Warrant Committee  
February 10, 2020  
Blute Conference Room

Present: George A. Ashur (Chair), Brian Beaupre (Secretary), Rosemary C. Bouzane, Jonathan Boynton, Erin G. Bradley, Kathleen A. Cassis, Brian G. Foster, Douglas Scibek, John E. Driscoll.

Absent: Christine J. Gimber, Clinton Graham, Christopher R. Hart, Susannah H. Hegarty, Gwendolyn Long, Scott D. Johnson.

Guests: Cheryl Tougias (Chair of Planning Board), William F. Richie (Director of Consolidated Facilities)

Meeting called to order at 7:02 p.m.

1.) Chairman remarks:
7:03 p.m. On a motion from Brian G. Foster, seconded by Jonathan Boynton, the minutes from January 27th, 2020 were accepted unanimously.

2.) Warrant Discussions:
   a.) 7:03 p.m. Mr. Richie addressed the Warrant Committee. Mr. Richie noted the Consolidated Facilities budget is similar to last fiscal year with the exception of Stormwater increase of 6%. The department uses a computer program (SchoolDude) which has a contractual increase of 5% annually. The Warrant Committee asked what the program is for. Mr. Richie noted the program tracks all of the consolidated facilities work and the cost of the work. SchoolDude is a program for the Milton Public Schools, however Mr. Richie requested the Town’s facilities also be on the program and commented to the Warrant Committee it is almost like getting a program at half cost. Mr. Richie also explained labor rates goes up 3% annually. Mr. Richie noted the salaries in the budget decreased from last fiscal year, as a result of change of a full time position reduced to a part time position. The Warrant Committee asked Mr. Richie to surmise the amount of work the department is responsible for. Mr. Richie explained the department is 12 employees, town properties the department maintains is approximately one million square feet of property, 23 buildings, most of the work is done at the school. The Warrant Committee asked about the amount of work the Kidder Branch property requires. Mr. Richie explained if there is work needed to be done on the outside of the Kidder Branch library, consolidated facilities department would handle that work. The Warrant Committee discussed the solar panel credit in the Consolidated Facilities budget. Mr. Richie explained that the Town was receiving credits based on the solar panels on the Town Hall roof. Mr. Richie plan is to save the said monies for a large onetime expense, like a boiler.
b.) 7:14 p.m. Chair of the Planning Board Ms. Tougias addressed the Warrant Committee. First article to be discussed was the Great Estates by law- Provision of affordable housing off type off site units. Ms. Tougias explained to the Warrant Committee that the developer building homes on the old farm site is required to build certain number of affordable housing. The new affordable housing should be compliant with DHCD (Department of Housing and Community Development). The DHCD does not prefer two unit condo situation, instead they prefer a two family home with owner and renter in the other unit (both owner and renter qualifying for affordable housing). If this article were to pass it would affect the Wilcot Woods project. Ms. Tougias surmised that the important information about this article is that in order for these properties to be on the subsidized inventory list, they must pass the Department of Housing and Community Development standards.

The Warrant Committee asked if this change would change the size of the units. Ms. Tougias noted that DHCD standards are 850 square feet, less that what was originally in the article. Ms. Tougias also discussed DHCD preference for affordable housing to be on site (of the original development). However, there was much work and research done regarding this development with the neighbors on Canton Avenue and the (6) affordable units will be built off site. The two changes for this article: first one unit to be a rental, secondly the size of the units to be reduced.

The Warrant Committee asked if the developer had a location for these affordable units or if there was a date the affordable houses had to be built by. Ms. Tougias confirmed that there were stipulations regarding when the homes had to be built and that the developer had not come forward with a location yet. The Warrant Committee questioned if the affordable units had to be on site. Ms. Tougias noted that at some Annual Town Meeting an article was passed to build affordable units off site. So the Planning Board could not deny the application when the developer submitted it. The Warrant Committee asked if the Planning Board and Town Council approved the language of the article. Ms. Tougias confirmed it had been approved by both.

Ms. Tougias discussed the Milton Village Overlay article with the Warrant Committee. Ms. Tougias explained to the Warrant Committee what zoning means: set building size, uses, location, and parking and loading. While an overlay allows zone on top of existing zoning and allows the Town to target the type of development they want. In Milton Village would be commercial on the bottom of the building with housing above. This overlay is a result of the Master Plan and Implementation Committee’s (MPIC) work. Ms. Tougias encouraged the Warrant Committee members and the public to look at the Town web site for a MPIC presentation on this very project. The MPIC estimated that if this overlay should go into effect, it could yield $500,000 additional tax for the Town (based on projections from 2019 tax rates).

The Warrant Committee asked how this proposed overlay is received by the neighbors. Ms. Tougias noted that the Planning Board revised some of the building heights based on feedback from the neighbors. The Warrant Committee discussed traffic issues in Milton Village. Ms. Tougias commented that the Traffic Engineer recommend a traffic light at the corner of Adams
Street, Randolph Avenue and Canton Avenue and signal change to the traffic light at Eliot and Adams Street.

The Warrant Committee asked what concerns does the public have regarding this proposed overlay. Ms. Tougias commented that there was concern over scale, or size of the building. Ms. Tougias commented that design standards could dictate what the buildings would visually look like. MS. Tougias noted that the Planning Board reduced the required number of parking spots. The Planning Board felt if you build more spots then you will attract residents with 2 cars, so it will be one parking spot per unit. For the business the Planning Board is allotting one parking spot per 1,000 square feet. Ms. Tougias explained to the Warrant Committee there is a bonus incentive for development on Adams Street Milton Village. On site (cannot build off site) affordable housing at 12% allows an additional floor, additional affordability up to 5- 8% or a contribution one or two funds (a proposed fund from the Planning Board) that would directly improve the Milton Village neighborhood or aiding in preservation of historic property.

The Warrant Committee asked if the property owners are asking for this change. Ms. Tougias noted they are not, however this is more a result of the MPIC research and work. The property owners are hopeful and eager for this article to go into effect. Ms. Tougias noted the other articles in the Warrant are supporting articles for the proposed Milton Village Overlay funds and spending from those said funds would have to be approved by Select Board and Planning Board.

c.) 7:58 p.m. Chair Ashur discusses the next Warrant Committee meeting will have the School Building Committee and Library budget presentation.

8:00 p.m. No new business.

The next Warrant Committee meeting will be February 12, 2020 at Town Hall.

8:01 p.m. On a motion from Erin G. Bradley, seconded by Douglas B. Scibeck, the meeting is adjourned.

Respectfully Submitted,

Lynne Hoye

Warrant Committee Clerk