Meeting Date: 1/20/2021

Members in Attendance: Chair Melinda A. Collins, Vice Chair Kathleen M. Conlon, Secretary Arthur J. Doyle, Richard G. Wells, Jr., Michael F. Zullas, Town Administrator Michael Dennehy, Executive Administrative Assistant Hillary Waite

Members Absent: n/a

Meeting Location: Remote via Zoom

Time Meeting Called to Order: 5:31 PM

Time Meeting Adjourned: 6:45 PM

Call to Order
Chair Collins called the meeting to order at 5:31 PM and immediately led the Pledge of Allegiance.

COVID-19 Update
Mr. Dennehy reported continued COVID-19 testing in Milton with declining positivity rates, but that Milton is still in the high risk category for transmission.

Approval – Third Amendment to agreement between the Town of Milton and Fallon Transformative Healthcare related to COVID-19 Testing
Mr. Doyle moved, Ms. Conlon seconded, and the Board voted 5-0 to approve the Third Amendment to agreement between the Town of Milton and Fallon Transformative Healthcare related to COVID-19 Testing and to authorize the Town Administrator to sign the agreement.

Collins YES
Conlon YES
Doyle YES
Wells YES
Zullas YES

Discussion/Approval – CARES Act funds request from Health Department for Vaccination Program
Health Department Director Caroline Kinsella joined the Board for discussion. She reported on plans to establish emergency vaccine dispensary clinics and a funding request to make these clinics possible.

Mr. Wells left the meeting at 5:51 PM.

Discussion/Approval – Consulting/support for Town relative to 40B hearing process
The Board discussed the process going forward for Zoning Board of Appeals hearings related to 40B proposals before the ZBA. Members agreed to schedule attendance so that each hearing is covered by at least one member of the Select Board.

Mr. Wells returned to the meeting.

Approval – Engagement Letter with Attorney Johanna Schneider of Hemenway and Barnes for general advice regarding 40B on as-needed basis
The Board discussed the letter’s stated retainer of $30,000 and agreed they preferred a reduction of the retainer to $10,000 with the option to increase the amount at a future date.

Ms. Conlon moved, Ms. Collins seconded, and the Board voted 5-0 to approve the Engagement Letter with Attorney Johanna Schneider of Hemenway and Barnes subject to a reduction in the retainer and to authorize the Town Administrator to sign the agreement.
Collins YES
Conlon YES
Doyle YES
Wells YES
Zullas YES

Discussion/Approval – Engagement Letter of Hemenway and Barnes for consultation and drafting of lease for land at 432 Adams Street
Mr. Zullas moved, Mr. Wells seconded, and the Board voted 5-0 to approve the Engagement Letter of Hemenway and Barnes for consultation and drafting of lease for land at 432 Adams Street and to authorize the Town Administrator to sign the agreement.
Collins YES
Conlon YES
Doyle YES
Wells YES
Zullas YES

Discussion/Approval – Engagement Letter with Emmet Logue, MAI, CRE of LandVest for appraisal of 432 Adams Street and 525 Adams Street
Ms. Conlon moved, Mr. Zullas seconded, and the Board voted 5-0 to approve the Third Amendment to the Engagement Letter with LandVest for appraisal of 432 Adams Street and to authorize the Town Administrator to sign the agreement.
Collins YES
Conlon YES
Doyle YES
Wells YES
Zullas YES

Discussion/Approval - Select Board comments regarding 485-487 Blue Hills Parkway (Ice House) 40B application before the Zoning Board of Appeals
Members of the Board agreed on the sentiment of the comments, particularly related to the Board’s appreciation that the developer redesigned the proposed project to align closer with the neighborhood’s zoning.

The Board agreed to request that Attorney Johanna Schneider review the comments before approval and submission to the Zoning Board of Appeals.

Confirm Future Meeting Dates
The Board agreed to meet on January 27th at 7 PM, February 10th, and February 24th.

Adjourn
At 6:30 PM, Mr. Zullas moved, Ms. Conlon seconded, and the Board voted 5-0 to adjourn.
Collins YES
Conlon YES
Doyle YES
Wells YES
Zullas YES

Respectfully submitted by Hillary Waite, Executive Administrative Assistant to the Select Board