

**Community Preservation Committee Meeting**  
**Wednesday, February 22, 2022**

**Present:** CPC Members Robert Levash (Chair), Jenny Russell (Vice Chair), Peter Jackson (Treasurer), Linda Weld, Ted Carroll, Joseph Duffy, Tom Callahan, Richard Boehler (remote) and Wendy Garpow (remote); CPC Consultant Kathleen O'Donnell, Esq., Sr. Administrative Clerk Julia Getman. Mr. Carroll joined the meeting at 7:31 p.m.

**1. Administrative Items:**

The meeting was called to order at 7:02 p.m. in the Cronin Conference Room of Town Hall. On a motion by Ms. Russell, seconded by Mr. Jackson, the February 15<sup>th</sup> meeting minutes were approved 7/0/1 with Mr. Duffy abstaining. An upcoming meeting was confirmed for March 15<sup>th</sup>.

CPC deadlines through December 2023 were discussed, including those for eligibility and funding applications, grant agreements, and articles to be presented at Town Meeting. On a motion by Mr. Jackson, seconded by Mr. Callahan, the schedule was approved 8/0/0.

Mr. Levash discussed 2023 budgets for each of the four Community Preservation Act (CPA) categories for a total available budget of \$1,761,701. It was suggested that Ms. O'Donnell receive compensation for her legal services, which would be drawn from the \$51,400 administrative budget. CPA funding requests and the total project cost of each of the 11 projects applied for were addressed. Mr. Levash discussed how the ranking system, which averaged ratings by Committee members on a scale of 0 to 60, had been calculated and applied.

**2. Funding Applications Review-Recommend/Not Recommend Vote:**

1. Turner's Pond Path Improvement: Mr. Jackson recused himself. The Commission agreed that the application for \$75,000 in funding had met all CPA requirements. On a motion by Mr. Callahan, seconded by Ms. Russell, full funding was approved 8/0/0.

2. Popes Pond Pedestrian Bridge: The request for \$125,000 in funding for a foot bridge connecting the trail encircling Pope's Pond, which had been approved for \$100,000 in funding at the June 2020 Town Meeting, was approved 9/0/0 on a motion by Ms. Russell, seconded by Mr. Jackson.

3. Upper Gile Field LED Lighting: It was noted that the field is heavily used, a lighting upgrade would save town money, benefit the environment and increase safety, and that funding would be provided from alternative sources. On a motion by Mr. Jackson, seconded by Mr. Callahan, the \$288,822 request was approved 9/0/0.

4. Peeverly Park Playground: The \$40,000 request for a study, to be overseen by the Milton Parks Department, was approved for funding 9/0/0 on a motion by Mr. Callahan and seconded by Ms. Russell. Encouraging the applicants to apply for supplemental funding from alternative sources in the construction phase was emphasized.

5. Milton American Baseball: The application for \$31,445.70 for dugout and fencing improvements at Mary C. Lane Park was described as "straightforward," and was approved 9/0/0 on a motion by Mr. Callahan, seconded by Mr. Jackson. Safety enhancements and the high usage of the field were considered.

6. Milton Farmer's Market, Wharf Park: The \$25,000 request for a study on park improvements was approved 9/0/0 on a motion by Ms. Russell, seconded by Mr. Callahan. Other projects planned for the Milton Landing area and Milton Village were taken into consideration and it was suggested that the Wharf Park applicants coordinate their endeavors. Applying \$5,000 towards an early action project was considered, and it was noted that the Friends of Milton Recreation would be receiving the funds for the study.

7. Affordable Housing Trust: On a motion by Ms. Weld, seconded by Mr. Duffy, a request for \$533,000 was approved 9/0/0. It was agreed that the funds should not be allocated specifically to a proposed development on Governor Stoughton land, and that a time limit of five years should be applied, which will allow time to bolster AHT leverage.

The Commission discussed the process for handling allocated funds for undeveloped projects, how to formalize refunds and ‘tag’ projects through grants and agreements with the Town Treasurer, and the obligation to hold a vote on returning funds at Town Meeting.

8. Town Lock-Up: Funding for additional improvements aside from those currently associated with CPA funds was discussed and it was recommended that alternative sources of funding be pursued. Provisions for increased public access were encouraged. On a motion by Mr. Duffy, seconded by Mr. Callahan, the project was fully approved for \$220,000.

9. Forbes House Museum Carriage House Restoration: A request for \$288,995 to stabilize the structure, part of a \$2.5M overhaul, was discussed and it was suggested that the CPA funding be contingent on future efforts to seek financial support from other sources. Allowing for greater public access was encouraged and future plans for a public meeting room were addressed. On a motion by Mr. Callahan, seconded by Ms. Russell, the request was approved 9/0/0 with a three-year timetable.

10. Spalding Garden Masonry Stabilization: The Committee agreed that contingencies for allowing public access to the garden, for which \$16,450 had been requested, would need to be applied. Assigning certain times and days for open public access was discussed and deed restrictions were considered. The Committee acknowledged that the garden was a “gem” with historic value and on a motion by Mr. Callahan, seconded by Mr. Duffy, voted 7/2/0 to approve the funding on the condition that the grant agreement include a well-defined plan for public access opportunities.

11. Dedicated Pickleball Courts: Strong community support and an assortment of opposition letters debating the location of the courts were discussed, and on a motion by Mr. Callahan, seconded by Mr. Carroll, the \$19,300 funding request for a feasibility study was approved 8/1/0. It was noted that Cunningham Park might install courts, which may affect the study, and funding a study of all of Milton’s parks was proposed. The high demand for pickleball and the social elements of the sport were considered.

**3. Discussion of Award Letters to Applicants:** The drafting of applicant response letters was assigned to Ms. Russell, Mr. Jackson and Mr. Levash.

**4. Discussion of the Drafting of Town Meeting Articles:** Mr. Jackson presented two draft articles: one for a vote to approve 2024 CPA funding, the other for authorizing the use of funds for the 11 projects approved by the Committee. The Committee discussed ways in which to make the language simple and straightforward, with total CPA category budget summations and a brief description of each project.

**5. CPA Signage:** First draft examples of lawn signs acknowledging CPA backing for town projects were displayed and design and language adjustments were discussed. Final designs would be determined at the March 15<sup>th</sup> meeting.

**6. Adjourn:** On a motion by Mr. Jackson seconded by Ms. Russell, the meeting was adjourned at 9:18 pm.



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Robert Levash, Chair