

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

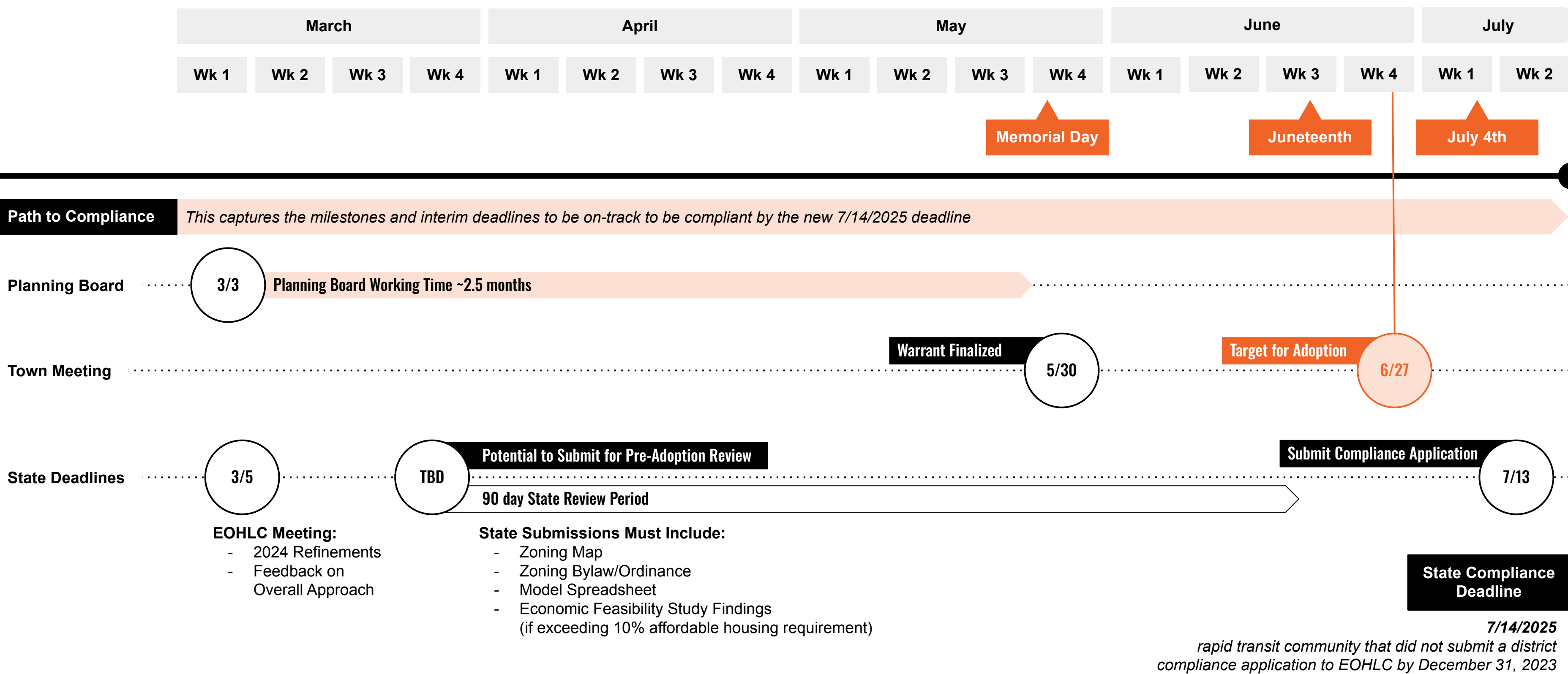
What this means for Milton:

- 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

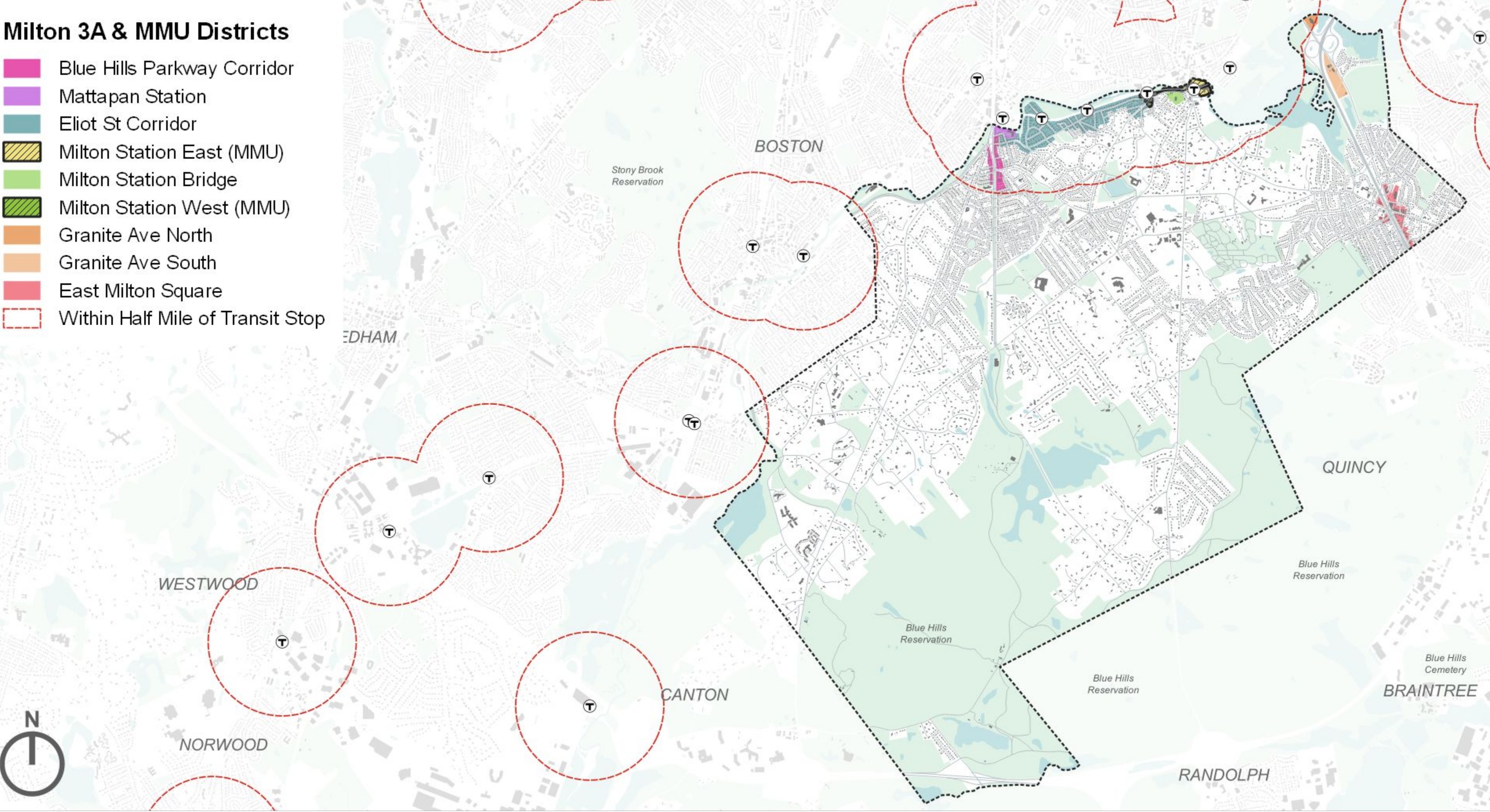
Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



2023 Warrant Article

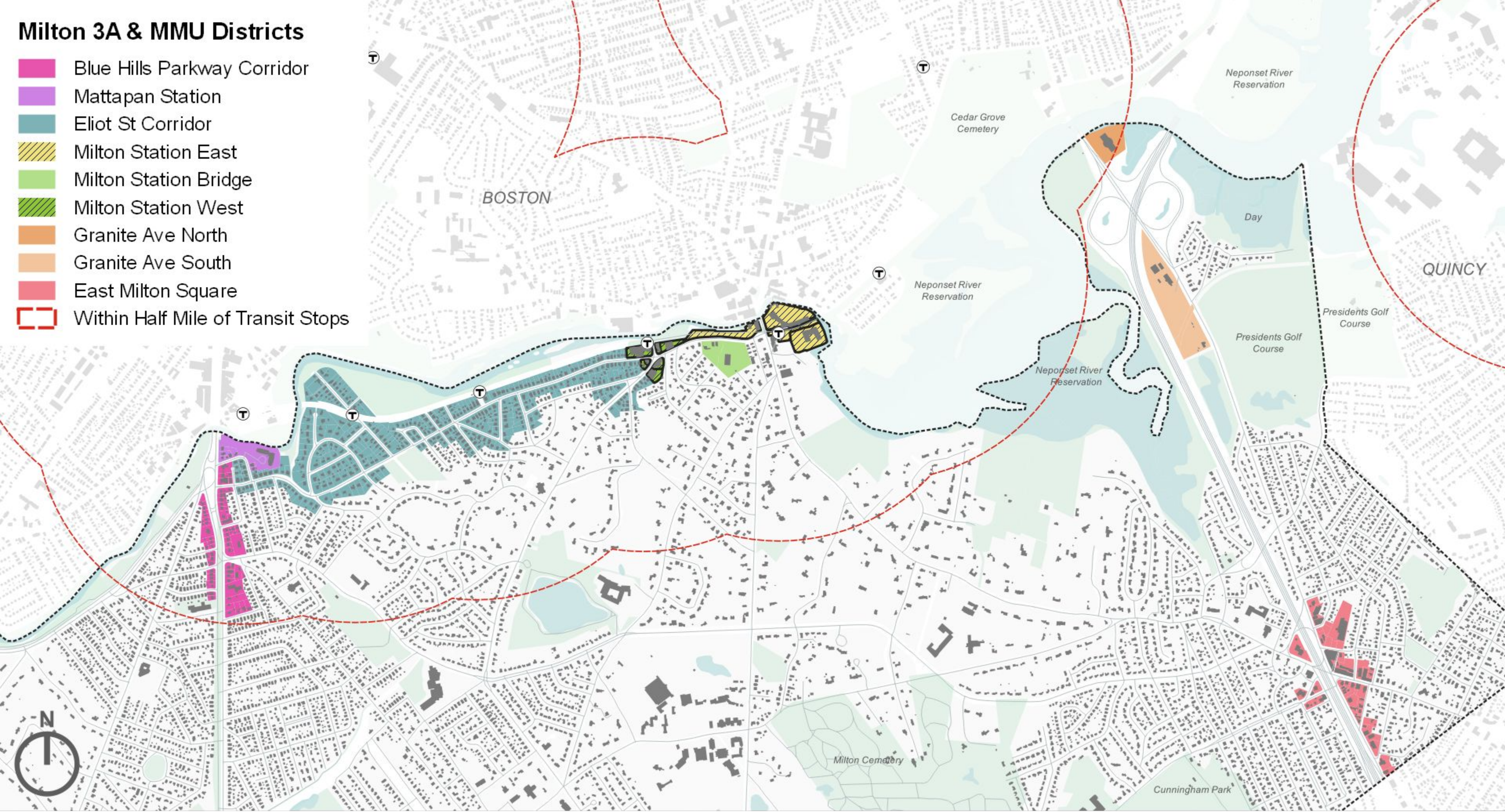
Milton 3A & MMU Districts

- 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
- Mattapan Station
- Eliot St Corridor
- Milton Station East
- Milton Station Bridge
- Milton Station West
- Granite Ave North
- Granite Ave South
- East Milton Square
- Within Half Mile of Transit Stops



East Milton Square

Removed Parcels Due to
Public Ownership &
Historic Value

Granite Ave



North
6 stories

South
4 stories

Former rail ROW



Milton Station



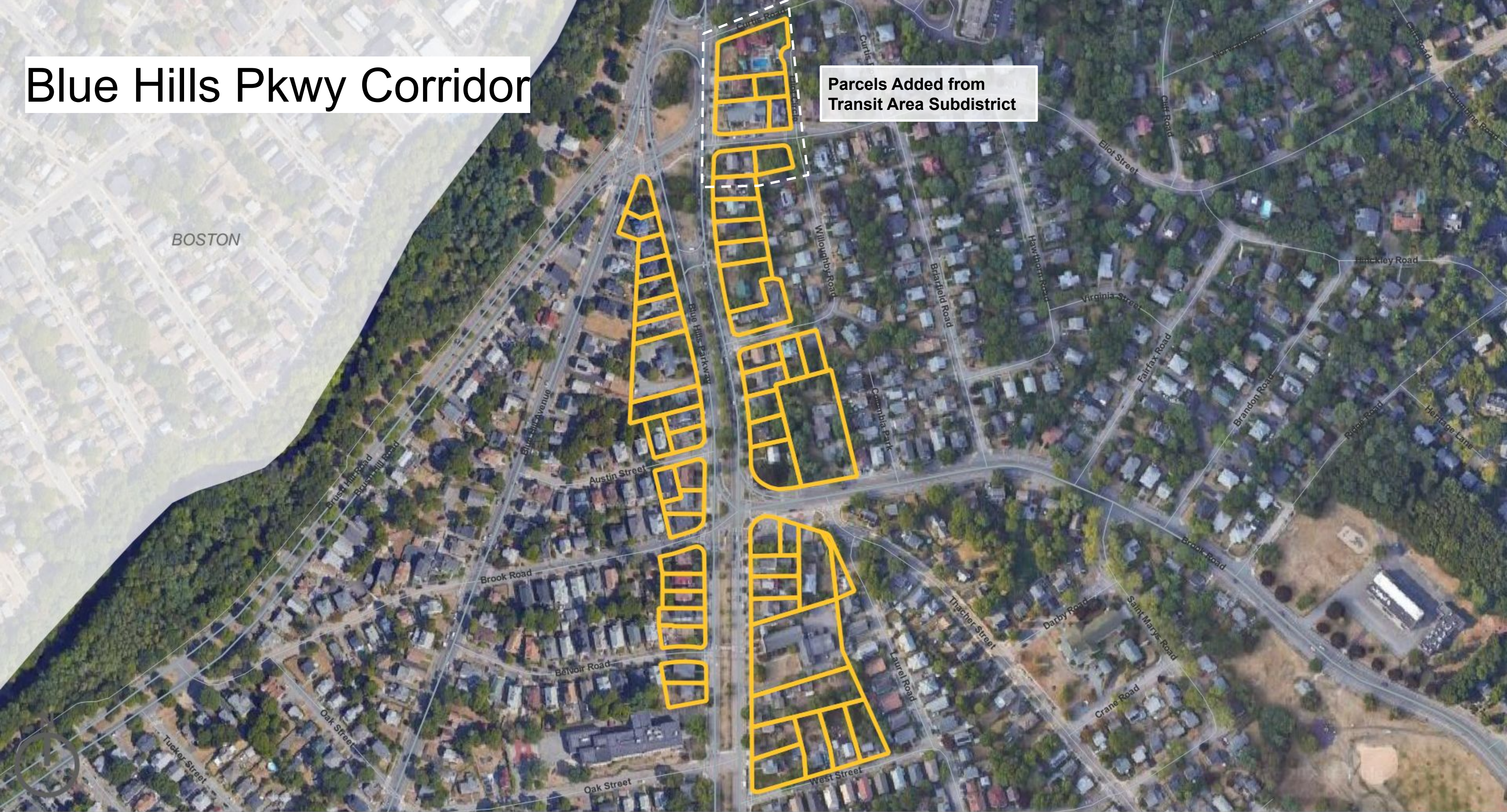
Mattapan Station

BOSTON

These two parcels were added to get the subdistrict just over the 5 acre minimum, to be conservative about how the State might interpret the guidelines for compliance.

Blue Hills Pkwy Corridor

Parcels Added from
Transit Area Subdistrict



Eliot Street Corridor

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



2023 Warrant Article

Compliance Model Summary

	Key Model Inputs							Model Outputs							
Subdistrict	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
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	45	1.1	n/a	n/a	1.5	4.5	60%	530	11.8	11.3	46.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	60%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	60%	325*				contributing	contributing	contributing	MMU
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	30	n/a	n/a	n/a	1	2.5	60%	423	20.6	20.6	20.6				3A
Eliot Street Corridor - Tier 1	n/a	0.7	3	7,500 sf	1	2.5	60%	219	47.0	47.0	4.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.52	3	10,000 sf	1	2.5	60%	177	20.2	20.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.35	3	15,000 sf	1	2.5	60%	84	14.7	14.7	5.7	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.7	n/a	7,500 sf	1	2.5	50%	175	16.6	16.6	10.6	contributing	contributing	contributing	3A
TOTAL								2,586	144.4	143	15.1	75.0%	77.2%	54.5%	87.2%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

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

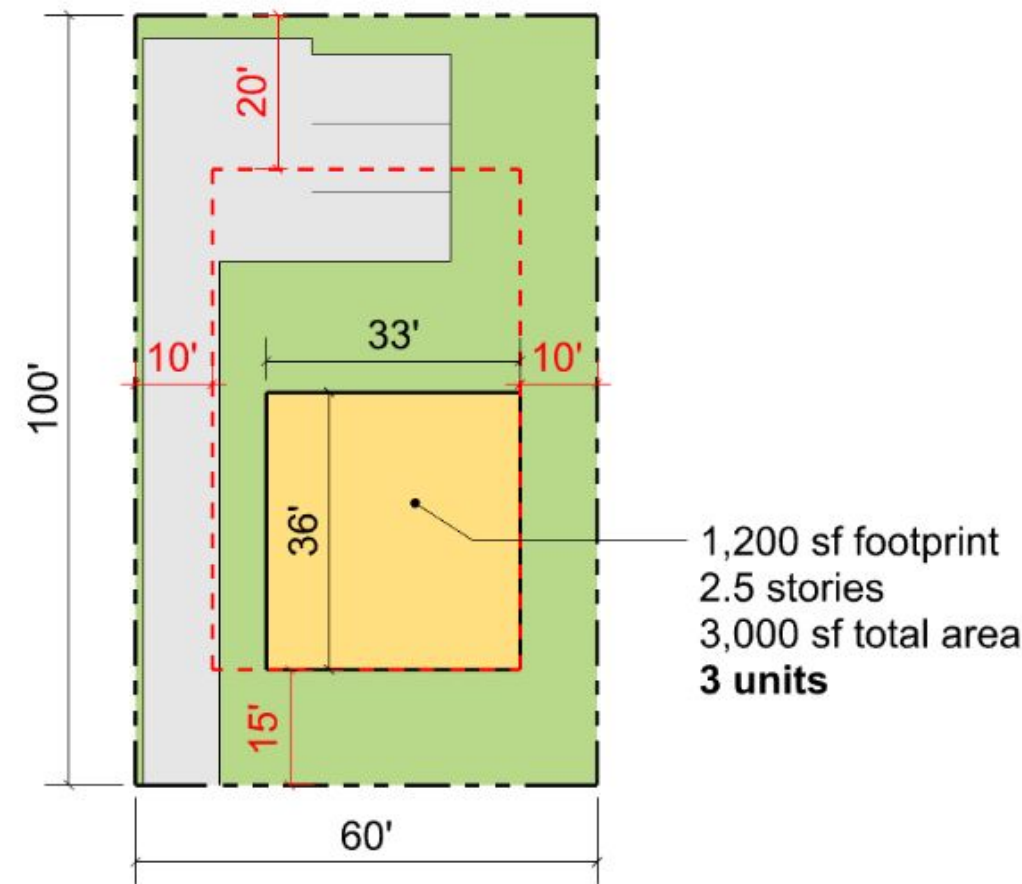
	Setbacks				Coverage	Height		Max. Parking Spaces per Unit
Subdistrict	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback	Max. % Bldg + Parking Coverage	Max. Bldg Height (stories)	Max. Bldg Height (feet)	
Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street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

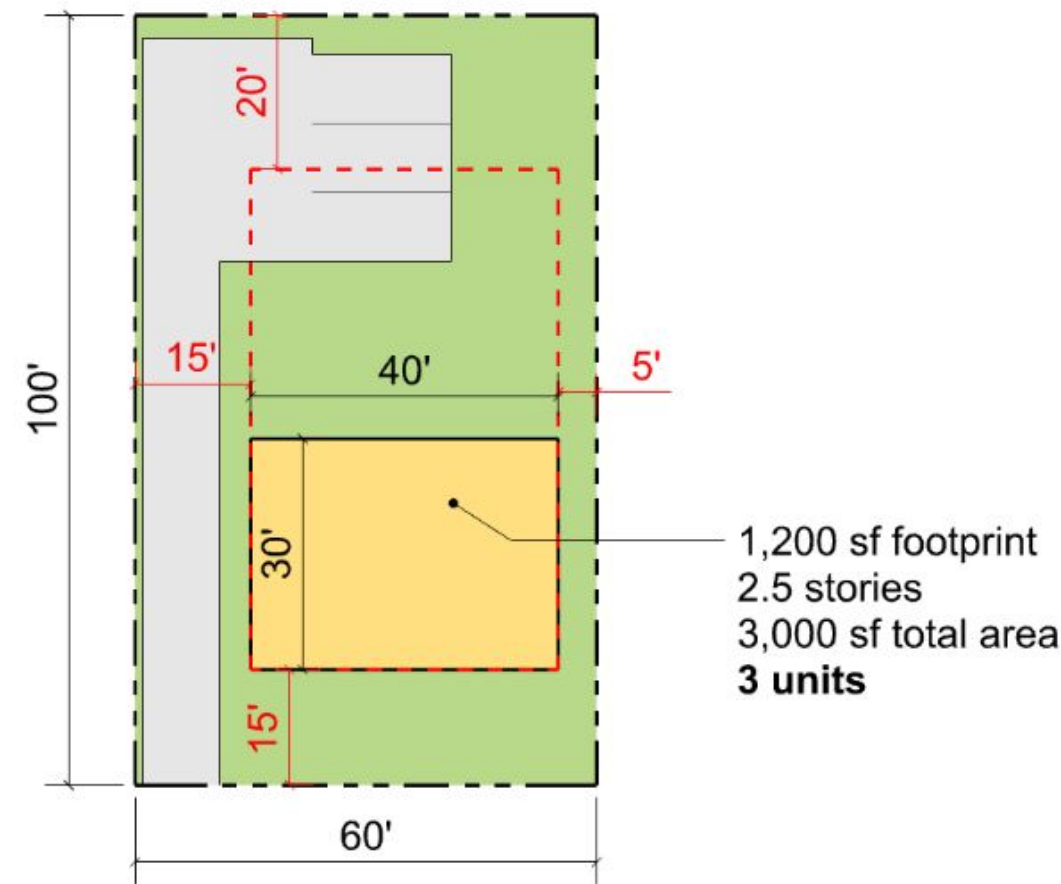
Recommended Zoning Parameters

- 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



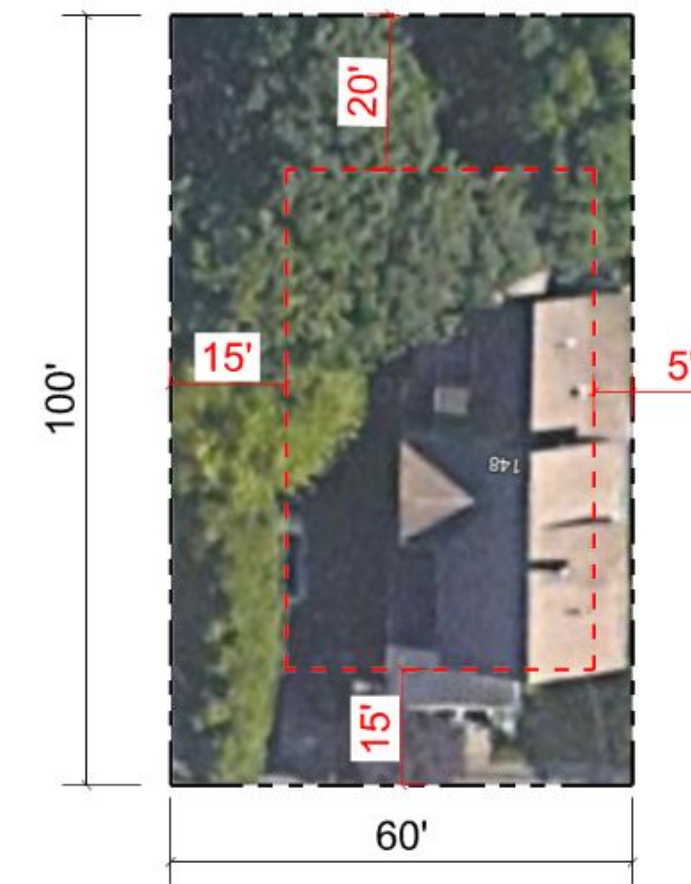
1 Building - Symmetrical Side Setbacks (FAR: 0.5)

Building Coverage = 20.0%
Building + Parking/Paving Coverage = 49.9%
Open Space = 50.1%



1 Building - Asymmetrical Side Setbacks (FAR: 0.5)

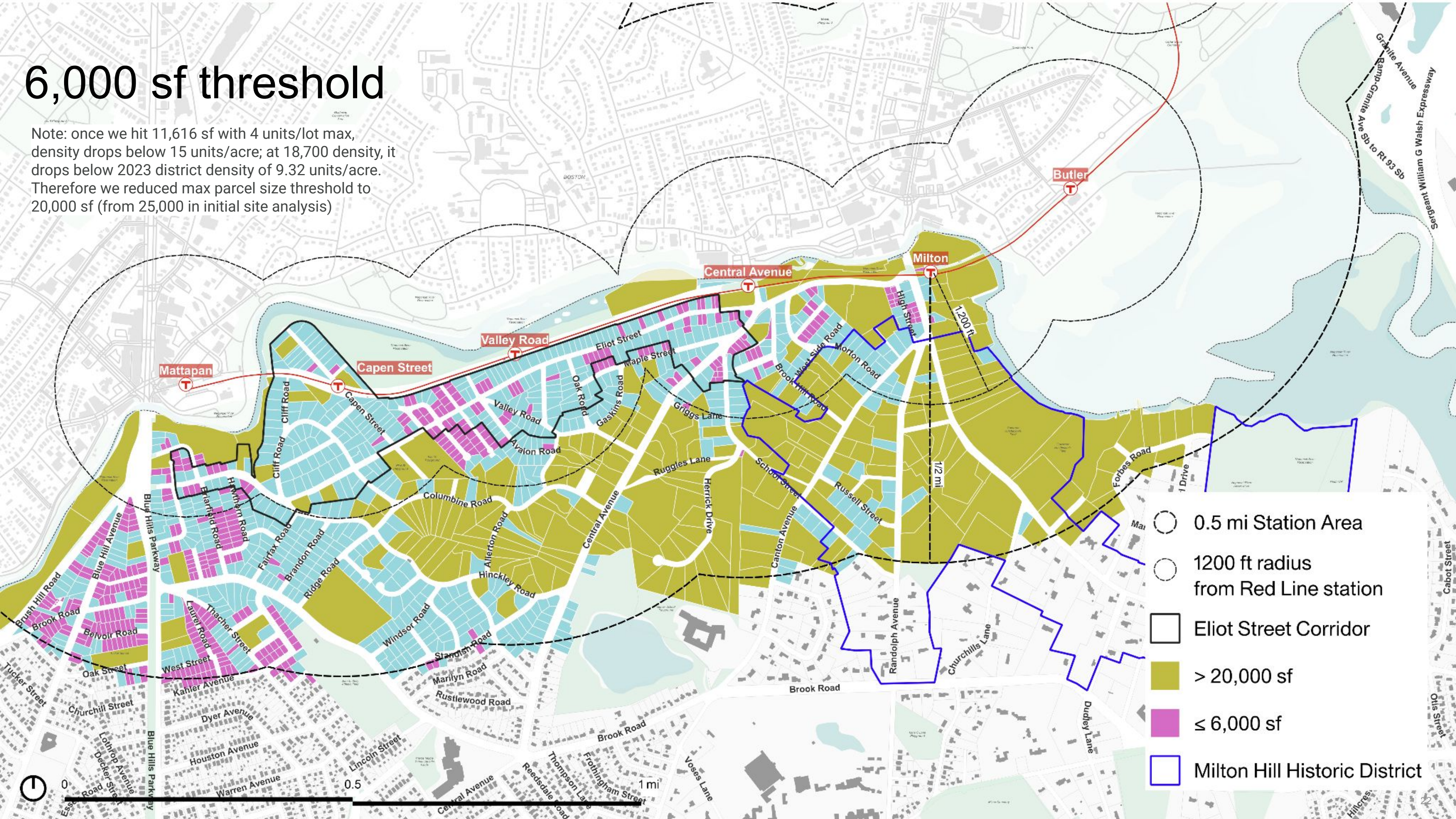
Building Coverage = 20.0%
Building + Parking/Paving Coverage = 50.1%
Open Space = 49.9%



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

	Key Model Inputs							Model Outputs							
Subdistrict	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
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	60%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	60%	325*				contributing	contributing	contributing	MMU
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
TOTAL								2,534	141.5	139.3	15.03	76%	79%	73%	86%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

Compare With: 2023 Warrant Article

Compliance Model Summary

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

2025 Working Scenario

Summary of Shift from East Milton to Eliot Street

	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
East Milton Subdistricts	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
TOTAL 2024								679	1,124	21.2	32.4	- 445 units

Townwide
- 52 units

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

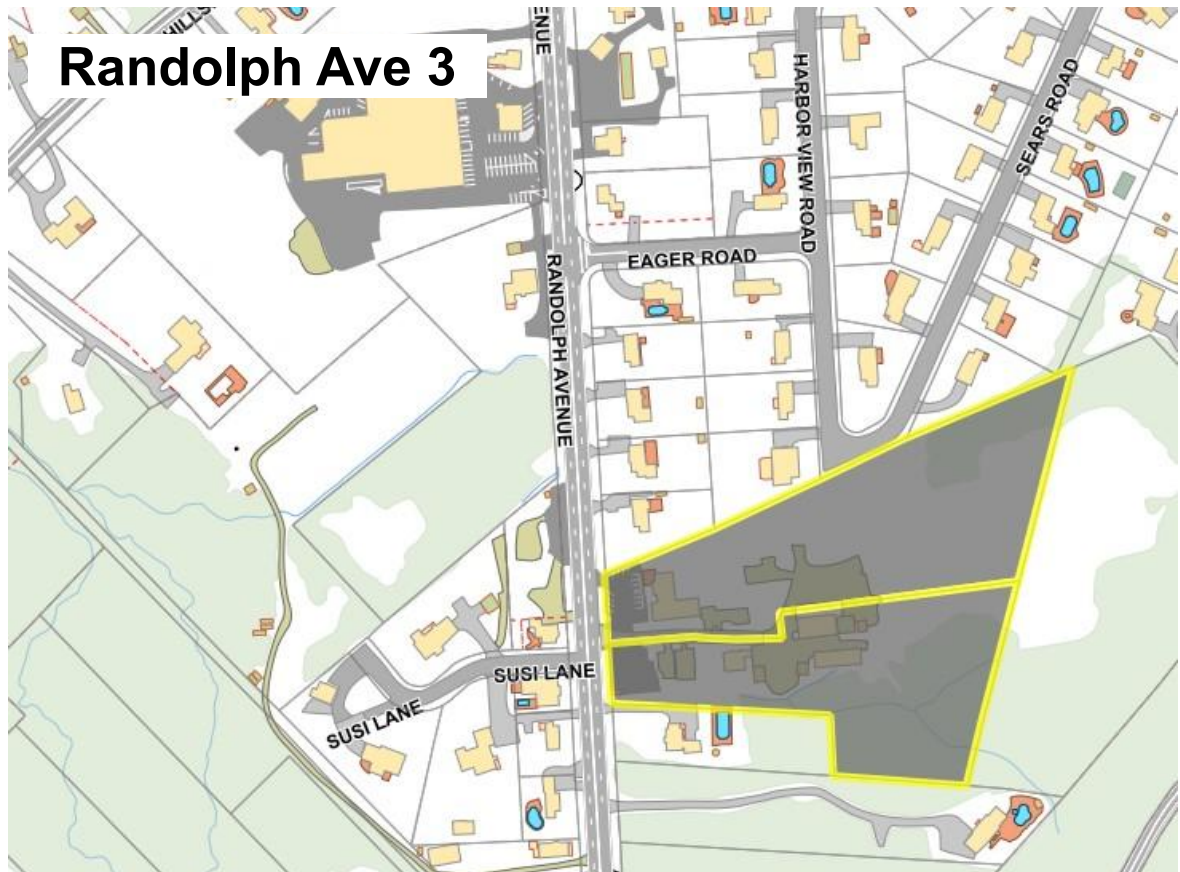
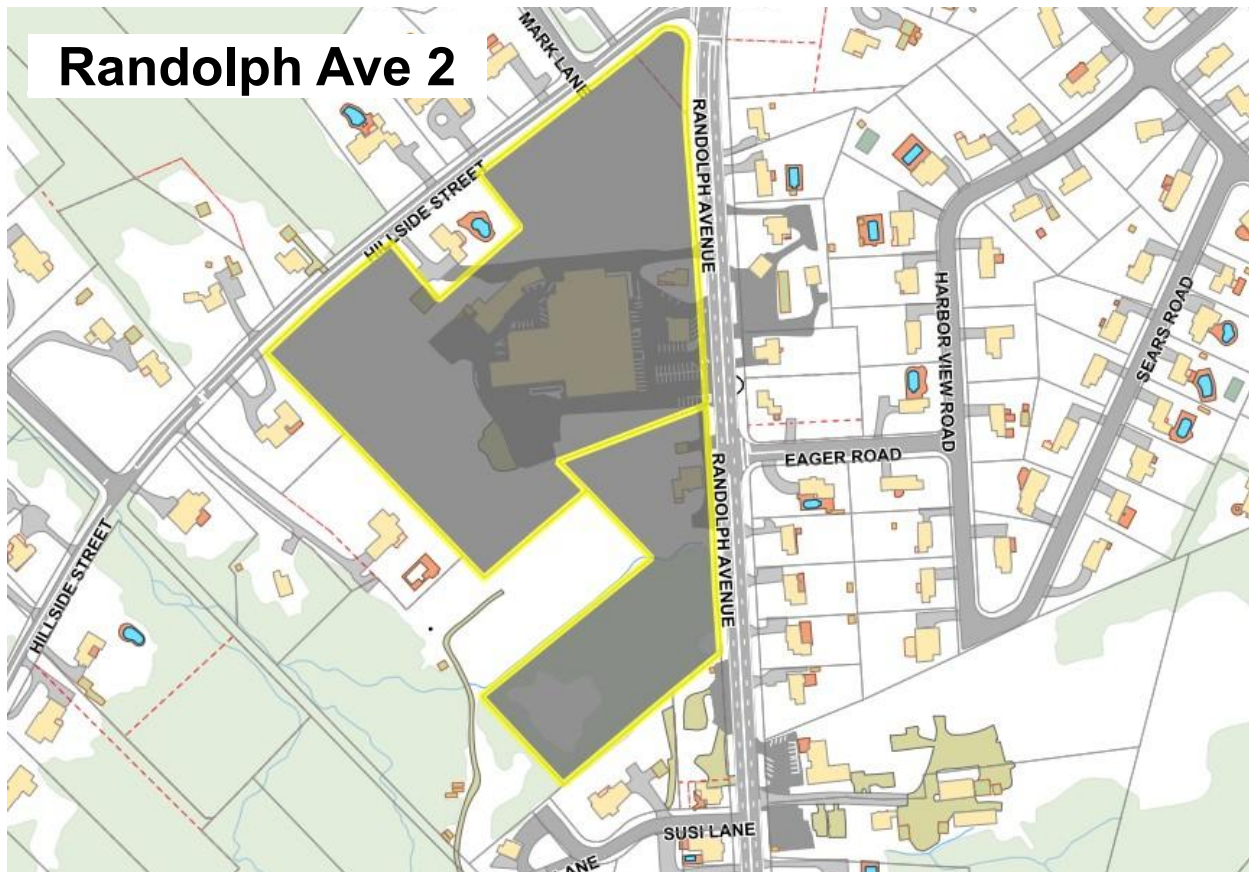
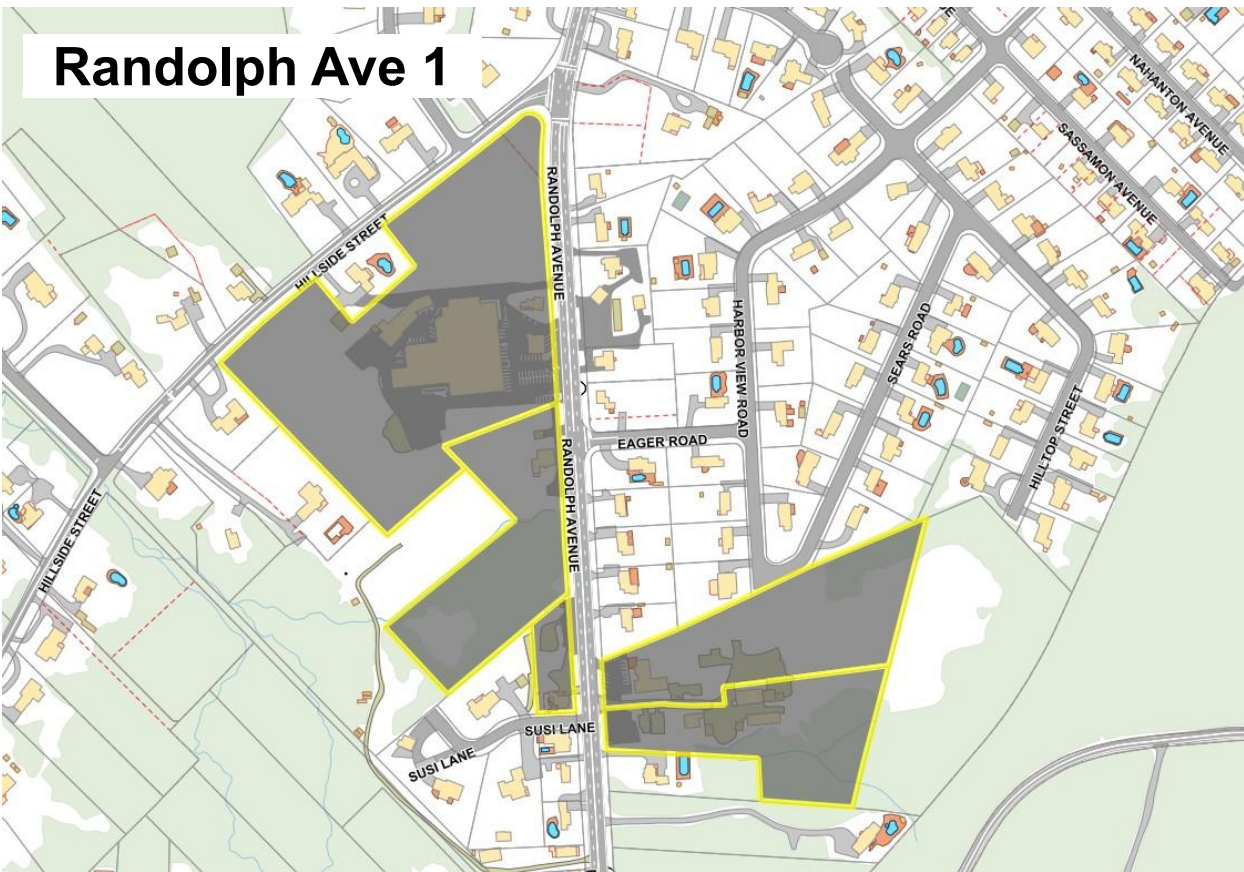
	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
Eliot St Corridor	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Eliot Street 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
TOTAL 2024								1,048	480	10.6	5.9	+ 393 units

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.



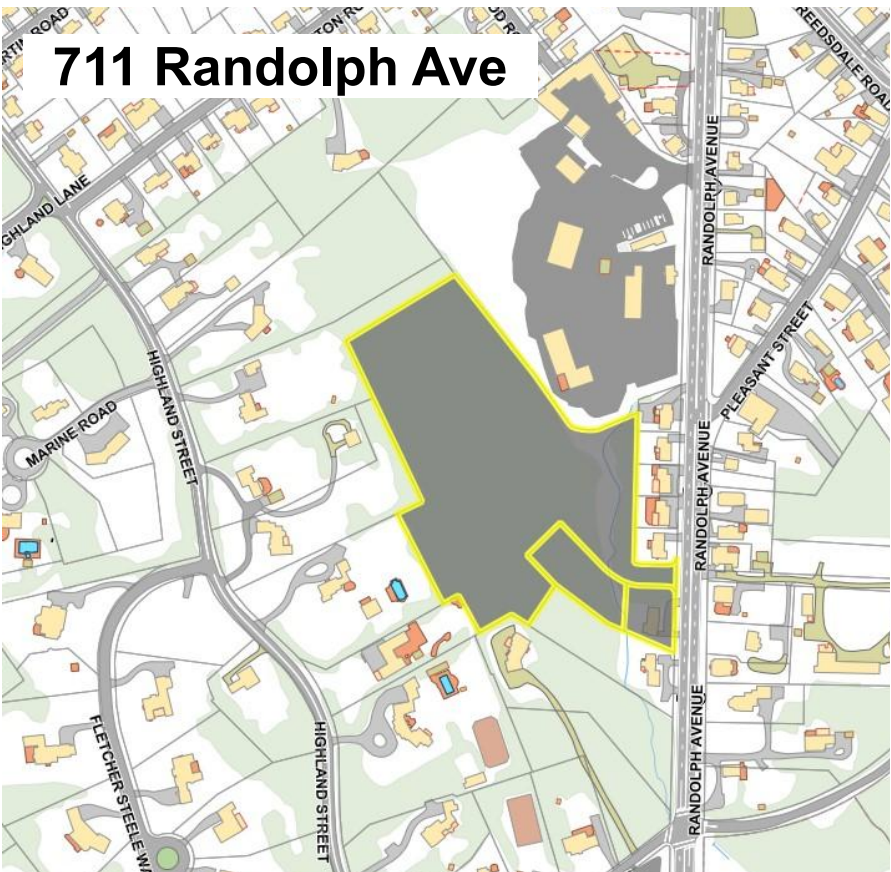
Density Denominator: 19.5 acres
Total Area: 23.8 acres

Density Denominator: 11.3 acres
Total Area: 15.1 acres

Density Denominator: 7.6 acres
Total Area: 8.1 acres

New Subdistricts for Consideration

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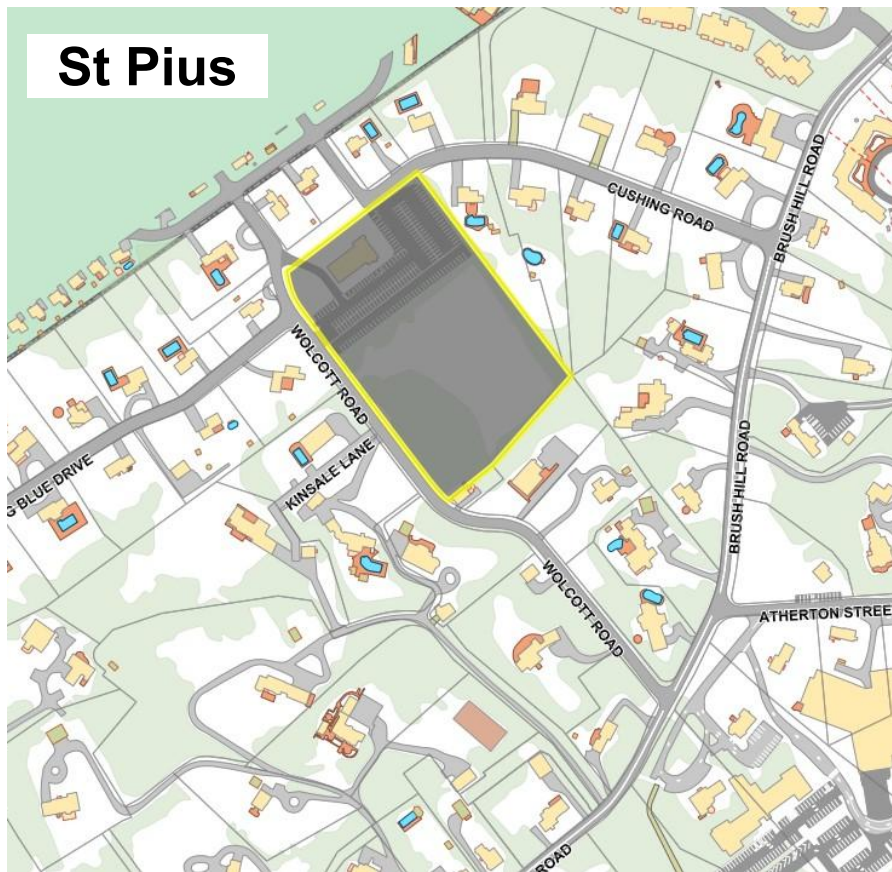


Density Denominator: 6.4 acres
Total Area: 8.1 acres



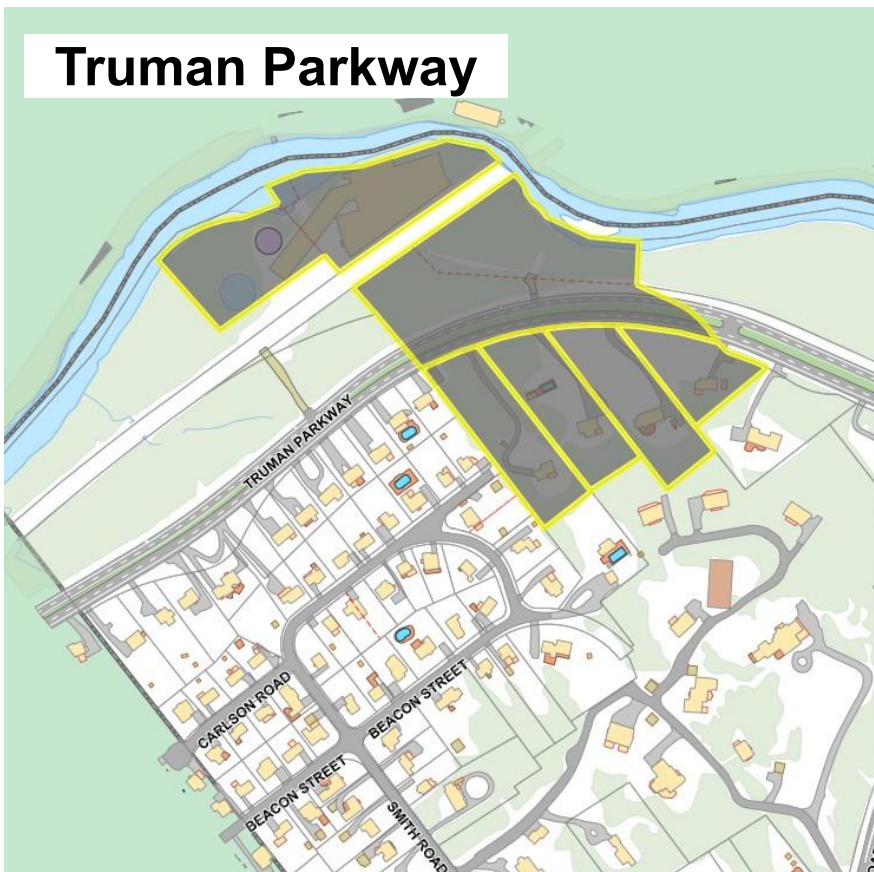
Density Denominator: 5.8 acres
Total Area: 5.8 acres

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.



Density Denominator: 6.3 acres
Total Area: 6.3 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.



Density Denominator: 8.1 acres
Total Area: 13.7 acres

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.

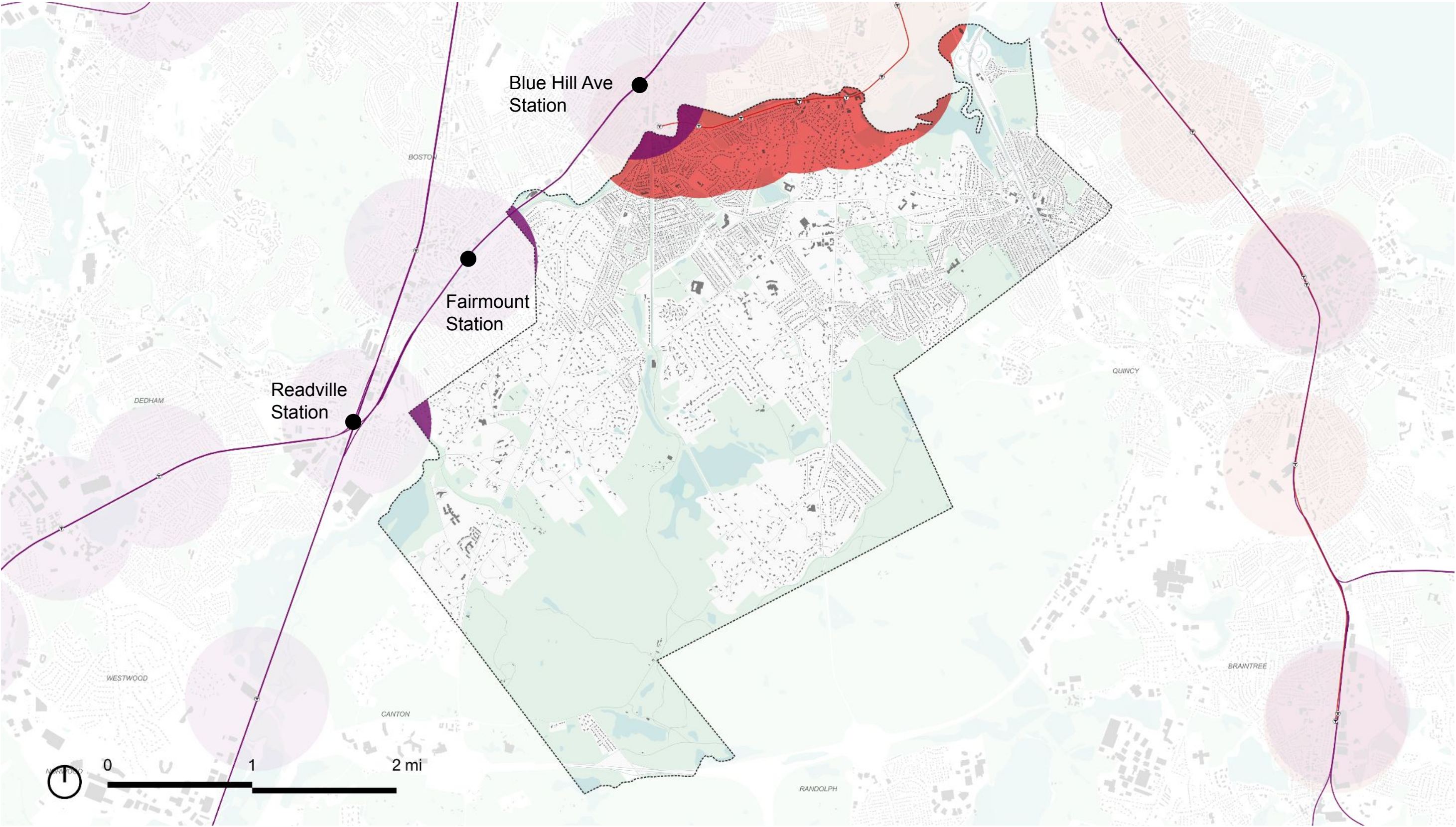
Note: this is just beyond the 1/2 mile radius from the Fairmount Commuter Rail stop

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													
	acres	units	density										
Granite Ave N	3.8	171	60.6	Net Change in Unit Capacity							Best Subdistrict Candidate		
Granite Ave S	8.9	222	25.8	Townwide									
E Milton Sq	20.6	286	13.9	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
New Subdistrict Intended Use								Potential Spot Zoning	Potential Spot Zoning	Potential Contiguity Problem			
Reasons for Caution													
Reduction: Granite Ave S & East Milton Sq This results in a higher townwide unit capacity. 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
											St Pius	194	30.8
Replacement: East Milton Sq This results in a lower townwide unit capacity. 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

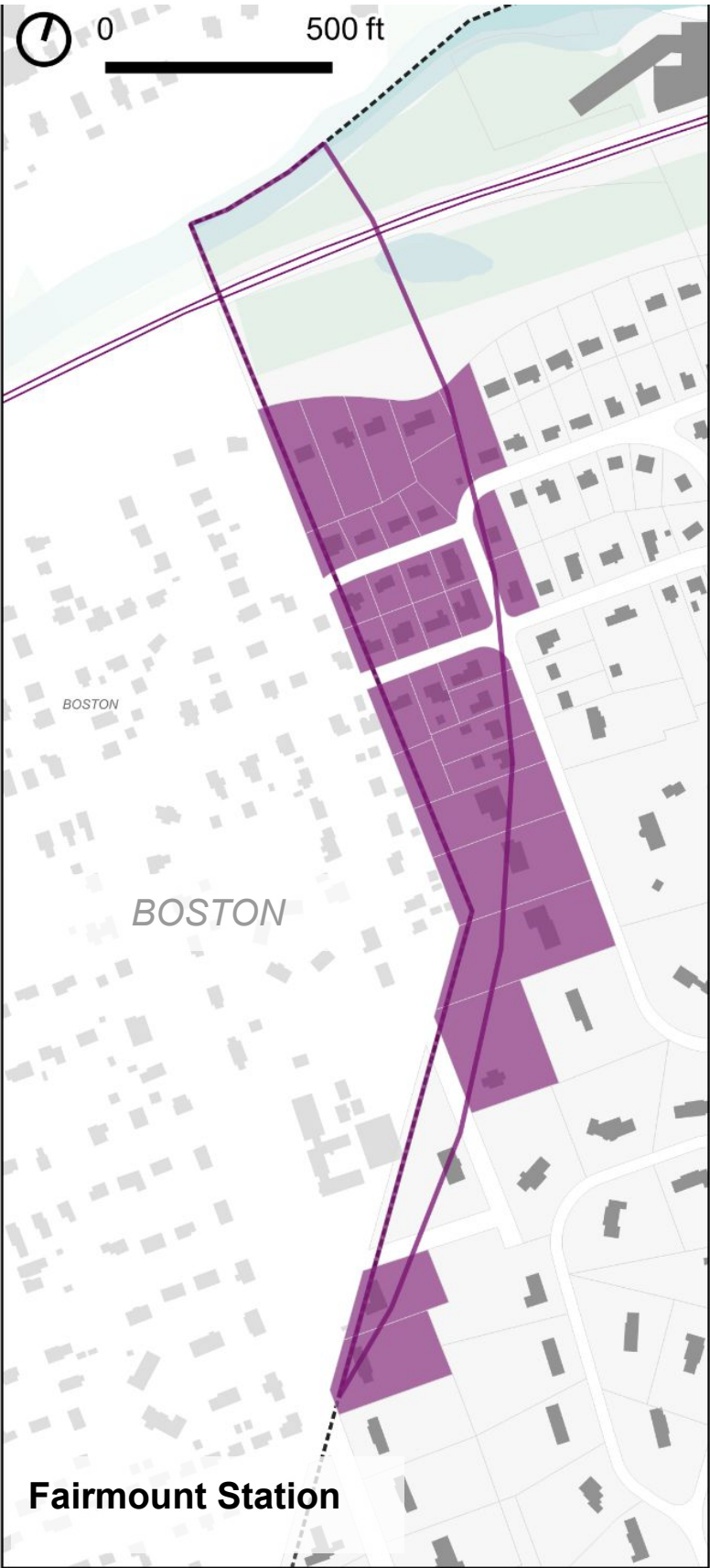
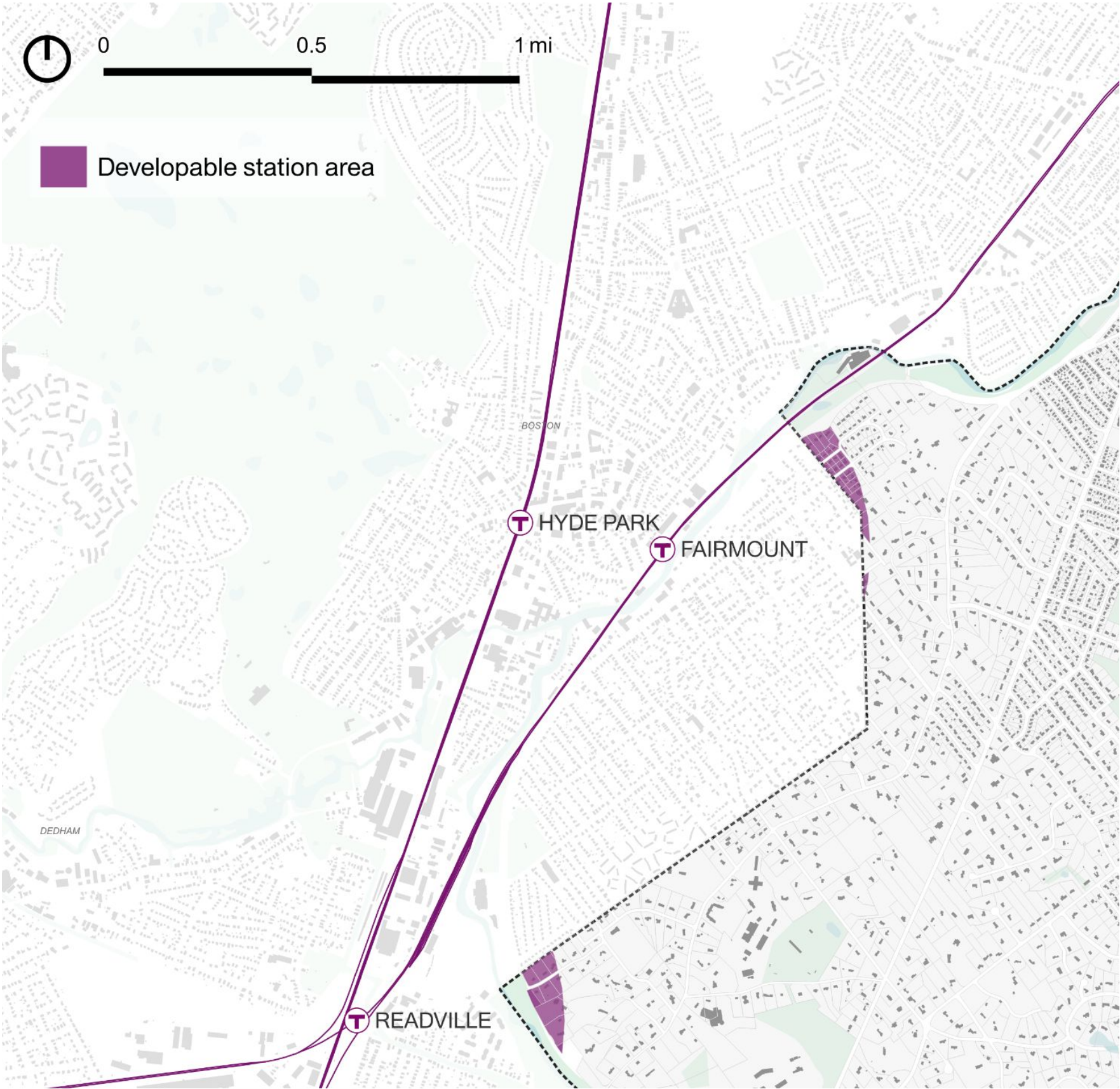
Milton Transit Station Area



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.

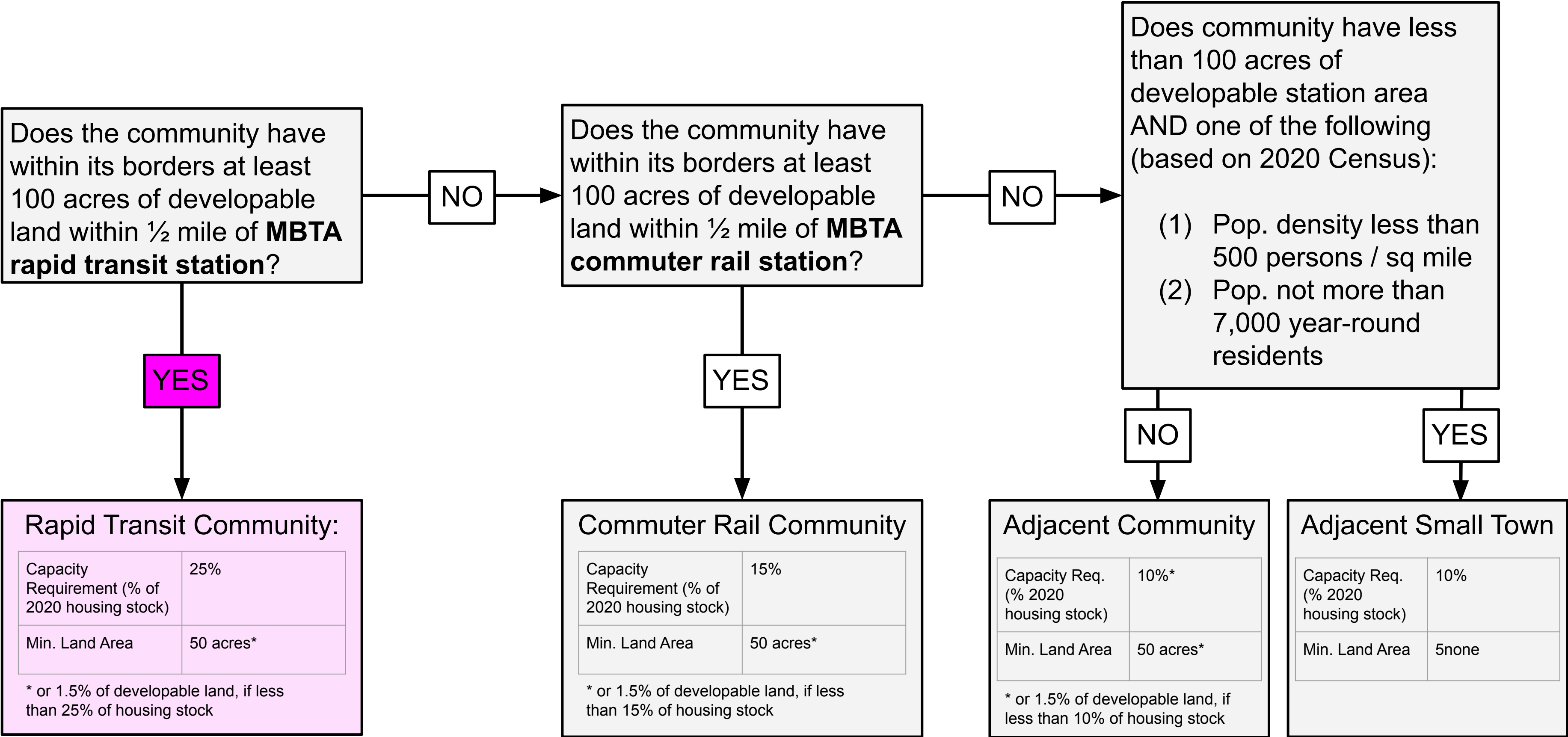
A Rapid transit community with Transit station area around a Subway station in one part of town, and Transit station area around a Commuter rail station in another part of town, may locate its Multi-family zoning district in either or both Transit station areas.

Commuter Rail Station Area: Developable Parcels

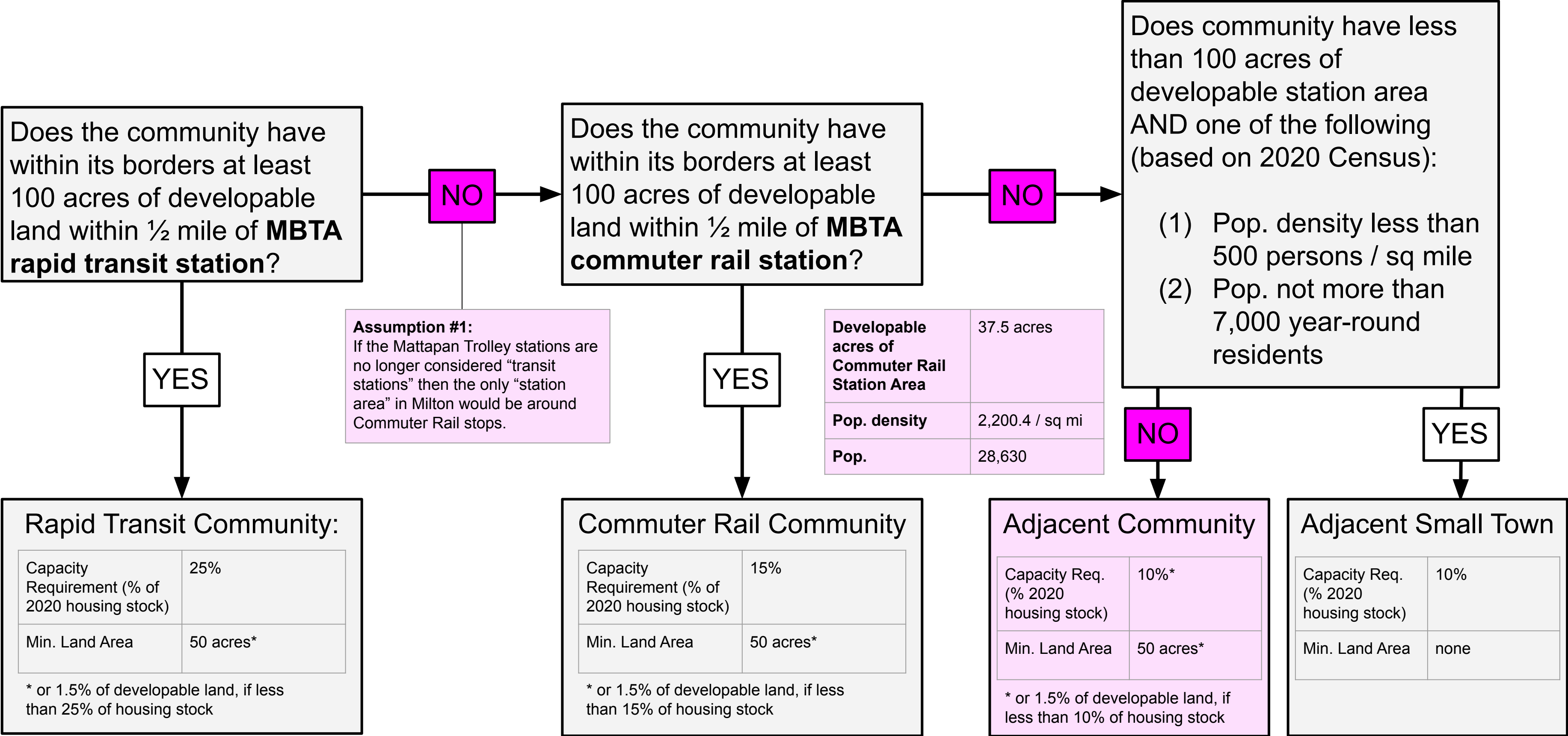


Hypothetical Adjacent Community Analysis

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
Min. Land Area	50 acres	50 acres
Min. Multifamily Unit Capacity	2,461	985
Min. % Land Area & Unit Capacity within Station Area	50%	n/a
Min. % Contiguous	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:

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

>

$50 \text{ acres} \times 15 \text{ units/acre} = 785 \text{ units}$

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
Adjacent Community	10%*
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
Mattapan Station (@ 6 stories, 45 units/acre + 5,000sf min lot size / 1,000sf per additional unit)	3A	Cluster 1	183	5.1	4.3	42.4
Milton Station Bridge (@ 4.5 stories, 40 units/acre)	3A	Cluster 2	185	4.8	4.8	38.9
East Milton Square (@ 2.5 stories, 30 units/acre)	3A	Cluster 3	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
Blue Hills Pkwy Corridor	3A	Cluster 1	175	16.9	16.9	7.5
Milton Station East (6) - modeled as 5 stories	MMU	Cluster 2	325			
Milton Station West (4.5) - modeled as 3.5 stories, less 2 parcels	MMU	Cluster 2	108			
Total w/o MMU			966	47.9	47.1	20.5
Total w/ MMU			1,399	47.9	47.1	20.5
Compliance Targets			985	50		15
MMU % check (3A alone must achieve 75% of compliance target)			not calculated			
Contiguous Land Area % check (must be 50% or more)			not calculated			

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

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