

**SPECIAL TOWN MEETING**

**Monday, May 7, 2007**

**Milton High School  
Auditorium  
7:30 P.M.**

PRSR STD  
U.S. POSTAGE  
PAID  
PERMIT NO.  
59792  
MILTON, MA

POSTAL CUSTOMER RESIDENT

MILTON, MA 02186

# TOWN OF MILTON

## 2007



# SPECIAL TOWN MEETING WARRANT

**Monday, May 7, 2007**

**Milton High School Auditorium  
7:30 P.M.**

**INCLUDING REPORT OF THE WARRANT COMMITTEE  
AND RECOMMENDATIONS ON THE ARTICLES  
as required by Chapter 3, Section 4, of the  
General Bylaws of the Town**



**In compliance with the Americans with Disabilities Act, this warrant can be made available in alternative formats. The May 7, 2007 Special Town Meeting, if requested, will be offered by assisted listening devices or by an interpreter certified in sign language. Requests for alternative formats should be made as far in advance as possible.**

**Should you need assistance, please notify the Board of Selectmen at 617-898-4843 (voice) or 617-696-5199 TTY.**

2007

**SPECIAL TOWN MEETING WARRANT**

Commonwealth of Massachusetts) SS.  
County of Norfolk

To any of the Constables of the Town of Milton in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Milton, qualified to vote in Town affairs, to meet at the Milton High School Auditorium on Gile Road, in said Milton on Monday, the seventh day of May next at 7:30 o'clock in the evening, then and there to act upon the following Article to wit:

Article 1

And you are directed to warn said inhabitants qualified as aforesaid to meet at the times and places and for the purposes herein mentioned by posting attested copies of the Warrant in each of the Post Offices of said Town fourteen days at least before the seventh day of May and leaving printed copies thereof at the dwelling houses of said Town at least fourteen days before the date.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk, on or before said seventh day of May, next.

Given under our hands at Milton this second day of April, two thousand seven.

James G. Mullen, Jr.  
John M. Shields  
Marion V. McEttrick

**Board of Selectmen**

A True Copy: Attest

Stephen Freeman  
CONSTABLE OF MILTON

**REPORT OF THE WARRANT COMMITTEE FOR THE  
MAY 7, 2007 SPECIAL TOWN MEETING**

Several months ago the Milton Woman's Club privately approached the Board of Selectmen with an offer to make a gift to the Town of property located at 90 Reedsdale Road currently owned and operated by the Milton Woman's Club. The Milton Woman's Club's proposal would transfer title to the building with an unrestricted right of use for no or nominal monetary consideration. The only stipulations under the proposal were that the Club would be provided with space free of charge in which to hold its meetings and that sufficient funds be provided so that the Club could continue its long standing activity of granting \$1,000 to \$2,000 of scholarships annually to graduating Milton High School students.

The Milton Woman's Club, with a membership that is getting older and not growing in number, has found it increasingly difficult in recent years to operate and maintain the building. It is the Club members' desire to see the building preserved, maintained and made available as an asset for the use and enjoyment of the residents of the Town of Milton. It was with this intention that the Club approached the Town rather than private developers.

The building was constructed in approximately 1931. Current operating costs of the building aggregate approximately \$22,000 annually. Based on current rough estimates, approximately \$150,000 to \$200,000 of renovations and repairs are needed to make the building suitable for occupancy and in compliance with handicap regulations. The Town's Building Commissioner has inspected the building and issued a report stating that the building is structurally in good condition.

The building currently has four rent paying tenants. Annual revenue from these tenants aggregate approximately \$27,000 annually. Additional rents from functions and events also help operate the building.

The Selectmen have approached MPEG Access Inc., a newly formed not for profit corporation formed for the purpose of operating the Town's public access educational and government television station, to use the property as a broadcasting studio and office. If this were to occur MPEG Access Inc. would incur the cost to renovate the building for both public access and use as a broadcast studio. The Town would enter into a long term lease agreement with MPEG Access Inc. with a rental stream sufficient to cover operating costs. The Town may also seek to keep the current tenants of the building.

Respectfully submitted,  
April 12, 2007

Tom Hurley, *Acting Chair*  
Daniel Biagiotti  
James Conley  
Hyacinth V. Crichlow  
Lorraine C. Dee  
Ewan J. Innes  
Stefano Keel  
Barbara C. Martin  
Barbara A. Mason  
Brendan McLaughlin  
John J. O'Connor, Jr.  
Leroy J. Walker  
Carol A. Blute, *Clerk*

**Article 1.** To see if the Town will vote to authorize the Board of Selectmen to acquire a parcel of land with the buildings thereon owned now or formerly by the Milton Woman's Club; which parcel contains approximately 45,750 square feet of land, is located at 90 Reedsdale Road, and is shown on the Town of Milton Assessors' Maps as Section D, Block 46, Lot 20; to see what sum of money the Town will vote to appropriate for the purposes of this article; to determine how said appropriation shall be raised, whether by transfer from available funds, borrowing or otherwise; to see if the Town will vote to authorize the Board of Selectmen to apply for and receive on behalf of the Town grants, gifts or donations for the purposes of this article from federal, state or private sources; to authorize the Board of Selectmen to execute all documents and to take any action necessary to accomplish the purposes of this article;

and to act on anything relating thereto.

Submitted by the Board of Selectmen

**No recommendation at this time.**

*COMMENT: If the Article is approved, it would allow the Board of Selectmen acting on behalf of the Town to acquire the property at 90 Reedsdale Road.*

*The Warrant Committee feels that this is a generous offer from the Milton Woman's Club and thanks the Club and its members. The Committee does have some concerns relating to the renovation and operation of the building. In light of the Town's current fiscal condition, the Committee does not feel that it would be prudent for the Town to take on property that would result in a net cost to the Town. The Selectmen have reiterated to this Committee that the property will only be acquired if, after due diligence, it can be reasonably demonstrated that any use of the property would be revenue neutral or a revenue gain to the Town.*

*At the time of the printing of this Warrant, there was insufficient data available to determine if the proposed use of the property could reasonably be expected not to result in a net cost to the Town. The Warrant Committee has had only two meetings at which to consider this article. We have met with representatives of the Milton Woman's Club, MPEG Access, Inc., Town Administrator Kevin Mearn and Selectman John Michael Shields. We are continuing to gather information about this article and, therefore, are not now in a position to make a recommendation.*