and RAA-3.

4.6.8 Transportation and Disposal of Dewatered Sediment and Soil

T&D of soil and dewatered sediment will be performed in the same manner as described in RAA-2 and RAA-3. As detailed in **Table 14**, RAA-4 soil removal volume estimates are 4,700 cubic yards, which are estimated to weigh approximately 7,100 tons. RAA-4 dredged sediment volume estimates are 50,900 cubic yards, which are estimated to weigh approximately 76,400 tons. Riverbed soil volume estimates are 2,000 cubic yards, which are estimated to weigh approximately 3,000 tons. Combined soil and dewatered sediment tonnage is estimated to be 84,400 tons. RAA-4 is estimated to require 2,800 truckloads of contaminated material transported off site to an EPA-approved disposal facility.

4.6.9 Removal of the T&H Dam

The removal of the T&H Dam will be performed in the same manner as described in RAA-3.

4.6.10 Monitoring and Maintenance

Amended-cap specific monitoring and maintenance will be necessary. The use of amendments may require an intensive monitoring effort during and shortly after placement operations and immediately after unusual events (e.g., severe storms), with a declining level of effort in future years if the remedy is performing as designed (EPA, 2005). Long-term monitoring will be necessary to ensure the integrity and continued effectiveness of the amended cap.

4.6.11 Institutional Controls

Institutional controls will be performed in the same manner as described in RAA-3.

4.6.12 Analysis of RAA-4

4.6.12.1 Effectiveness

RAA-4 is effective in achieving all RAOs. RAA-4 will greatly reduce risks to human health from PCBs and other COPCs in sediment and soil, including reducing the residential and recreational receptor's unacceptable cancer and non-cancer risks pertaining to direct contact with PCBs (RAO 1 and RAO 3). RAA-4 will also generally reduce risks to ecological receptors from PCBs and other COPCs in sediment and soil, (RAO 2 and RAO 4). RAA-4 will remediate the entire Phase 1

Reach sediment bed and replace it with clean materials as well as control potential riverbank and floodplain PCB sources by remediating the areas that exceed 1 mg/kg PCBs. Accordingly, RAA-4 will likely result in acceptable long-term risk to human health and the environment. RAA-4 will remove the potential for an uncontrolled release of contaminated sediment and eroding floodplain soils in the event of dam failure (RAO 5) because the dam will be removed. As sediment and eroding floodplain soils are prone to movement due to hydrodynamic forces, RAA-4 will prevent the transport of PCBs below the RAA-4 cleanup level to both remediated and unremediated areas (RAO 6).

The extent of the remedial investigation within the Phase 1 Reach characterizes about 63,231 cubic yards or 94,910 tons of sediment in total; the riverbed was characterized to an average depth of 3.85 feet. the Total PCB EPC for this volume is 1,425 mg/kg using the 95% UCL statistic. The total mass of PCBs in this volume is around 122,693 kilograms or 270,493 pounds. RAA-4 proposes to reduce this volume by 50,900 cubic yards or by 80%. RAA-4 removes 98,765 kilograms or 217,739 pounds of PCBs from the Neponset River. It is estimated that RAA-4 will lead to an 80% mass reduction of PCBs from within the Phase 1 Reach of the Neponset River Superfund Site.

RAA-4 will likely result in acceptable long-term risk to human health and the environment because the Phase 1 Reach sediment bed will be removed or stabilized beneath the reach-wide permanent cap with up to three feet of backfill. The reach-wide permanent cap will contain remaining PCBs exceeding the RAA-4 cleanup level that extend below the dredge depth. As discussed in Section 4.4.9, the implementation of waterway use restrictions and long-term monitoring will be necessary to protect the integrity and maintain the purpose of the cap in relation to any current and future uses of the Site.

In the short term, RAA-4 is effective in greatly reducing risk to human and ecological receptors by removing and stabilizing the contaminated sediment from the Phase 1 Reach. The risk of entrainment of source areas in the event of dam failure will be removed because the T&H Dam impoundment, former Lewis Chemical facility depositional area, and the T&H Dam will be removed. RAA-4 will also remove restrictions on the flow of the river, reduce the risk of upstream flooding, and improve fish passage.

RAA-4 presents short-term risks to workers during implementation of the removal action. General work near waterways and construction activities presents inherent and significant risk due to the nature of the work. RAA-4 will include on-water and floodplain soils removal work, operations near an active dam, dredging, excavation, vegetation and tree removal, processing and management of hazardous waste, and removal of the T&H Dam, which pose significant risks to construction workers. The use of a site-specific HASP and JHAs will be used to increase

worker protectiveness. Only qualified contractors will be allowed to perform work for RAA-4. Continued monitoring and oversight of safety throughout implementation of RAA-4 will be necessary.

RAA-4 also presents short-term risks to the community and the environment during implementation of the removal action. The RAA-4 short-term risks include, but are not limited to:

- Significant temporary disturbance of the riverbed, floodplain soils, and associated ecosystems during the dredging, excavation, backfilling, and capping operations;
- Closure of the Phase 1 Reach to all recreational activities during dredging and floodplain soil removal and restoration work; and
- Increased truck traffic.

The use of traffic plans, restricted access areas, air monitoring, and community outreach and engagement will be used to increase protectiveness of the community.

RAA-4 would include limited treatment of water generated by sediment dredging and dewatering. Additional treatment processes, such as pretreatment, immobilization and solidification/stabilization, and particle size separation may be implemented during processing of contaminated sediment and floodplain soil. While it is not expected, ex situ treatment may be utilized if higher levels of lead or other metals are detected during pre-dredging in situ waste characterization sampling that result in exceedances of TCLP leachate limits to meet TSCA landfill requirements. This alternative will comply, to the extent practicable, with established ARARs. The potential chemical-specific, action-specific, and location-specific ARARs and TBCs are included in **Table 15-1, 15-2, and 15-3**, respectively, and are summarized in Section 3.1. Location-specific ARARs include federal and state standards to protect floodplain and wetland/aquatic resources. RAA-4 will involve the alteration of floodplain and wetland/aquatic resources, including from dredging, excavation, and potential capping activities. Because significant levels of contamination exist in floodplain soils, EPA has determined that there is no practicable alternative to action within the floodplains. Mitigation measures will be required.

4.6.12.2 Implementability

Implementation of RAA-4 is technically feasible, although physical accessibility challenges are anticipated, as further discussed below. The majority of removal action support materials and services (e.g., barges, excavators, lined roll off trucks, HAZWOPER-trained personnel) are anticipated to be readily available to support the removal action. However, specialized equipment and personnel (e.g., an amphibious excavator and operator) may require additional lead time to obtain. Dredging, excavation, dewatering, and off-site T&D of contaminated sediment and soil are well-established removal action procedures and there are experienced

HAZWOPER-trained contractors capable of performing this work. RAA-4 does not involve the use of innovative or trial remedial technologies that would require specialized and/or limited services or materials.

Challenges to physical accessibility are anticipated due to the Site's location within a densely populated residential, recreational, and commercial area, and there is limited available shoreline frontage on the river. Low water levels in areas of the river and bridge underpass access (there are four bridges throughout the Phase 1 Reach) may limit access by barges and require the use of specialized amphibious dredging and transportation equipment and/or the construction and eventual removal of gravel work roads in the river. A large staging, dewatering, access, load-out, and water processing area will be necessary to facilitate sediment and soil removal, which is anticipated to require four field seasons. Further, performing work near the active T&H Dam and MBTA tracks will present additional physical accessibility challenges. RAA-4 is administratively feasible, but coordination with property owners to obtain access will likely present administrative issues that will require time to resolve.

RAA-4 ICs (educational outreach, signage, waterway use restrictions, and land use and/or access restrictions) are anticipated to be technically and administratively implementable.

The length of time for RAA-4 is anticipated to be greater than one year due to the substantial efforts necessary to support the removal action, the assumption that dredging will take place during three field seasons, and the required restoration efforts following the action. A detailed conceptual schedule is provided in **Table 18-3**.

RAA-4 is not anticipated to impact the implementability of future investigations and response actions. State and community acceptance will be evaluated after the completion of the public comment period.

4.6.12.3 Cost Estimate

RAA-4 is estimated to cost approximately \$78,400,000. A detailed cost estimate for RAA-4 is provided in **Table 17-4**.

7. RECOMMENDED REMOVAL ACTION ALTERNATIVE

Based on the comparative analysis in Section 5, RAA-4 was selected as the recommended removal action alternative. RAA-4 represents the best balance between the evaluation criteria of effectiveness, implementability, and cost. RAA-4 is the only alternative that attains the RAOs. The additional cost for RAA-4, as opposed to RAAs 2 and 3, is not considered to be large enough to outweigh the completeness, permanence, and cost-effectiveness of RAA-4 in consideration of the long-term remedial strategy for the Site. In accordance with CERCLA Section 104(a)(2), RAA-4 would best contribute to the efficient performance of any long-term remedial action to be taken. If RAA-4 is chosen, the likelihood that EPA would need to have a significant mobilization during the remedial action to address any remaining threats in the Phase 1 Reach is minimal.

EPA is specifically requesting public comment concerning the following specific proposed findings and determinations, which are being made relative to specific requirements under the Clean Water Act, federal Floodplain Management and Wetland Protection regulations, and TSCA requirements.

- EPA has determined that because significant levels of contamination exist in sediments and soil within cleanup areas, there is no practicable alternative to conducting work in these wetlands or in the river. EPA has determined that the RAA-4 removal activities that impact waterways and wetlands are the least environmentally damaging practicable alternative due to the harmful impacts from contamination present in the aquatic environment and when taking into consideration the potential impacts of additional future response actions in the Phase 1 Reach that may be selected as part of a future final remedy. A one-time removal of contamination from the waterways, including in wetlands, is environmentally preferable in comparison to multiple remediation events, which are likely to be necessary following RAA-2 and RAA-3. RAA-4, which is anticipated to be consistent with a final remedy for the Phase 1 Reach, including wetlands along the reach, minimizes the repeated disturbance to wetland hydrology, vegetation, and habitat integrity. Site cleanup activities will be designed and implemented to minimize the destruction, loss, or degradation of these onsite wetlands and aquatic habitats and will preserve and enhance their beneficial values. Wetlands will be restored and/or replicated nearby consistent with the requirements of federal and state wetlands protection standards. If any wetlands are affected by excavation and fill replacement, wetlands to the extent practicable will be restored at the same surface elevation as pre-existing wetlands.
- RAA-4 includes activities that result in the occupancy and modification of wetlands and the 100- and 500-year floodplain. Before selecting a cleanup alternative, federal regulations at 44 CFR Part 9, implementing requirements under Executive Order 11988 (Floodplain Management) requires EPA to make a determination that there is no practicable alternative to the proposed actions within the wetlands and floodplain and to solicit public comment regarding proposed alterations to floodplain resources. EPA

has determined that there is no practicable alternative to occupancy and/or modification of portions of wetlands and floodplain in the immediate vicinity of the Site. However, EPA will minimize harmful impacts on floodplain resources to the extent practicable, and utilize best management practices, which will be determined during design of the removal action. Where floodplain soils are excavated, the floodplain and riverbanks will be reconstructed such that it is stable and resistant to erosion under normal and high flow conditions while also supporting future ecological habitat.

- EPA has determined that the PCB-contaminated sediment and floodplain soil meet the definition of a PCB remediation waste as defined under 40 CFR 761.3. Therefore, the PCB-contaminated sediment and soil are regulated for cleanup and disposal under federal regulations at 40 CFR Section 761. Under 40 CFR 761.61(c), EPA may authorize disposal of PCBs in a manner not otherwise prescribed, provided that EPA determines that the disposal will not pose an unreasonable risk of injury to health or the environment. Under the recommended removal action alternative, approximately 56,000 cubic yards of contaminated sediment and floodplain soil above the cleanup level of 1 mg/kg will be removed, dewatered, and disposed of off-site. The cleanup level was derived based on streamlined risk evaluations that concluded that PCBs in the Phase 1 Reach pose an unacceptable risk to human and ecological receptors from exposure to contaminated sediment and floodplain soil. EPA has made a draft determination that the recommended removal action alternative does not result in an unreasonable risk of injury to health or the environment as long as the following conditions are met:
 1. Compliance with water quality and turbidity performance standards specified in EPA-approved workplans are maintained.
 2. The channel is backfilled and/or capped with clean, suitable material of sufficient thickness to isolate the PCB remediation waste physically, chemically, and biologically from the surrounding benthic environment. A bathymetric survey shall be performed upon completion of the channel restoration.
 3. All caps are monitored to demonstrate their physical, chemical, and biological quality. This monitoring shall include bathymetric surveys, chemical sampling, and sediment camera work as appropriate. The frequency of this monitoring will be determined in an EPA-approved workplan.
 4. An annual report summarizing the cap monitoring shall be submitted to EPA beginning with placement of the cap material. This report shall include a summary discussion of all activities associated with the cap placement or cap monitoring, and shall include, if necessary, any recommendations for corrective action to maintain the physical, chemical, or biological quality of the cap.
 5. Corrective actions recommended in the annual reports, or alternatively, those required by EPA based on information in the annual reports, shall be implemented in a timely manner. Corrective actions may include, but are not limited to, installation of additional engineering controls or removal and disposal of PCB remediation waste

from the Site if information indicates that the remedy is not effective in isolating and/or controlling migration of PCBs from the Site.

6. The EPA shall coordinate with federal, state, and local entities to ensure that any as-built cap locations become included in all future navigational or waterway charts with any other required navigational or anchorage controls.
7. All dredged and excavated sediment and floodplain soil is disposed of in accordance with TSCA based on in situ PCB concentrations and not subject to dilution.
8. Engineering controls for the collection and management of liquids from dewatering of sediment and floodplain soils, surface water runoff, dust suppression water, and decontamination water shall be used during dredging, excavation, storage, dewatering, and decontamination activities to ensure that the PCB concentrations in any dewatered liquids, surface water runoff, dust suppression water, and decontamination water from the Site comply with applicable discharge requirements prior to discharge to a publicly owned treatment works or to surface water.
9. Decontamination procedures for excavation equipment and other moveable equipment and vehicles shall be established to ensure that equipment and vehicles are appropriately decontaminated prior to leaving each work area.
10. Engineering controls for dust suppression shall be used during excavation activities. An Air Quality Management and Monitoring Plan shall be developed that includes the following: means and methods used to perform the excavation and waste handling that minimizes airborne particulates; air monitoring procedures, parameters, and detection limits; air action levels; and corrective measures. Air monitoring and dust suppression measures for PCBs shall be maintained until all removal activities are complete, including dredging, excavation, capping, backfilling, and transport of PCB-contaminated sediment and soil.

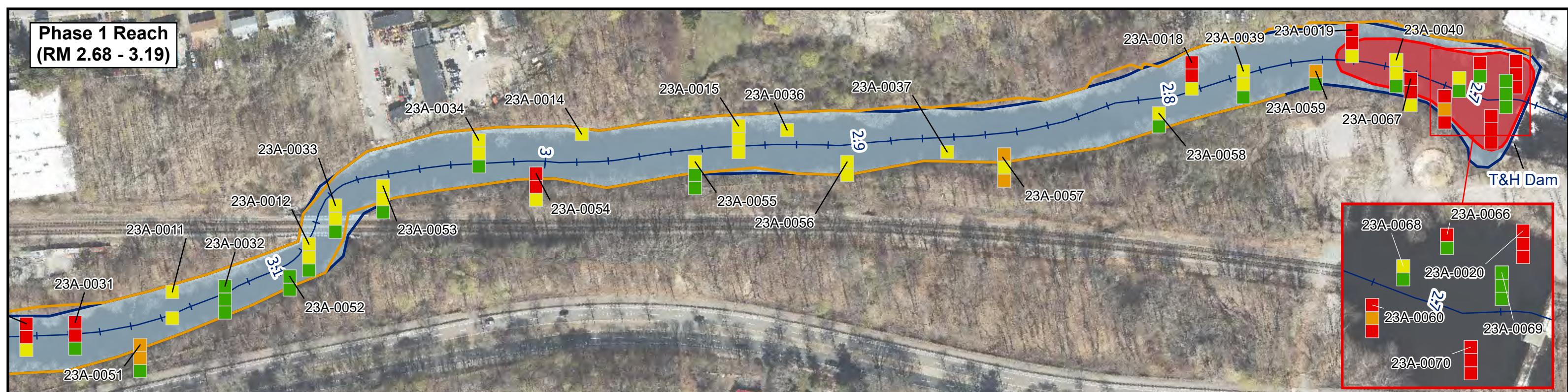
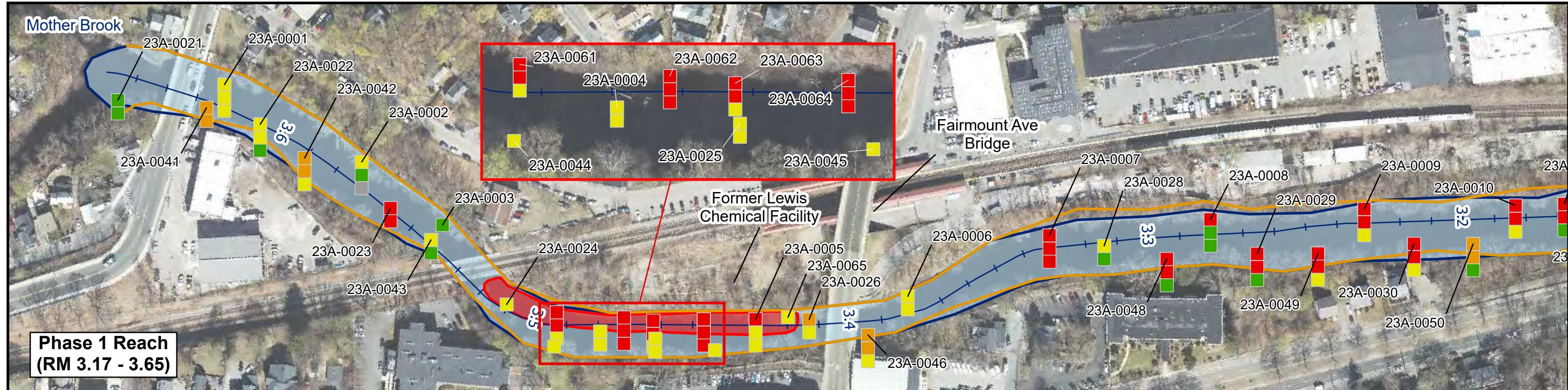
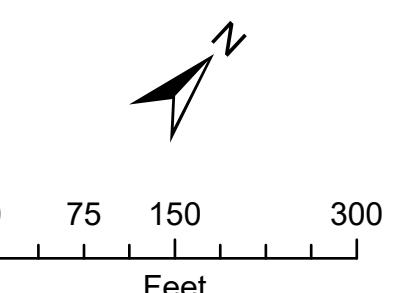


Figure 11
RAA-4 Sediment Removal Areas



Legend

Removal Areas

- Remove all sediment bank to bank to a depth of 3 ft.
- Dredging to deeper than 3 ft.

LNR River Miles

Ordinary High Water Mark (2023 Wetland Survey)

Total PCBs Conc. (mg/kg)

Not Detected
< 1.00 mg/kg
< 25.0 mg/kg
< 100.0 mg/kg
≥ 100.0 mg/kg

Nominal Depth Interval*

0 ft - 0.5 ft below surface
0.5 ft - 3.0 ft. below surface
3.0 ft - 6.0 ft below surface

*Actual sample depth intervals vary at each sample location. If fewer than 3 depths are shown, deeper samples were not obtained.

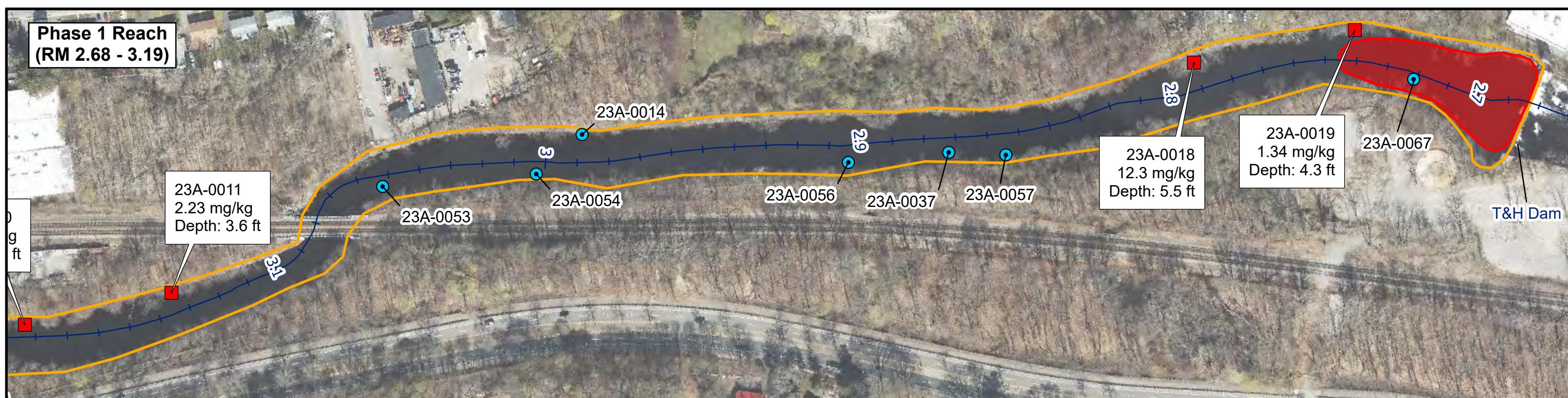
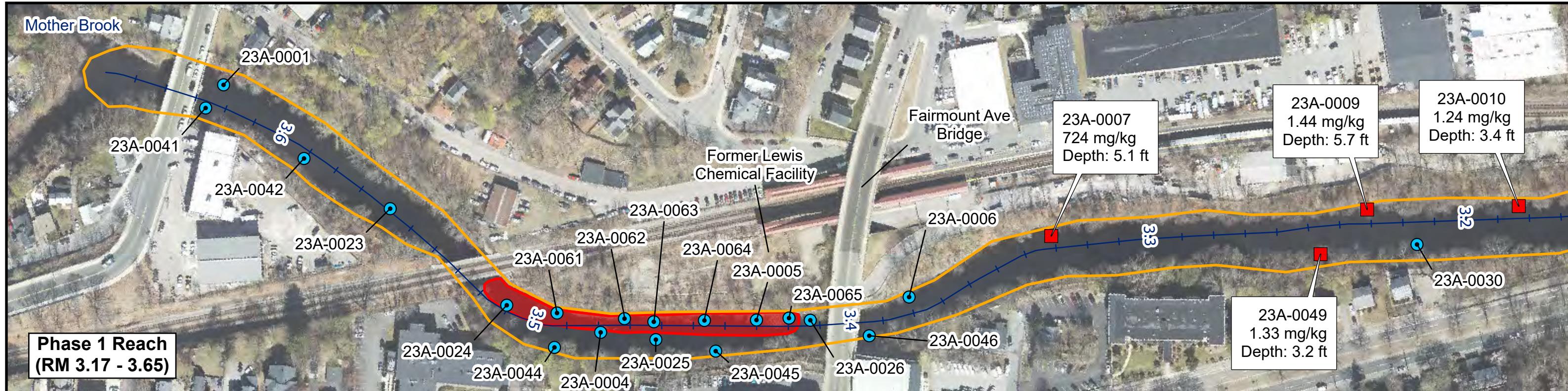


Figure 12
RAA-4 Post Dredging PCBs in Sediment and Extent of Riverbed Cap

Legend

- PCBs > 1 mg/kg detected below 3 ft dredge depth. Depths noted indicate the maximum depths of the sediment cores taken.
- PCBs > 1 mg/kg detected at deepest sample (vibracore refusal depth). Deepest sample less than the maximum dredge depth. Deeper contamination may be present.*
- Dredging to deeper than 3 ft.
- Extent of Area of Sorptive Cap

Note:
All PCBs concentrations come from 2023 sampling data.

*Samples deeper than 3 feet were not collected due to refusal/accessibility.

0 75 150 300
Feet



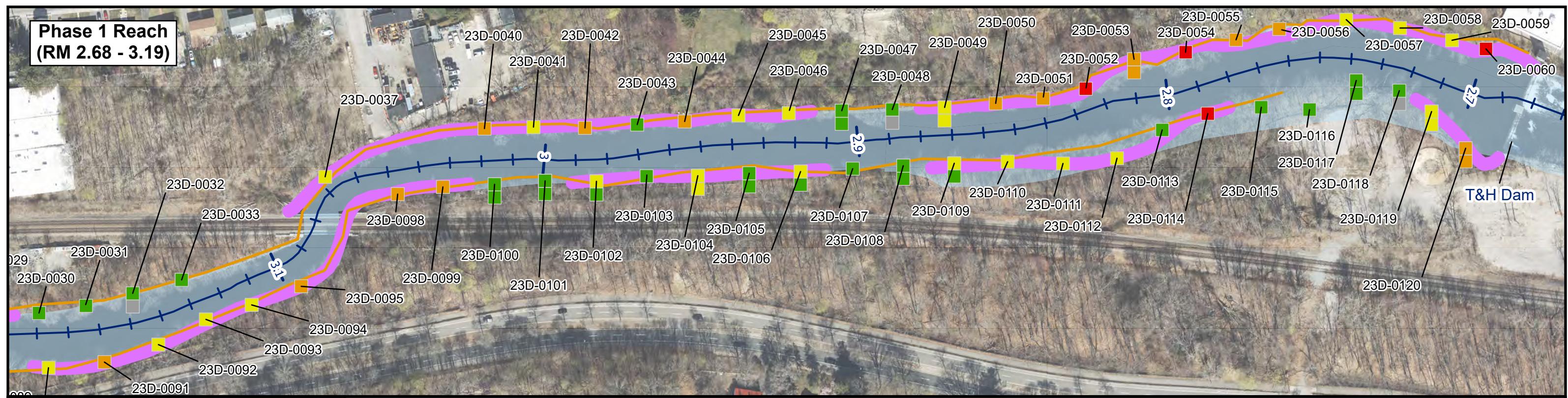
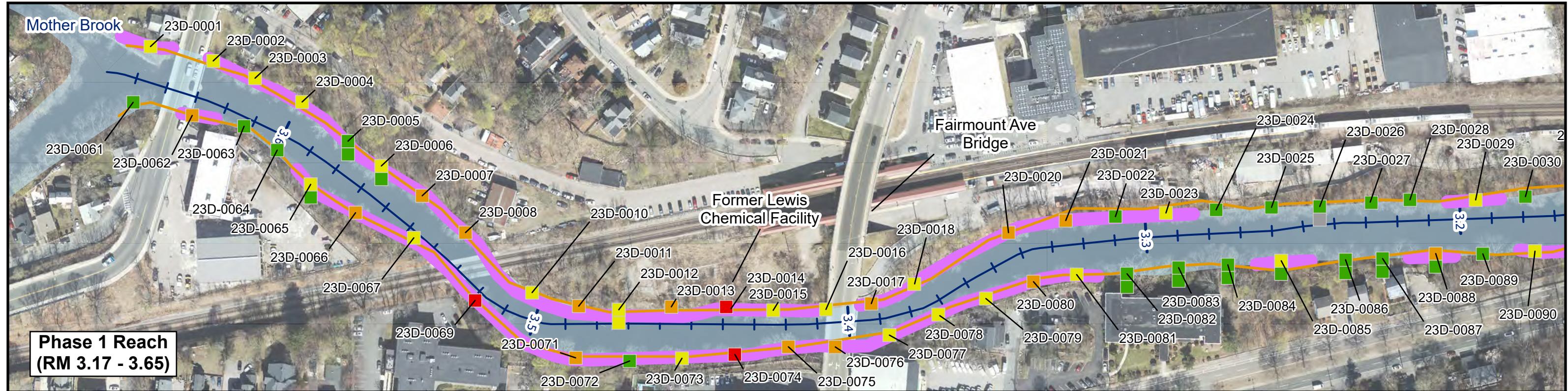


Figure 13
RAA-4 Floodplain Soil Removal Areas



0 75 150 300
Feet

AECOM

Legend

- Riverbank Soil Removal Area (>1 mg/kg PCBs)
- LNR River Miles
- 100 Year Floodplain (FEMA)
- Ordinary High Water Mark (2023 Wetland Survey)

Total PCBs Conc. (mg/kg)

- Not Detected
- < 1.0 mg/kg
- < 4.0 mg/kg
- < 100.0 mg/kg
- ≥ 100.0 mg/kg

Nominal Depth Interval*

- 0 ft - 1.0 ft below surface
- 1.0 ft - 4.0 ft. below surface

Note: Riverbank soil removal areas were defined by locations of floodplain soil samples.

*Actual sample depth intervals vary at each sample location. If only one depth is shown, a deeper sample was not obtained.

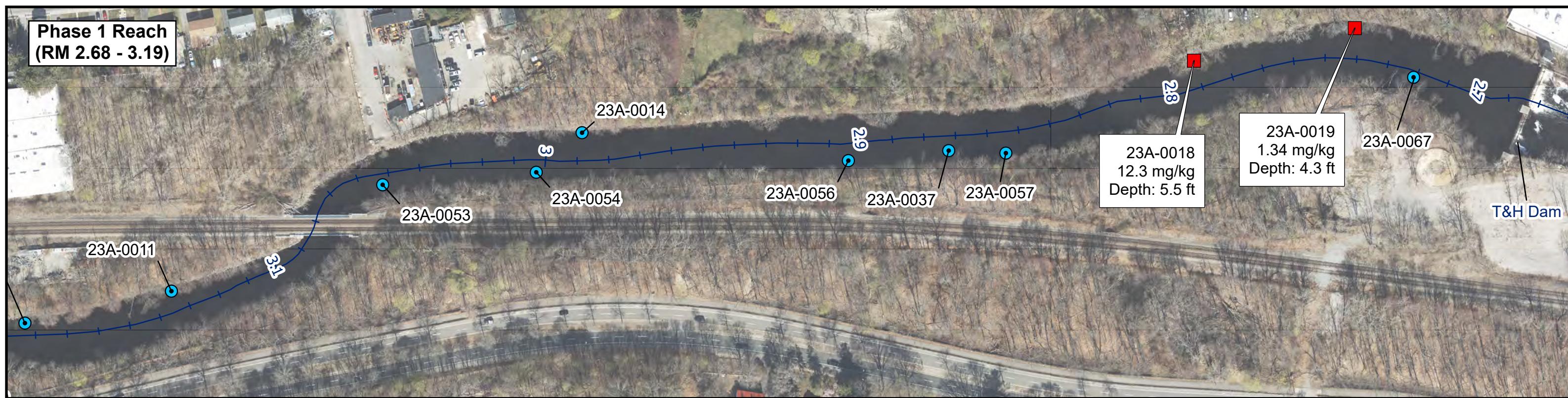
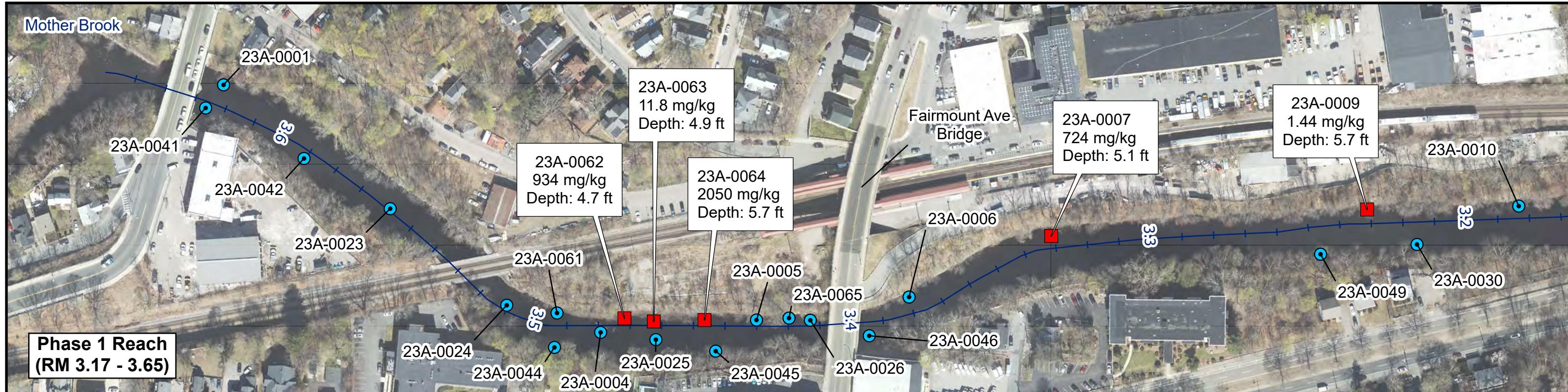


Figure 14
Total PCBs in Sediment Below 4
foot Dredge Depth

Legend

- PCBs >1 mg/kg detected below 4 feet. Depths noted indicate the maximum depth of the sediment core at each location.
- PCBs > 1 mg/kg detected at deepest sample interval.
- The bottom of the deepest sample interval is less than 4 feet. Deeper contamination may be present.*

Note:
All PCBs concentrations come from 2023 sampling data.

*Samples deeper than 4 feet were not collected at that coring location due to refusal/accessibility.

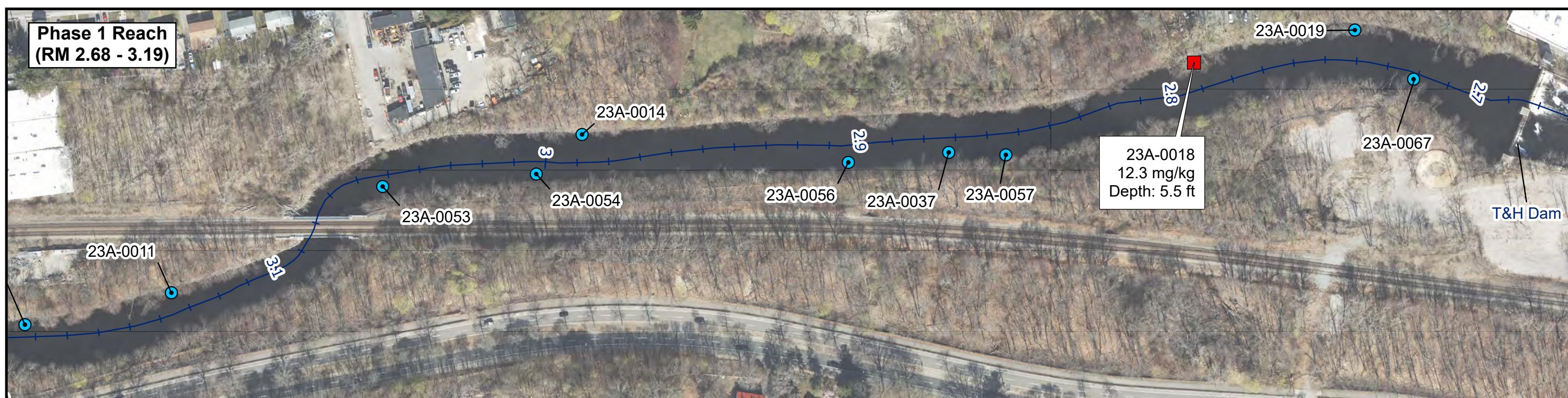
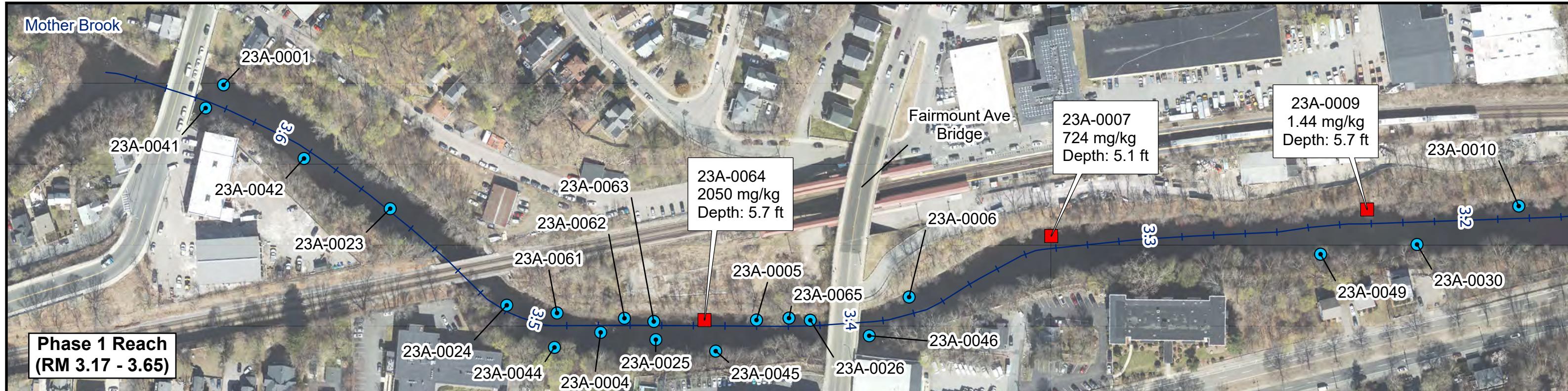


Figure 15
Total PCBs in Sediment Below 5
foot Dredge Depth

Legend

PCBs >1 mg/kg detected below 5 feet. Depths
■ noted indicate the maximum depth of the
sediment core at each location.

PCBs > 1 mg/kg detected at deepest
sample interval. The bottom of the deepest
sample interval is less than 5 feet. Deeper
contamination may be present.*

Note:
All PCBs concentrations come from 2023 sampling data.

*Samples deeper than 5 feet were not collected at the
coring location due to refusal/accessibility.

Conceptual Cross Section of Riverbed Cap for RAA-4¹

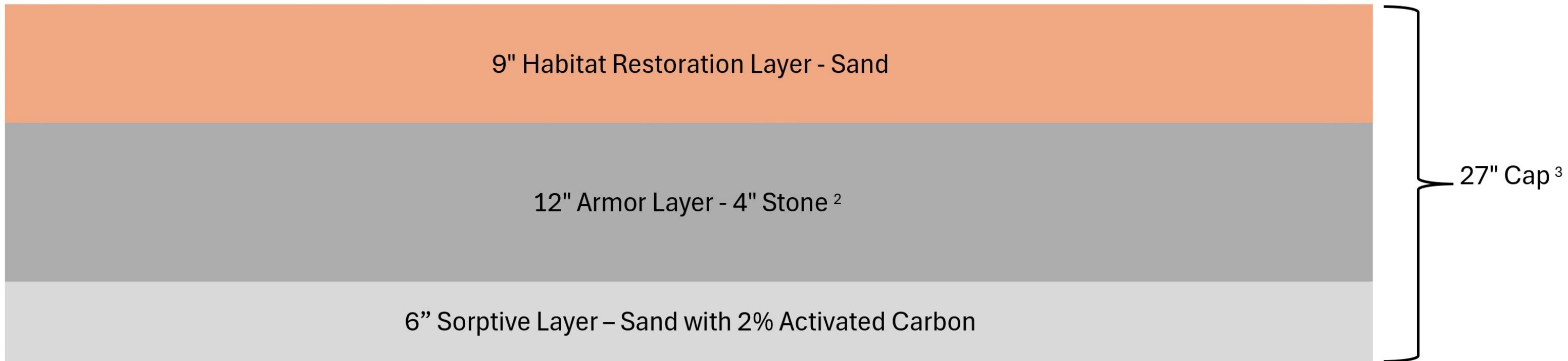


Figure 16
RAA-4 Conceptual Cross Section
of In Situ Amendment Cap

Notes:

1. This preliminary schematic is not a final design and is only intended to be used to inform the Phase 1 NTCRA EECA.
2. Armor stone D50 sized using the Isbash formula and the HEC-RAS modeled 500-year storm channel velocity (~7 ft/s). Areas with greater velocities may require larger stone (greater than 6") for armoring.
3. In some areas, the dredge depth is greater than the cap thickness shown on this figure. In those cases, additional backfill will be placed beneath the stone armor layer as necessary such that the final riverbed elevation is approximately the same as the pre-dredging condition. This does not apply to the zone immediately upstream of the T&H Dam, where the riverbed channel will be lowered to provide an approximately 1:10 slope of the riverbed to accommodate dam removal or the depositional area adjacent to the former Lewis Chemical facility where additional volume may need removed.

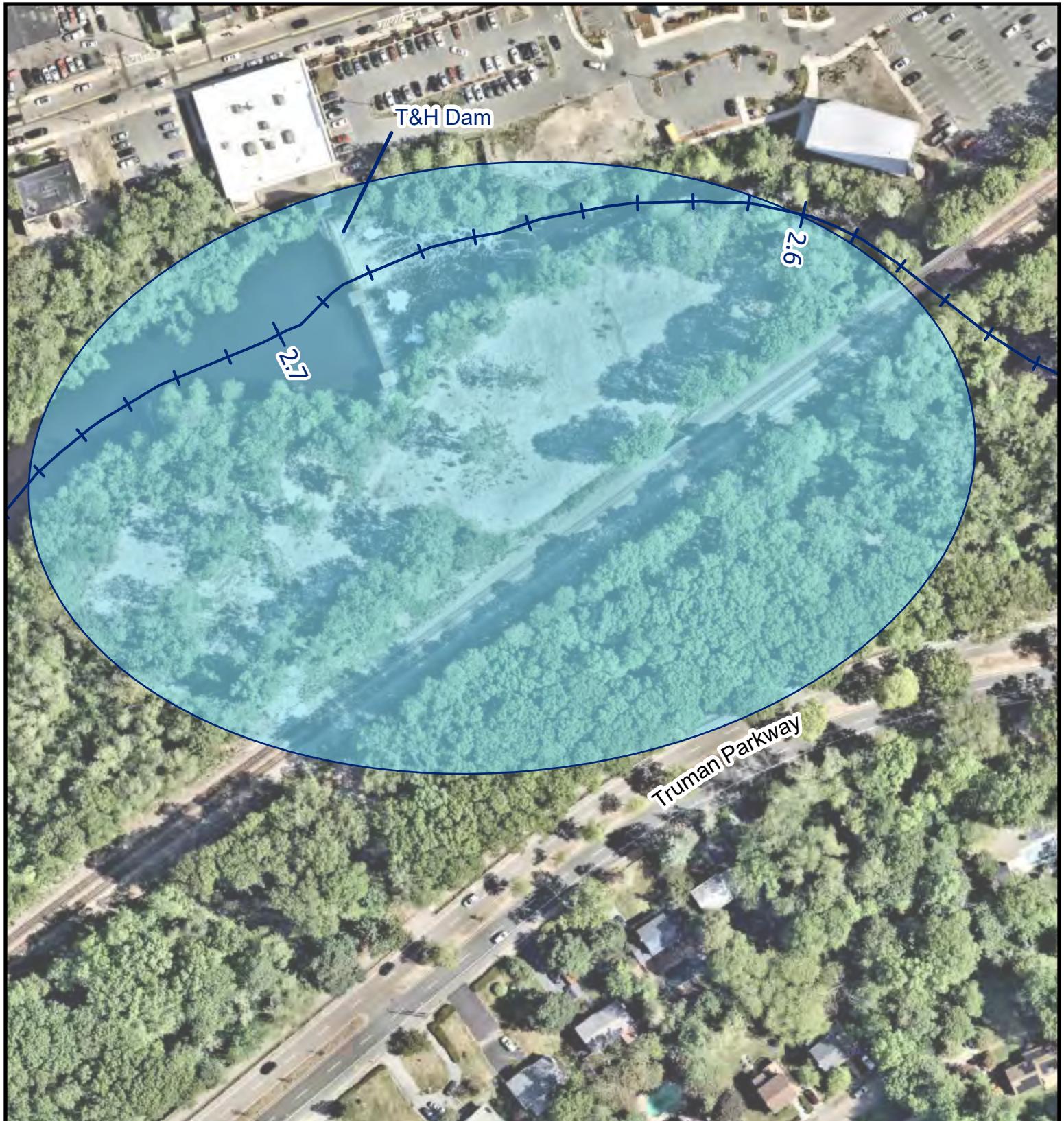


Figure 17
Conceptual Staging and Loadout
Area

Legend

- LNR River Miles
- Staging Area



0 35 70 140
Feet

AECOM

APPENDIX C

TILESTON AND HOLLINGSWORTH (T&H) DAM –

DOCUMENT REVIEW AND STABILITY EVALUATION

Memorandum

To	Frederick R. Symmes	Page	1
CC	Kristine Carbonneau		
Subject	Tileston and Hollingsworth (T&H) Dam – Document Review and Stability Evaluation		
From	Shane Lyons, Mike Gardner		
Date	02/27/2024 (Updated 8/14/2024 and 12/04/2024)		

1.0 Overview and Purpose

AECOM performed a document review and stability evaluation of the Tileston and Hollingsworth (T&H) Dam located in the Lower Neponset River Superfund Site (Site). The purpose of this evaluation is to inform the Removal Action Alternatives outlined in the Engineering Evaluation/Cost Analysis (EE/CA) for the Phase 1 Reach. The EE/CA will support a potential non-time critical removal action (NTCRA) of sediment contaminated with polychlorinated biphenyls (PCBs), primarily impounded behind the T&H Dam and other hotspots within the Phase 1 Reach.

2.0 Dam Description and Condition Summary

The T&H Dam is an intermediate-sized, Significant (Class II) hazard potential dam located in Milton, Massachusetts. The concrete sills are founded on bedrock and vary in height depending on the bedrock elevation between 9.1 and 15.1 feet tall and are 19.5 feet wide on the north section and 14.4 feet wide on the south section (GEI, 2021).

The dam has been judged to be in poor condition because it can no longer maintain the headwater elevation. It is 165 feet long and 12 feet high with two bascule gates that are each 70 feet long and 4.3 feet high. The dam was used for power generation prior to the 1950s.

In 2021 GEI performed analyses on the T&H dam to check for overturning stability, bearing pressure, and sliding stability and concluded that the existing stability of the dam is adequate and does not need to be upgraded for stability reasons (GEI, 2021). However, their inspection noted numerous deficiencies with various substructures of the dam. GEI gave ratings of the conditions of each substructure, but in general they concluded the following:

- The gates and their components were noted to be in poor to extremely poor condition.
- The electrical components of the dam were noted to be in fair to poor condition.
- The concrete structures of the dam were noted to be of fair or sound condition besides the right spillway which was in poor condition.
- The steel walkway was noted to be in fair condition.

3.0 Dam Removal/Repair Options

The GEI Report (2021) discussed four options. Each option fully repairs or addresses the deficiencies of the dam.

- Replace Gates in Kind
- Replace Gates with Obermeyer Gates
- Remove Gates
- Remove Dam

Options 1 and 2 are essentially the same but with different types of gates. These options make repairs to the dam that keep the dam fully operational. They will involve minor repairs to the steel walkway, concrete control structures and major repairs to the concrete sill, training wall, the electrical and mechanical systems, and the water intake vault. Low to moderate annual maintenance costs on the gates will be incurred. These options will have a moderate to long lifespan depending on the materials selected and will not allow for fish passage.

Option 3 involves demolition of the gates, the steel walkway, and the center pier to the top of the concrete sill, removal of electrical and mechanical equipment, and major repairs to the concrete sill, the training wall, and the water intake vault. This option will incur low maintenance costs on the concrete of the dam and will have a long lifespan. Including a fish ladder in this option would allow for fish passage.

Option 4 is demolition/removal of the gates, the steel walkway, the center pier to the top of the concrete sill, and 80 feet of the concrete sill in the center of the dam, while repairing the remaining sill on either side and the training walls. This option will incur very low maintenance costs related to maintaining the training walls and concrete sections adjacent to them and will have a long lifespan. Fish will be able to move freely upon the removal of the center of the dam. Dredging was not included in this option, but it will be required to connect the upstream and downstream channel bottom at a stable grade.

An Environmental Restoration Report and Environmental Assessment conducted by Milone and MacBroom in 2006, recommended one alternative, along with four secondary alternatives (Milone & MacBroom, 2006).

- Alternative T3b – Full Dam Removal with Full Dredging
- Alternative T3d* – Partial Dam Removal with Containment Wall and In Situ Cap
**Recommended Alternative*
- Alternative T4c – Partial Dam Removal with Rock Ramp @ 4% Slope
- Alternative T5 – Bypass Channel
- Alternative T6b – Partial Length Channel Relocation

Alternative T3b is essentially the same as GEI Option 4, except that it specifies all sediments to be dredged and relocated to an on-site or off-site disposal area. This option will provide excellent habitat connectivity, substrate diversification, water velocities, and improved water quality but will incur high costs of sediment disposal and would necessitate the replanting of the exposed riverbank.

Alternative T3d is similar to GEI Option 3 in that the gates would be removed. However, this alternative also removes the left side of the dam. A containment wall along the right bank would be constructed of steel sheeting or concrete to hold the bulk of the excavated sediments in place, allowing for in situ stabilization and capping. This option was determined to share most of the benefits with Alternative T3b

but lower costs due to stabilizing the sediments in place. Therefore, this was Milone & MacBroom's recommended alternative.

Alternative T4c consists of removing the gates, reducing the spillway elevation by cutting down the top of the concrete sill, and constructing a rock ramp with a 4% slope at the left spillway. The sediment would be left in place and capped. This option would retain a reduced pool area and depth above the dam while still allowing fish to pass.

Alternative T5 consists of constructing a man-made bypass channel measuring around 1,500 ft in length around the dam to allow fish passage. The sediment would be left in place and capped. This alternative meets the basic goals and objectives of the project but maintaining the existing sediment and habitat conditions upstream is not ideal.

Alternative T6b consists of relocating the channel around the dam in the space surrounding the existing channel. The new channel would be around 1,500 ft long and the sediment would be capped in place. It would require a new dual track railroad bridge or multiple large diameter culverts under the railroad. While it would allow for the T&H dam to be inactivated and serve only as a retaining wall to contain the capped sediment, the railroad bridge or culverts would be a significant budget item and require extensive coordination and planning to implement.

4.0 Findings

Based on the previous inspections and the available information, the dam appears to be stable geotechnically (i.e., the concrete sill supporting the gate structures is stable for global overturning, bearing pressure, and sliding) and removing sediment impounded behind the dam would not compromise the geotechnical stability of the dam.

The structural (i.e., stability of specific gate system components) deficiencies in the dam that were noted in the GEI report will need to be addressed in any remedial alternative that proposes maintaining it in place. Notably, portions of the steel gate structures have failed and need to be removed or replaced, localized voids under the concrete sill be grouted, the spalling and cracks in the concrete structures be repaired, and the expansion joints be sealed. Failure of the remaining steel gate structures, currently retaining water above the dam, could result in release of the sediment impounded behind the dam.

The previous reports did not provide an estimate of the lifespan of the concrete sill besides saying that the option of removing the gates would have a "long lifespan" (GEI, 2021). However, it was noted that for Alternative T3d that the life expectancy of the containment system of the sediment would likely be on the order of 20 or more years (Milone & MacBroom, 2006).

As outlined for Option 2 in the GEI report, the dam could be repaired and become fully operational by replacing the gate structures with steel gates articulated with pneumatic rubber bladders, installing new mechanical and electrical equipment, and repairing the concrete sill. AECOM concurs with GEI's analysis showing that Option 2 costs for dam repair would be higher than the costs for dam removal (Option 4).

5.0 References

GEI Consultants. (2021). *Tileston and Hollingsworth Dam, Phase II Inspection and Investigation Report*. Milton and Boston, MA: Massachusetts Department of Conservation and Recreation.

Milone & MacBroom, I. (2006). Environmental Restoration Report and Environmental Assessment Neponset River Fish Passage and Habitat Restoration Project, Neponset River Basin, Milton and Boston, Massachusetts. Massachusetts Department of Fish and Game.

Section 1. Community Information

1.1 Municipality*

Milton

Information about the community's specific zoning requirements under Section 3A and the Compliance Guidelines:

1.2 Community Category*

Rapid Transit

1.2a Minimum multi-family unit capacity*

2461

1.2b Minimum Land Area in acres*

50

1.2c Percent of district to be located in Transit Station Areas (express as a percentage, e.g. "50" for fifty percent)*

50

1.3 Information about the contact person for this application*

Nicholas Milano

1.3a Job Title/Description*

Town Administrator

1.3b Email Address*

1.3c Phone Number*

1.4 Information about the municipal CEO*

Nicholas Milano

1.4a Municipal mailing address of CEO*

Address Line 1

Address Line 2

City

ZIP Code

1.4b Email address of municipal CEO*

1.5 Did this community submit an application for pre-adoption review?*

Yes

1.6 Were any changes or amendments made to the zoning that was provided to EOHLG for pre-adoption review?*

Yes

1.7 Please describe the changes*

Yes, three amendments were approved, one to replace the map submitted by the citizens petitioners with the colorized version, one to correct wrong street names in one subdistrict, and an increase to the units/acre in the Milton Station East subdistrict.

District 1:

2.1 Brief narrative description of the district, including its name and location*

Granite Ave North is located on Granite Ave, close to the border with Boston and contains direct access to I93.

2.2 Land area in acres*

3.80

2.3 Estimated unit capacity*

251

2.4 Gross density in units per acre*

89.60

2.5 Land area (acres) in transit station areas*

3.26

2.6 Estimated unit capacity in transit station areas*

251

District 2

2.1 Brief narrative description of the district, including its name and location*

Randolph Ave West is adjacent to the Town's DPW yard along Route 28 (Randolph Ave). 2.2 Land area in acres*

2.2 Land area in acres*

8.10

2.3 Estimated unit capacity*

131

2.4 Gross density in units per acre*

20.50

2.5 Land area (acres) in transit station areas*

0

2.6 Estimated unit capacity in transit station areas*

0

District 3

2.1 Brief narrative description of the district, including its name and location*

Randolph Ave East is located across from Randolph Ave West, with access to Route 28 (Randolph Ave)

2.2 Land area in acres*

6.60

2.3 Estimated unit capacity*

82

2.4 Gross density in units per acre*

13.40

2.5 Land area (acres) in transit station areas*

0

2.6 Estimated unit capacity in transit station areas*

0

District 4

2.1 Brief narrative description of the district, including its name and location*

Milton Station East is a mandatory mixed use district located along the Mattapan Trolley, around Milton Station.

2.2 Land area in acres*

7.80

2.3 Estimated unit capacity*

265

2.4 Gross density in units per acre*

40

2.5 Land area (acres) in transit station areas*

7.80

2.6 Estimated unit capacity in transit station areas*

265

District 5

2.1 Brief narrative description of the district, including its name and location*

Milton Station West is located near the Mattapan Trolley on Eliot Street and Central Ave. This subdistrict requires mandatory mixed use.

2.2 Land area in acres*

7.3

2.3 Estimated unit capacity*

153

2.4 Gross density in units per acre*

23

2.5 Land area (acres) in transit station areas*

7.3

2.6 Estimated unit capacity in transit station areas*

153

District 6

2.1 Brief narrative description of the district, including its name and location*

Milton Station Bridge is located between Milton Station East and Milton Station West, along the Mattapan Trolley and Eliot Street.

2.2 Land area in acres*

4.60

2.3 Estimated unit capacity*

191

2.4 Gross density in units per acre*

41

2.5 Land area (acres) in transit station areas*

4.6

2.6 Estimated unit capacity in transit station areas*

191

District 7

2.1 Brief narrative description of the district, including its name and location*

East Milton Square Site is a small mandatory mixed use site located on Franklin and Bassett Streets.

2.2 Land area in acres*

1.16

2.3 Estimated unit capacity*

139

2.4 Gross density in units per acre*

120

2.5 Land area (acres) in transit station areas*

0

2.6 Estimated unit capacity in transit station areas*

0

District 8

2.1 Brief narrative description of the district, including its name and location*

The Eliot Street Corridor is located along Eliot Street, near the Mattapan Trolley and allows a max of 3 units per parcel.

2.2 Land area in acres*

67.3

2.3 Estimated unit capacity*

555

2.4 Gross density in units per acre*

8

2.5 Land area (acres) in transit station areas*

67.3

2.6 Estimated unit capacity in transit station areas*

555

District 9

2.1 Brief narrative description of the district, including its name and location*

Blue Hills Parkway Corridor is located along Blue Hills Parkway, near Mattapan Station (bus/Mattapan Trolley) and the Blue Hill Ave Commuter Rail Station.

2.2 Land area in acres*

16.60

2.3 Estimated unit capacity*

179

2.4 Gross density in units per acre*

11

2.5 Land area (acres) in transit station areas*

16.6

2.6 Estimated unit capacity in transit station areas*

179

District 10

2.1 Brief narrative description of the district, including its name and location*

The Mattapan Station subdistrict is located adjacent to Mattapan Station, near Blue Hills Parkway, Brook Road, Eliot Street.

2.2 Land area in acres*

51

2.3 Estimated unit capacity*

183

2.4 Gross density in units per acre*

41

2.5 Land area (acres) in transit station areas*

5.10

2.6 Estimated unit capacity in transit station areas*

183

District 11

2.1 Brief narrative description of the district, including its name and location*

The Paper Mill Site is a 4 acre site located on the Neponset River and Truman Parkway, near the Fairmount Station Commuter Rail stop.

2.2 Land area in acres*

4.1

2.3 Estimated unit capacity*

179

2.4 Gross density in units per acre*

57

2.5 Land area (acres) in transit station areas*

0

2.6 Estimated unit capacity in transit station areas*

0

District 12

2.1 Brief narrative description of the district, including its name and location*

Fairmount Station is located largely within half mile of the Fairmount Station.

2.2 Land area in acres*

15.6

2.3 Estimated unit capacity*

159

2.4 Gross density in units per acre*

10

2.5 Land area (acres) in transit station areas*

8.8

2.6 Estimated unit capacity in transit station areas*

84

2.8 Cumulative Land Area in acres*

131.8

2.9 Cumulative Unit Capacity*

2467

2.10 Overall gross density in units per acre*

15

2.11 Cumulative Land area (acres) in transit station areas*

105.68

2.12 Estimated unit capacity in transit station areas*

1443

2.13 Percentage of land area (to minimum land area requirement) in transit station area.

Enter as a percentage, i.e. "50" for 50%.*

80

2.14 Percentage of unit capacity (to minimum unit capacity requirement) in transit station area. Enter as a percentage, i.e. "50" for 50%.*

58

2.15 Is at least 50% of the district land area comprised of one contiguous geography?*

Yes

2.16 Are any district geographies smaller than 5 acres included in the land area calculation?*

Yes

3.1 Did this community complete the Compliance Model and achieve numerical zoning standards that satisfy the requirements of Section 3A and the Compliance Guidelines?*

Yes

3.1b If needed, please provide a link to the Excel Workbook if it is too large to be uploaded

https://townofmiltonma-my.sharepoint.com/:f/g/personal/nmilano_townofmilton_org/Ev2aa17DQBpBiVrzIMS0P9ABYTfZ-hzF2pFYloCAC3nIrA?e=k2DrSk

3.1c Zip folder containing GIS shapefile components for the designated zoning district(s)

3.1d If needed, Please provide a link to the GIS shapefile(s) for the designated zoning district(s)

https://townofmiltonma-my.sharepoint.com/:f/g/personal/nmilano_townofmilton_org/Ev2aa17DQBpBiVrzIMS0P9ABYTfZ-hzF2pFYloCAC3nIrA?e=k2DrSk

3.2 Were any modifications made to the calculations of the Compliance Model workbook, or to the parcel configurations or excluded land classifications provided by EOHLG in the land maps?*

No

4.1 Please upload the municipality's FULL zoning bylaw/ordinance, including the adopted district(s) designated for compliance. ***FULL means the FULL bylaw/ordinance, not just the "3A District"***

4.2 Please upload the zoning map, including the adopted district(s) designated for compliance

No File Chosen

4.2b If available, zip folder containing GIS shapefile for municipal zoning map

Use this field to provide a link to the certified true copy of relevant bylaw or ordinance text

4.3 Is the municipality a town or a city?*

Town

4.3a Did the Town adopt or amend a zoning by-law at Town Meeting in order to comply with Section 3A?

Yes

Section 9 of the Compliance Guidelines requires towns to submit evidence that a new or amended bylaw was adopted and was submitted to Attorney General's Office by submission of "Form 7" prior to submitting an application for District Compliance.

4.3b Is the by-law awaiting a determination from the Attorney General's Office, Municipal Law Unit?*

Yes

4.3c Please upload the "Form 7" document that was submitted to the Attorney General's Office OR a letter of determination from the Attorney General's Office*

Section 5: Inclusionary Zoning/Affordability Requirements

5.1 Is multi-family housing development in this district subject to affordability requirements?*

Yes

Note: Any mechanism for requiring affordable units means that "Yes" should be selected. For example, this could be a local inclusionary zoning/housing bylaw/ordinance, a smart growth zoning district under c. 40R, or both.

5.2 Through which mechanism are affordable units required? (check all that apply)*

Inclusionary zoning bylaw or ordinance that is specific to the district designated for compliance with Section 3A, and is NOT connected to any DHCD zoning incentive program such as c. 40R

Local Inclusionary Zoning

5.3 What is the percentage of units in a project that is required to be restricted as affordable?*

10%. 15% after approval of an Economic Feasibility Study

5.4 What is the cap on the income of families or individuals to occupy the affordable units, expressed as a percentage of Area Median Income? (For example, 80% of AMI, 60% of AMI, etc)*

80%

5.5 What is the threshold of units in a project to trigger affordability requirements? Please describe how rounding and fractional units are handled. *

Please provide this information in a concise format

10 or more units for 10%. 8 or more units for 15%

5.6 How does the threshold apply?

The applicability of pre-existing units towards the unit threshold depends on whether the development is an addition/expansion, or a razing with new construction

5.7 Please describe any zoning or developer incentives*

N/A

5.8 May a financial payment be provided in lieu of providing on-site affordable units?

No

5.9 May offsite affordable units be provided as an alternative form of compliance?

No

5.10 Please provide any other description of inclusionary zoning requirements not captured in the preceding questions.

N/A

If a municipality wants units that are developed as of right in accordance with inclusionary zoning requirements to be listed on its Chapter 40B Subsidized Housing Inventory, then it must submit an application to EOHLIC to review the units as "Local Action Units" (LAU) for compliance with "Local Initiative Program" (LIP)

requirements. Learn more about this at: [Local Initiative Program | Mass.gov](#) (<https://www.mass.gov/service-details/local-initiative-program>)

5.11 Has the appropriate municipal staff reviewed the guidelines for the Local Initiative Program/Local Action Unit (LIP/LAU) and do they understand the process for getting Inclusionary Zoning units onto the Subsided Housing Inventory? *

Yes

DRAFT

Economic Feasibility Analysis

Section 4.b. of the Compliance Guidelines requires affordability requirements that exceed certain thresholds to be supported by an economic feasibility analysis, prepared for the municipality by a qualified and independent third party. If inclusionary zoning requirements in the designated district triggered the requirement for an economic feasibility analysis, please upload it below.

5.22 Do the affordability requirements in this MBTA community require submission of an Economic Feasibility Analysis?*

5.22 Do the affordability requirements in this MBTA community require submission of an Economic Feasibility Analysis?

Yes

DRAFT

Section 6: Zoning Data

6.1 Were changes necessary to comply with Section 3A?*

Yes

6.2 Please describe the zoning (or non-zoning) changes that were necessary to apply for compliance with Section 3A . Select all that apply*

A new zoning district

6.7 Were changes passed using a Simple Majority voting threshold under c. 40A Section 5?*

Yes

6.8 Please provide the date that the latest zoning amendment necessary for complying with Section 3A was adopted*

June 17, 2025

6.9 Please describe any other changes that were necessary to comply with Section 3A

N/A

Section 7: Signatures, Certifications, and Attestations

By signing and submitting this application, the person whose signature appears below is making the following attestations and certifications to EOHLCL:

1. All information provided in this application is true and accurate as of the date of submission.
2. All zoning maps and text provided in support of this application have been validly adopted and are in effect as of the date of submission, except that recently adopted zoning bylaws or zoning amendments may be subject to approval by the Attorney General under section 32 of chapter 40 of the General Laws.
3. No other ordinances, bylaws, or municipal rules or regulations, including but not limited to local board of health, conservation commission, or planning board rules or regulations, or any other restrictions such as development agreements running with the land, that would prohibit, limit, or restrict the development of multi-family housing as of right or that would otherwise conflict with Section 3A and the Compliance Guidelines, are in effect or proposed in the district submitted for compliance.
4. Based on the actual knowledge of the municipal officials engaged in the creation or review of the district submitted for compliance, the GIS district map used in the compliance model accurately reflects all existing parcel configurations, public or institutional land ownership, and material land use restrictions in the district submitted for compliance.

Please attach a statement on municipal letterhead signed by the city or town clerk, certifying that the zoning maps and text submitted in connection with this application by upload, link, or otherwise, is the complete and up to date zoning in the municipality. *

I hereby attest that I am duly authorized to submit this application. By entering my name in the space above, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Executive Office of Housing and Livable Communities (EOHLC) will rely on the information provided in this application to make decisions about compliance with Section 3A of the Zoning Act.

E-Signature for the municipal CEO submitting this form*

Nicholas Milano

After you submit the form, you will receive a message confirming the submission. If you do not receive this confirmation message then your form was missing a required field and was not submitted. Please look for any fields highlighted in red. Correct, and try to submit again.

DRAFT

FY 25 GENERAL FUND - TOWN EXCLUDING SCHOOLS

BUDGET TO ACTUAL YTD 6/25/2025

	FY 25	YTD 6/25/25		Projected			Notes
	Budget	Actual	Projected	Budget to actual			
REVENUES:							
Real/Personal Property Taxes	\$ 101,939,556	\$ 101,143,054	\$ -	\$ (796,501)			Actual
Tax Liens Redeemed	\$ -	\$ 929,607	\$ -	\$ 929,607			Actual
Subtotal	\$ 101,939,556	\$ 102,072,661	\$ -	\$ 133,105			
State Aid	\$ 17,923,153	\$ 15,633,254	\$ 2,289,899	\$ (0)			
Indirect Costs/Transfers	\$ 1,767,432	\$ 1,767,432	\$ -	\$ -			
M/V Excise Tax	\$ 4,505,730	\$ 5,285,180	\$ -	\$ 779,450			Actual
Meal Tax	\$ 350,000	\$ 278,025	\$ 75,000	\$ 3,025			Q4 not yet posted
Penalty/Interest	\$ 630,000	\$ 1,154,786	\$ -	\$ 524,786			Penalty/Interest related to late payts
P.I.L.O.T.	\$ 330,000	\$ 120,000	\$ 225,000	\$ 15,000			Milton Academy payment expected in June
Trash Fees	\$ 1,480,000	\$ 1,655,092	\$ -	\$ 175,092			\$1 fee increase in fy25
Fees	\$ 290,000	\$ 280,041	\$ -	\$ (9,959)			Granite Links \$82k; Towing \$75k
Cemetery Fees	\$ 340,000	\$ 352,110	\$ -	\$ 12,110			
Other Departmental Revenue	\$ 280,000	\$ 238,329	\$ -	\$ (41,671)			Police detail fees
Building permits	\$ 1,410,000	\$ 1,712,456	\$ -	\$ 302,456			
Other Licenses & Permits	\$ 140,000	\$ 138,662	\$ -	\$ (1,339)			
Fines	\$ 105,000	\$ 140,102	\$ -	\$ 35,102			
Investment income	\$ 571,837	\$ 1,303,017	\$ 100,000	\$ 831,180			May/June interest not posted yet
Misc. Non Recurring Revenue	\$ -	\$ 164,562	\$ -	\$ 164,562			Tailings \$39k + P/Y Reimb \$38k + \$88k ext Polling Hrs
Totals	\$ 132,062,708	\$ 132,295,708	\$ 2,689,899	\$ 2,922,899			Projected Revenues in excess of budget

FY 25 GENERAL FUND - TOWN EXCLUDING SCHOOLS

BUDGET TO ACTUAL YTD 6/25/2025

	FY 25 Budget	YTD 6/25/25		Estimate Turnback/ Transfer			Vacancy - Planning Director Set aside not fully required for CBAs
		Actual+Enc	Projected				
EXPENDITURES:							
Select Board	\$ 810,137	\$ 690,570	\$ 34,567	\$ 85,000			
Wage Set Aside	\$ 95,554	\$ -	\$ -	\$ 95,554			
Audit	\$ 65,500	\$ 67,000	\$ -	\$ (1,500)	YET		
ByLaw Committee	\$ 5,730	\$ -	\$ 5,730	\$ -			
Warrant Committee	\$ 18,248	\$ 15,355	\$ 493	\$ 2,400			
Accounting	\$ 429,916	\$ 423,697	\$ 6,219	\$ -			
Assessors	\$ 316,785	\$ 305,970	\$ 10,815	\$ -			
Treasurer/Collector	\$ 493,744	\$ 461,266	\$ 32,478	\$ -			
Legal	\$ 520,125	\$ 406,497	\$ 18,628	\$ 95,000			
Information Technology	\$ 730,697	\$ 705,001	\$ 2,696	\$ 23,000			
Town Clerk	\$ 386,827	\$ 359,710	\$ 17,117	\$ 10,000			
E & R	\$ 279,728	\$ 193,112	\$ 7,616	\$ 79,000			
Conservation Committee	\$ 2,625	\$ 1,403	\$ 1,222	\$ -			
MPIC	\$ 32,661	\$ 21,191	\$ 11,470	\$ -			
Planning	\$ 147,772	\$ 116,548	\$ 31,224	\$ -			
General Insurance	\$ 1,456,000	\$ 1,345,433	\$ 15,567	\$ 95,000	Lower premiums and deductibles than anticipated		
Consolidated Facilities	\$ 1,369,322	\$ 1,311,911	\$ 57,411	\$ -			
Town Reports	\$ 27,016	\$ 15,188	\$ -	\$ 11,828			
Police	\$ 8,897,414	\$ 8,295,945	\$ 301,469	\$ 300,000	YET	Vacancies and turnover	
Fire	\$ 7,157,538	\$ 6,991,642	\$ 165,896	\$ -	YET		
Inspectional Services	\$ 688,313	\$ 610,426	\$ 47,887	\$ 30,000		Vacancy - Building Commissioner	
MEMA	\$ 10,935	\$ 5,794	\$ 5,141	\$ -			
Leash Law	\$ 105,224	\$ 104,666	\$ 558	\$ -			
Blue Hills Regional	\$ 813,159	\$ 810,303	\$ -	\$ 2,856			
Cemetery	\$ 959,524	\$ 924,297	\$ 35,227	\$ -			
Health	\$ 465,951	\$ 444,962	\$ 20,989	\$ -			
Council on Aging	\$ 381,857	\$ 362,393	\$ 19,464	\$ -			
Veterans	\$ 128,042	\$ 67,922	\$ 5,120	\$ 55,000	YET	Veterans Benefits lower than budget	
Library	\$ 1,903,726	\$ 1,873,796	\$ 29,930	\$ -			
Park & Recreation	\$ 742,644	\$ 676,744	\$ 65,900	\$ -			
Historical Commission	\$ 2,240	\$ -	\$ -	\$ 2,240			
Debt Service	\$ 5,817,961	\$ 5,736,545	\$ 81,416	\$ -			
State Assessments	\$ 4,674,470	\$ 3,596,349	\$ 1,078,121	\$ -			
Unemployment	\$ 105,790	\$ 111,295	\$ -	\$ (5,505)	YET		
Interfund Transfers	\$ 2,955,000	\$ 2,955,000	\$ -	\$ -			
Subtotal net of DPW/Emp Benefits	\$ 42,998,175	\$ 40,007,931	\$ 2,110,371	\$ 879,873			

FY 25 GENERAL FUND - TOWN EXCLUDING SCHOOLS

BUDGET TO ACTUAL YTD 6/25/2025

	FY 25 Budget	YTD 6/25/25 Actual+Enc	Projected	Estimate Turnback/ Transfer	
Retirement	\$ 4,540,705	\$ 4,540,705	\$ -	\$ -	
Health Insurance	\$ 12,257,097	\$ 12,305,242	\$ 199,500	\$ (247,645)	Higher enrollment than anticipated
Medicare Tax	\$ 1,215,000	\$ 1,264,941	\$ 17,500	\$ (67,441)	Medicare Tax ER Match
Other Employee benefits	\$ 487,446	\$ 433,997	\$ 38,363	\$ 15,086	
	<u>\$ 18,500,248</u>	<u>\$ 18,544,885</u>	<u>\$ 255,363</u>	<u>\$ (300,000)</u>	<u>YET</u>
Public Works General	\$ 5,860,076	\$ 5,415,760	\$ -	\$ 444,316	Vacancies and spending limits
Snow & Ice	\$ 160,000	\$ 811,020	\$ -	\$ (651,020)	More snow events than in recent years
DPW	<u>\$ 6,020,076</u>	<u>\$ 6,226,780</u>	<u>\$ -</u>	<u>\$ (206,704)</u>	
Total	<u>\$ 67,518,499</u>	<u>\$ 64,779,596</u>	<u>\$ 2,365,734</u>	<u>\$ 373,169</u>	Estimated turnback after absorption of snow & ice
Reserve Fund	\$ 1,265,000	\$ -	\$ 1,000,000	\$ 265,000	MPS RFT
	<u>\$ 68,783,499</u>	<u>\$ 64,779,596</u>	<u>\$ 3,365,734</u>	<u>\$ 638,169</u>	includes \$300k at STM 6/2025; Schools requested \$1 million

Milton Budget Coordination Committee

Charge:

The Committee shall meet monthly to review the current fiscal year budget-to-actual analysis, to discuss the revenue and expenditure outlook for the next fiscal year budget, and to review the Town's long-range financial plan. The Committee shall serve to facilitate clear communication and information sharing among and across the staff and boards/committees who participate in the budget development process.

The Committee recognizes the roles of the Town Administrator (Chapter 65 of the Acts of 2016, as amended), the Select Board, the School Committee, the Capital Improvement Planning Committee, and the Warrant Committee (Chapter 12 of the Town of Milton General Bylaws).

After the 2026 Annual Town Meeting, the Committee shall report to the Select Board, School Committee, and Warrant Committee and make a recommendation regarding the Committee's charge and whether the Committee should continue in Fiscal Year 2027.

Membership:

- Two members of the Select Board
- Two members of the School Committee
- Two members of the Warrant Committee
- One member of the Planning Board
- One resident (non-voting member), to be appointed by the Select Board
- One resident (non-voting member), to be appointed by the School Committee

The Town Administrator, Finance Director, Superintendent of Schools, and the Assistant Superintendent of Finance and Operations shall assist the Committee in its work and attend Committee meetings, as needed.

Term:

Members shall be appointed for a term of 1 year, concurrent with the Town's fiscal year (July 1 to June 30). The Committee shall determine a chair and vice chair annually. Members shall be eligible for reappointment.

Adopted by the Select Board: _____

Milton Budget Coordination Committee

Charge:

The Committee shall meet monthly to review the current fiscal year budget-to-actual analysis, to discuss the revenue and expenditure outlook for the next fiscal year budget, and to review the Town's long-range financial plan. The Committee shall serve to facilitate clear communication and information sharing among and across the staff and boards/committees who participate in the budget development process.

The Committee recognizes the roles of the Town Administrator (Chapter 65 of the Acts of 2016, as amended), the Select Board, the School Committee, the Capital Improvement Planning Committee, and the Warrant Committee (Chapter 12 of the Town of Milton General Bylaws).

After the 2026 Annual Town Meeting, the Committee shall report to the Select Board, School Committee, and Warrant Committee and make a recommendation regarding the Committee's charge and whether the Committee should continue in Fiscal Year 2027.

Membership:

- Two members of the Select Board
- Two members of the School Committee
- Two members of the Warrant Committee
- One member of the Planning Board
- One resident (non-voting member), to be appointed by the Select Board
- One resident (non-voting member), to be appointed by the School Committee

The Town Administrator, Finance Director, Superintendent of Schools, and the Assistant Superintendent of Finance and Operations shall assist the Committee in its work and attend Committee meetings, as needed.

Term:

Members shall be appointed for a term of 1 year, concurrent with the Town's fiscal year (July 1 to June 30). The Committee shall determine a chair and vice chair annually. Members shall be eligible for reappointment.

Adopted by the Select Board: _____



TOWN OF MILTON

MASSACHUSETTS

SUSAN M. GALVIN
Town Clerk

To Whom It May Concern:

This is to certify that the following is a true copy of Article 2 of the Warrant for the Special Town Meeting held February 24, 2025, and of the vote passed thereunder.

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

VOTED. The Town voted 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.

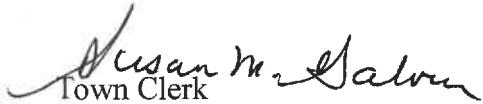
SECTION 2. This act shall take effect upon its passage.

YES: 220

NO: 4

ABSTAIN:0

A true copy, Attest:


Susan M. Galvin
Town Clerk

The Commonwealth of Massachusetts

PRESENTED BY:

Richard G. Wells, Jr.

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

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

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Richard G. Wells, Jr.</i>	<i>7th Norfolk</i>	<i>4/22/2025</i>

By Representative Wells of Milton, a petition (accompanied by bill, House, No. 4089) of Richard G. Wells, Jr. (by vote of the town) that the town of Milton be authorized to grant five additional licenses for the sale of all alcoholic beverages to be drunk on the premises in said town. Consumer Protection and Professional Licensure. [Local Approval Received.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

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

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. (a) Notwithstanding section 11 of chapter 138 of the General Laws, section
2 17 of chapter 138 of the General Laws, or any general or special law to the contrary, the
3 licensing authority in the town of Milton may grant five additional licenses for the sale of all
4 alcoholic beverages to be drunk on the premises pursuant to section 12 of said chapter 138.

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

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

Special Town Meeting

Monday, October 27, 2025

Tuesday, August 8, 2025	Select Board closes the warrant
Tuesday, August 12, 2024	Select Board approve articles for inclusion in the warrant
Tuesday, October 7, 2025	Select Board to approve the Warrant
Wednesday, October 8, 2025	Final Warrant to printer
Tuesday, October 14, 2025	Warrant posted at the Post Office and mailed to Town Meeting Members
Friday, October 17, 2025	Warrant delivered to Town Meeting Members
Monday, October 27, 2025	Special Town Meeting

*** As soon as articles are received by the Select Board, the Town Administrator will transmit the articles to the Warrant Committee ***

First Amendment to the Employment Agreement
between
the Town of Milton and Nicholas Milano

The Employment Agreement, dated May 28, 2024, by and between the Town of Milton and Nicholas Milano is hereby amended by striking Section V. Performance Evaluation and replacing it the following:

V - PERFORMANCE EVALUATION

The Board shall review and evaluate the Town Administrator every year from the date of appointment. Said review and evaluation shall be based on the goals and objectives developed jointly by the Board and the Town Administrator. Further, the Chair of the Board, or the Board's designee, shall provide the Town Administrator with a summary written statement of the evaluation findings of Board Members and shall provide an adequate opportunity for the Town Administrator to discuss his or her evaluation with the Board. The individual evaluation of Board Members shall be part of the Town Administrator's personnel file, subject to Section 23(e) of chapter 30A of the Massachusetts General Laws.

Annually the Board and the Town Administrator shall define the goals and objectives which they determine necessary for the proper operation of the Town and the attainment of the Board's policy objectives said goals and objectives to be reduced to writing.

The Town Administrator shall be eligible to receive an annual merit bonus in consideration of their performance evaluation, in accordance with the provisions of this section. For satisfactory performance, the Town Administrator will be eligible to earn a bonus of 3% of base salary. The Town Administrator will be eligible to earn an additional bonus of up to 1.5% of base salary if their performance is deemed to be above satisfactory. Said merit bonus shall not be added to the following year's base salary. Said merit bonus shall no longer be available beginning in Fiscal Year 2026.

After the evaluation for Fiscal Year 2025, the Board shall evaluate the Town Administrator by December 31 each year, beginning with an evaluation due by December 31, 2025.

First Amendment to the Employment Agreement
between
the Town of Milton and Nicholas Milano

This First Amendment to the Employment Agreement shall be effective as of the date of execution.

Except as modified herein the provisions of the Employment Agreement shall remain in full force and effect.

Town of Milton

By: _____

Benjamin D. Zoll, Chair of the Select Board, authorized by a vote of the Select Board on _____.

Date: _____

Nicholas Milano

Date: _____

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

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

Name: _____

Date: _____

Address: _____

Home Phone: _____

Email: _____

Cell Phone: _____

Registered Voter in Milton: _____

Precinct: _____

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

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

General Government - Select Board

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

General Government - Town Moderator

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

Finance - Select Board

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

Community Advocacy - Select Board

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

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

Land Use and Conservation - Select Board

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

General Government - Select Board and Planning Board

- Master Plan Implementation Committee

General Government - Select Board and Town Moderator

- School Building Committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Signature: 

Date: _____

Official Use Only:

Date of Application

Acknowledgement: _____

Date Appointment Letter Sent: _____

Method of

Acknowledgement: _____

Method of

Acknowledgement: _____

No Openings at this time: _____

Date Committee Chair Notified: _____

Appointing Authority: Select Board Planning Board Town Moderator

Board/Committee/Commission: _____

Appointment Date: _____

Term: _____

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

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

Name: STEPHEN GENTILE Date: MARCH 20, 2025
Address: [REDACTED]
Email: [REDACTED]
Registered Voter in Milton: yes Cell Phone: [REDACTED]
Precinct: [REDACTED]

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

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

General Government - Select Board

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

General Government - Town Moderator

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

Finance - Select Board

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

Community Advocacy - Select Board

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

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

Land Use and Conservation - Select Board

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

General Government - Select Board and Planning Board

Master Plan Implementation Committee

General Government - Select Board and Town Moderator

School Building Committee

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

Registered Architect, RI & MA
AIA
NCARB

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

No previous experience on Milton committee

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

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

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

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

No

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

No

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

No

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

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

no

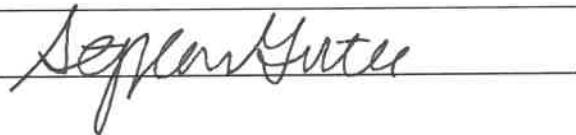
Town of Milton
Application for Volunteer Appointment to
Boards, Committees, and Commissions

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

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

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

Applicant Signature:



Date: March 20, 2025

Official Use Only:

Date of Application

Acknowledgement: _____

Date Appointment Letter Sent: _____

Method of

Acknowledgement: _____

Method of

Acknowledgement: _____

No Openings at this time: _____

Date Committee Chair Notified: _____

Appointing Authority: Select Board Planning Board Town Moderator

Board/Committee/Commission: _____

Appointment Date: _____

Term: _____

DRAFT**Select Board Meeting Minutes**

Meeting Date: 5/27/2025

Members in Attendance: Benjamin D. Zoll, Chair; John C. Keohane, Vice Chair; Meghan E. Haggerty, Secretary; Richard G. Wells, Jr., Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town Administrator (ZOOM) and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Late Arrival: Winston A. Daley, Member

Meeting Location: Council on Aging- Hybrid

Time Meeting called to Order: 7:01PM

Time Meeting Adjourned: 9:04PM

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

Chair Zoll called the meeting to order at 7:01PM and led the Pledge of Allegiance.

3. Public Comment

Tom Dougherty – 247 Adams Street, Pct. 3

Attorney Dougherty supports a 10% compliance model and encouraged the Town of Milton to seek a Court Ruling to confirm that Milton is in fact, an Adjacent Community. The final regulations released by the Executive Office of Housing and Livable Communities in March 2025, allows Milton (located within ½ mile of a commuter rail station with less than 100 acres of developable land) to zone for 10% multi-family zoning capacity across the town, not just within the ½ mile of the Commuter Rail Zone.

Attorney Dougherty also provided context regarding the term “as of right”.

Deborah Felton - Pct. 2 Town Meeting Member (Zoom)

Ms. Felton was not pleased by the personal attacks made during the Joint Meeting on May 21st. She commended the Select Board for their leadership. Ms. Felton encouraged the Town to work together, move forward and comply with the MBTA Communities Act.

Mark Christo – 17 Waldo Road

Mr. Christo shared his support in favor of the 10% compliance model. He believes it is the most legitimate option for Milton and cited his rationale. Mr. Christo encouraged the Select Board to disqualify the 25% model based on stale data associated with the ambiguous classification assigned to Milton by the Executive office of Housing and Livable Communities.

Mr. Daley arrived at 7:10PM.

Chair Zoll suggested that the Board address items #16 and 17 related to Pride Month following Motorcycle Awareness Month.

4. Discussion/Approval – Motorcycle Awareness Month Proclamation

Gregory Tutunjian, a resident of 18 Century Lane joined the Select Board to express his appreciation for recognizing Motorcycle Safety Awareness Month. Mr. Tutunjian, a motorcycle enthusiast, emphasized the importance of proper training and acquiring a Class M license.

Ms. Haggerty read the proclamation declaring May as Motorcycle Awareness Month in Milton and offered to approve it. The motion was seconded by Mr. Wells. The Board voted unanimously to approve the Motorcycle Awareness Proclamation.

16.

Discussion/Approval – Pride Month Proclamation

Ms. Jennifer Raymond, Co-Chair of Milton Pride expressed her appreciation to the Select Board for recognizing Pride Month in Milton. Ms. Raymond highlighted the challenges that the LGBTQ Community continues to face across the country. Despite, these obstacles, Milton Pride will be hosting their Sixth Annual Pride Celebration on Saturday, June 7th. at 1PM. Ms. Raymond invited the Select Board to attend and participate in the festivities. The Pride Celebration is an opportunity to connect and rededicate ourselves to the fight for justice and equality.

Mr. Keohane read the Pride Proclamation and offered a motion to approve it. The motion was seconded by Mr. Wells. The Board voted unanimously to approve the Pride proclamation.

17.

Discussion/Approval - Use of Manning Park- Pride Month Flag Installation/Decorative Light

Mr. Milano provided an update.

Residents have offered to donate decorative patio lights to hang in East Milton over the Manning Park alongside Pride Flags for the month of June. The lights would then be kept up as decorations.

Mr. Wells moved to approve the Use of Manning Park- Pride Month Flag Installation/Decorative Light. The motion was seconded by Ms. Haggerty. The Board voted unanimously to approve the use of Manning Park for Pride Month Flag Installation and Decorative Light.

The Board returned to item five on the agenda.

5. Discussion/Update- Special Town Meeting: June 16, 2025

Article 1: Amend Fiscal Year 2025 Appropriations: Reserve Fund

Article 2: Accept MGL Chapter 59, Section 5, Clauses 17E, 22I, and 41D (COLAs for property tax exemptions)

Article 3: Zoning Bylaw Amendment: Chapter 275-7 Flood Plain District

Article 4: Zoning Bylaw Amendment: East Milton Mixed-Use Overlay District

Article 5: Zoning Bylaw Amendment: MBTA Communities Multi-family overlay (Planning Board)

Article 6: Citizens Petition for a Zoning Bylaw Amendment: MBTA Communities Multi-family overlay

Following a brief update from Mr. Milano, Mr. Wells moved to approve the Special Town Meeting Warrant dated June 16, 2025. The motion was seconded by Ms. Haggerty. The Board voted unanimously (5-0) to approve the Special Town Meeting Warrant.

6. Discussion/Update/Approval – MBTA Communities Act Status and Next Steps

The Select Board had a candid discussion regarding Milton's status within the MBTA Communities Act. The Members shared their perspective. They concurred on two points:

- Milton needs to decide its end game.
 - Declaratory Judgement Request from the Court
 - Town Meeting Approval -10% compliance model (Adjacent Community)
 - Town Meeting Approval – 25% compliance model (Citizen's Petition)
- Allow Town Counsel to offer a recommendation on how to proceed.

The Board will continue their discussion after Attorney Mello from Town Counsel's office has weighed in.

7. Discussion/Approval – Town Counsel RFQ Review; Interview Date

Mr. Milano, the Town Administrator, reviewed the firms that responded to the Town Counsel RFQ and outlined a timeline for the transition. Mr. Milano would like to have the process completed by mid-July.

- Clifford and Kenny – Labor Counsel only
- Harrington Heep – Town Counsel and Labor Counsel
- KP Law – Town Counsel and Labor Counsel
- MHTL – Town Counsel and Labor Counsel
- Mead Talerman & Costa – Town Counsel only

Mr. Milano will coordinate the panelists for the first two rounds of interviews. The Select Board will host the third round. The Select Board recommended that Ms. Katie Conlon, a former Select Board Member, be included as a panelist.

Chair Zoll suggested that the Board Members discuss their availability for Town Counsel interviews as well as the Select Board Retreat.

13.

Discussion/Approval – Select Board Retreat Date

Chair Zoll offered a few dates, but the Members had previous commitments. Mr. Milano will poll the Members and see what dates work best for a retreat and Town Counsel interviews.

8. Discussion/Update/Approval – Eligibility Applications to the Community Preservation Committee: Milton Greenway Concept, Milton Landing Boat Ramp, Town Center Basketball Court / Park Improvements

Mr. Milano reviewed the projects that the Town will submit to the Community Preservation Committee as eligibility applications. The Committee will review and determine if the project complies with CPA rules and should be pursued.

Milton Greenway Concept- a concept derived from the Master Plan for a shared use path that extends along Brook Rd that will benefit pedestrians, cyclists and joggers.

Milton Landing Boat Ramp – The current ramp and launch is outdated and needs to be upgraded. The Town previously submitted an eligibility application to CPC in the past. This application phase will include construction pricing, permitting requirements, soil sampling and testing.

Town Center Basketball Court/Park Improvements – The Town was previously awarded \$40,000 by CPC to renovate the basketball court/ park along Engine Road and Clapp St. The estimated design cost exceeds the award. The Town would like to request additional resources to complete the basketball court and submit a design proposal for a Bocce court.

Mr. Milano fielded questions from the Members. The Select Board does not need to take any action at this time. Mr. Milano will submit the applications and monitor their progress. Mr. Milano will update the Board.

9. Discussion/Approval – Massachusetts School Building Authority Initial Compliance Certification

Mr. Wells moved to approve the Massachusetts School Building Authority Initial Compliance Certification. The motion was seconded by Mr. Daley. The Board voted unanimously to approve the Massachusetts School Building Authority Initial Compliance Certification.

10. Discussion/Approval – School Building Committee Appointment

Mr. Milano provided an update. The Massachusetts School Building Authority requires that a Select Board Member participate in the School Building Committee. The Board cannot appoint another designee as they had previously discussed.

The Members recommended that this matter be deferred.

11. Discussion/Update/Approval – Select Board / School Committee / Warrant Committee Budget Review Committee Charge and Membership

Mr. Milano suggested that this matter be referred to the Finance Committee for their recommendation.

The Members briefly discussed the merits of expanding the Budget Review Committee to include the Planning Board. They also discussed a new Committee name and Charge.

12. Discussion/Update – Community One Stop for Growth/MassWorks Grant Application

Mr. Milano informed the Board Members that the Town will be submitting a grant application for design support for an infrastructure improvement project in East Milton. This project would include paving improvements, sidewalks, and underground infrastructure where necessary along Adams Street, Mechanic Street and portion of Franklin Street. This is a \$450,000 grant with a 10% match from the Town's engineering / paving / chapter 90 funding. DPW's Engineering Consultants, TEC, are coordinating this application on our behalf.

Mr. Milano did note that MBTA compliance will factor in the review and approval process of this application.

13. Discussion/Approval – Select Board Retreat Date

This matter was addressed earlier in the evening.

14. Discussion/Update – Animal Shelter Project

Mr. Milano provided an update. The Animal Shelter located at 100 Access Road is now complete and occupied. A formal ribbon cutting ceremony will be scheduled at a later date. The

Town will now close out and board up the old shelter. Mr. Milano expressed appreciation to the residents of Milton (\$700,000), the Milton Animal League (\$700,000) and the Copeland Foundation (\$2.5M) for their generous support for this project.

15. Discussion/Approval – One-Day Liquor License: Roundhead Brewing Co. located at 1 Westinghouse Plaza, Boston, MA for Saturday, August 9, 2025 from 2PM-7PM for the David Chesnut Jazz Festival at Eustis Estate (1424 Canton Ave., Milton, MA)

Chair Zoll highlighted David Chesnut's contributions to Milton.

Mr. Keohane moved to approve the One-Day Liquor License for Roundhead Brewing Co. located at 1 Westinghouse Plaza, Boston, MA for Saturday, August 9, 2025 from 2PM-7PM for the David Chesnut Jazz Festival at Eustis Estate (1424 Canton Ave., Milton, MA). The motion was seconded by Mr. Wells. The Board voted unanimously to approve the one-day liquor license.

16. Discussion/Approval – Pride Month Proclamation

17. Discussion/Approval - Use of Manning Park- Pride Month Flag Installation/Decorative Light

The Select Board addressed these items earlier in the evening.

18. Discussion/Approval – Fall Special Town Meeting Date

Mr. Wells moved to approve the Fall Special Town Meeting Date: Monday, October 27, 2025. The motion was seconded by Ms. Haggerty. The Board voted unanimously to approve the Special Town Meeting date of October 27, 2025.

19. Discussion/Approval – Meeting Minutes – April 22, 2025, May 5, 2025, May 6, 2025 and May 12, 2025

Mr. Wells moved to approve the meeting minutes dated: April 22, 2025. The motion was seconded by Mr. Keohane. The Board voted (3-0-2) to approve the meeting minutes dated April 22, 2025. Ms. Haggerty and Mr. Daley abstained.

Mr. Wells moved to approve the meeting minutes dated: May 5, 2025, May 6, 2025 and May 12, 2025. The motion was seconded by Ms. Haggerty. The Board voted unanimously to approve the meeting minutes dated May 5, 2025, May 6, 2025 and May 12, 2025.

20. Town Administrator's Report

Mr. Milano shared updates from Town Hall.

The Special Town Meeting Warrant is now at the printer. The Warrants will be mailed within the next couple of days. All Special Town Meeting documents will be uploaded to the Town's website.

Mr. Milano expressed his appreciation to Lisa Ahearn and the team behind the scenes at Milton Cemetery for hosting the Memorial Day Services yesterday.

21. Chair's Report

Mr. Wells noted that he was disappointed that the MHS Band did not participate in the Memorial Day Services.

Chair Zoll and Mr. Daley invited residents to participate in the community events next week:

- Milton Pride Celebration – Saturday, June 7, 2025 Parade at 12PM and Festival at 1PM on the Town Green
- Ribbon Cutting Ceremony for the Tucker Elementary School Mural at 4:30PM at the Spring Fair- Saturday, June 7, 2025 from 3PM-6PM.

22. Public Comment Response

Chair Zoll expressed the Board's appreciation to Ms. Felton for her encouragement.

23. Future Meeting Dates

The Board will meet on Tuesday, June 10, 2025 and again on Tuesday, June 24, 2025. The Board will also meet prior to the Special Town Meeting on Monday, June 16, 2025, Tuesday, June 17th and Wednesday, June 18th.

24. Future Agenda Items

The Board will be requesting Department Reports as well as updates from Boards and Committees.

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

- a. Milton Clerical Unit of the Southeastern Public Employees Association
- b. Milton Professional Management Association
- c. Milton Public Employee Association
- d. Milton Firefighters, Local 1116
- e. Milton Police Association
- f. Milton Superior Officers
- g. Milton Library Association

At 9:04PM, Chair Zoll moved to adjourn from Open Session and enter into Executive Session to discuss strategy with respect to collective bargaining:

Milton Clerical Unit of the Southeastern Public Employees Association

Milton Professional Management Association

Milton Public Employee Association

Milton Firefighters, Local 1116

Milton Police Association

Milton Superior Officers

Milton Library Association

based on my belief that discussion of this matter in open session may have a detrimental effect on the bargaining position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Mr. Wells. The Board voted unanimously by roll call (5-0) to adjourn from Open Session and enter Executive Session.

DALEY: YES

HAGGERTY: YES

KEOHANE: YES

WELLS: YES

ZOLL: YES

26. Executive Session – M.G.L. c. 30A, § 21(a)(2) – To conduct contract negotiations with nonunion personnel (Town Administrator)

27. Adjourn

At 9:04PM, Chair Zoll moved to adjourn from the Open Session and enter into Executive Session to discuss strategy with respect to threatened litigation based on my belief that discussion of this matter in open session may have a detrimental effect on the negotiating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Mr. Wells. The Board voted unanimously by roll call (5-0) to adjourn from Open Session and enter Executive Session.

DALEY: YES

HAGGERTY: YES

KEOHANE: YES

WELLS: YES

ZOLL: YES

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

Documents

Motorcycle Awareness Month Proclamation

Pride Proclamation

Special Town Meeting Warrant- June 16, 2025

Community Preservation Committee- Eligibility Applications

Milton Greenway Shared Use Path Concept Plan

Milton Landing Boat Ramp Replacement

Massachusetts School Building Authority- Initial Compliance Certification for the Cunningham Elementary School

Meeting Minutes- April 22, 2025, May 5, 2025 and May 6, 2025

One-Day Liquor License Application – Roundhead Brewing Co. located at 1 Westinghouse Plaza, Boston