

THE TOWN OF MILTON MASSACHUSETTS

SCHOOL BUILDING COMMITTEE

ARTICLE 97 LAND SWAP ALTERNATIVES ANALYSIS



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1 EXECUTIVE SUMMARY

The Town of Milton formed the School Building Committee (SBC) in the special town meeting in February 2019. The formation of this committee and the corresponding charge was to address the current overcrowding of the school district due to increased enrollment and need for additional space, supplemented by the 2019 space needs study provided by DRA Architecture. The work of the School Building Committee over the past four years to locate a suitable site for a new educational facility within the town was exhaustive and required the utilization of a portion of existing parks land and conservation land between Gile road and Bluehills Parkway. This analysis, along with the real estate appraisals of the subject parcels, show a net benefit to the conservation commission and the parks department of the town.

The School Building Committee has explored the use of privately owned parcels, along with available municipal parcels within the town. However, the necessary acreage required for the project, could not be accommodated on the available parcels. Therefore, after the years of study of parcels within the town, the SBC has voted to propose the use of portion of conservation land and a portion of park land be utilized for the new educational facility.

This document presents the details of the parcels (privately owned and town owned) identified, studied and pursued by the School Building Committee. As depicted in this analysis, the portions of Parcel D 65 6A (conservation) and D 65 6B (parks) that will be utilized for an educational facility, are replaced with land providing a net value to both the town's parks department and conservation commission.

2 INFORMATIONAL

2.1 BACKGROUND

The elementary enrollment in Milton Public Schools (MPS) has grown by 24% (450 students) over the past fourteen years, since the last school building project was completed - from 1873 students (in 2008) to 2323 students (in 2022). Last year's enrollment showed a reduction from the COVID19 pandemic, a reduction that was clearly an anomaly. This year's enrollment returned to the expected pre-pandemic numbers. The New England School Development Council (NESDEC) enrollment projections show that we MAY be nearing a peak of the elementary enrollment growth in the next four years and it will hold fairly steady until 2032. However, enrollment projections do NOT include the "student yield" of numerous residential construction projects - including EIGHT 40B site approval applications that have been recently filed for projects, along with FIVE additional residential construction projects with a potential total of 640 new housing units, that are expected to increase enrollment 2022-23 onward. In addition, a new Housing Production Plan was produced in January, 2020, by the Town of Milton that plans for additional new affordable housing in town.

The MPS elementary schools were designed and built to accommodate 14 strands at each grade level (K-5). We are currently just 4 classes short of 17 strands at all grade levels. NESDEC enrollment projections show us to be short by 26 classrooms by 2032.

MPS has taken the following steps to address this dramatic enrollment increase:

2.1.1 ELEMENTARY SPACE NEEDS STUDY - DRA ARCHITECTURE

An Elementary Space Needs Study was conducted by the architectural firm Drummey-Roseane-Anderson (DRA) in 2019. DRA concluded that, based on NESDEC enrollment history and projections, MPS elementary schools will be short by 26 classrooms in 10 years. DRA suggested a range of long term options to be considered to address the overcrowding including augmenting the existing educational facilities with additions. However these options to augment the existing facilities did not present the required amount of space to address the shortfall of 26 classrooms. Therefore, DRA recommended the construction of a new elementary school. However, the study was not scoped to find available land within the Town. This Space Needs Study was the basis for the formation of the Town's School Building Committee (SBC).

2.1.2 MAINTAINING CLASS SIZES

In order to meet the growing enrollment of the district, MPS has worked to keep its commitment to maintain small class sizes across the district, whenever possible. Target Maximum class sizes and the actual maximums are currently: K Target Maximum:23 (Actual: 24), Grade 1 – Target Maximum:22 (Actual: 27); Grade 2 – Target Maximum:23 (Actual:26); Grades 3, 4 and 5 – Target maximum:25 (Actual: 26).

To achieve a balanced distribution of class sizes, the district has encouraged new enrollees to attend other schools.

2.1.3 CONVERSIONS OF NON-EDUCATIONAL SPACE

Spaces within the existing school that were not planned as educational spaces are being converted to house educational programs currently. As these non-traditional educational spaces are cannibalized to accommodate a growing student population, the programs housed in these non-traditional educational spaces suffer. Currently over twenty (20) non-

traditional classroom spaces have been converted over the past 10 years. These conversions have all been at the expense of office space, computer labs, libraries, art rooms, music rooms, teachers' rooms, conference rooms, and adult restrooms. The conversion of these non-traditional educational spaces have students in inadequate spaces and have displaced educational professionals to closets, hallways and even their vehicles at times.

The availability of these spaces to convert has been exhausted, with no available space left to convert. An example of this was experienced this past winter where a water pipe burst due to a deep overnight chill. The water damage to two (2) classrooms required these spaces be relocated to a teacher's room (where the teacher's subsequently displaced to stage in the cafeteria behind a curtain) and the other classroom was relocated to the library. The relocation to the library, at that time, caused the library to house a total of three (3) classrooms.

As indicated by the above examples, the options have run out and additional space is now needed to resolve the ongoing enrollment increases and restore our educational programming.

2.2 ENROLLMENT

Enrollment within the district continues to grow and is reflected in our enrollment data presented by the New England School Development Council (NESDEC) which provides data on current enrollment and future anticipated enrollments. The existing data (Table 2.1 2022-2023 Historical Enrollment (NESDEC)) for Kindergarten shows an increase in class sizes¹ as compared to 2008-09 (Table 2.2 2008-09 Historical Enrollment (NESDEC)). If an overall reduction in enrollment were anticipated, it would be seen at these lower grade level first.

Historical Enrollment By Grade																
Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
2007	282	2012-13	101	323	331	337	349	329	295	321	310	266	236	237	234	268
2008	272	2013-14	91	314	339	323	337	339	333	311	294	305	244	244	234	228
2009	264	2014-15	84	350	341	352	326	327	344	337	289	290	262	247	236	226
2010	258	2015-16	125	335	363	349	346	335	343	328	300	273	248	262	255	230
2011	248	2016-17	139	365	337	371	351	353	338	329	289	299	240	240	263	239
2012	293	2017-18	136	356	373	348	363	357	355	322	303	286	272	238	240	263
2013	289	2018-19	134	356	373	381	355	362	350	342	300	296	270	272	235	247
2014	324	2019-20	137	372	377	383	399	362	366	351	324	305	269	277	272	233
2015	262	2020-21	100	309	365	359	385	393	347	340	308	306	291	273	273	275
2016	288	2021-22	122	350	335	375	372	392	392	323	321	293	266	285	279	289
2017	272	2022-23	147	342	365	345	379	365	381	366	287	305	247	263	277	269

Table 2.1 2022-2023 Historical Enrollment (NESDEC)

¹ 2020-21 Class sizes are skewed due to COVID-19 Pandemic.

Historical Enrollment By Grade																
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
1993	289	1998-99	45	245	362	326	351	316	373	322	331	311	263	220	216	229
1994	281	1999-00	78	254	297	351	321	349	304	332	309	332	250	256	234	197
1995	275	2000-01	70	250	281	298	353	315	341	298	317	308	255	250	259	212
1996	311	2001-02	90	258	265	278	304	342	309	318	276	310	244	252	240	245
1997	332	2002-03	85	209	286	268	277	307	343	291	309	274	238	235	244	231
1998	317	2003-04	86	235	238	291	279	277	302	329	295	303	233	226	236	242
1999	325	2004-05	104	220	275	257	294	279	287	300	306	293	277	245	233	219
2000	312	2005-06	112	242	258	272	259	301	288	292	284	307	273	264	255	235
2001	340	2006-07	115	247	312	279	280	273	310	298	290	289	296	261	252	243
2002	318	2007-08	139	249	300	324	292	290	279	296	293	278	246	288	259	249
2003	291	2008-09	141	300	288	305	330	326	276	284	281	290	262	260	294	255

Table 2.2 2008-09 Historical Enrollment (NESDEC)

Similarly, the overall population of the Town has increased significantly in the past ten (10) years by over 1627 people. This increase of 1627 people since 2010 represents a larger increase in the population of Milton than the previous thirty (30) years (1143 people).

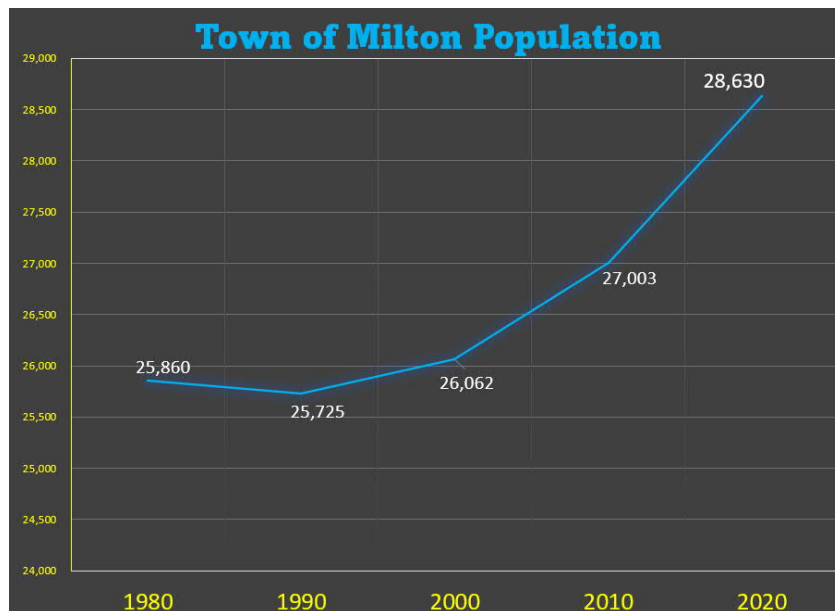


Table 2.3 Town Population (Census Data)

2.3 EDUCATIONAL PROGRAM

The previously completed study by DRA (2019) concluded a new elementary school would be required to address the district's long term needs at the elementary level.

Since then, the population of students have matriculated up to the middle school, thus causing educational space needs to be strained at the elementary AND the middle school levels. To address these space needs, the School Building Committee (SBC) has proposed the construction of a new upper (grades 7 & 8) middle school with a pre-school wing.

By this proposal, the district will perform the following:

School	Current Grade Configuration	Proposed Grade Configuration	Notes
Pierce Middle School	6 th , 7 th and 8 th Grades	5 th and 6 th Grades	Reduces existing building from 3 strands of grades, to 2 strands of grades. Available space may be used to relocate administrative offices from highschool.
Elementary Schools (Glover, Tucker, Cunningham and Collicot)	Pre-K, K thru 5 th Grades	K thru 4 th Grades	Reduces existing building and provides requires 26 classrooms and restores Art and Music Rooms.
Proposed Upper Middle School	N/A	7 th and 8 th Grades with Pre-K wing	Allows Early Childhood education program for highschool students

3 LAND PARCELS

3.1 PRIVATE PARCELS

The School Building Committee's initial work focused on securing land for the construction of a new educational facility within the Town. Acquisition of private land through purchase was explored with the parcels listed below.

3.1.1 SAINT MARY'S OF THE HILLS SCHOOL (PARCEL E 55 3)

St. Mary's of the Hills is a catholic elementary school with a preschool program consisting of a 7.25 acre site. Since the existing site housed an educational facility, it became the initial preferred site for the new school by the SBC.

The SBC contacted the archdiocese to investigate the ability to purchase or lease (99 year lease) the current property for a new school for the Town of Milton. Due to expanded preschool program, the archdiocese favored keeping the property and not selling. Further, during the COVID pandemic, the school experienced an increase in enrollment, hence solidifying their stance to not sell.



3.1.2 FONTBONNE CONVENT (PARCEL F 18 12)

In Fall of 2022, the Town was made aware the Sisters of St. Joseph were listing the convent located at 444 Centre Street on the parcel along with a sub-divided portion of the parcel for sale of approximately \$8M.

The Town and the SBC investigated the potential of the property to accommodate an educational program and made an offer to the seller to acquire the property. In December 2022, the sellers indicated through their agent they were rejecting the offer from the Town and further rescinding their offer to sell the property.



3.1.3 SAINT PIUS X CHURCH (PARCEL B 14 6)

St. Pius X church is located on a 6.2 acre site along Wolcott road in the southwestern portion of Milton. Upon initial discussions with the Archdiocese, they indicated the entire parcel would not be available for sale. However, a smaller portion (~ 3 acres of the adjacent wooded area) may be available. The SBC planned program (minimum of 6 acres) would not work on the available parcel, therefore this site was abandoned.

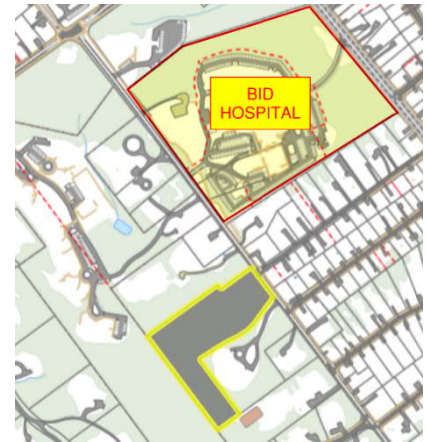


3.1.4 HIGHLAND AVE (PARCEL K 2 2)

A 5.34 acre parcel (K 2 2) was identified by the SBC off of Highland Avenue was owned by Beth Israel Deaconess (BID) Milton. The parcel did have portions of wetlands associated with it and the SBC approached BID for discussions of purchasing the land for a new school. BID indicated to the SBC that they were not interested in selling this parcel of land to the Town.

Since those early discussions, BID has filed for the construction of a memory care facility at this site.

<https://www.patriotledger.com/story/news/2021/05/13/70-unit-memory-care-center-proposed-hospital-site-milton/5069946001/>



3.1.5 144 RANDOLPH AVE (PARCEL F 14 11)

A private residence consisting of 4.34 acres of land off of the northern section of Randolph Avenue. At the time (2019) the SBC reviewed this property via MLS listing for sale at \$3.2 million dollars. During the review of this parcel, it sold for \$2.5 (Feb 2020).



3.1.6 501 RANDOLPH AVE (PARCEL J 16 5)

A house, owned by Milton Academy was identified consisting of 8.24 acres of land. The SBC discussed the option of purchasing this land from Milton Academy, but was told it was not for sale.



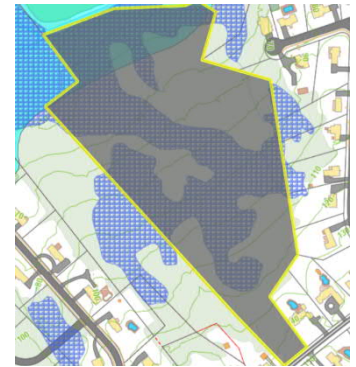
3.1.7 HORSE FARM (PARCELS I 38D 7A & I 4 12)

The parcels known as the Horse Farm were reviewed. These are two (2) private parcels totalling approximately 4.13 acres (1.24 acres parcel I 4 12 and 2.89 acres parcel I 38D 7A). The owner of this land was not interested in selling to the Town.



3.1.8 COPELAND LAND (PARCEL K P5 37)

The Copeland Foundation of Milton owned approximately 23.7 acres of land off of Hillside street. The majority of this parcel is wetlands (blue hatching on image). After the SBC reviewed this parcel and the associated wetlands, it was became evident that construction on this property of a new school would be difficult and did not bother to approach the Copeland Foundation.



3.1.9 693 CANTON AVE (PARCELS D 65 3B)

This parcel abutts the highschool and Town land (parcel D 65 8) along Canton ave. The overall parcel (D 65 3B) accounts for only 1.1 acre, however the SBC was investigating whether this parcel could be purchased and m erged with the adjoining parcel D 65 8 (town land of approximately 0.9 acres) and highschool to create a larger parcel that could be utilized for a new school. While the SBC was reviewing these options, the property sold (DEC 2019)



3.2 TOWN OWNED PARCELS

At the beginning of the SBC's search for land within the Town, they held a meeting with the Town Planner (Bill Clark) and former Town Administrator (John Cronin) to utilize their intimate knowledge of available land resources in the Town for the planned school. A list of Town owned parcels of land (Appendix A, total of 107 parcels) was provided by Mr. Clark that was used as a starting point for the SBC.

This list was sortable by acreage and allowed the SBC to focus on all sites over 6 acres. Of the 107 parcels of land provided, only twenty one (21) of which were larger than 6 acres. Of the twenty one (21): Seven (7) were for conservation, five (5) for Schools, three (3) for Municipal Use Parcels, three (3) for Parks and three (3) for Town Cemetery. This list highlighted the already known issue that available land over 6 acres is scarce within the Town.

After reviewing the available parcels, two (2) areas were identified as possible locations for the new school. These were parcel I 38D 10A located on Randolph Ave and Parcels D 65 6A and D 65 6B on Gile Road.

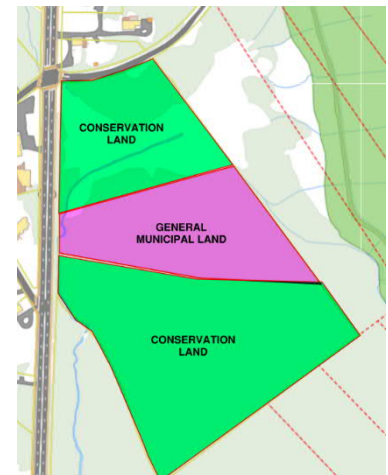
Parcel I 38D 10A is listed on the spreadsheet as owned by the Conservation Commission, but the deed reflects that approximately 6 acres of land (out of the 29.70) is for general municipal use, and the remainder of the land is conservation land.

The parcels D 65 6A and D 65 6B became identified as a potential location for a new school. Originally, the SBC planned to utilize the majority of Parcel D 65 6A, however by merging this parcel of conservation land with the portion of the parcel owned by the park's department, the SBC was able to use only 2.8 acres of conservation land and preserve a majority of the existing conservation land.

3.2.1 RANDOLPH AVE (PARCEL I 38D 10A)

This parcel was acquired by the Town in 1982 for \$90,000. The parcel consists of 29.70 acres abutting the blue hills. The middle portion of this parcel (approximately 6 acres) was reserved for municipal purposes. The SBC reviewed this site for the proposed school, however a number of concerns arose from reviewing this site.

The existing site is in proximity to another Town project (animal shelter) that is currently planned for construction. The project was previously publicly bid, and construction costs due to anticipated subterranean rock ledge increased construction bids to extremely high dollar values. This project consisted of a 4,000 square-foot building, whereas the proposed school project was going to be approximately 10-15 time larger in footprint. Therefore, the concern of elevated costs was a concern. Further, the topology of this site would require significant work to level the site.



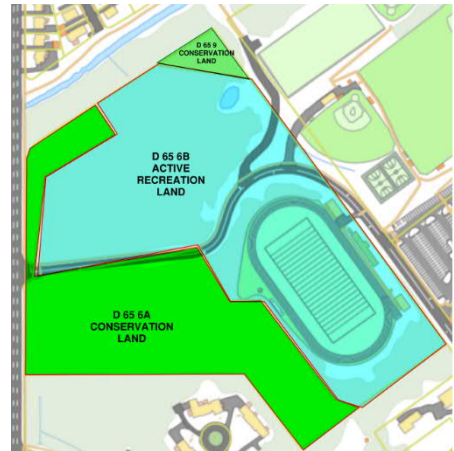
The ideal location for a school would allow students to walk/bike to the facility. Traffic volumes, speed and the introduction of pedestrian/student conflict into this area was extremely concerning. This current stretch of roadway is one of the highest in the state for fatalities.

Finally, the SBC was made aware by former Town Planner – Bill Clark, that the location of this parcel could potentially be part of the historic Hornfels Quarry.

3.2.2 GILE ROAD (PARCELS D 65 6A AND D 65 6B)

These parcels were acquired by the Town in 1978 for \$170,000, a portion of which was by a Self-Help agreement with the State. Parcel D 65 6A is conservation land and D 65 6B is used for active recreation (parks). These parcels abut the existing high school and playing fields. Utilizing this location for a new school aligns with the planned educational program (grades 7 & 8, with a preschool) that would allow a 'campus' environment with high school and leverage certain synergies between the two educational facilities.

It should be noted, that during the previous school building project, the extension of Gile Road (not technically a road, but a driveway) between these two (2) parcels required a Article 97 land swap on these parcels. Therefore, the SBC understood this as a precedent in utilizing the mechanism of an Article 97 land swap.



4 ARTICLE 97 LAND SWAP

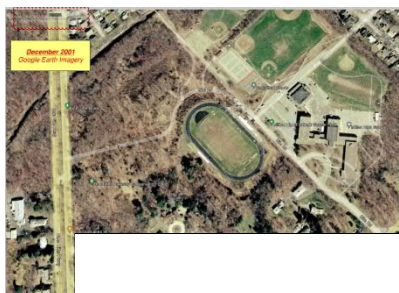
4.1 OVERVIEW

In the summer of 2021, the SBC decided to pursue an Article 97 land swap for the parcel D 65 6A (Conservation Land) on Gile road for the location of a new school facility. The original proposal (May 2022 – Town Meeting proposal) for the Land Swap, consisted of utilizing the majority of the conservation land (parcel D 65 6A) in exchange for parcels identified below. After receiving a letter dated April 15, 2022 from the State Forester (James Rassman – Appendix B), representatives from the SBC reached out to have a site walk with him. After walking the site and being educated on the portions of the parcel (D 65 6A) that held high ecological value, the SBC withdrew their May 2022 Town Meeting Article to revise.

The withdrawal of this article introduced a one (1) year delay to our project. However, the proposed revisions provide a substantially better proposal that includes more land going into conservation and parks use and reduces the amount of conservation land being used for the school while maintaining the ecologically valuable portions of the site.

4.2 2001 ARTICLE 97 LAND SWAP PRECEDENCE

In 2001, the Town passed Article 50 of the annual town meeting for the transfer of land on both parcels (D 65 6A and D 65 6B) for the creation of Gile Road (driveway). This previously executed Article 97 land swap provided the SBC precedence of utilizing these parcels now in a Article 97 land swap. As can be seen in the Google Earth images below, in 2001 the road/driveway did not exist. However, in 2003 the road was constructed.



ARTICLE 50. To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF MILTON TO TRANSFER LAND TO THE MILTON SCHOOL DEPARTMENT

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Pursuant to the provisions of Article 97 of the Amendments to the Massachusetts Constitution, and any other applicable authority, the Milton Board of Selectmen is hereby authorized to transfer to the care, custody and control of the Milton School Department for school purposes, for construction of an access road between Gile Road and Blue Hills Parkway, the land shown as Parcel A on a plan designated "Plan of Land, Blue Hills Parkway in Milton, Massachusetts, (Norfolk County)" Approval Not Required, scale 1"=60', dated February 9, 2001, as revised through March 22, 2001, prepared by BSC Group, 384 Washington Street, Norwell, Massachusetts 02061, which plan is to be recorded with the Norfolk County Registry of Deeds. Parcel A contains 1,401+ square feet as shown on said plan.

SECTION 2. In consideration thereof the Town of Milton shall transfer to the care, custody and control of Milton Conservation Commission for conservation purposes, the land described below. Parcel B from plan designated "Plan of Land Blue Hills Parkway in Milton, Massachusetts (Norfolk County)" Approval Not Required, scale 1"=60', dated February 9, 2001, as revised through March 22, 2001, prepared by BSC Group, 384 Washington Street, Norwell, Massachusetts 02061, which plan is to be recorded with the Norfolk County Registry of Deeds.

SECTION 3. This act shall take effect upon its passage.

VOTED. The Town voted YES.

4.3 LAND SWAP ARTICLES COMPARISON

4.3.1 MAY 2022 ARTICLE 97 LAND SWAP

The May 2022 Article 97 land swap proposal utilized the majority of the conservation land (approximately 6.8 acres of the 8.31 acres) for the construction of the school. This article would have removed 6.83 acres (shown in yellow in Figure 4-2 – May 2023 Land Swap) of conservation land and replaced it with 8.87 acres of general municipal land.

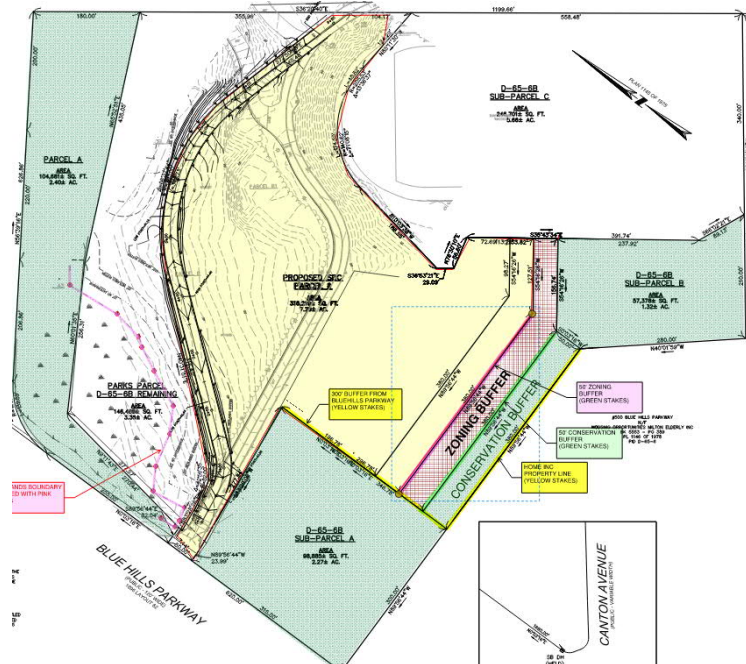


Figure 4-1 - May 2022 Land Swap Middle School Concept

Based on the letter and site walk with the State Forester – James Rassman, the lower portion of the site abutting Blue Hills Parkway accounted for the majority of the ecologically valuable portion of the parcel. As noted in his letter, Mr. Rassman indicated there may be a way to develop this site and maintain the ecological value of this site. Therefore, the SBC developed the proposed option below for the Town's consideration.

4.3.2 MAY 2023 ARTICLE 97 LAND SWAP

The May 2023 Article 97 land swap proposal indicated a relocation of Gile Road (driveway) into the active recreation/parks parcel D 65 6B. The portions of the active recreation parcel (D 65 6B) where the road would be constructed were indicated to be of less ecologically valuable land, than the 300' buffer zone along Blue Hills Parkway. By performing this realignment, a 300' buffer zone along blue hills parkway could remain as conservation land. Similarly, this realignment allowed the project to keep a 50' conservation buffer with the abutters of Home Inc.



Overall, this proposal only utilizes 2.81 acres of conservation land (down from 6.8 acres in previous 2022 article) and 4.45 acres of active recreation land while maintaining larger portions of the existing conservation land.

4.4 REPLACEMENT PARCELS

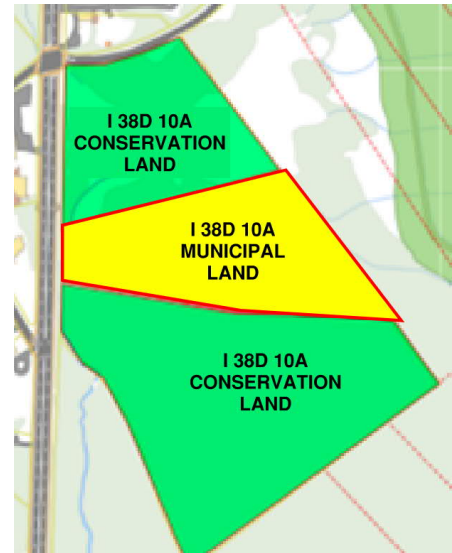
The Town and SBC have worked diligently to identify parcels of land that are currently not protected by Article 97 that can be included. The parcels listed below have been identified as available municipal use parcels that equate to more land going into Article 97, than being removed.

The current metrics for this land swap include 7.26 acres (2.81 acres - conservation 4.45 acres – active recreation) coming out of Article 97, and approximately 33.97 acres going into Article 97. This equates to a 4.7 : 1 ratio of land going into Article 97. The parcels of land going into Article 97 are listed below.

4.4.1 RANDOLPH AVE (PARCEL I 38D 10A)

This parcel was reviewed for construction of the school (refer to 3.2.1 above). The approximate six (6) acres of land are bookended by conservation land. Unifying this site to a continuous section of land of 29.70 acres of conservation land was reviewed by the SBC. The location of this parcel abutting the Blue Hills and the historical significance previously referenced, indicated to the SBC that the value (monetary and ecological) of this parcel was significant and should be included as land to be converted with the protections of Article 97.

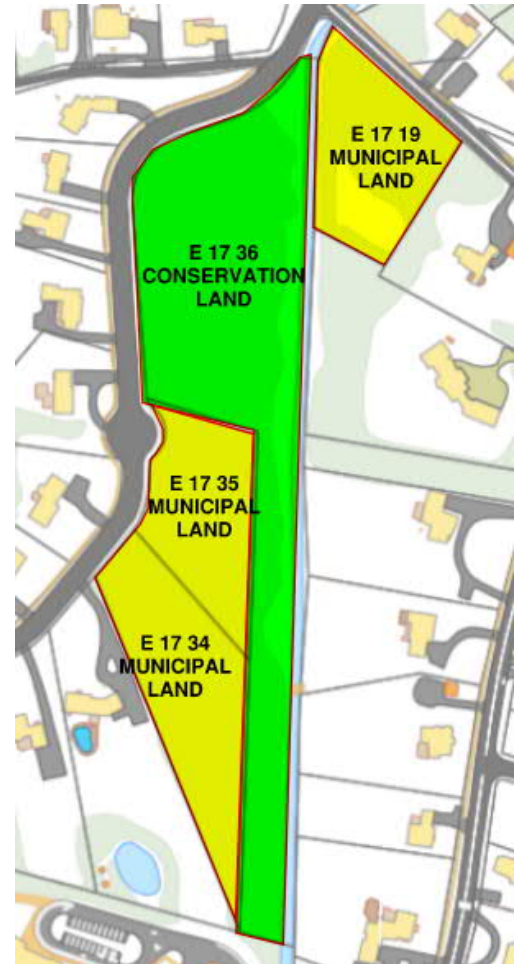
This parcel was included in the 2022 May Land Swap Article.



4.4.2 HERRICK DRIVE (PARCELS E 17 34 AND E 17 35)

Two (2) parcels (E 17 34 and E 17 35) shown in yellow along Herrick drive were taken by the Town for non-payment of taxes. These parcels are 1.11 acres (E 17 35) and 1.57 acres (E 17 34). These parcels abut existing conservation land (parcel E 17 36) that is currently 4.85 acres. By converting the existing municipal parcels and unifying these with the adjacent conservation parcel, it will yield over 7.53 acres of conservation land along Pine Tree Brook.

These parcels were included in the 2022 May Land Swap Article.



4.4.3 SCHOOL STREET (PARCEL E 17 19)

The School Street parcel consists of 1.33 acres of general municipal land. This land was identified after the withdrawing the 2022 May Land Swap Article. This land, along with the other parcels on Herrick Drive will create a large area of conservation land abutting Pine Tree Brook.

4.4.4 RANDOLPH AVE (BLOCK 38D LOT 6)

This parcel of land consists of municipal land that exists outside of the lease boundary with Granite Links Golf Course. The town has identified approximately 4.03 acres of land that will be transferred to the Parks department as replacement land for the 4.45 acres (parcel D 65 6B) taken out of Article 97.

This land was requested By EEA on the site walk (March 31, 2023) to be investigated and included in the article, if the land was available.

4.4.5 RANDOLPH AVE (BLOCK 38D LOT 7)

This parcel of land consists of municipal land that exists outside of the lease boundary with Granite Links Golf Course. The town has identified approximately 0.83 acres of land that will be transferred to the Parks department as replacement land for the 4.45 acres (parcel D 65 6B) taken out of Article 97.

This land was requested By EEA on the site walk (March 31, 2023) to be investigated and included in the article, if the land was available.

4.4.6 RANDOLPH AVE (BLOCK 38E LOT 3)

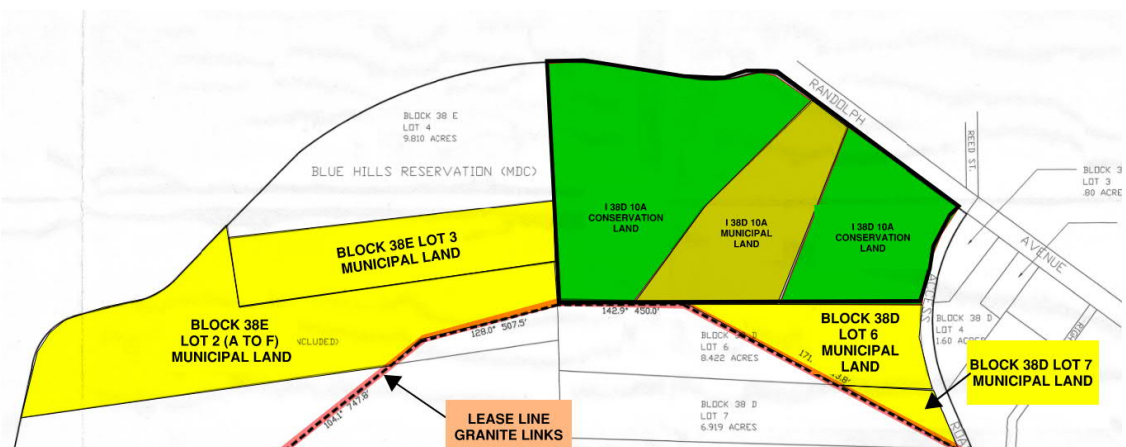
This parcel of land consists of municipal land that exists outside of the lease boundary with Granite Links Golf Course. The town has identified approximately 6.3 acres of land that will be transferred to the Conservation Commission as replacement land for the 4.45 acres (parcel D 65 6B) taken out of Article 97.

This land was requested By EEA on the site walk (March 31, 2023) to be investigated and included in the article, if the land was available.

4.4.7 RANDOLPH AVE (BLOCK 38E LOT 2: A TO F)

This parcel of land consists of municipal land that exists outside of the lease boundary with Granite Links Golf Course. The town has identified approximately 12.74 acres of land that will be transferred to the Conservation Commission as replacement land for the 4.45 acres (parcel D 65 6B) taken out of Article 97.

This land was requested by EEA on the site walk (March 31, 2023) to be investigated and included in the article, if the land was available.



5 CONCLUSION

5.1 ARTICLE 97 LAND SWAP

The need for a new school within the Town is well documented and is impacting the existing educational experience of the student population of the Town due to inadequate space with the existing educational facilities. The existing facilities have converted all spaces to accommodate the growth in student population. The overall enrollment is not expected to decline organically to a level that would allow the facilities to revert back to their planned program for space. Therefore the need for a school is warranted.

The town has hired professional consultants to determine the long-term solutions to their space problem by conducting a space needs study. The results of this study resulted in the formation of the Town's School Building Committee. This committee has worked for over three (3) years to study the available land and react to opportunities to purchase land.

The available land within the Town to construct the required educational facility requires approximately 6 acres currently does not readily exist. The committee has reviewed private and public land options in order to construct a new school, and has concluded the parcels on Gile road present the best option for a new educational facility.

The location of this facility will allow a campus environment that aligns with the educational programming of grade configurations in the Town. Moreover, this singular project will address overcrowding of existing facilities on all levels: Elementary, Middle and High school levels.

The vote on Article 31 of the Annual May Town meeting 2023 represents the Town's commitment to this proposal and the corresponding work of the Town and School Building Committee.

APPENDIX



A TOWN OWNED LAND PARCELS

	Town owned Land					
	Parcel ID	Owner1/Owner2		Name	Location	Area
1	J 16 25	TOWN OF MILTON		Sliver in front of 40 Sias Lane 2 x 10'	SIAS LN	0.00
2	D 39 25	TOWN OF MILTON		Leftover development sliver	BONAD RD	0.01
3	D 11 27	TOWN OF MILTON		Encroachment by 99 C Thacher	THACHER ST	0.02
4	D 39 3A	TOWN OF MILTON		Stripe of land between Central & Bonad	BONAD RD	0.02
5	I 24 1	TOWN OF MILTON		Part of Bradford Rd.	BRADFORD RD	0.04
6	E 19 11B	TOWN OF MILTON	Herrick Drive	Corner of Herrick & School - contains Pine Tree Brook	RUGGLES LN	0.04
7	G 52 8	TOWN OF MILTON		11 Lochland - driveway & yard encroachment	LOCHLAND ST	0.04
8	G 11 30	TOWN OF MILTON		Sliver beside (included w/) Andrews Park	ELMWOOD AV	0.05
9	D 59 29	TOWN OF MILTON		End of Elm St. at Manning Lane	ELM ST	0.05
10	G 43 14	TOWN OF MILTON		Beside 480 Adams & slip lane	ADAMS ST	0.06
11	D 35 14	TOWN OF MILTON		Middle School, Brook & Lincoln	BROOK RD	0.07
12	G 43 10	TOWN OF MILTON		Nash St. - against x way (sliver)	ST AGATHA RD	0.07
13	H 29 3	TOWN OF MILTON		Unquity Brook headwall under Waldeck	WALDECK RD	0.07
14	C 5 13	TOWN OF MILTON		Blue Hill Ave./Blue Hill Parkway corner	BLUE HILLS PW	0.09
15	H 26 16	TOWN OF MILTON		Unquity Brook Channel	ROWE ST	0.10
16	C 32 12	TOWN OF MILTON		Pagoda to Blue Hill Parkway	FERNCROFT RD	0.10
17	D 34 18	TOWN OF MILTON		Lincoln St.: 15' sliver in backyards 28, 32, 38, 42	LINCOLN ST	0.10
18	E 21 12	TOWN OF MILTON		Land along brook behind Tino's	BROOK HILL RD	0.11
19	E 18 29	TOWN OF MILTON PARK DEPT /		Turners Pond parking lot	CANTON AV	0.12
20	C 63 18	TOWN OF MILTON		2 slivers of land - subdivision mistake	HOLLINGSWORTH RD	0.13
21	G 46 17	TOWN OF MILTON SCHOOL DEPT		Pump station	LIBBY RD	0.13
22	H 6 13	TOWN OF MILTON FIRE DEPT		East Milton Fire	525 ADAMS ST	0.16
23	G 12 28Z	TOWN OF MILTON		Paper Street to Andrews	ALVIN AV	0.19
24	G 12 19	TOWN OF MILTON		Empty lot beside Andrews Field	ALVIN AV	0.22
25	A 14 18A	TOWN OF MILTON		Corner of Milton St. & Brush Hill	BRUSH HILL RD	0.23
26	I 32 9	TOWN OF MILTON CEMETARY DEPT /			MURRAY AV	0.24
27	G 58 26	TOWN OF MILTON		Driveway between Courtland & Thistle	GRANITE AV	0.24
28	D 49 2	TOWN OF MILTON CONSERVATION COMMISSION			CANTON AV	0.26
29	F 10 6	TOWN OF MILTON PARK DEPT /		Capt. Landing- Park Dept. 1918	ADAMS ST	0.38
30	G 56 7	TOWN OF MILTON		Neponset marshland	RIVERSIDE AV	0.41
31	I 40 10	TOWN OF MILTON PARK DEPT /		Corner of Centre and Adams - Algerine	CENTRE ST	0.45
32	D 35 13	TOWN OF MILTON SCHOOL DEPT		Parking lot next to Pierce/Poleski Park	LINCOLN ST	0.46
33	I 42 13	TOWN OF MILTON CONSERVATION COMMISSION			BROOK RD	0.47
34	D 34 17	TOWN OF MILTON PARK DEPT /		Poleski Park	LINCOLN ST	0.50
35	I 36 1	TOWN OF MILTON CEMETARY DEPT /			211 CENTRE ST	0.53
36	C 5 19	TOWN OF MILTON LIBRARY /		Kidder Branch Library	101 BLUE HILLS PW	0.54
37	H 40 9	TOWN OF MILTON SCHOOL DEPT		Empty lot beside Cunningham	EDGE HILL RD	0.58
38	F 11 2	TOWN OF MILTON		Farmers Market site	WHARF ST	0.60
39	H 12 9	TOWN OF MILTON LIBRARY		Milton Art Center	334 EDGE HILL RD	0.61
40	H 27 2	TOWN OF MILTON		Unquity Brook Channel	ROWE ST	0.66
41	I 15 1	TOWN OF MILTON CONSERVATION COMMISSION		Land locked - old quarry/filled	DEAN RD	0.80
42	I 5 5X	PRIVATELY OWNED - NEEDED FOR ACCESS	Old dump site	JSC Holdings LLC		0.80
43	E 2 1	TOWN OF MILTON		Neponset River - Mill Pond area off Eliot	ELIOT ST	0.83
44	D 40 19	TOWN OF MILTON		Beside COA	CLAPP ST	0.88
45	C 34A 3	TOWN OF MILTON	Occupied - Pope's Pond	Beside Ice House opposite MHS driveway	BLUE HILLS PW	0.92
46	D 65 8	TOWN OF MILTON CONSERVATION COMMISSION			CANTON AV	0.96
47	M 3 35	TOWN OF MILTON /		Land locked - left over from Silver Brook	SILVER BROOK RD	0.97
48	B 9 9	TOWN OF MILTON FIRE DEPT /		Atherton St. Fire House	815 BLUE HILL AV	1.00
49	E 17 35	TOWN OF MILTON	Herrick Drive	Herrick Drive	HERRICK DR	1.11
50	J 13 2	TOWN OF MILTON LIBRARY		Library parking lot	CANTON AV	1.11
51	D 40 18	TOWN OF MILTON COUNCIL ON AGING			10 WALNUT ST	1.13
52	I 6 65	TOWN OF MILTON PARK DEPT /	Old dump site	P6 next to Golf course	ASH ST	1.20
53	I 39 14E	TOWN OF MILTON		Land locked behind Fuller Lane	BARTONS LN	1.23
54	I 4 12	PRIVATELY OWNED - NEEDED FOR ACCESS	Old dump site	Greg Zazula		1.24
55	E 17 19	TOWN OF MILTON	Herrick Drive	School & Herrick - east of Pine Tree Brook	SCHOOL ST	1.33
56	J 13 1	TOWN OF MILTON LIBRARY /		Main Library building	476 CANTON AV	1.36
57	F 14 11B	TOWN OF MILTON CONSERVATION /		Land across from School St near Village	RANDOLPH AV	1.41
58	A 15 9B	TOWN OF MILTON		Brush Hill - beside 1091 Brush Hill	BRUSH HILL RD	1.49
59	C 70 1	TOWN OF MILTON PARK DEPT /		Pagoda Park	PAGODA CR	1.52

	Town owned Land					
	Parcel ID	Owner1/Owner2		Name	Location	Area
60	E 17 34	TOWN OF MILTON	Herrick Drive	Herrick	HERRICK DR	1.57
61	B 8 42	TOWN OF MILTON CONSERVATION COMMISSION			CANTON AV	1.66
62	C 8 20	TOWN OF MILTON SCHOOL DEPT		Tucker School	187 BLUE HILLS PW	1.78
63	G 56 10	TOWN OF MILTON		Neponset marshland, end of Thistle Ave.	RIVERSIDE AV	1.81
64	G 9 1	TOWN OF MILTON PARK DEPT /		Crane Field	BELCHER CR	1.81
65	I 6 64	TOWN OF MILTON PARK DEPT /	Old dump site	P6 next to Golf course	ORCHARD RD	1.82
66	G 57 3	TOWN OF MILTON		Sliver between County & Presidents Golf Course	SQUANTUM ST	1.82
67	I 4 11	PRIVATELY OWNED - NEEDED FOR ACCESS	Old dump site	Greg Zazula		1.84
68	I 34 3	TOWN OF MILTON CEMETARY DEPT /			DEER RUN	1.96
69	I 32 6	TOWN OF MILTON CEMETARY DEPT /			CENTRE ST	2.07
70	N 14 16	TOWN OF MILTON CONSERVATION COMMISSION	Occupied - Pope's Pond	North of Brook at Parkway	BLUE HILLS PW	2.26
71	F 11 1	TOWN OF MILTON PARK DEPT /	Not available	Town Landing	25 WHARF ST	2.51
72		TOWN OF MILTON CONSERVATION COMMISSION	Occupied - Pope's Pond	Popes Pond area by Parkway	BLUE HILLS PW	2.55
73	I 6 63	TOWN OF MILTON PARK DEPT /	Old dump site	P6 next to Golf course	BAILEY AV	2.87
74	I38D 7A	PRIVATELY OWNED - NEEDED FOR ACCESS	Old dump site	Greg Zazula		2.89
75	G 56 8	TOWN OF MILTON	Not buildable - marsh land	Wmex roadway & marshland	RIVERSIDE AV	2.95
76	G 12 32	TOWN OF MILTON PARK DEPT /	Not available	Andrews Park	HOWE ST	3.12
77	F 24 4	TOWN OF MILTON PARK DEPT /	Mary C Lane	Mary C. Lane Field	CHURCHILLS LN	3.38
78	A 12 5A	TOWN OF MILTON PARK DEPT /	Flatley Field	Flatley Field	BRUSH HILL RD	4.23
79	K 6 3	TOWN OF MILTON	Unavailable - Animal Shelter current location	Gov. Stoughton Trust	175 GOV STOUGHTON LN	4.31
80	E 30 28	TOWN OF MILTON PARK DEPT /	Not available	Shields Park	ELIOT ST	4.79
81	E 17 36	TOWN OF MILTON	Herrick Drive	beside McNaught	HERRICK DR	4.85
82	C 34A 1	TOWN OF MILTON CONSERVATION COMMISSION	Occupied - Pope's Pond		BLUE HILLS PW	5.08
83	C 34A 2	TOWN OF MILTON CONSERVATION COMMISSION	Occupied - Pope's Pond		CANTON AV	5.10
84	D 52 4	TOWN OF MILTON	Not available - Occupied	Town Hall	525 CANTON AV	5.25
85	G 56 11	TOWN OF MILTON	Not buildable - marsh land	Marsh land off Courtland Circle	GRANITE AV	5.41
86	C 2 1	TOWN OF MILTON PARK DEPT /	Brush Hill	Brush Hill towards Hyde Park - MBTA?	BRUSH HILL RD	5.85
87	J 13 4	TOWN OF MILTON POLICE DEPT	Not available - Occupied	Headquarters	40 HIGHLAND ST	7.46
88	I 32 16	TOWN OF MILTON CEMETARY DEPT /			379 CENTRE ST	7.48
89	C 34A 3A	TOWN OF MILTON CONSERVATION COMMISSION	Occupied - Pope's Pond		BLUE HILLS PW	8.31
90	D 65 6A	TOWN OF MILTON MPS	High School - Gile Rd	Entry to high school off BHP	GILE RD	8.32
91	J 14 7	TOWN OF MILTON HIGHWAY DEPARTMENT		DPW yard	629 RANDOLPH AV	8.74
92	D 38 1	TOWN OF MILTON SCHOOL DEPT		Pierce Middle School	451 CENTRAL AV	8.78
93	G 11 28	TOWN OF MILTON PARK DEPT /		Andrews Park	BELCHER CR	8.99
94	K 7D 8	TOWN OF MILTON	Town Forest	Town Forest - Arrowhead/Harland	HARLAND ST	10.26
95	D 5 1	TOWN OF MILTON PARK DEPT /	Kelly Field	Kelly Field/Access to Kelly Field	BROOK RD	10.63
96	E 17 7	TOWN OF MILTON SCHOOL DEPT		Glover School	255 CANTON AV	10.79
97	H 42 1	TOWN OF MILTON SCHOOL DEPT		Cunningham-Collicot	80 EDGE HILL RD	11.37
98	D 65 9	TOWN OF MILTON SCHOOL DEPT		MHS	25 GILE RD	13.47
99	D 65 6B	TOWN OF MILTON PARK DEPT /	High School - Gile Rd	Brooks field & entry to high school off BHP	GILE RD	14.40
100	D 65 10	TOWN OF MILTON SCHOOL DEPT		MHS	GILE RD	14.81
101	G 56 9	TOWN OF MILTON		Neponset marshland	RIVERSIDE AV	20.06
102	E 18 30	TOWN OF MILTON PARK DEPT /		Turners Pond	CENTRAL AV	26.22
103	I 38D 10A	TOWN OF MILTON CONSERVATION COMMISSION		Randolph Ave	BLUE HILLS PW	29.70
104	I 32 11	TOWN OF MILTON CEMETARY DEPT /			MURRAY AV	31.90
105	K 7 5	TOWN OF MILTON	Town Forest	Town Forest off Harland	HARLAND ST	47.04
106	I 35 1	TOWN OF MILTON CEMETARY DEPT /			CENTRE ST	59.06
107	I 38 E 1	TOWN OF MILTON / C/O QUARRY HILLS ASSOCIATES	Partial - Old dump site	Golf course	750 RANDOLPH AV	102.00

Below 4 ACRES

Below 6 ACRES

~ 6 acre of municip

B LETTER FROM STATE FORESTER

April 15, 2022

Hello Mr. Modugno

Thank you for inviting me up to Milton to walk the lovely Lamb property along the Blue Hills Parkway. This email is meant to provide an overview of my observations as a forester and conservationist.

We started out at the Parkway itself by entering through the old estate gates. I mention this because although it is a relatively small parcel, it is in a key position that ties it into Milton's section of the Blue Hills Parkway and directly to the Blue Hills itself. Just past the gates we observed a mature two-aged forest that came about as a younger forest established itself under the stately open-grown canopies of the Lamb Estate trees. The forest here is surprisingly diverse with impressively large black oak, red oak, sugar maple, and white oak over a second growth forest of oaks, American beech, yellow birch, black birch, and red maple. The large mature canopy shades the forest floor which creates an open condition containing scattered native shrubs and forbs. You can still make out remnants of the estate roads, and we observed several small foundation areas that were most likely from outbuildings on the estate. This upland forest area contains some amazing trees but also protects the watershed for the adjacent wetland and vernal pool. The condition of the forest is excellent from a carbon storage standpoint with the mature trees containing many hundreds of tons of stored carbon which represents many thousands of tons of greenhouse gases sequestered. In general, this parcel has very high aesthetic, habitat, watershed protection, and carbon storage value.

Still, these values may be less than the historical value this parcel has due to its location along the Blue Hills Parkway, its direct association with the Lamb family and their contributions to the town of Milton, and its broader connection to historic, ecological, and social values of the system of protected parklands around Boston. As you know, this system was envisioned, designed, and championed by many of the greatest landscape architects and conservationists which we celebrate today. As I sidenote, it's interesting to acknowledge that we will celebrate the 200th birthday of Frederick Law Olmsted next week on April 26, 2022. This small but important parcel speaks to the vision of Olmsted, Charles Eliot, and others who passed down the structure of protected spaces that give our communities their character and desirability.

It is partly due to this desirability that Milton finds its school system overcrowded and needs to address this by expanding classroom space. This is a real problem that the town faces, and there will always be some type of environmental costs associated with the need to increase infrastructure. I encourage all the citizens of the town to work with the various town committees and boards to carefully weigh all the costs and benefits of the various

options to meet this need. If after all other options are eliminated and the town is still forced to develop this parcel to support a new middle school, I would encourage that everyone works together to explore ways that this parcel could be partial developed that would be in keeping with its historic, ecological, and climate values. Although continued protection would be the best option, there may be a way to design a school that incorporates these values by protecting the majority of the parcel as an accessible outdoor classroom. With careful and imaginative thinking, it may be possible to achieve the needed expansion while protecting most of the values of this property. If we are to teach the skills that the next generation is going need to rise to the challenges of a rapidly changing climate, it would make sense to do that in a setting that directly demonstrates the needed ecological principals and collaborative thinking.

I am sorry to hear that this lovely parcel is under this pressure, but I am hopeful that the town will thoughtfully consider all options and be able to meet the needs of the expanding school system in a way that either completely or significantly protects the important values it represents.

Please let me know if I can be of further assistance.

Sincerely,

Jim Rassman
DCR Service Forester
Southeastern Massachusetts
james.rassman@mass.gov
508-269-1645