

Master Plan Implementation Committee

January 23, 2023

Members Present: Chair Cheryl Tougias, Roxanne Musto, Warren Lizio, Elaine Benson, Taber Keally, Dick Burke, Regina Campbell-Malone

Meeting called to order at 7:04.

This is the first meeting of 2023. The Committee's next meeting will be on Wednesday, February 15th. The March meeting will be on the 20th.

Motion to approve the minutes from December 12, 2022, made by Roxanne Musto, seconded by Dick Burke. All in favor.

Last week, the Select Board voted to appoint a Climate Action Planning Committee. Members of Sustainable Milton were present to discuss their Climate Action Plan Working Group and their efforts to ensure that this new committee was established. This Committee will develop a climate action plan and builds on the work that the Planning and Engineering Departments have been undergoing through their work with the Community Compact program for the Town's GHG Inventory and emissions reductions analysis. This also ties into the discussions that MPIC has been having regarding the need for an update to the sustainability goals of the Master Plan as we approach the end of the current Master Plan's life cycle. Tracy Dyke-Redmond and Tucker Smith of Sustainable Milton discussed the existing Master Plan language and added their comments on which items may have room for greater detail and additional goals/strategies. They also clarified how the updated Master Plan will interface with the upcoming Climate Action Plan, the latter of which will be the detailed climate action process and which MPIC members hope will support the aims of in the updated Master Plan. Sustainable Milton explained terms used in the proposed edits: energy efficiency, which is the reduction in energy usage that can be achieved through weatherization, better appliances, and lighting upgrades, many rebates for which are available through MassSave; electrification, which is the switch to having all home appliances powered by electricity, such as heat pumps and induction stoves. Sustainable Milton discussed the upcoming Decarbonization Clearinghouse that the state is set to adopt. They also explained the new Specialized Opt-In Stretch Code and updates to the existing Stretch Code. The Shade Tree Advisory Committee was invited to speak on these issues, in particular the efforts to expand the town's tree canopy. They discussed the broad efforts, and their request for a \$45,000 annual appropriation for the replacement of lost trees as a separate line item on the warrant. Member Benson noted that there are communities that use Community Preservation Act funding for tree replacements, which may be a useful avenue if funding is not available from the intended sources.

Discussion was held regarding support for Community Preservation Act funding applications. The Committee was asked to support the application from the Milton Pickleball Players and that of the Affordable Housing Trust. Mary Blanchette represented the Pickleball Players, which is looking for ~\$20,000 for a feasibility analysis for additional pickleball courts in Milton at either Kelly Field or Andrews Park. The final project will require approximately \$250,000. They have currently received over 400 signatures from residents, and are asking for letters from MPIC and the Planning Board. They have partnered with the Parks and Recreation Department in their application. Bill Madden of Lombardi Design is set to do their study. Their selection was based off of a recommendation from the CPC Chair

and Mr. Madden's ties to Milton. The Players will seek funding from the Cunningham Foundation and private donations for construction work. Members discussed the potential for multiuse courts, which are currently the way that the Players use existing tennis courts. Member Keally motioned to support the Pickleball Player's application, noting that it is the only Recreation application that was presented to the committee and meets the goals of the Master Plan, and authorizing Josh Lee and Chair Tougias to write that letter of support. Dick Burke seconded. All in favor.

The application from the Affordable Housing Trust is for \$533,000 to start developing a 100% affordable housing development at the Town Farm property. An amount of \$33,000 would be used for surveying, preliminary engineering and conceptual architectural plans and \$500,000 would be used as a loan to an affordable housing developer to be selected through a Request for Proposals process. Member Benson disclosed her membership with the Milton Housing Coalition and collaboration with Affordable Inclusive Milton, which also works closely with the Trust, and will be abstaining from voting. Members expressed concern about whether the Attorney General and the Trustees of Governor Stoughton's Trust had approved the use of this site for this purpose. Member Campbell-Malone noted that support of this project is very important to the development of affordable housing in Town. Member Campbell-Malone made a motion to support the AHT's application to the CPC, noting that the Committee supports the aims of 100% affordable housing in Milton, while also noting that site approval would be handled in a separate process. Seconded by Taber Keally. Taber Keally, Yes; Dick Burke, No; Elaine Benson, Abstain; Roxanne Musto, Abstain; Regina Campbell-Malone, Yes; Cheryl Tougias, Yes; Warren Lizio: Abstain. Motion passed.

Member Keally left at 10:05.

Regarding the support letter for the Bicycle and Pedestrian Master Plan, members discussed reopening the discussion of the plan in order to consider additional comments for the letter. Member Campbell-Malone motioned, Seconded by Member Musto. All present in favor. Discussion of the letter, and consideration of additional comments on the plan, was deferred to the February 15th meeting.

Regarding the draft of the Report of the MPIC to the Select Board, which Chair Tougias noted is required to be submitted by February 17th, discussion was tabled to the February 15th meeting.

Motion to adjourn made by Roxanne Musto, Seconded by Elaine Benson. All present in favor.

Meeting adjourned at 10:14

Respectfully submitted,

Josh Eckart-Lee, Assistant Town Planner