Select Board Meeting Minutes

**Meeting Date:** January 27, 2020  
**Members in Attendance:** Chair Michael F. Zullas, Vice Chair Melinda A. Collins, Kathleen M. Conlon, Richard G. Wells, Town Administrator Michael D. Dennehy, Executive Assistant Hillary Waite  
**Meeting Location:** John Cronin Conference Room, Milton Town Hall  
**Members Absent:** Anthony J. Farrington  
**Time Meeting called to Order:** 9:17 am  
**Time Meeting Adjourned:** 9:56 am

1. **Call to Order**

Chair Zullas convened the meeting at 9:17am in the John Cronin Conference Room at Milton Town Hall, 525 Canton Avenue.

2. **Discussion/Vote to approve - Comments on Ice House Comprehensive Permit Site Approval Application**

Mr. Wells moved, Ms. Conlon seconded, and the Board voted unanimously to approve the Board’s letter to MassHousing commenting on the Icehouse (485-487) Blue Hills Parkway Comprehensive Permit Site Approval Application as amended.

3. **Discussion/Vote - May 2020 Annual Town Meeting Proposed Articles**
   a. **Electronic Delivery of Warrant**

Chair Zullas deferred discussion of this item.

Mr. Wells moved, Ms. Collins seconded, and the Board voted 4-0 to reopen the warrant for the May 2020 Annual Town Meeting to discuss articles submitted for consideration by the Planning Board.

b. **Amend Zoning Bylaws - Milton Village Mixed-use Planned Unit Development**

The Board was joined by Planning Board Chair Cheryl Tougias to discuss three articles submitted by the Planning Board.
Ms. Tougias presented the revised Milton Village Mixed-use Planned Unit Development article. The revised article changes the baseline percentage of affordable housing units required on site in a Milton Village Mixed-use Planned Unit Development from 10 percent to 12 percent. The article also revises bonus incentives for creation of affordable housing units above the baseline.

The Board and Ms. Tougias also discussed two articles Ms. Tougias described as companion articles to the Milton Village Mixed-use Planned Unit Development article.

One companion article proposes to create a Milton Village District Improvement Revolving Fund. The second companion article proposes to create a Milton Village Historic Preservation Revolving Fund. Both articles propose to direct funds Milton receives through applications to develop in the Milton Village District towards improvement of the Milton Village District and historic preservation within the District.

Regarding the first companion article, the Board asked whether the language of the article may be broadened to provide for improvements not only at Milton Landing, but in the entire Milton Village District. Ms. Tougias informed the Board that to specify an area other than Milton Landing would require revision of zoning. The Board discussed a broadening of the “public amenities” mentioned in the article.

Ms. Conlon left the meeting at 9:51am.

Mr. Wells moved, Ms. Collins seconded, and the Board voted 3-0 to accept the revised January 24, 2020 Milton Village Mixed-use Planned Unit Development article for inclusion in the warrant for the May 2020 Annual Town Meeting; to remove from the warrant the previous version of the Milton Village Mixed-use Planned Unit Development article; to accept the Milton Village District Improvement Revolving Fund article for inclusion in the warrant for the May 2020 Annual Town Meeting; and to accept the Milton Village Historic Preservation Revolving Fund article for inclusion in the warrant for the May 2020 Annual Town Meeting.

The Board and Ms. Tougias agreed that Ms. Tougias would attend an upcoming Select Board meeting to discuss these articles ahead of the May 2020 Annual Town Meeting so that the Board may decide whether to make a recommendation on the articles.

4. Adjourn

At 9:56am, Mr. Wells moved, Ms. Collins seconded, and the Board voted 3-0 to adjourn the meeting.

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