

## **Community Preservation Committee**

February 8, 2023

Members Present: Wendy Garpow, Linda Weld, Thomas Callahan, Robert Levash, Jenny Russell, Peter Jackson, Richard Boehler

Meeting Called to Order at 7:01. Next meeting of the Committee will be February 15<sup>th</sup>. Members of the Committee introduced themselves. Motion to approve the minutes from November 16<sup>th</sup> made by Tom Callahan, seconded by Jenny Russell. All in favor.

Chair Levash showed a timeline of the application process. He confirmed that all applicants have submitted their application materials and there are no outstanding materials required from the applicants. The end of the timeline is set to be the printing date of the warrant. With the state matches and reserve requirements, the total amount available is \$1.761 million dollars. Member Callahan clarified that the state matches are from FY22, not FY23, though that does not change the availability of funds. In FY24, the Committee is expected to have fewer funds available for the year, likely closer to \$1 million. Chair Levash then explained the Committee's scorecard which will be used for members to equitably share their feedback on the applications and clarified that the scores would be used as guidelines for discussion and decision-making, and not set a mandatory point requirement. Members discussed potential weighting and ways that this initial round of scoring can be used as a starting point for developing a continuing model for decision-making.

### Spaulding Garden

Georgia Lee, from the Milton Garden Club, presented their application request for \$16,450. The Club is seeking Historic Preservation funding. The Club has a 48-page cultural landscape report from 2005, from which Georgia read notable quotes. The hope of the Club is to create a robust community engagement model, and to create a "wall raising". The plan is to remove the stones from the wall and preserve them for reuse per Department of Interior (DOI) guidelines. Soil behind the wall will be dug out and the wall will be rebuilt to be double-sided so as to create a "wall for the ages". The applicant asserts that this project is both related to Historic Preservation and Open Space goals of the CPC. The Club has been in contact with the Planning & Community Development Department to discuss public access opportunities. The Club provided ten letters from advocates supporting the project, discussing the garden's historic importance and the value of this restoration project. The Applicant then read excerpts from letters by the Milton Historical Commission and from Junior Gardener Anastasia in support for this project. Member Weld asked for clarification on the restoration of the wall and its scope as it relates to DOI guidelines. The applicant confirmed that the proposed scope of work and its plan to build in a style that is more robust than the original construction is within the regulations of the DOI. Regarding accessibility, the Applicant discussed expanding MATV coverage of garden events and the Club's practice of advance-notice ad hoc access supports. As of now, their focus is on wall restoration and physical changes that affect access are not yet within the scope. Member Callahan asked for additional information on public access and questioned how this project will advance access rather than just benefit the immediate neighbors of the park. The Applicant discussed how the garden offers a unique botanical benefit which benefits those members of the community who are interested in gardening. The Club is developing a strategic plan, which includes development of a website and wayfinding signage. Chair Levash asked whether the strategic planning included further wall improvements. The applicant

discussed the value of using this initial restoration to learn more about the needs and state of repair of the other walls, and waiting until this project is completed before tackling additional walls. The applicant confirmed that the garden is not always open to the public but has public open days that they are still developing. As part of the eligibility response from the Committee, the Applicant was requested to have a public access commitment. Christine Paxhia, a master gardener, noted that she runs a master gardener session on occasional Tuesdays that is open to members of the public. Chair Levash noted the potential value for public access television to be involved in the repair project. The Applicant confirmed that the garden is on private property but was unable to make a commitment as to the public access on the site. Member Weld asked about additional funds, and the Applicant confirmed that they will, contingent upon the receipt of this funding, the Club will receive \$1000 for public programming.

#### Forbes House Museum

Heidi Vaughn, Director of the Forbes House, presented their historic preservation project of the barn and carriage house at the Forbes House. The Applicant prepared a presentation, which was shared and will be posted on the Forbes House's website. Their application is for \$288,995 for Historic Preservation, with a total project cost of \$440,047. The House is on the National Register of Historic Landmarks. The Museum has been actively engaged in expanding their programming. This project has been a long-term strategic priority for the museum, and they have a fundraising plan for their endowment, which will be used for the maintenance of the buildings on-site. Their expectation is to begin Summer 2023 and conclude in May 2024. Staff confirmed that a support letter from the Milton Historical Commission had been received on January 25, 2023. The Museum has ~\$65,000 in hand from individual donors for this project as well as funding expected from the Preservation Projects Fund and for a \$10,000 match from Preservation Massachusetts. The Museum has history with these funding partners and has shown a successful background in using funds from those funders. The Applicant confirmed that Preservation funds would likely not be left untouched if additional funding sources are not secured. The Grant Agreement for this project would include stipulations for use of funds within a set timeframe. This project is within a 3–5-year broader capital campaign that the museum is undertaking. The Applicant noted that the museum has been receiving event rental requests for these spaces and would like to expand uses for public use of the museum. Member Weld asked whether there was an estimate for maintenance costs, which has not yet been determined. Doug Manley, architect for the museum with the Spencer Preservation Group, and they projected out a 20-year cost estimate for the maintenance of the site which can be used by the museum. Chair Levash noted the importance of involvement with the Town's Historical Commission in coordination. Member Callahan asked whether non-profits or public organizations would be able to utilize these restored spaces at low- or no-cost.

#### Gile Field LED Lighting

Sarah Skillin, representing the coalition of applicants, presented the group's presentation to provide LED lighting at recreation facilities at Middle Gile Field. The Application is for \$288,822 for Recreation, out of a total project cost of \$328,822. \$40,000 dollars has been committed by organizations supporting this project including Milton Parks & Recreation, Milton Softball, Friends of Milton Parks & Recreation, and Milton National Little League. Mike Barry, representing a Musco lighting company, presented the potential for this project to reduce light spillage, pollution, and glare. The estimate is that consumption and maintenance costs will be reduced by up to 60% and reduce spill and glare up to 50%. With additional visors, the light will be focused on the playing fields. The proposal is to retrofit the existing poles and feeds to minimize disruption. Two poles at the softball field will be moved for maximizing safety for players and meet safety standards for light levels. The proposal also has the capacity for dimming the lights. The intention is to complete the project by Spring 2024 with 12 weeks of lead time

and 2-3 weeks for construction. Member Jackson confirmed that the Parks Department would be responsible for the bidding of the project. This proposal will significantly reduce the cost burdens on Milton Girls Softball as well as the Parks Department and Little League with the current lighting fixtures. .

#### Milton Pickleball Players

Mary Blanchette of the Milton Pickleball Players presented their proposal for \$19,300 for studying potential sites for pickleball courts. The Players are a group of about 40 players. Since the eligibility round, the applicants have significantly reduced the scope of their project to be for a feasibility study. Their cost estimate is from Bill Madden of Lombardi Design, who is a Landscape Architect and Milton resident. Until the study is completed, final locations and quantity of courts are still unknown. There are five tennis courts at Kelly Field that have pickleball markings but require the Players to set up and tear down their own net. Cunningham would like to put in pickleball courts but is not a co-applicant to this project. The Players are also trying indoor courts at Cunningham Hall. Member Callahan questioned whether the success of the Cunningham project would impact the need for this project, and the Applicant noted the significant growth of popularity for the sport. Kevin Chrisom, Parks Director, clarified that there is one tennis court painted with pickleball lines at Andrews Park and six at Kelly Field. Resident Suhong shared their opposition to the courts, and wished to rescind her support, particularly in Andrews Park. Jim Pelton, an abutter of Andrews Park, shared his experience of living adjacent to a pickleball complex and his concerns of noise pollution. Member Boehler confirmed that this study will be looking at the entire town, not just Andrews and Kelly. Member Jackson noted that there is not a public process described in the proposed scope. Member Callahan shared his experience as a neighbor of the existing pickleball courts and reaffirmed his support of the project. Member Boehler questioned how this study fit within the long-term planning of the Parks Department.

#### Milton Farmer's Market

Scott McKay, of the Farmer's Market, presented their \$25,000 proposal for a feasibility study for rehabilitation and repurposing of Wharf Park, where the Market has been located since 1996. The site has significant sloping as well as exposed roots and soil. They identified the park as a cornerstone greenspace in an area set to have significant development interest and noted its potential for a stage or additional structures. This project would include a site survey and preliminary design work to get construction ready for the next round of funding. Mr. Jackson noted that the study would be better designed to do thorough assessment of site, coordination with other projects ongoing for the wharf area, and developing a long term vision for how the site can fit into a vision for the area. Kathleen O'Donnell noted the current discussions about housing over the MBTA parking lot and noted that park site development could be an amenity constructed by the housing developer. The study is not expected to take the course of a whole year.

Motion to adjourn made by Jenny Russell, seconded by Tom Callahan. Meeting adjourned at 9:45.

Respectfully submitted,

Josh Eckart-Lee

Assistant Town Planner



