

# MBTA Communities Compliance

*Technical Assistance*  
Town of Milton

Planning Board Meeting  
March 3, 2025

# Agenda

## 1. Compliance Refresher

- a. SJC Ruling Outcome
- b. Updated Timeline
- c. 2023 Warrant Article

## 2. Where we left off

- a. Revised 2024 Scenario
  - i. Summary of Suggested Revisions
  - ii. Granite Ave Refinements
  - iii. Eliot Street Corridor Refinements
- b. Additional Subdistrict Candidates
- c. Hypothetical Adjacent Community Analysis

## 3. Next Steps

# Compliance Refresher

# Outcome of SJC Ruling

## See the January 14, 2025 EOHLC [Press Release](#) & [FAQ](#)

The SJC upheld the MBTA Communities Law as constitutional and valid. The State published emergency regulations with updated dates that will be in effect for 90 days. The proposed regulations were made available for public comment from January 31 – February 21 of this year.

### Key Actions

- **January 8, 2025:**  
Massachusetts Supreme Judicial Court published an opinion [confirming that the MBTA Communities Law is constitutional and valid](#), and that the Attorney General has the power to enforce it. The Court also opined that EOHLC must promulgate the law's implementing guidelines through the Administrative Procedures Act if they are to be enforceable.
- **January 14, 2025:**  
EOHLC filed emergency regulations with the Secretary of the Commonwealth which are in effect for 90 days.
- **February 21, 2025:**  
Public comment period closed on proposed regulations

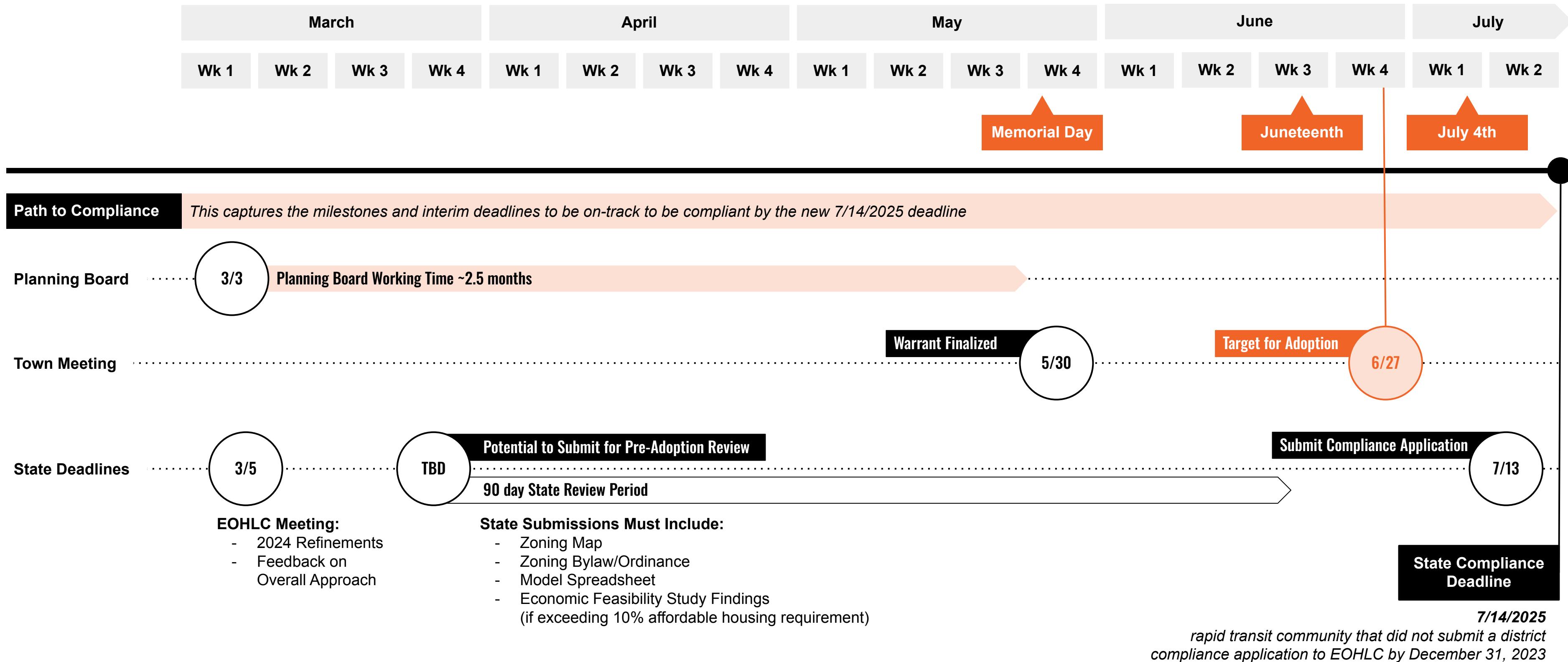
### What this means for Milton:

- [Action Plan / February 13, 2025:](#)  
Milton needed to submit a new action plan to the state, outlining Milton's plan to achieve compliance.
- [Regulation Comments / February 21, 2025:](#)  
Deadline to submit public comment to EOHLC on the proposed regulations.
- [Compliance Application / July 14, 2025:](#)  
Deadline to submit a district compliance application for EOHLC review.

As of January 14, 2025, **116 communities** had already adopted multifamily zoning districts as a result of the MBTA Communities law.

# Milton's Compliance Timeline

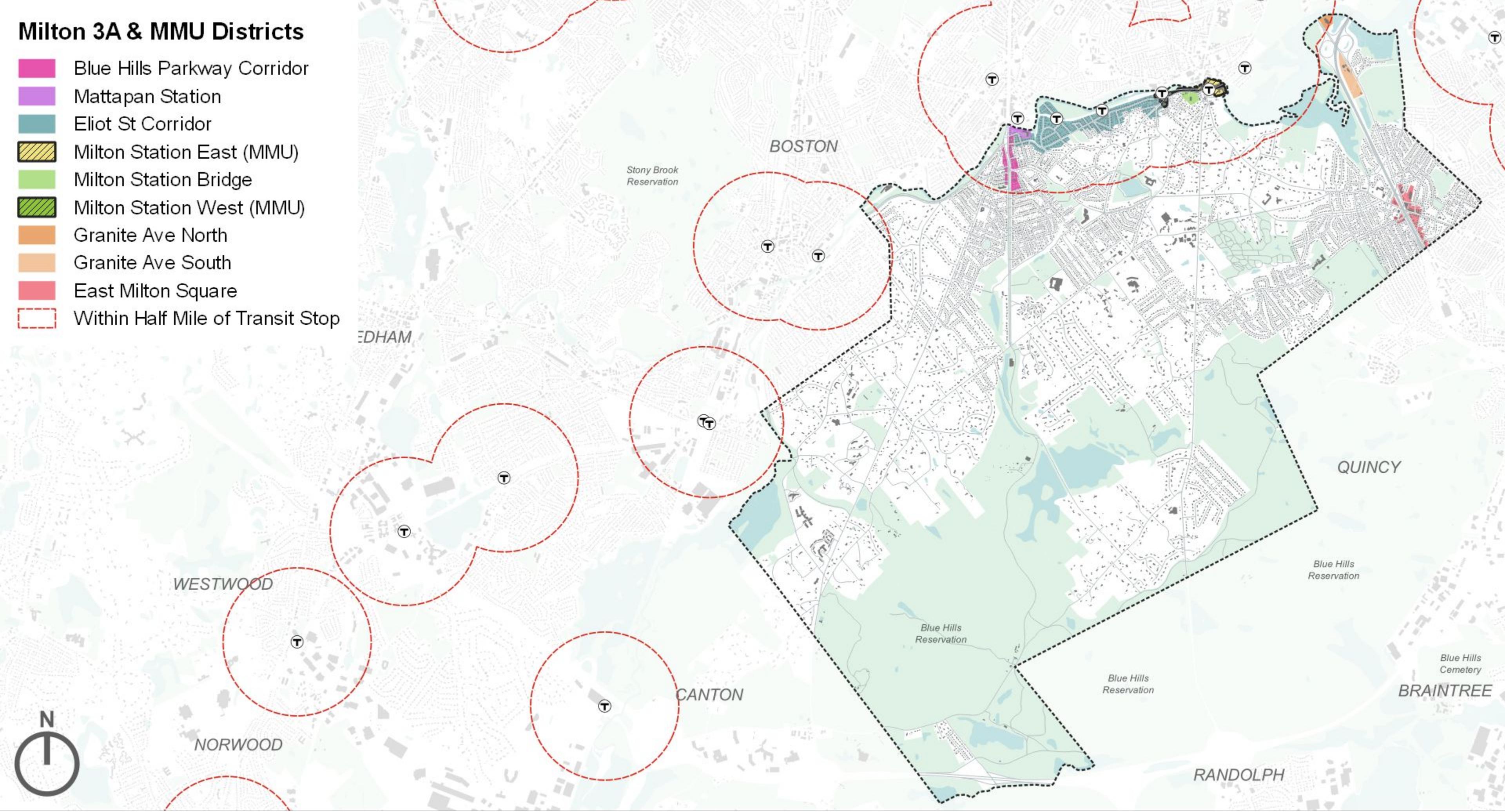
Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



# 2023 Warrant Article

## Milton 3A & MMU Districts

- Blue Hills Parkway Corridor
- Mattapan Station
- Eliot St Corridor
- Milton Station East (MMU)
- Milton Station Bridge
- Milton Station West (MMU)
- Granite Ave North
- Granite Ave South
- East Milton Square
- Within Half Mile of Transit Stop



## Milton 3A & MMU Districts

- Blue Hills Parkway Corridor
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# East Milton Square



# Granite Ave



# Milton Station

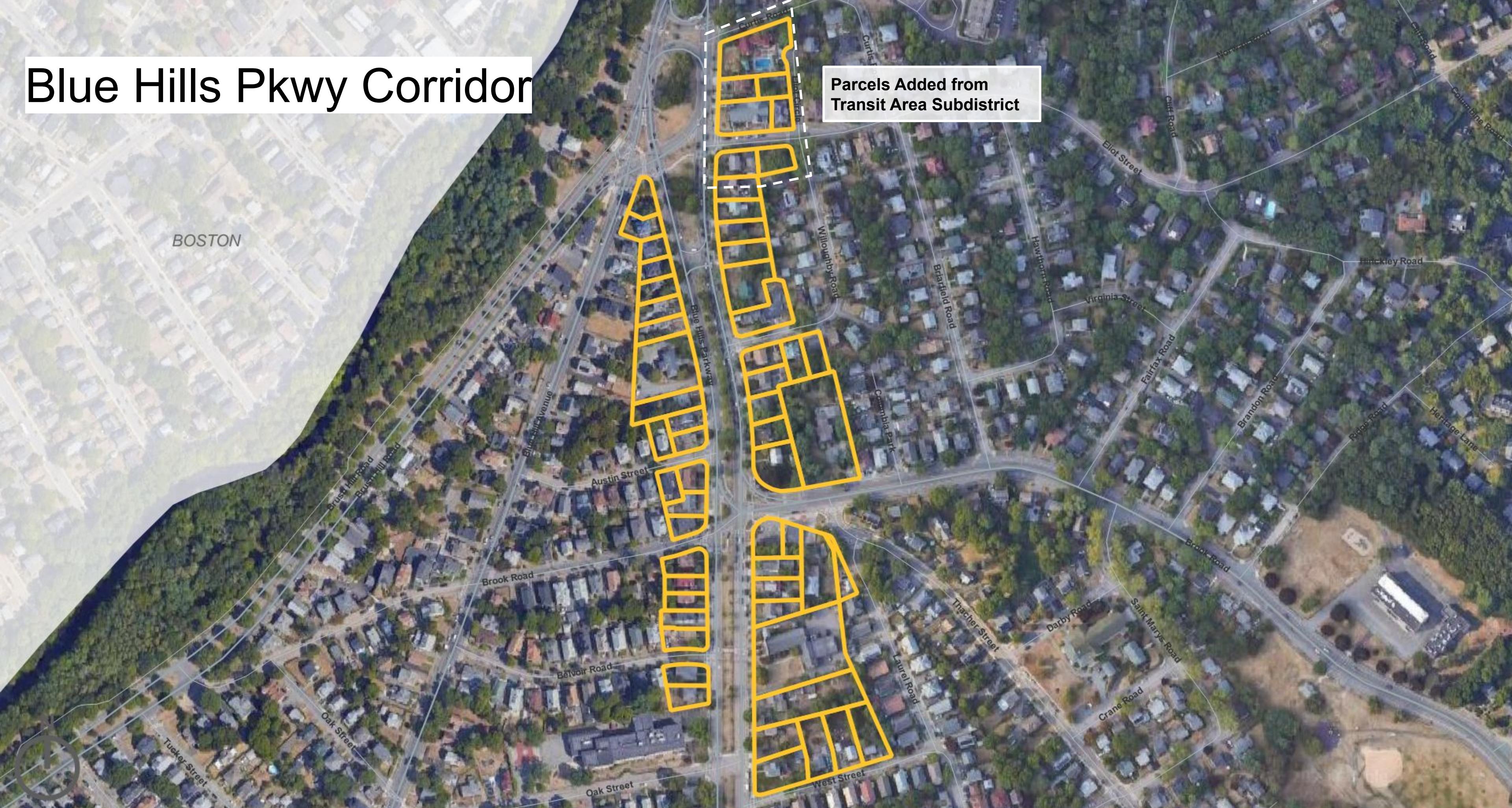


# Mattapan Station

BOSTON



# Blue Hills Pkwy Corridor



# Eliot Street Corridor

## Mattapan Trolley 1,000ft Catchment Area less National Register Historic Properties

BOSTON

## Removed Parcels Shifted to Mattapan Station Subdistrict

## Removed Parcels Shifted to Blue Hills Pkwy Corridor



# 2023 Warrant Article

## Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
<b>Granite Ave North</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>6</b>	<b>60%</b>	171	3.8	2.8	60.6		<i>contributing</i>	<i>contributing</i>	3A
<b>Granite Ave South</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>4.5</b>	<b>60%</b>	530	11.8	11.3	46.8				3A
<b>Mattapan Station</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<b>5,000 sf</b>	<b>1</b>	<b>6</b>	<b>60%</b>	183	5.1	4.4	42.0	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Milton Station East (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>6</b>	<b>60%</b>	325*				<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	MMU
<b>Milton Station Bridge</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	185	4.6	4.6	40.0	<i>contributing</i>			3A
<b>Milton Station West (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	114*				<i>contributing</i>			MMU
<b>East Milton Square</b>	<b>30</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>2.5</b>	<b>60%</b>	423	20.6	20.6	20.6				3A
<b>Eliot Street Corridor - Tier 1</b>	<i>n/a</i>	<b>0.7</b>	<b>3</b>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	219	47.0	47.0	4.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 2</b>	<i>n/a</i>	<b>0.52</b>	<b>3</b>	<b>10,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	177	20.2	20.2	8.8	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 3</b>	<i>n/a</i>	<b>0.35</b>	<b>3</b>	<b>15,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	84	14.7	14.7	5.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Blue Hills Pkwy Corridor</b>	<b>30</b>	<b>0.7</b>	<i>n/a</i>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>50%</b>	175	16.6	16.6	10.6	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>TOTAL</b>								<b>2,586</b>	<b>144.4</b>	<b>143</b>	<b>15.1</b>	<b>75.0%</b>	<b>77.2%</b>	<b>54.5%</b>	<b>87.2%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# Where we left off

# Summary of Requested Revisions

## **Goal: redistribute the amount of units/density between Transit Area & East Milton**

*Assumption: the primary issue around Article 1 was the amount of units and density on the east side of Town, we'd like to dial up the unit count in the Eliot Street corridor and dial down the unit count on Granite Avenue and East Milton a commensurate amount.*

### Granite Ave & East Milton Reductions

1. Remove American Legion Hall parcel from Granite Avenue South subdistrict
2. Maintain Granite Avenue North as-is
3. Reduce unit capacity of Granite Ave South and East Milton Square subdistricts to reach as close as possible to 2,461 unit capacity threshold, while maintaining overall density as close to 15 units per acre as possible.

### Eliot Street Corridor Refinements

1. Reduce minimum lot size from 7,500 to 6,000 square feet
2. Increase units per lot cap to 4 units for parcels 10,000 square feet and above
3. Reduce FAR to align exactly with unit cap, assuming 1,000sf/unit
4. Align Blue Hills Parkway Corridor with changes to smallest lot size tier of Eliot Street Corridor
5. Fine-tune boundary (note: expansion not recommended due to negative impact on 15 units/acre density)

### Consider Additional Subdistrict Candidates

1. Study potential benefits of 7 identified subdistrict candidates

# Granite Ave



# Eliot Street Corridor Refinements

# Eliot Street Corridor Min Lot Size Studies

Test-fits of Minimum Lot Size & FAR Holding All Other Parameters Constant.

Tiers with 2025 parameters:

- **Tier 1:** min lot size 6,000sf, max FAR 0.50, 3 unit max
- **Tier 2:** min lot size 10,000sf, max FAR 0.4, 4 unit max
- **Tier 3:** min lot size 15,000sf, max FAR 0.27, 4 unit max

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. % Bldg + Parking Coverage	Max. Bldg Height (stories)	
Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 2	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 3	15'	5'	20'	20'	60%	2.5	35'	1

# Small-Lot Existing Residential Buildout

6,000 sf Parcel, 3 Units

## Recommended Zoning Parameters

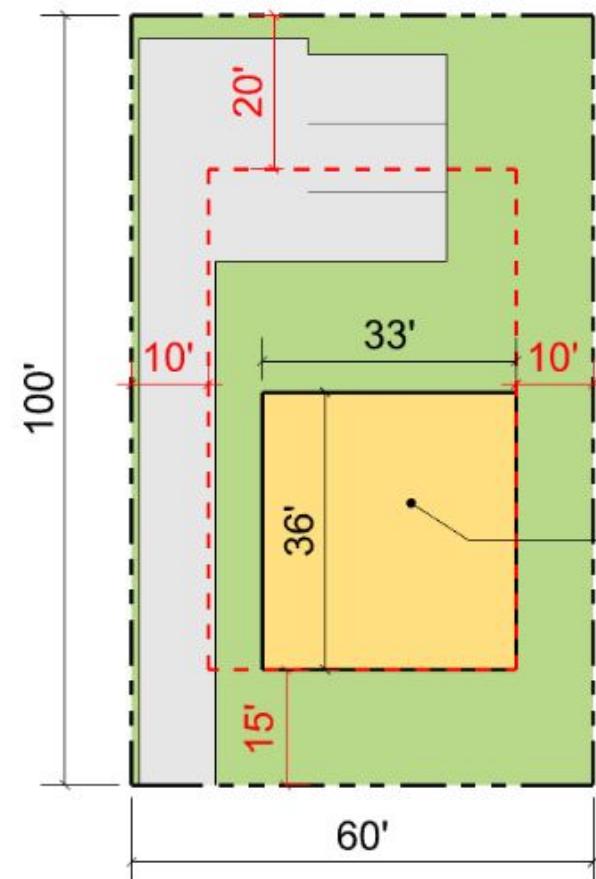
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

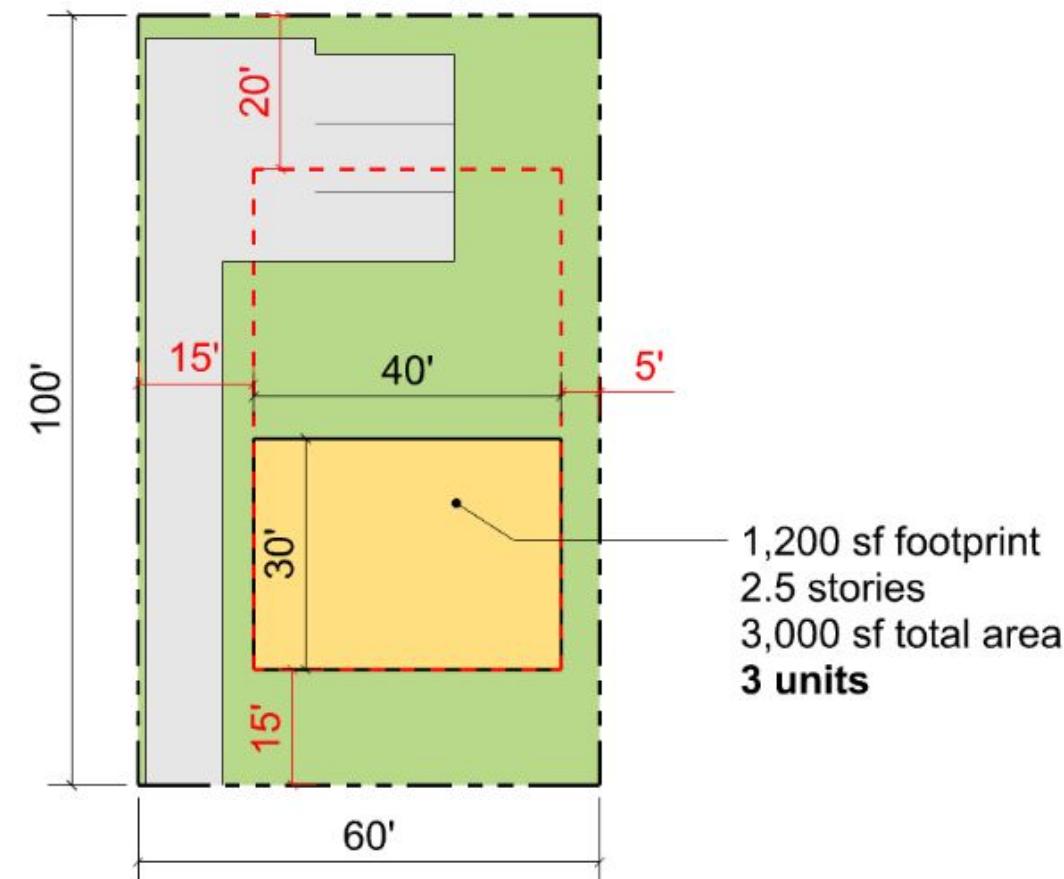


### 1 Building - Symmetrical Side Setbacks (FAR: 0.5)

Building Coverage = 20.0%

Building + Parking/Paving Coverage = 49.9%

Open Space = 50.1%

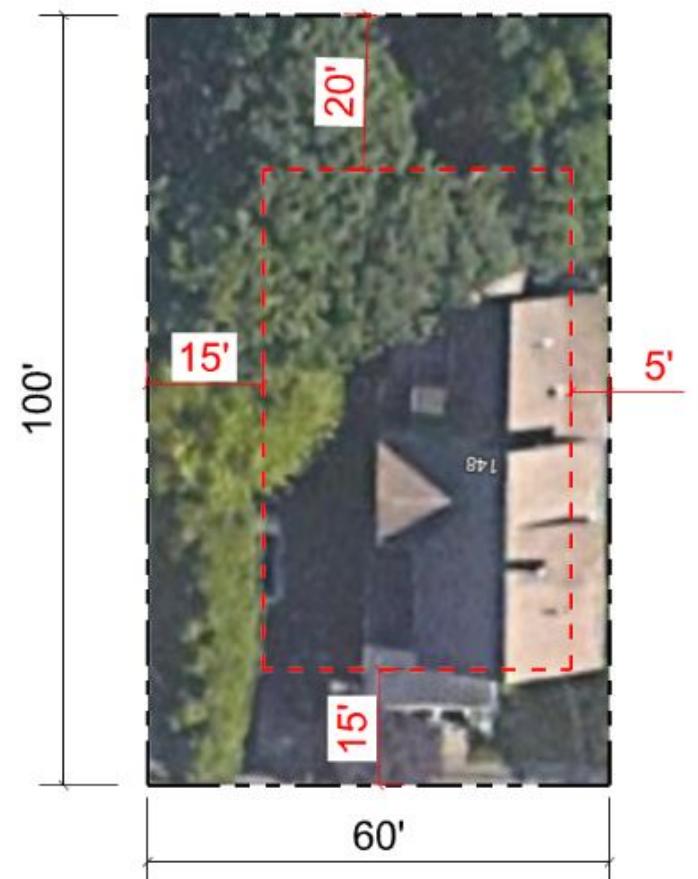


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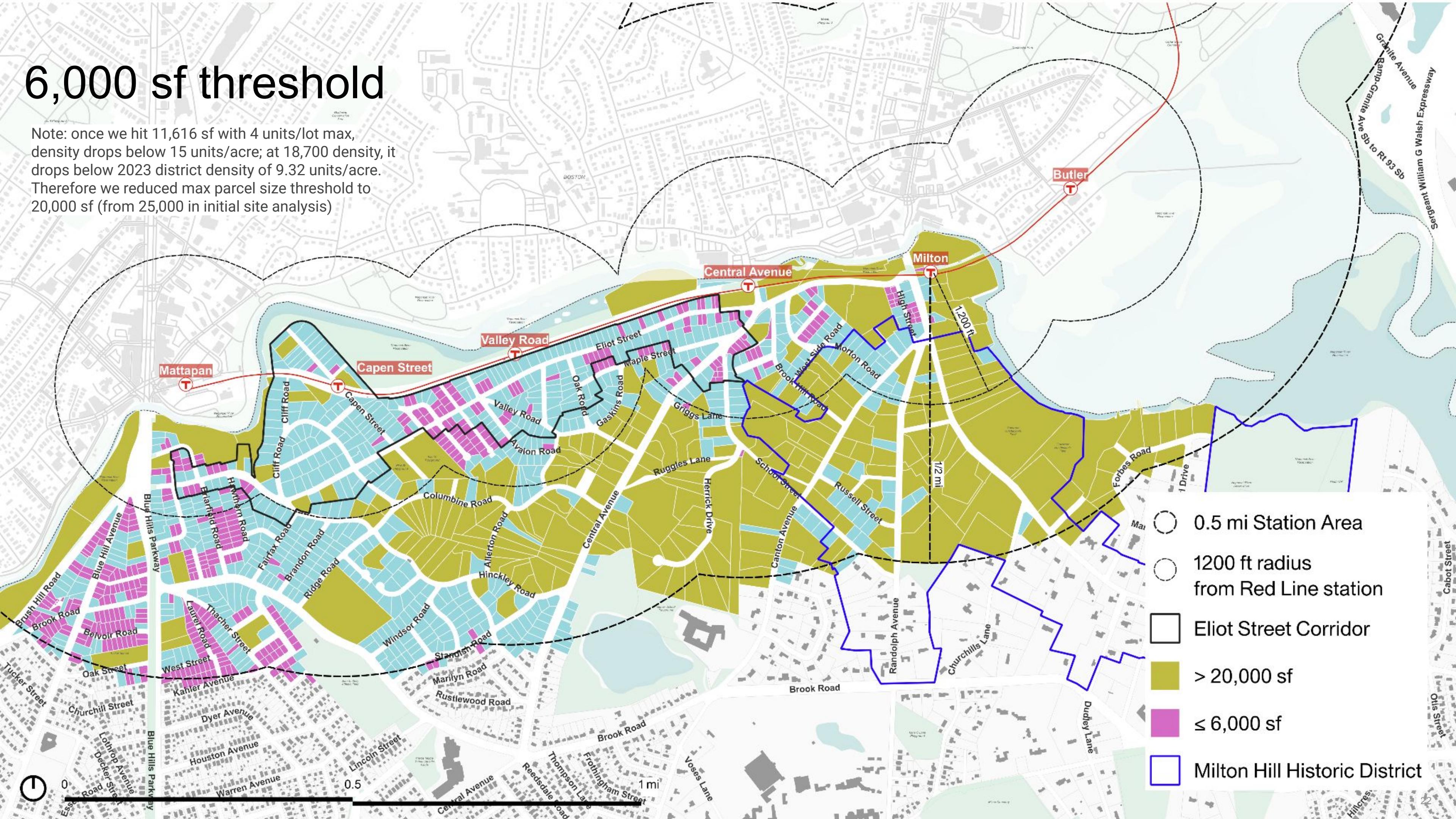


### Similar Existing Parcel



# 6,000 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



# 2025 Working Scenario

## Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
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Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	8.9	8.6	25.8				3A
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Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	60%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	60%	114*				contributing			MMU
East Milton Square	22	n/a	n/a	n/a	1	2.5	60%	286	20.6	20.6	13.9				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	465	47.0	47.0	9.9	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	236	20.2	20.2	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	contributing	contributing	contributing	3A
<b>TOTAL</b>								<b>2,534</b>	<b>141.5</b>	<b>139.3</b>	<b>15.03</b>	<b>76%</b>	<b>79%</b>	<b>73%</b>	<b>86%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# Compare With: 2023 Warrant Article

## Compliance Model Summary

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<b>TOTAL</b>								<b>2,586</b>	<b>144.4</b>	<b>143</b>	<b>15.1</b>	<b>75.0%</b>	<b>77.2%</b>	<b>54.5%</b>	<b>87.2%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# 2025 Working Scenario

## Summary of Shift from East Milton to Eliot Street

**Townwide**  
- 52 units

East Milton Subdistricts	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	171	60.6	60.6	no change
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	530	25.8	46.8	- 308 units
East Milton Square	22	n/a	n/a	n/a	1	2.5	60%	286	423	13.9	20.6	- 137 units
<b>TOTAL 2024</b>								<b>679</b>	<b>1,124</b>	<b>21.2</b>	<b>32.4</b>	<b>- 445 units</b>

**East Milton**  
- 445 units  
(2023: 1,124 units)  
D.D. = 32.0

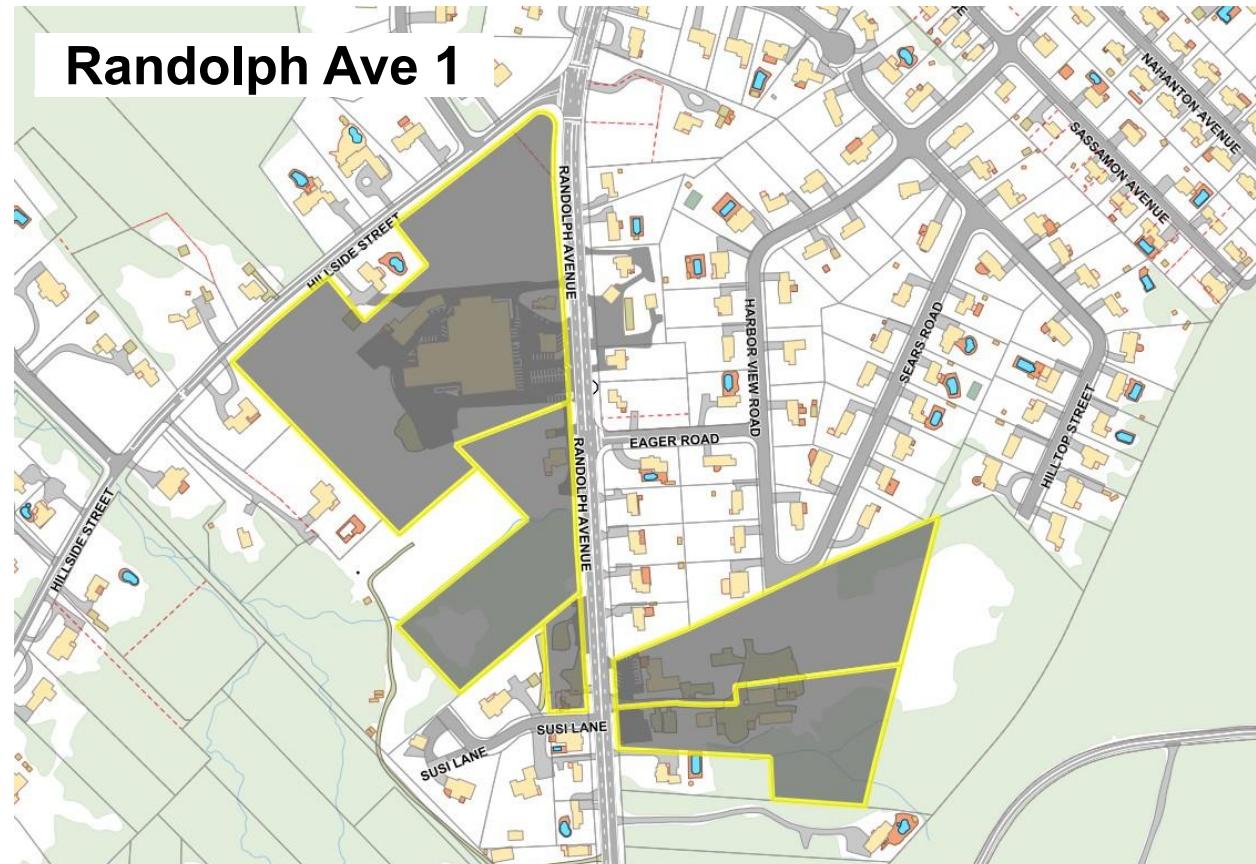
Eliot St Corridor	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	465	219	9.9	4.7	+ 246 units
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	236	177	11.7	8.8	+ 59 units
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	112	84	7.6	5.7	+ 28 units
Blue Hills Parkway	30	0.5	n/a	6,000 sf	1	2.5	50%	235	175	14.2	10.6	+ 60 units
<b>TOTAL 2024</b>								<b>1,048</b>	<b>480</b>	<b>10.6</b>	<b>5.9</b>	<b>+ 393 units</b>

**Eliot St Corridor**  
+ 393 units  
(2023: 480 units)  
D.D. = 98.5

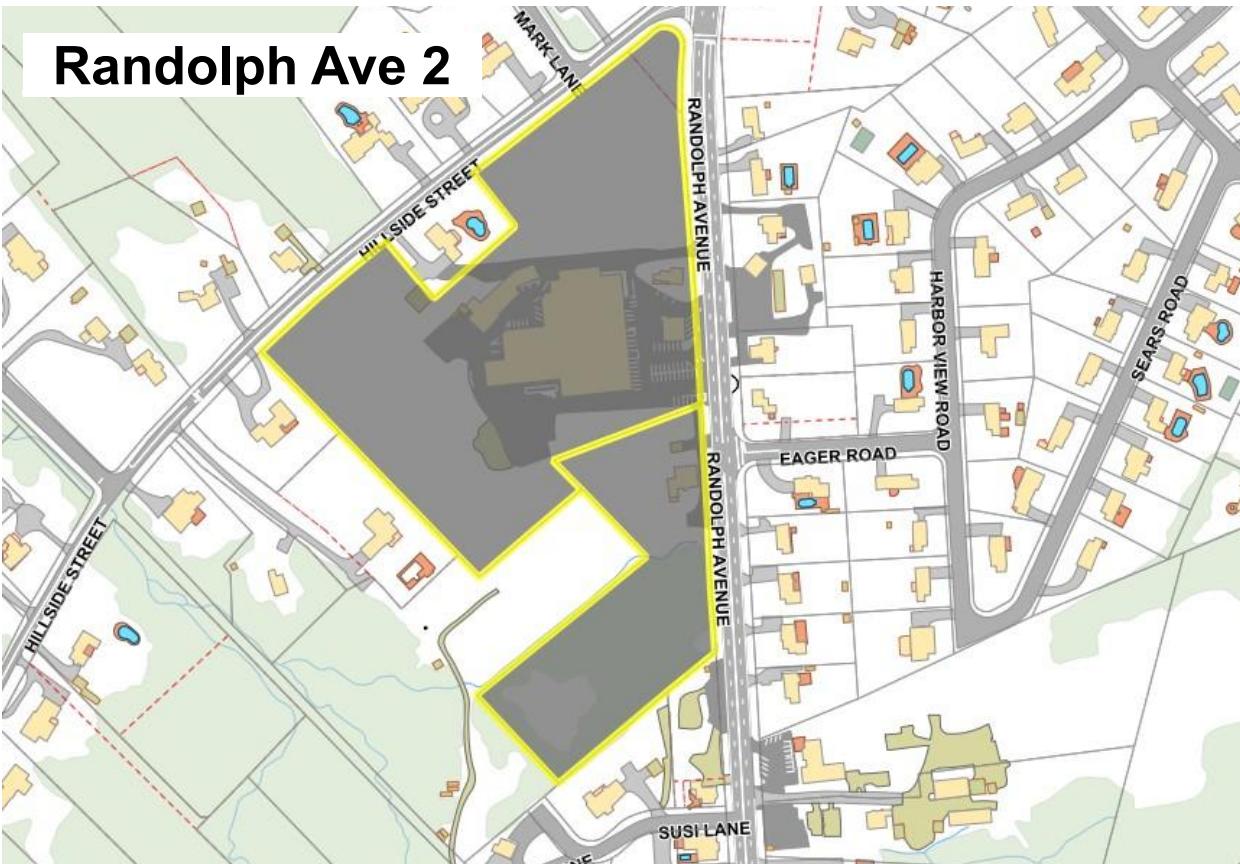
# Additional Subdistrict Candidates

# New Subdistricts for Consideration

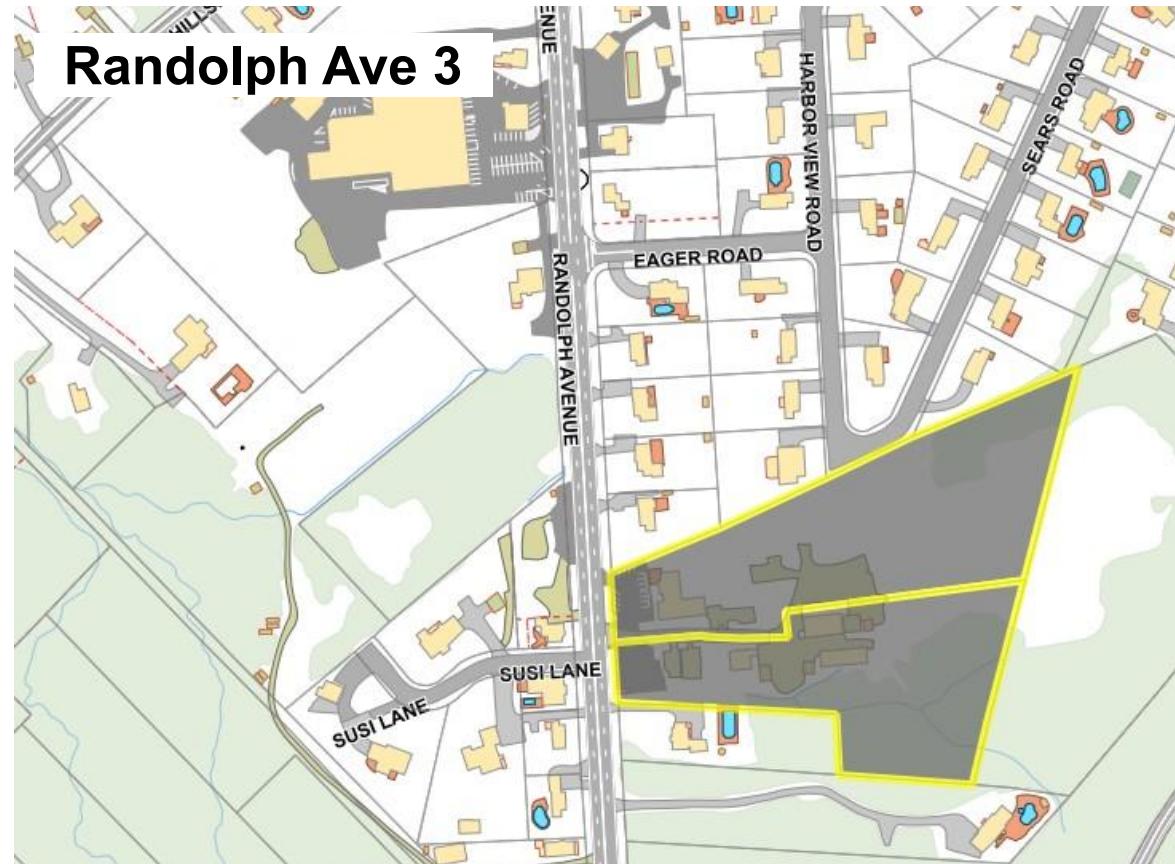
This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.



Density Denominator: 19.5 acres  
Total Area: 23.8 acres



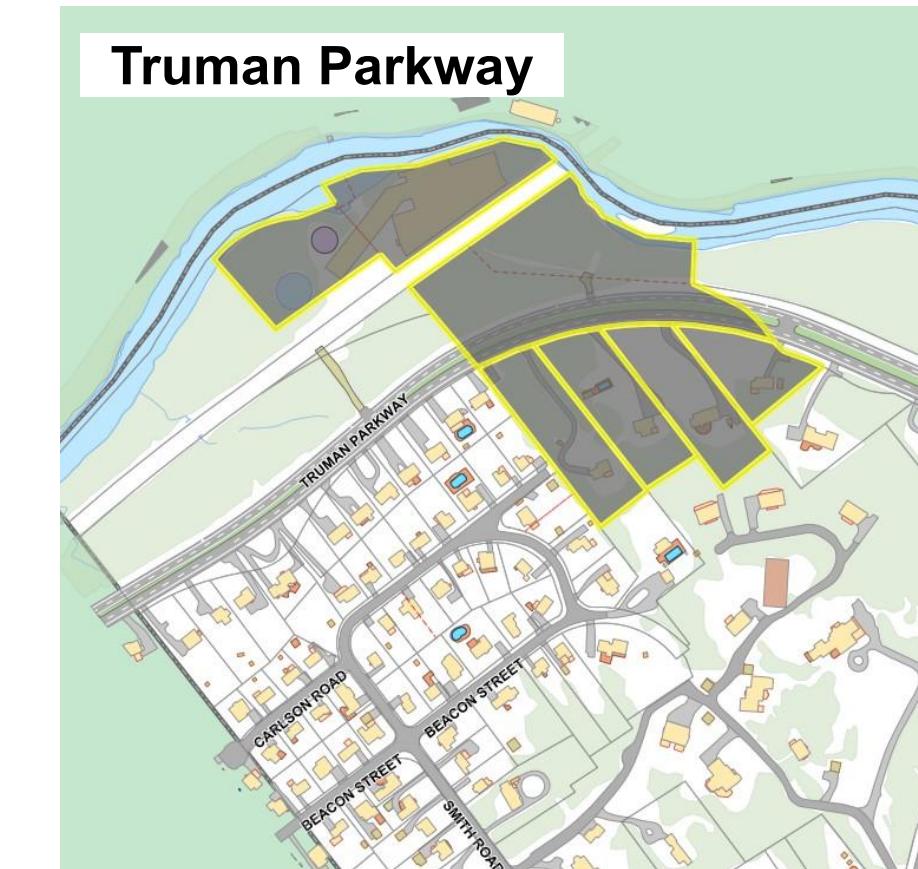
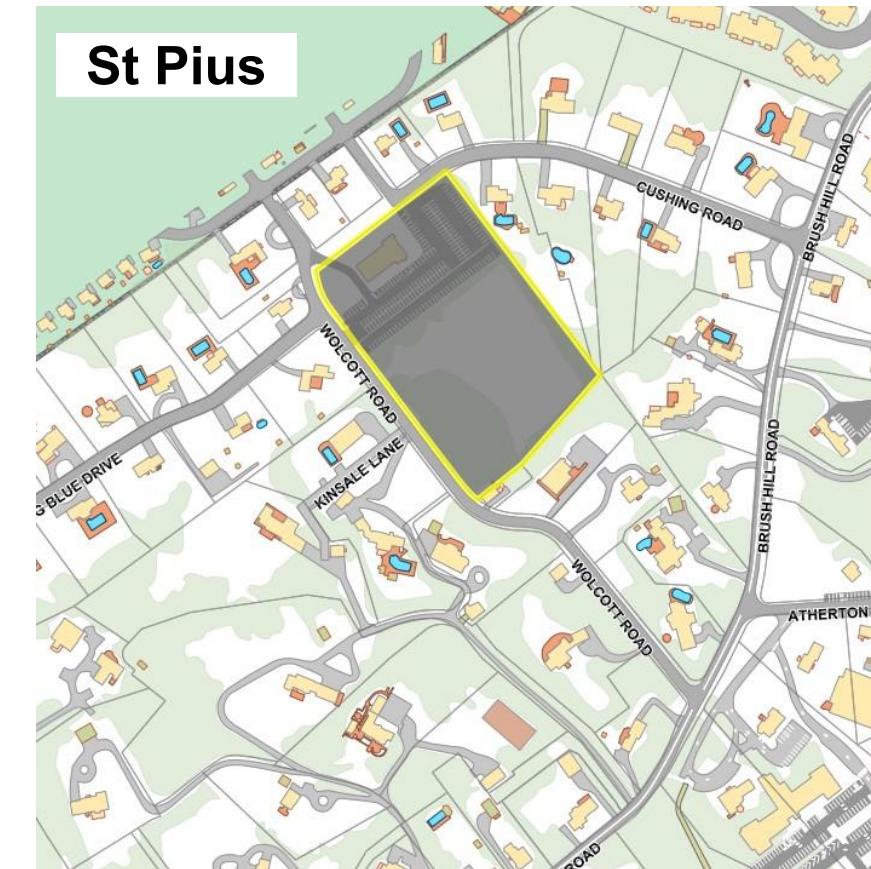
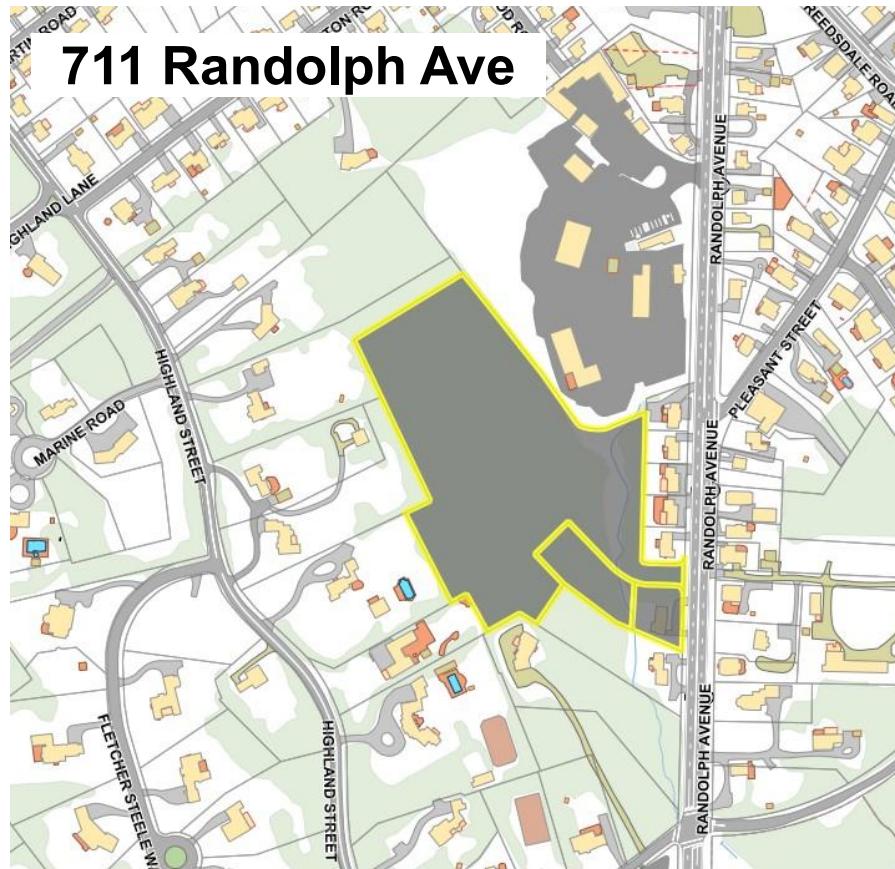
Density Denominator: 11.3 acres  
Total Area: 15.1 acres



Density Denominator: 7.6 acres  
Total Area: 8.1 acres

# New Subdistricts for Consideration

This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.



Density Denominator: 6.4 acres  
Total Area: 8.1 acres

Density Denominator: 5.8 acres  
Total Area: 5.8 acres

Density Denominator: 6.3 acres  
Total Area: 6.3 acres

Density Denominator: 8.1 acres  
Total Area: 13.7 acres

**Warning:** this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.

**Warning:** this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.

**Warning:** the northernmost parcel, on the river, is the target redevelopment site, but we need to pull in additional parcels to reach 5 acres. There is DCR property dividing the district in half, which may cause an insurmountable contiguity problem.

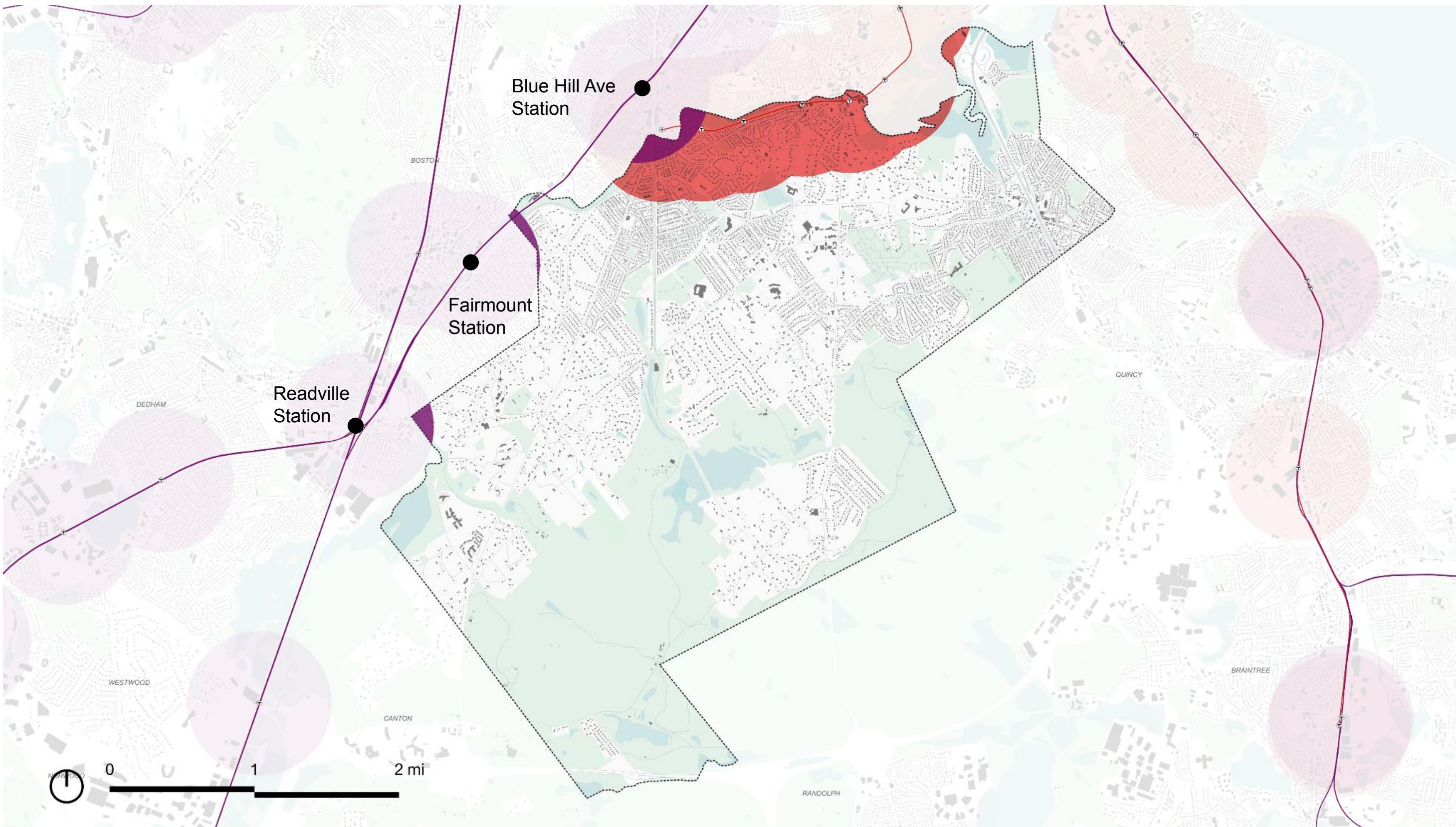
**Note:** this is just beyond the ½ mile radius from the Fairmount Commuter Rail stop

# Alternative Subdistrict Impact Summary

Only a few combinations are worth considering based on their impact on net change in unit capacity for East Milton subdistricts and townwide. They only help the overall picture if the alternative subdistricts are comparatively small and denser than the majority of 2023 subdistricts.

East Milton Subdistricts				Net Change in Unit Capacity							Best Subdistrict Candidate		
				Townwide									
				Randolph Ave 1	Randolph Ave 2	Randolph Ave 3	711 Randolph Ave	1200 Brush Hill Road	St. Pius	Truman Parkway	Chosen District(s)	Alternative Subdistrict Unit Capacity	Alternative Subdistrict Density
<b>New Subdistrict Intended Use</b>													
<b>Reasons for Caution</b>													
<b>Reduction: Granite Ave S &amp; East Milton Sq</b> This results in a <b>higher townwide unit capacity</b> . The more acreage in the alternative subdistrict, the greater the increase in unit capacity. <u>Assumptions:</u> Get to 154 units on G.A.S. (-68 units) 300 units for all Granite Ave Get to 250 units at E. Milton Sq (-36 units)				+288	+165	+110	+92	+110	+90	+117	711 Randolph Ave	196	30.6
<b>Replacement: East Milton Sq</b> This results in a <b>lower townwide unit capacity</b> . The smaller the acreage of the new subdistrict, the greater the drop in unit capacity.				-21	-73	-73	-73	-73	-73	-73	Randolph Ave 2	213	18.8
											Truman Parkway	213	26.3

# Milton Transit Station Area



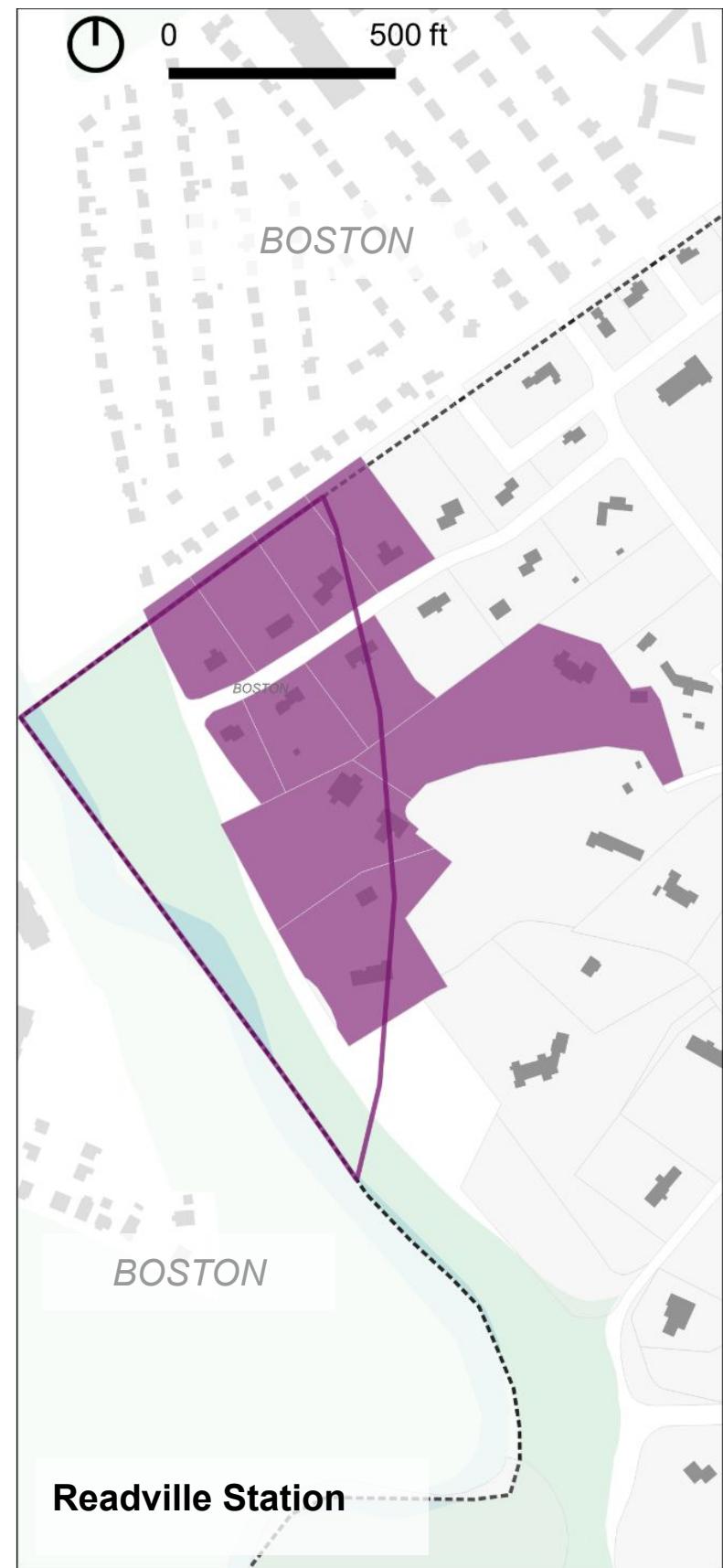
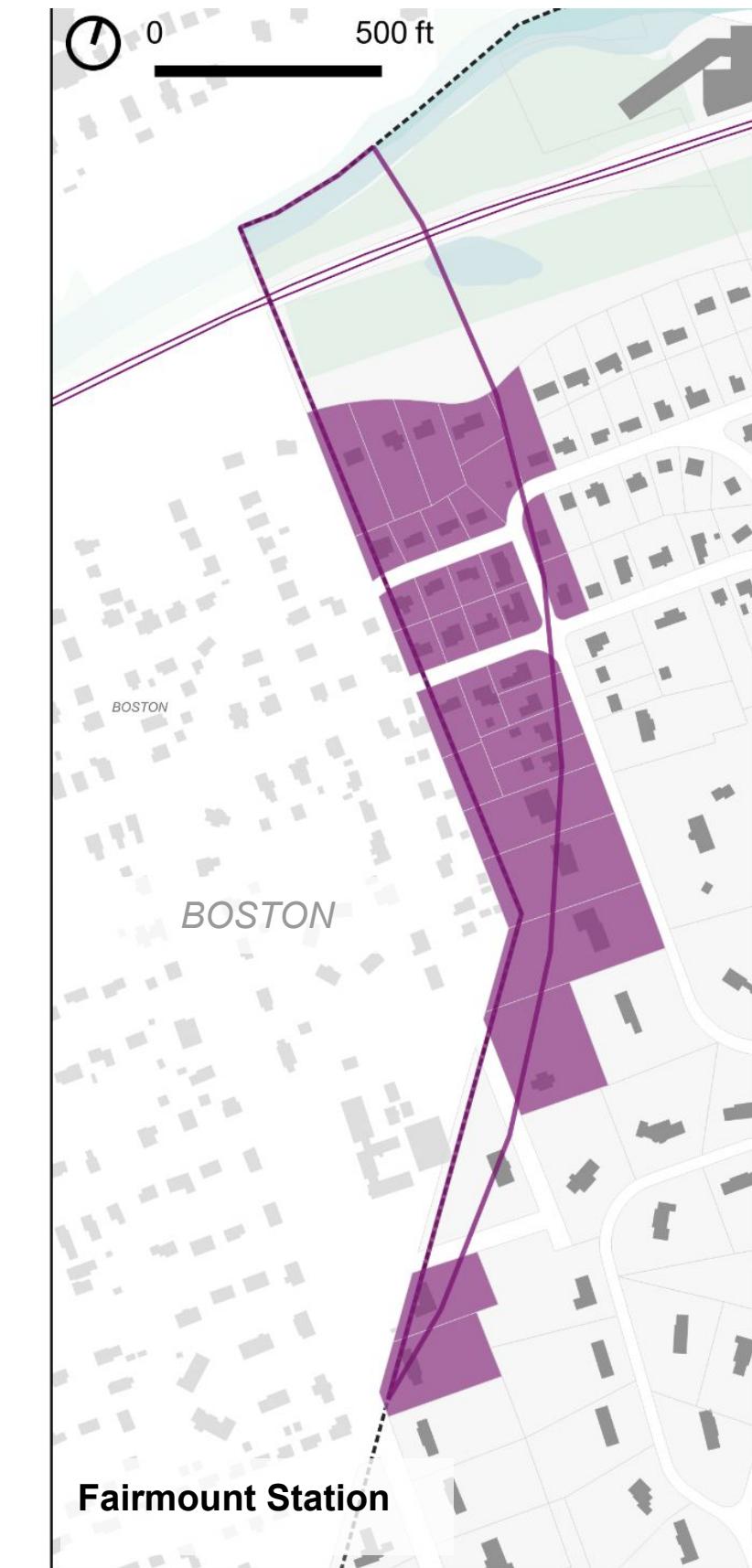
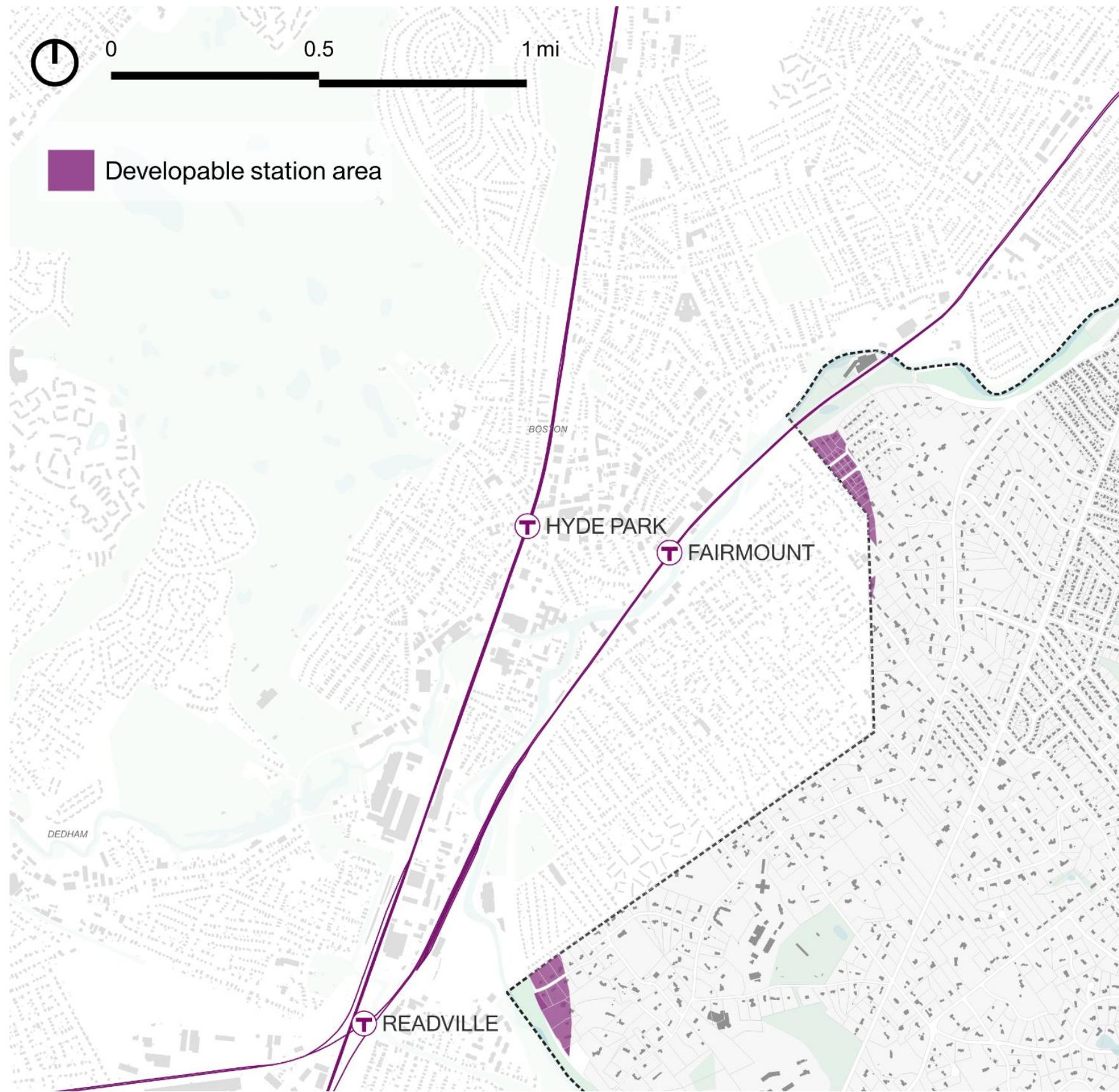
## Regulations Definitions

### **“Transit station area”**

means the land area within 0.5 miles of a “Transit station”, which is defined as a Massachusetts Bay Transportation Authority Subway station, Commuter rail station, Ferry terminal or Bus station.

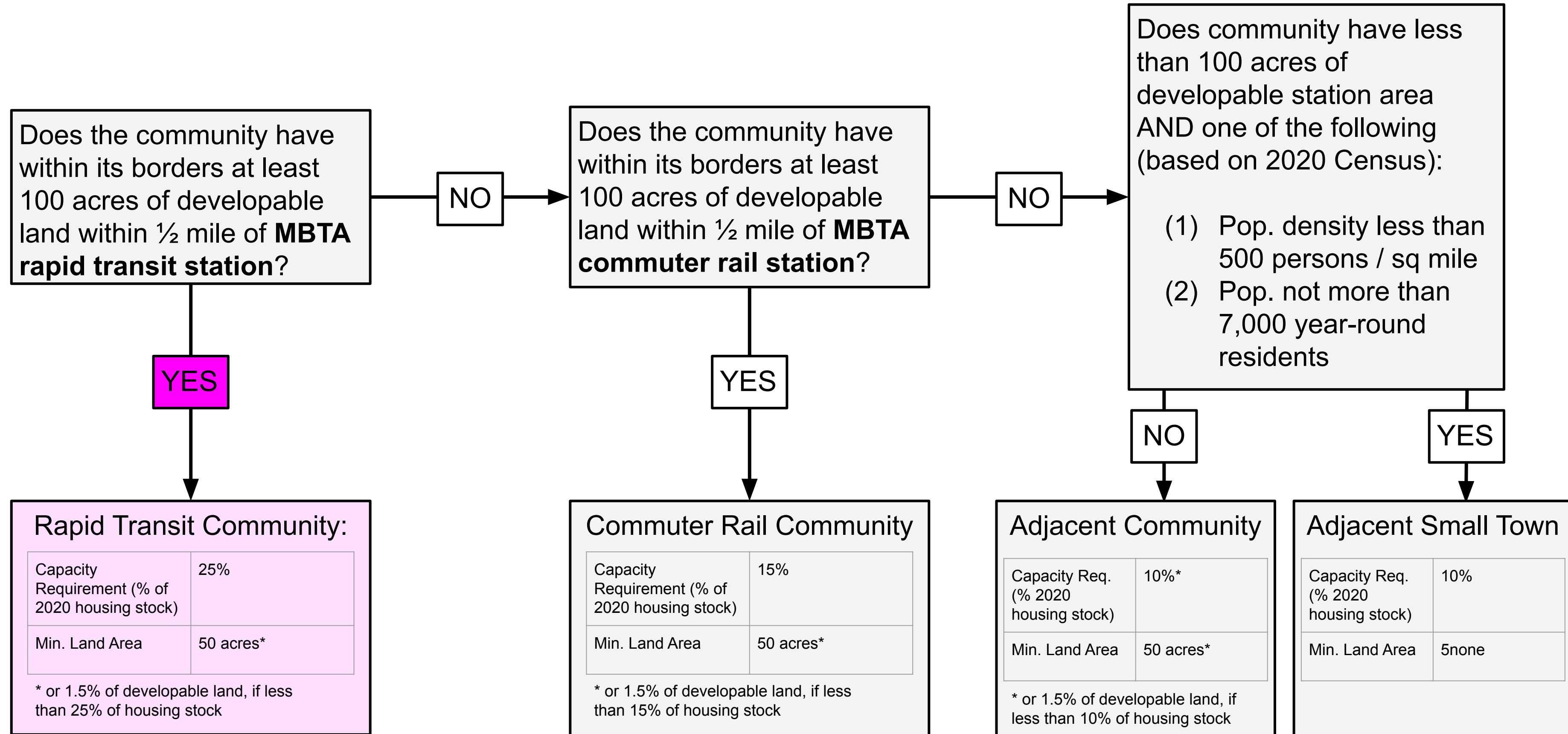
A Rapid transit community with Transit station area around a Subway station in one part of town, and Transit station area around a Commuter rail station in another part of town, may locate its Multi-family zoning district in either or both Transit station areas.

# Commuter Rail Station Area: Developable Parcels

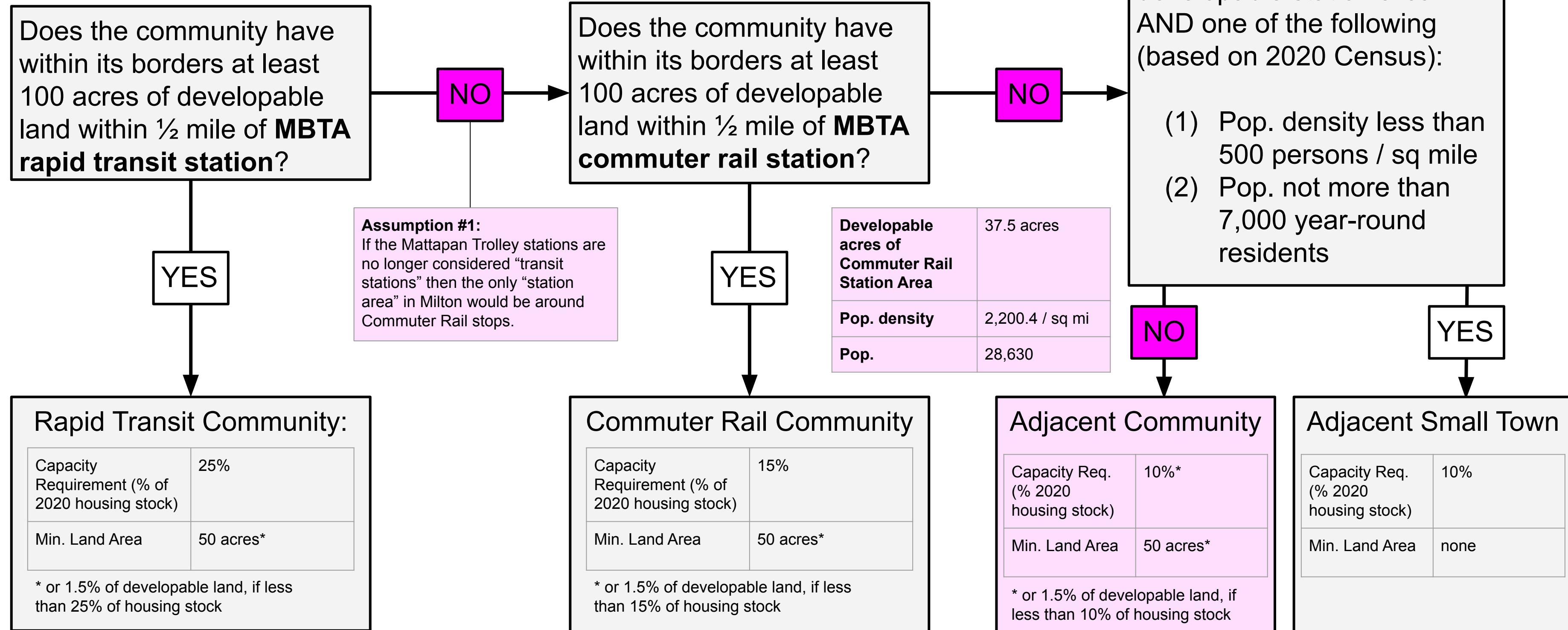


# Hypothetical Adjacent Community Analysis

# EOHLC's current designation of Milton: **Rapid Transit**



# Milton's Hypothetical Alternative Scenario: Adjacent Community



# Milton's Hypothetical Alternative Scenario: Adjacent Community

	Rapid Transit	Adjacent Community
<b>Min. Land Area</b>	50 acres	50 acres
<b>Min. Multifamily Unit Capacity</b>	2,461	<b>985</b>
<b>Min. % Land Area &amp; Unit Capacity within Station Area</b>	50%	<b>n/a</b>
<b>Min. % Contiguous</b>	50%	50%

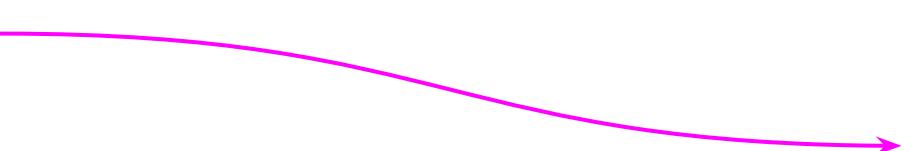
## Determining the minimum multifamily unit capacity requirement:

Whichever is the higher number (capped at 25% of housing stock regardless):

- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

If we calculate Milton's targets as if it was in the **Adjacent Community** category, we get:

$$0.10 * 9,844 \text{ units} = 985 \text{ units}$$



Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
<b>Adjacent Community</b>	<b>10%*</b>
Adjacent Small Town	5%*

# Adjacent Community Scenario Initial Testing (2,461 → 985)

District	3A vs. MMU	Contiguity	Modeled Unit Capacity	Acreage	Density Denominator	Modeled Density
Granite Ave North (@ 6 stories, 45 units/acre)	3A		0	0.0	0.0	0
Granite Ave South (@ 4.5 stories, 45 units/acre)	3A		0	0.0	0.0	0
<b>Mattapan Station (@ 6 stories, 45 units/acre + 5,000sf min lot size / 1,000sf per additional unit)</b>	3A	<i>Cluster 1</i>	<b>183</b>	5.1	4.3	<b>42.4</b>
<b>Milton Station Bridge (@ 4.5 stories, 40 units/acre)</b>	3A	<i>Cluster 2</i>	185	4.8	4.8	38.9
<b>East Milton Square (@ 2.5 stories, 30 units/acre)</b>	3A	<i>Cluster 3</i>	423	21.1	21.1	20.0
Eliot St Corridor - Tier 1 (7,500sf, 0.7 FAR)	3A		0	0.0	0.0	0.0
Eliot St Corridor - Tier 2 (10,000sf, 0.52 FAR)	3A		0	0.0	0.0	0.0
Eliot St Corridor - Tier 3 (15,000sf, 0.35 FAR)	3A		0	0.0	0.0	0.0
<b>Blue Hills Pkwy Corridor</b>	3A	<i>Cluster 1</i>	175	16.9	16.9	7.5
<b>Milton Station East (6) - modeled as 5 stories</b>	MMU	<i>Cluster 2</i>	325			
<b>Milton Station West (4.5) - modeled as 3.5 stories, less 2 parcels</b>	MMU	<i>Cluster 2</i>	108			
Total w/o MMU			966	47.9	47.1	20.5
<b>Total w/ MMU</b>			<b>1,399</b>	<b>47.9</b>	<b>47.1</b>	<b>20.5</b>
<b>Compliance Targets</b>			<b>985</b>	<b>50</b>		<b>15</b>
<b>MMU % check (3A alone must achieve 75% of compliance target)</b>			<i>not calculated</i>			
<b>Contiguous Land Area % check (must be 50% or more)</b>			<i>not calculated</i>			

# Next Steps

1. Confirm Town Meeting target date & Planning Board Meeting cadence
2. Confirm if any alternative subdistricts are still of interest and need further analysis
3. Confirm if any further refinement is needed to parameters in existing subdistricts

# Thank You!



# 2024 Working Scenario

## Detailed Zoning Parameters

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit	Max Units per Acre	FAR	Max Units per Lot	Min Lot Size
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. Bldg + Parking Coverage	Max. Bldg Height (stories)					
<b>Granite Ave North</b>	20'	10'	20'	30'	60%	6	75'	1.5	45	1.1	n/a	n/a
<b>Granite Ave South</b>	20'	10'	20'	30'	60%	4.5	60'	1.5	25	0.7	n/a	n/a
<b>Mattapan Station</b>	15'	5'	20'	30'	60%	6	75'	1	45	1.1	n/a	n/a
<b>Milton Station East (MMU)</b>	15'	5'	20'	30'	60%	6	75'	1	40	1.0	n/a	n/a
<b>Milton Station Bridge</b>	15'	5'	20'	30'	60%	4.5	60'	1	40	1.0	n/a	n/a
<b>Milton Station West (MMU)</b>	15'	5'	20'	30'	60%	4.5	60'	1	40	1.0	n/a	n/a
<b>East Milton Square</b>	15'	5'	20'	30'	60%	2.5	42'	1	22	n/a	n/a	n/a
<b>Eliot Street Corridor - Tier 1</b>	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.5	3	6,000 sf
<b>Eliot Street Corridor - Tier 2</b>	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.4	4	10,000 sf
<b>Eliot Street Corridor - Tier 3</b>	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.27	4	15,000 sf
<b>Blue Hills Pkwy Corridor</b>	20'	5'	20'	20'	50%	2.5	35'	1	30	0.5	n/a	6,000 sf