

Select Board Meeting Minutes

Meeting Date: 4/11/2023

Members in Attendance: Arthur Doyle, Chair; Michael Zullas, Vice Chair; Richard G. Wells, Jr., Secretary; Roxanne Musto, Member; Nicholas Milano, Town Administrator and Lynne DeNapoli, Executive Administrative Assistant to the Select Board

Guests: Attorney Kevin Freytag, office of Town Counsel

Meeting Location: Remote-Zoom/Webinar

Time Meeting called to Order: 7:43PM

Time Meeting Adjourned: 9:49PM

1. Call to Order

Chair Doyle called the meeting of the Select Board to order at 7:43PM under Chapter Two of the Acts of 2023. The Chairman introduced the Members of the Trust and Staff and led the Pledge of Allegiance.

2. Public Comment

Ms. Kristine Hodlin-address not provided.

Ms. Kristine Hodlin shared her concerns regarding the political mailer produced by Milton Votes Organization and paid for by the Milton Republican Town Committee. The initiatives noted on the mailer are not accurate and could be misleading to voters. Ms. Hodlin hopes that Town will address.

Mr. Steve Gentile- 85 Adams Street

Mr. Steve Gentile shared reservations regarding the appeal request for the illuminated sign located at 75 Adams Street. Mr. Gentile is not in favor of an illuminated sign ,but does support local business leaders. Mr. Gentile suggested that the rules pertaining to signage should be made more easily accessible for local business owners.

Mr. Peter Jackson-address not provided.

Mr. Peter Jackson voiced concerns regarding agenda item #9: Transfers of various parcels of land to the Conservation Commission and Board of Parks Commissioners. The parcel noted under item D) was approved by Town Meeting as article 42 in 1971 and is already protected by Article 97. Parcel E) Pope's Pond was acquired by Town Meeting in 1963 and is already protected by Article 97. Parcels: F, G and H) were put under the control of the Parks Dept. in 1964 and already protected by Article 97. Mr. Jackson also highlighted the code of Federal Regulations with regard to land conversions.

Letter to the Select Board from Milton Amateur Gardeners

With permission from Chair Doyle, Ms. Musto read the correspondence from Milton Amateur Gardeners and their decision to dissolve after 70 years to the Milton community. The Members will honor the Amateur Gardeners at a future meeting.

3. Discussion/Approval - Appeal of a Decision of the Sign Review Committee: Infinite Beauty Lounge located at 75 Adams Street, Suite F

John Zychowicz, Chair of the Sign Review Committee joined the Select Board meeting to provide the Members with an overview of the Committee's decision-making process. Mr. Zychowicz noted that the Committee stayed consistent with past practices when making its recommendation on Ms. Simondi's application. The Committee did allow Ms. Simondi to have a sign, but one that was not illuminated.

The Members and Chair Zychowicz had a positive exchange regarding current business lighting, Section 12 of the Town Bylaws as well as the guidelines and technical perimeters that the Committee uses when making a recommendation. Chair Zychowicz did note that when the Town Bylaws were being updated in 2017, he was asked to review them. He recommended more specifications regarding various light options, but was informed that additional specifications were not necessary.

Lara Simondi, the owner of Infinite Beauty Lounge joined the conversation and fielded questions. She clarified that the sign she purchased was LED and not neon as suggested by the Sign Review Committee.

Following the discussion, Ms. Bradley moved to approve the appeal of a decision made by the Sign Review Committee relative to Infinite Beauty Lounge located at 75 Adams Street, Suite F to permit illumination of the sign during operating hours of 10AM-7PM, Monday through Friday. The motion was seconded by Mr. Zullas. The Board voted by roll (3-2) call to approve the appeal.

ZULLAS: YES
WELLS: NO
BRADLEY: YES
MUSTO: NO
DOYLE: YES

Attorney Kevin Freytag from the Office of Town Counsel suggested that the Select Board instruct the Sign Review Committee to update their records based on the action of the Select Board.

Mr. Zullas moved to recommend that the Sign Review Committee issue an order that is consistent with the Select Board. The motion was seconded by Ms. Bradley. The Board voted by roll call (5-0) to recommend that the Sign Review Committee issue an order that is consistent with the Select Board.

ZULLAS: YES
WELLS: YES
BRADLEY: YES
MUSTO: YES
DOYLE: YES

a. Recommendations to the Sign Review Committee regarding the Sign Review Committee's Sign Design Checklist

Chair Doyle suggested that the Sign Review Committee and the Select Board work together to ensure that the information (bylaws and handbooks) shared with business leaders and residents is up to date and there is no ambiguity.

4. Discussion/Approval - Submittal of a Statement of Interest to the Massachusetts School Building Authority

Chair Doyle moved having convened in an open meeting on April 11, 2023, prior to the SOI submission closing date, the Select Board of Milton, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form to be submitted to the MSBA by no later than Friday, April 14, 2023 for consideration in 2023, for the Cunningham Elementary School, located at 44 Edge Hill Road, Milton, Massachusetts, which describes and explains the following deficiencies and the priority categories for which an application may be submitted to the Massachusetts School Building Authority in the future:

- Priority 2 - Elimination of existing severe overcrowding
- Priority 4 - Prevention of severe overcrowding expected to result from increased enrollments

The elementary enrollment in Milton Public Schools has grown by 24% (451 students) over the past fifteen years, since the last school building project was completed - from 1,873 students (in 2008) to 2,324 students (in 2023), far exceeding the capacity of Milton elementary school buildings;

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town to filing an application for funding with the Massachusetts School Building Authority; and hereby, further authorizes the Chair to sign on the Board's behalf. The motion was seconded by Mr. Wells. The Board voted unanimously by roll call to approve the Statement of Interest to the Massachusetts School Building Authority.

ZULLAS: YES

WELLS: YES

BRADLEY: YES

MUSTO: YES

DOYLE: YES

5. Discussion/Approval - Select Board position on Ballot Question #1 at the Annual Town Election: "Shall the Town vote to have its elected Town Treasurer/Collector of Taxes become an appointed Treasurer/Collector of Taxes of the Town?"

Mr. Zullas moved to support Ballot Question #1 at the Annual Town Election: “Shall the Town vote to have its elected Town Treasurer/Collector of Taxes become an appointed Treasurer/Collector of Taxes of the Town.” The motion was seconded by Mr. Wells. The Board voted unanimously by roll call to support Ballot Question #1.

ZULLAS: YES

WELLS: YES

BRADLEY: YES

MUSTO: YES

DOYLE: YES

6. Discussion/Approval - Milton Animal Shelter Project and Site Selection

Following their discussion, Ms. Bradley moved to authorize the Animal Shelter Advisory Committee to investigate whether or not re-building the animal shelter on the current site (Governor Stoughton property) is appropriate. The motion was seconded by Ms. Musto. Mr. Zullas added a friendly amendment: while continuing work with respect to the access road site. The amendment was accepted by the Select Board members. The Select Board voted unanimously by roll call, (5-0) to authorize the Animal Shelter Advisory Committee to investigate whether or not re-building the animal shelter on the current site (Governor Stoughton property) is appropriate while continuing work with respect to the access road site.

ZULLAS: YES

WELLS: YES

BRADLEY: YES

MUSTO: YES

DOYLE: YES

7. Executive Session - Pursuant to M.G.L. c. 30A, § 21(a)(6) -To consider the purchase, exchange, lease or value of real property of the Kidder Branch Library located at 101 Blue Hills Parkway

Chair Doyle noted that the Executive Session will not be part of the Select Board’s business this evening.

8. Discussion/Approval - Purchase and Sales Agreement with Discovery Schoolhouse, Inc. for the purchase of the Kidder Branch Library located at 101 Blue Hills Parkway

Mr. Wells moved to approve the Purchase and Sales Agreement with Discovery Schoolhouse, Inc. for the purchase of the Kidder Branch Library located at 101 Blue Hills Parkway. The motion was seconded by Mr. Zullas. The Board voted unanimously by roll call to the approve the purchase and d Sales Agreement with Discovery Schoolhouse, Inc. for the purchase of the Kidder Branch Library.

ZULLAS: YES
WELLS: YES
BRADLEY: YES
MUSTO: YES
DOYLE: YES

9. Discussion/Approval - Transfers of various parcels of land to the Conservation Commission and Board of Parks Commissioners, contingent upon approval of Town Meeting, including:

- a. approximately six (6) acres of land located on Randolph Avenue, shown on the Town of Milton Assessor's Maps as Map I, Block 38D, Lot 10A;
- b. approximately three (3) acres of land located on Herrick Drive, shown on the Town of Milton Assessor's Maps as Map E, Block 17, Lot 34 and Map E, Block 17, Lot 35;
- c. approximately one (1) acre of land located on School Street, shown on the Town of Milton Assessor's Maps as Map E, Block 17, Lot 19;
- d. approximately five (5) acres of land located at the corner of Highland Street and Canton Avenue, shown on the Town of Milton Assessor's Maps as Map K, Block 2, Lot 1A;
- e. approximately forty-one (41) acres of land located around and inclusive of Pope's Pond, shown on the Town of Milton Assessor's Maps as Map C, Block 34A, Lot 4;
- f. Approximately two (2) acres of land located near Orchard Road, shown on the Town of Milton Assessor's Maps as Map I, Block 6, Lot 64;
- g. Approximately three (3) acres of land located near Bailey Avenue, shown on the Town of Milton Assessor's Maps as Map I Block 6, Lot 63;
- h. Approximately one (1) acre of land, shown on the Town of Milton Assessor's Maps as Map I, Block 6, Lot 65

Sean O'Rourke, Chair of the School Building Committee provided the Board Members with an update on the proposed land articles using a powerpoint presentation.

The Select Board Members discussed the merits of the land transfer authorization requests and whether to defer the discussion until the Select Board and the School Building Committee can confirm the information that Mr. Jackson provided during Public Comment about the status of these parcels.

Mr. Milano, the Town Administrator noted that MA Executive Office of Energy and Environmental Affairs recommended that the Town of Milton follow the Article 97 process for any land authorization transfers. Mr. Milano expressed his appreciation to Mr. Jackson and noted that the Town will confirm the status of the parcels.

Ms. Musto shared her reservations regarding the process to transfer authorization of land parcels and requested clarification so we can present a clear picture to the residents of Milton.

Following a discussion, Mr. Wells moved to approve the Transfers of the following parcels (A-E) of land from the Select Board to the Conservation Commission, contingent upon approval of Town Meeting:

- *a* approximately six (6) acres of land located on Randolph Avenue, shown on the Town of Milton Assessor's Maps as Map I, Block 38D, Lot 10A;
- *b* approximately three (3) acres of land located on Herrick Drive, shown on the Town of Milton Assessor's Maps as Map E, Block 17, Lot 34 and Map E, Block 17, Lot 35;
- *c* approximately one (1) acre of land located on School Street, shown on the Town of Milton Assessor's Maps as Map E, Block 17, Lot 19;
- *d* approximately five (5) acres of land located at the corner of Highland Street and Canton Avenue, shown on the Town of Milton Assessor's Maps as Map K, Block 2, Lot 1A;
- *e* approximately forty-one (41) acres of land located around and inclusive of Pope's Pond, shown on the Town of Milton Assessor's Maps as Map C, Block 34A, Lot 4;

The motion was seconded by Mr. Zullas. The Board voted by roll call to approve the Transfers of land from the Select Board to the Conservation Commission.

ZULLAS: YES

WELLS: YES

BRADLEY: YES

MUSTO: ABSTAIN

DOYLE: YES

The Board deferred any action on the transfer of land parcels to the Board of Parks Commissioners.

10 Discussion/Approval - Update to the Warrant Committee regarding additional land transfers associated with the proposed Article 97 land swap (Article 31 at the 2023 Annual Town Meeting

This item has been deferred.

11. Public Comment Response

The Members briefly shared their feedback on a number of issues: availability of meeting materials, political mailers, changing Milton's town government, public decorum and committee appointments.

Future Meeting Dates:

The Select Board will meet on Tuesday, April 18, 2023, Wednesday, April 26, 2023 and Monday, May 1, 2023

12. 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**

Chair Doyle noted that the Executive Session will not be part of the Select Board's business this evening.

13. Adjourn

Ms. Musto moved to adjourn at 9:49PM. The motion was seconded by Mr. Zullas. The Board voted unanimously by roll call to adjourn.

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

Documents:

Correspondence from the Sign Review Committee- Infinite Beauty Lounge, 75 Adams Street, Suite F
Statement of Interest to the Massachusetts School Building Authority
Purchase and Sale Agreement for the Kidder Branch Library located at 101 Blue Hill Ave. to the
Discovery Schoolhouse Inc.