

# MBTA Communities Compliance

*Technical Assistance*  
Town of Milton

Planning Board Meeting  
May 8, 2025



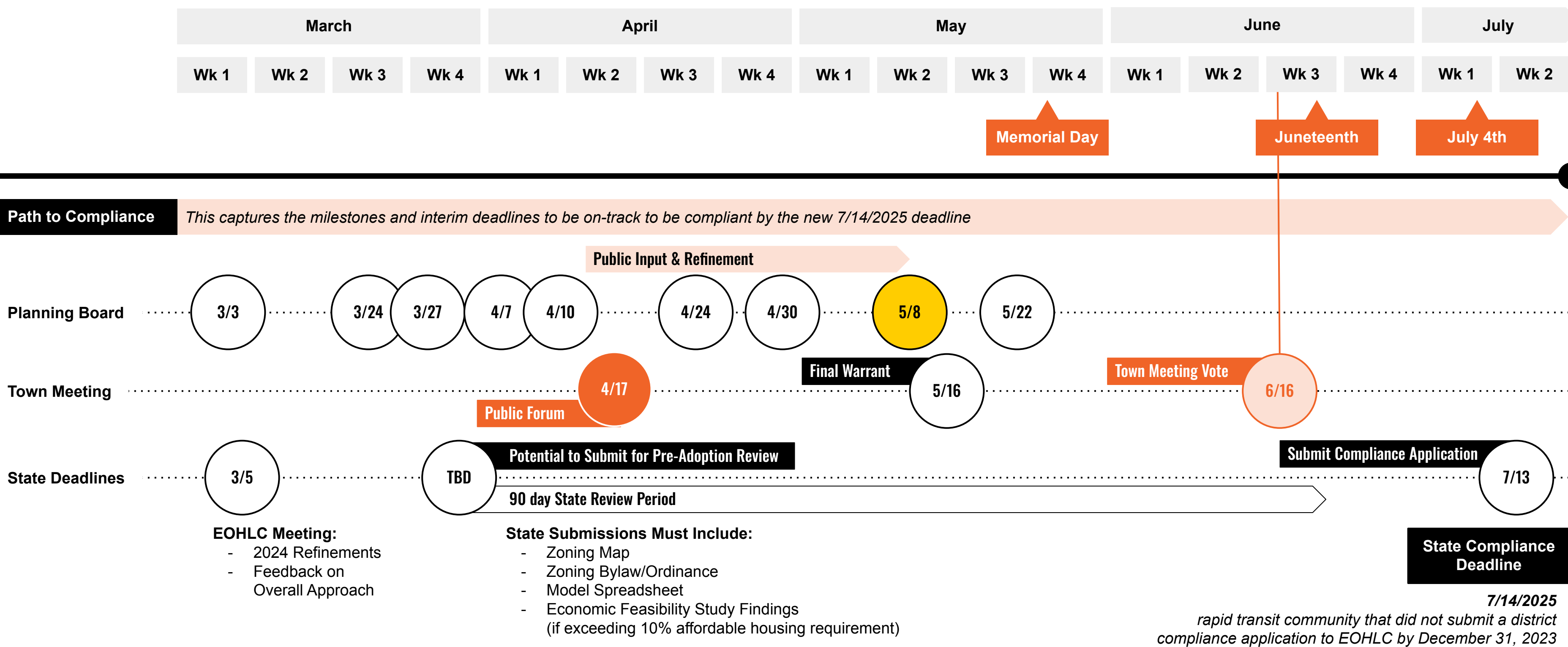
# Agenda

Planning Board Meeting  
May 8, 2025

- 1. Timeline**
- 2. Questions asked of EOHLC**
- 3. Rapid Transit Community Plan - refinements**
- 4. Planning Board's Adjacent Community Plan - as shared with State**
- 5. Next Steps**

# 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**.



# Clarification Questions Asked of the State

# Key Compliance Interpretation Questions

Clarity on these issues will help the Planning Board reach consensus on what districts can contribute to compliance with the Rapid Transit Community targets

## Requested Site Access Determinations:

*These sites have unique public access conditions:*

- 1. Randolph Ave & Access Rd
- 2. Paper Mill Site

## Requested exceptions to 5 acre minimum:

*These sites are isolated by infrastructure and natural features from all surrounding parcels:*

- 1. Paper Mill Site
- 2. Granite Ave North

*These sites are larger and have different existing or future land uses than all surrounding parcels:*

- 3. East Milton Square Site
- 4. St. Pius
- 5. Ice House Site

## Requested Increase to Allowable Contribution from Mandatory Mixed Use (MMU) Districts:

*Milton’s parcel fabric and development patterns are such that the most realistic opportunity for multi-family housing at scale is either on remote large parcels or integrated into existing valued mixed-use areas where the community is not willing to risk the loss of existing commercial uses. In order to focus multi-family housing development in the areas that can offer future residents the highest quality of life and leverage existing infrastructure and amenities (rather than putting pressure on areas of town that lack these elements), the Planning Board would like to request special consideration to increase the percentage of Milton’s units that can come from the MMU district offset.*

*Candidate areas of MMU expansion are:*

- 1. Milton Station (aka Milton Village / Lower Mills)
- 2. East Milton Square



# Randolph Ave & Access Rd

## Access Details

*The properties without frontage on Randolph Ave under joint ownership have rights to a private way that goes through to Randolph Ave next to 702 Randolph. You can see the private way on google maps if you go to 702 Randolph Ave.*

**Adjacency:**  
711 Randolph Ave

**Expansion Area A:**  
To maintain density of 80 units on the large rear parcels, which is ~13.1 units / acre, on the abutting Single-Family parcels, you would need an average of 5-6 units per single family parcel

Potential Areas of Expansion

**Expansion Area B:**  
EOHLC open to considering this despite lack of explicit negotiated easement since there is a realistic pathway to gain comparable public access as neighboring parcels

Combined Ownership

40B Proposal  
40 units, ~1 acre



# Paper Mill Site

Area: 3.5 acres  
2.7 acres developable

**Paper Mill Site Exception Request:**  
Requesting special exception from 5 acre minimum for Paper Mill Site due to MBTA Rail ROW & MA DCR Parcel separation creating unique site condition.

Density Denominator Deduction Layer

Fairmount Station  
Commuter Rail Stop  
0.5 Mile Radius

Paper Mill Site  
3.5 acres

**NOTE:** existing limited one-lane driveway access under MBTA tracks from Truman Parkway is only site access. To be developed, density would need to be sufficient to support infrastructure improvements needed.





# Granite Ave North

Partially in Transit Station Area

Area: 3.8 acres

2.8 acres developable

## Granite Ave South Eliminated:

Town has reached out, initial indication from DOT is that they do not have an intention to dispose for multifamily housing. Since HPP has expired and DOT cannot demonstrate intent to dispose, assuming that Granite Ave South is not eligible.

## Granite Ave North Exception Request:

Requesting special exception from 5 acre minimum for Granite Ave North due to highway infrastructure and waterways creating unique site conditions.

## Exception Update:

Likely to be accepted by EOHLC.

North  
3.8 acres

**NOTE:** May be considered for an exception to the 5 acre minimum due to unique site conditions (highway and waterway)

Ashmont Station  
Red Line Stop  
0.5 Mile Radius

Density Denominator Deduction Layer

South  
8.9 acres

**NOTE:** Expired HPP means DOT-owned land may not be considered developable unless DOT can demonstrate intent to dispose of the property for development

Butler Station  
Mattapan Trolley Stop  
0.5 Mile Radius

Former rail ROW

Removed American  
Legion Hall Parcel

QUINCY





# East Milton Square Site

Area: 1.2 acres

*No density denominator deduction*

## Exception Update:

If used as a MMU district, it is **not** subject to the 5-acre minimum rule





# St Pius

Area: 6.3 acres  
*No density denominator deduction*

Readville Station  
Commuter Rail Stop  
*0.5 Mile Radius*

**Exception Update:**  
No barriers from EOHLC.





# Ice House Site

Area: 2.0 acres

No density denominator deduction

Town Owned  
Land

Age Restricted  
Development

**Exception Update:**  
Not likely to be accepted by  
EOHLC. Would need to be  
combined with residential to  
the south.

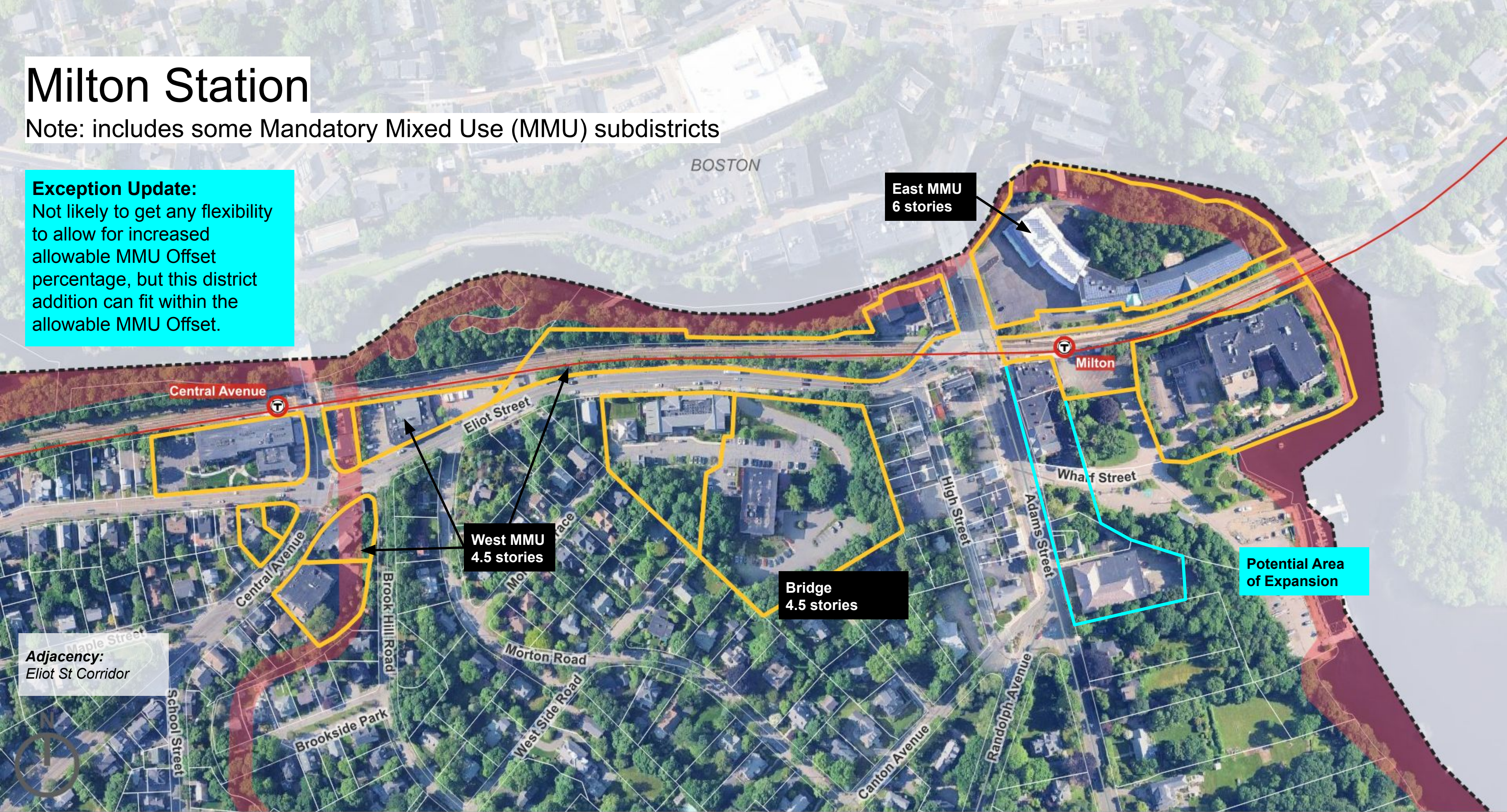




# Milton Station

Note: includes some Mandatory Mixed Use (MMU) subdistricts

**Exception Update:**  
Not likely to get any flexibility to allow for increased allowable MMU Offset percentage, but this district addition can fit within the allowable MMU Offset.



Adjacency:  
Eliot St Corridor



# East Milton Square

## Exception Update:

Not likely to get any flexibility to allow for increased allowable MMU Offset percentage. This district likely cannot fit within the allowable MMU Offset along with Milton Village districts.





# Rapid Transit Community Plan



# Scenarios Tested

## Cheryl's Initial Concept:

- Granite Ave North
- Paper Mill Site
- Milton Station
  - East (MMU)
  - West (MMU)
  - Adams (MMU)
  - Bridge
- Mattapan Station
- Eliot Street Corridor  
(Tier 1, 2, 3 & Central Ave Expansion, Remove Eliot E&W)
- Blue Hills Parkway
- Fairmount Station Commuter Rail
- 711 Randolph Avenue
- Randolph Avenue & Access Road

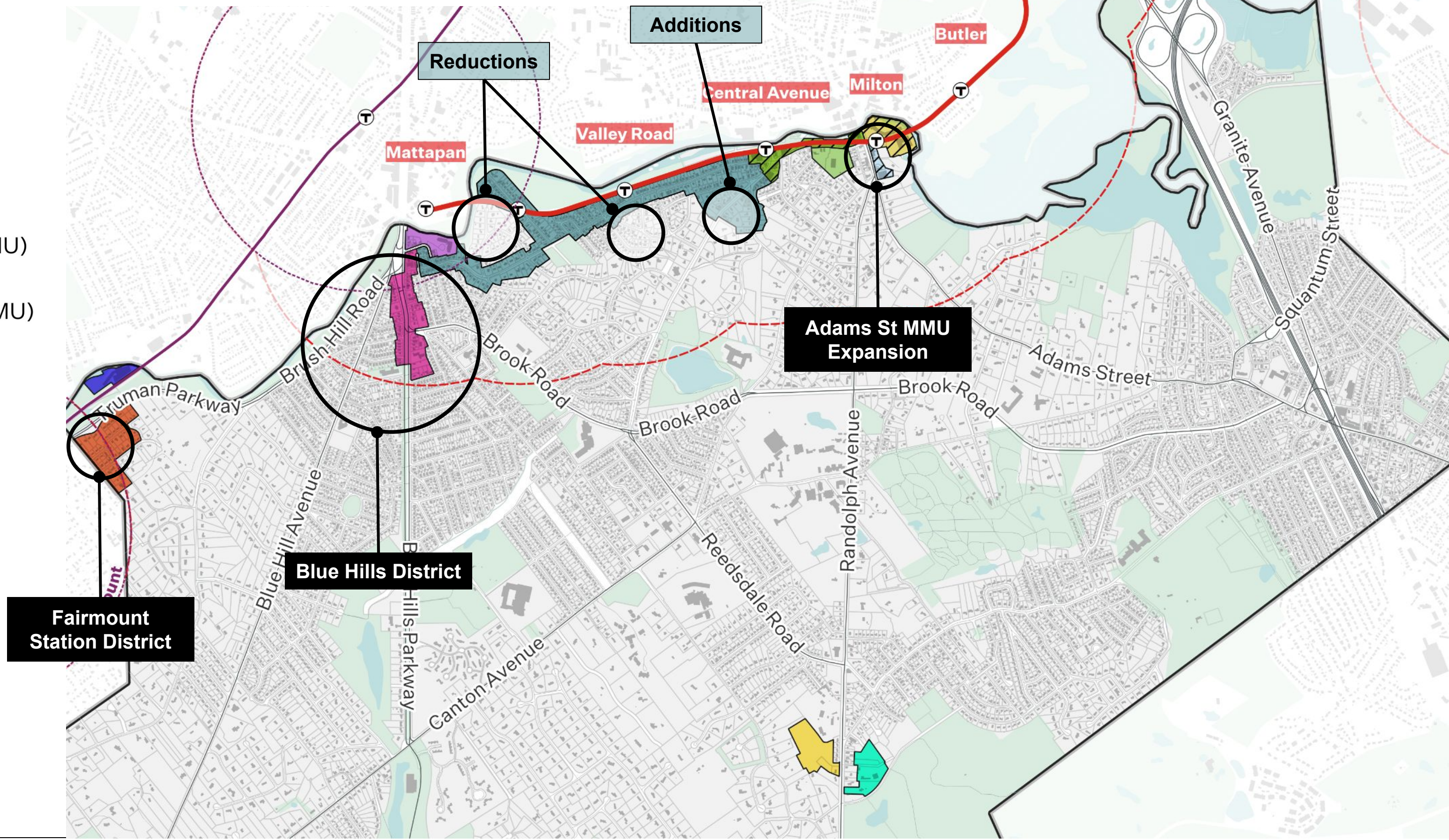
## Planning Board Discussion Concept:

- Granite Ave North
- Paper Mill Site
- Milton Station
  - East (MMU)
  - West (MMU)
  - Adams (MMU)
  - Bridge
- Mattapan Station
- Eliot Street Corridor **@ 3 units for all**  
(Tier 1, 2, 3 & Central Ave Expansion, Remove Eliot E&W)
- Blue Hills Parkway
- Fairmount Station Commuter Rail **@ 3 units for all**
- 711 Randolph Avenue
- Randolph Avenue & Access Road
- **East Milton Square 40B Site**
- **Woodmere**



# 2025 Rapid Transit Community Plan Map

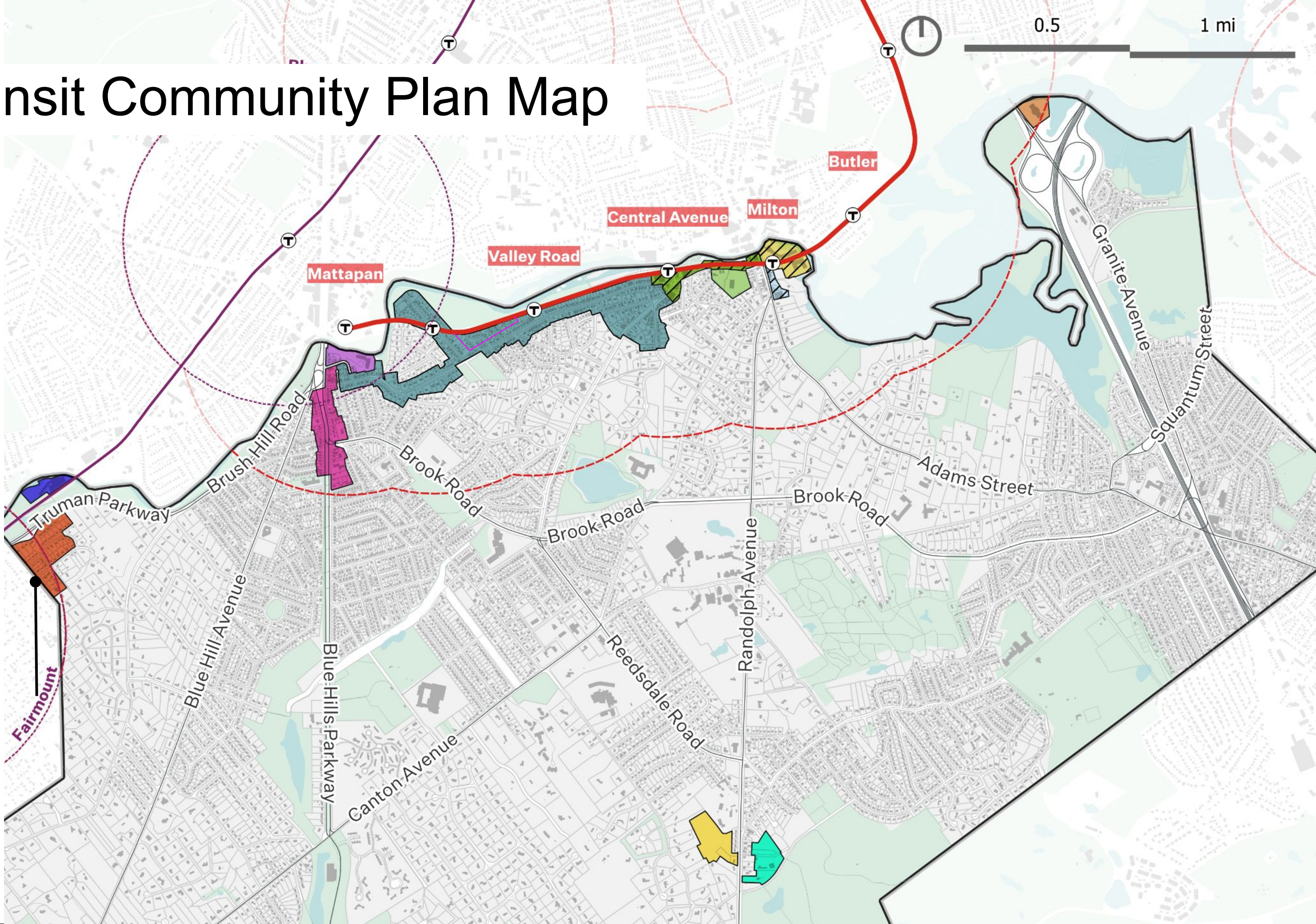
- Granite Ave North
- 711 Randolph
- Randolph and Access
- Milton Station East (MMU)
- Milton Station West (MMU)
- Milton Village (MMU)
- Milton Station Bridge
- Eliot St Corridor
- Blue Hills Parkway
- Mattapan Statoin
- Paper Mill
- Fairmount Station





# 2025 Rapid Transit Community Plan Map

- Granite Ave North
- 711 Randolph
- Randolph and Access
- Milton Station East (MMU)
- Milton Station West (MMU)
- Milton Village (MMU)
- Milton Station Bridge
- Eliot St Corridor
- Blue Hills Parkway
- Mattapan Statoin
- Paper Mill
- Fairmount Station





# Other Districts Mentioned by PB

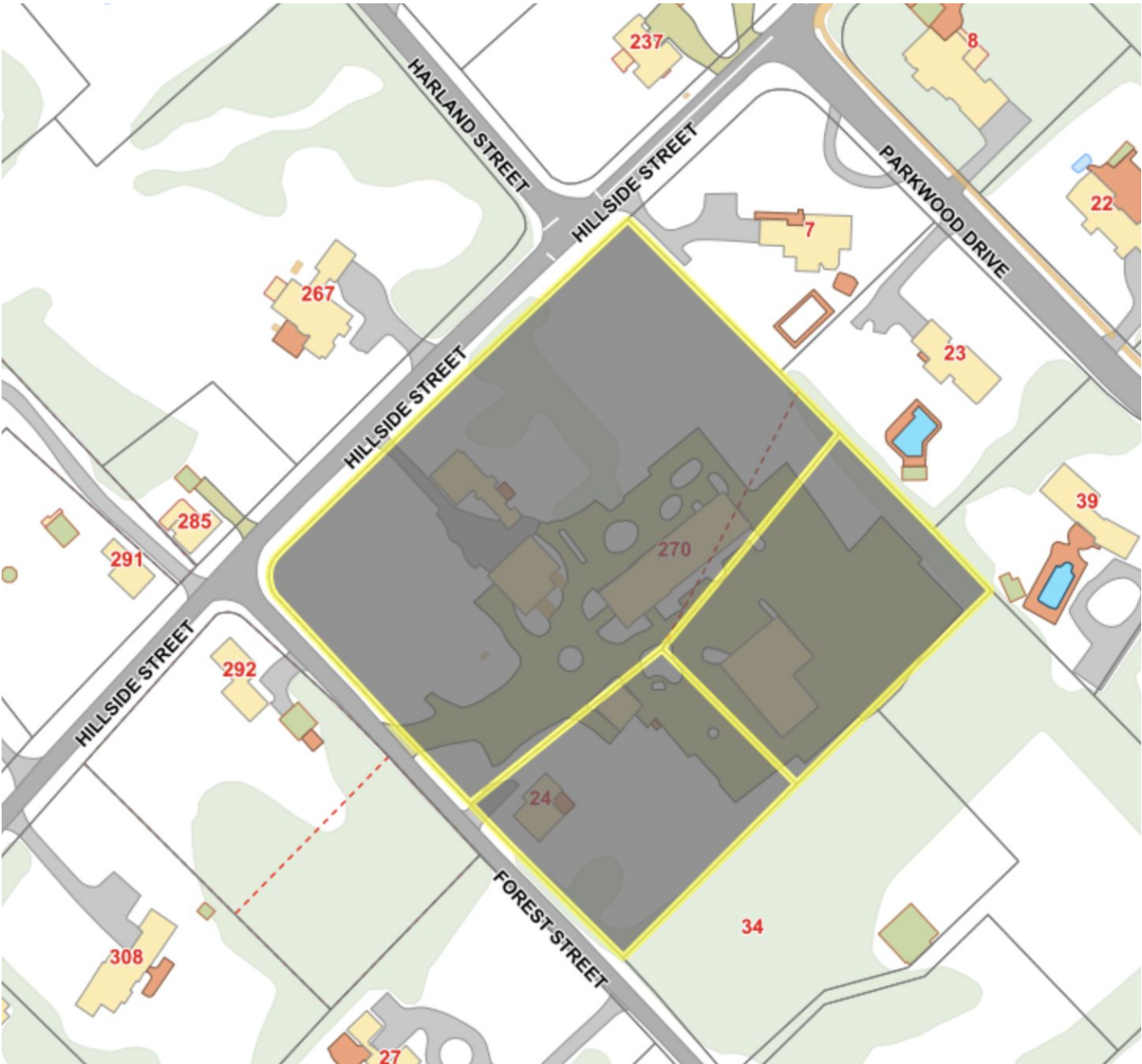
## Woodmere

8.4 acres, no density denominator deduction  
126 units (at 15 units/acre)



## 270 Hillside St (Thayer Nursery)

5.4 acres, no density denominator deduction  
81 units (at 15 units/acre)





Cheryl Initial Concept	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)	Min. % Open Space	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	61	1.4	n/a	n/a	n/a	6	30%	232	3.8	2.8	82.9		contributing	contributing	3A
Paper Mill Site	50	1.2	n/a	n/a	n/a	6	30%	179	3.6	2.7	57.4				3A
Milton Station East (MMU)	54	1.3	n/a	n/a	1	6	40%	329*	n/a	n/a	n/a				MMU
Milton Station West (MMU)	24	0.55	n/a	n/a	1	4.5	40%	117*	n/a	n/a	n/a				MMU
Milton Station Adams (MMU)	32	0.8	n/a	n/a	1	3.5	40%	32	n/a	n/a	n/a				MMU
Milton Station Bridge	45	0.95	n/a	n/a	1	4.5	40%	191	4.6	4.6	41.5	contributing			3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 1**	n/a	0.5	3	6,000 sf	1	2.5	40%	336	43.2	43.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	4	10,000 sf	1	2.5	40%	208	15	15	11.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	4	15,000 sf	1	2.5	40%	84	9.5	9.5	7.2	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Fairmount Station District***	***	***	***	***	***	***	***	185	15.7	15.7	11.8		contributing	contributing	3A
711 Randolph Ave	16	0.4	n/a	n/a	1.5	2.5	40%	131	8.1	6.4	20.5				3A
Randolph Ave & Access Rd	21	0.45	n/a	n/a	1.5	2.5	40%	123	6.6	6.1	20.2				3A
TOTAL								2,524	132.1	127.0	16.0	not calculated	not calculated	not calculated	80%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required

\*\* Removed Eliot E + W, added Central Ave

\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Fairmount Station Area Total: 364	Blue Hills Total: 362	Eliot St Corridor Total: 628	Milton Village Total: 669	East Milton Total: 232
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PB Discussion Concept v1	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)	Min. % Open Space	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	61	1.4	n/a	n/a	n/a	6	30%	232	3.8	2.8	82.9		contributing	contributing	3A
Paper Mill Site	50	1.2	n/a	n/a	n/a	6	30%	179	3.6	2.7	57.4				3A
Milton Station East (MMU)	54	1.3	n/a	n/a	1	6	40%	329*	n/a	n/a	n/a				MMU
Milton Station West (MMU)	24	0.55	n/a	n/a	1	4.5	40%	117*	n/a	n/a	n/a				MMU
Milton Station Adams (MMU)	32	0.8	n/a	n/a	1	3.5	40%	32	n/a	n/a	n/a				MMU
Milton Station Bridge	45	0.95	n/a	n/a	1	4.5	40%	191	4.6	4.6	41.5	contributing			3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 1**	n/a	0.5	3	6,000 sf	1	2.5	40%	336	43.2	43.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	3	10,000 sf	1	2.5	40%	156	15	15	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	3	15,000 sf	1	2.5	40%	63	9.5	9.5	5.4	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Fairmount Station District***	***	***	***	***	***	***	***	159	15.7	15.7	11.8		contributing	contributing	3A
711 Randolph Ave	16	0.4	n/a	n/a	1.5	2.5	40%	131	8.1	6.4	20.5				3A
Randolph Ave & Access Rd	21	0.45	n/a	n/a	1.5	2.5	40%	123	6.6	6.1	20.2				3A
TOTAL								2,425	132.1	127.0	15.2	not calculated	not calculated	not calculated	80%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required

\*\* Removed Eliot E + W, added Central Ave, reduce to 3 unit max for all

\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Fairmount Station Area Total: 338	Blue Hills Total: 362	Eliot St Corridor Total: 555	Milton Village Total: 669	East Milton Total: 232
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PB Discussion Concept v2	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)	Min. % Open Space	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	61	1.4	n/a	n/a	n/a	6	30%	232	3.8	2.8	82.9		contributing	contributing	3A
Paper Mill Site	50	1.2	n/a	n/a	n/a	6	30%	179	3.6	2.7	57.4				3A
Milton Station East (MMU)	54	1.3	n/a	n/a	1	6	40%	329*	n/a	n/a	n/a				MMU
Milton Station West (MMU)	31	0.75	n/a	n/a	1	4.5	40%	153*	n/a	n/a	n/a				MMU
Milton Station Adams (MMU)	32	0.8	n/a	n/a	1	3.5	40%	32	n/a	n/a	n/a				MMU
Milton Station Bridge	45	0.95	n/a	n/a	1	4.5	40%	191	4.6	4.6	41.5	contributing			3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 1**	n/a	0.5	3	6,000 sf	1	2.5	40%	336	43.2	43.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	3	10,000 sf	1	2.5	40%	156	15	15	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	3	15,000 sf	1	2.5	40%	63	9.5	9.5	5.4	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Fairmount Station District***	***	***	***	***	***	***	***	159	15.7	15.7	11.8		contributing	contributing	3A
711 Randolph Ave	16	0.4	n/a	n/a	1.5	2.5	40%	131	8.1	6.4	20.5				3A
Randolph Ave & Access Rd	21	0.45	n/a	n/a	1.5	2.5	40%	123	6.6	6.1	20.2				3A
TOTAL								2,461	132.1	127.0	15.2	not calculated	not calculated	not calculated	79%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

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\*\* Removed Eliot E + W, added Central Ave, reduce to 3 unit max for all

\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Fairmount Station Area Total: 338	Blue Hills Total: 362	Eliot St Corridor Total: 555	Milton Village Total: 705	East Milton Total: 232
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5/8 Scheme A		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)	Min. % Open Space	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			n/a	n/a	n/a	6	30%	250	3.8	2.8	82.9		contributing	contributing	3A
Paper Mill Site			n/a	n/a	n/a	6	30%	179	3.6	2.7	57.4				3A
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Milton Station West (MMU)	31	0.75	n/a	n/a	1	4.5	40%	153*	n/a	n/a	n/a				MMU
East Milton Sq 40B (MMU)								90	n/a	n/a	n/a				MMU
Milton Station Bridge	45	0.95	n/a	n/a	1	4.5	40%	191	4.6	4.6	41.5	contributing			3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 1**	n/a	0.5	3	6,000 sf	1	2.5	40%	336	43.2	43.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	3	10,000 sf	1	2.5	40%	156	15	15	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	3	15,000 sf	1	2.5	40%	63	9.5	9.5	5.4	contributing	contributing	contributing	3A
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Randolph Ave & Access Rd			n/a	n/a	1.5	2.5	40%	80	6.6	6.1	20.2				3A
TOTAL								2,479	132.1	127.0	15.0	not calculated	not calculated	not calculated	79%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

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\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Fairmount Station Area Total: 338	Blue Hills Total: 362	Eliot St Corridor Total: 555	Milton Village Total: 673	East Milton Total: 340
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5/8 Scheme B	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)	Min. % Open Space	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
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Paper Mill Site			n/a	n/a	n/a	6	30%	179	3.6	2.7	57.4				3A
Milton Station East (MMU)			n/a	n/a	1	6	40%	265*	n/a	n/a	n/a				MMU
Milton Station West (MMU)	31	0.75	n/a	n/a	1	4.5	40%	153*	n/a	n/a	n/a				MMU
East Milton Sq 40B (MMU)								139	n/a	n/a	n/a				MMU
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Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 1**	n/a	0.5	3	6,000 sf	1	2.5	40%	336	43.2	43.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	3	10,000 sf	1	2.5	40%	156	15	15	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	3	15,000 sf	1	2.5	40%	63	9.5	9.5	5.4	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Fairmount Station District***	***	***	***	***	***	***	***	159	15.7	15.7	11.8		contributing	contributing	3A
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Randolph Ave & Access Rd			n/a	n/a	1.5	2.5	40%	80	6.6	6.1	20.2				3A
TOTAL								2,464	132.1	127.0	15.0	not calculated	not calculated	not calculated	79%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

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\*\* Removed Eliot E + W, added Central Ave, reduce to 3 unit max for all

\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Fairmount Station Area Total: 338	Blue Hills Total: 362	Eliot St Corridor Total: 555	Milton Village Total: 609	East Milton Total: 389
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# Planning Board's Adjacent Community Plan

As submitted to EOHLC for review



# Commuter Rail Station Area



Gross Commuter Rail Station Area:  
**74 Acres**

This is the total acreage in Milton that falls within a ½ mile buffer of commuter rail stations.

Current Use

Of the 149 parcels, it is predominantly single family:

- **116** single family parcels
- **20** two-family parcels
- **13** other (residential condo, 8+ unit multifamily, DCR, vacant, institutional)

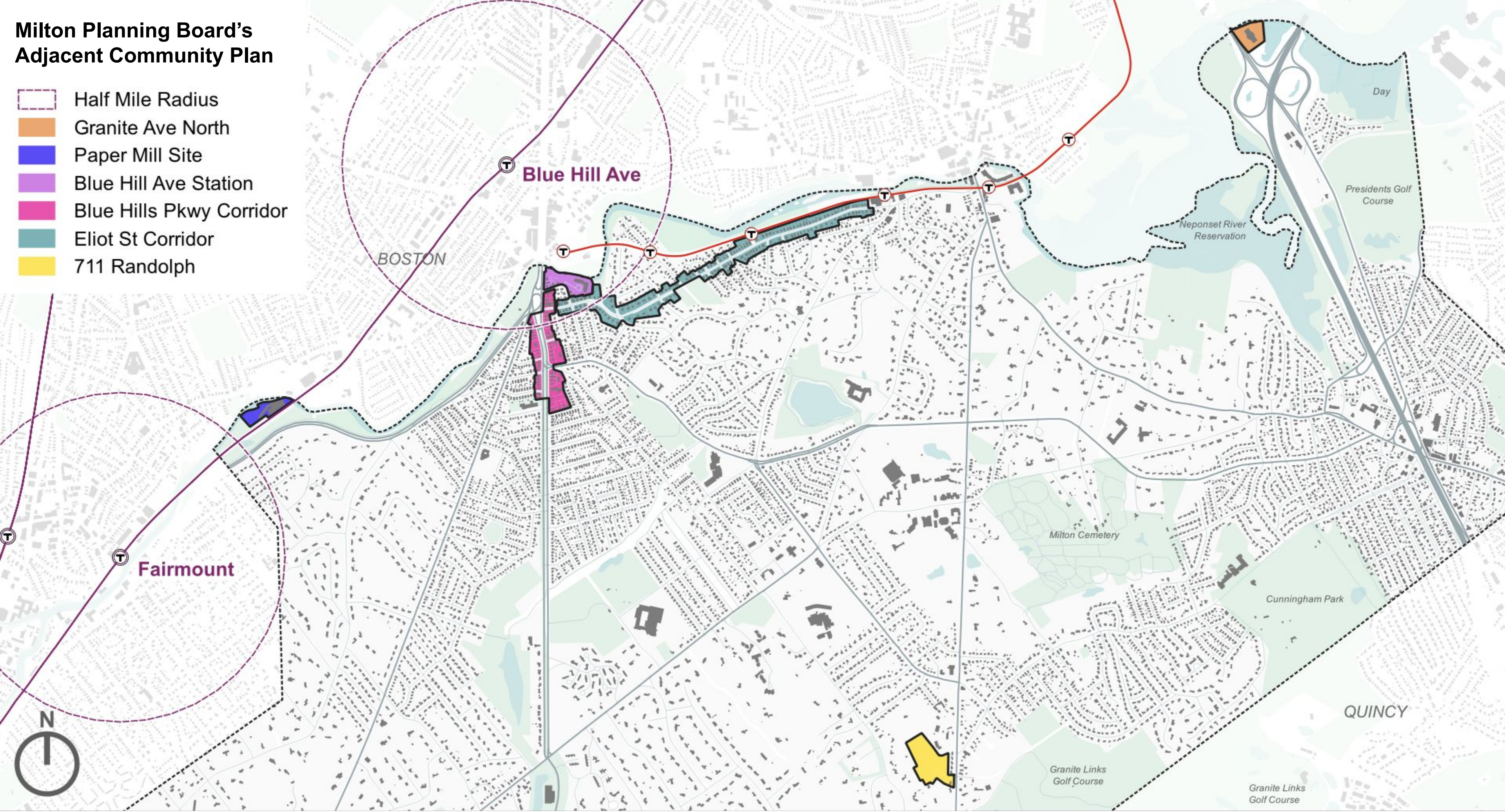
**Developable land** within commuter rail station area:  
**37.5 acres**

*After subtracting excluded land, almost exactly half of the commuter rail station area remains developable*



Milton Planning Board's  
Adjacent Community Plan

- Half Mile Radius
- Granite Ave North
- Paper Mill Site
- Blue Hill Ave Station
- Blue Hills Pkwy Corridor
- Eliot St Corridor
- 711 Randolph





# Planning Board’s Adjacent Community Compliance 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)	Min. % Open Space	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	48	1.1	n/a	n/a	1.5	6	30%	182	3.8	2.8	65.0		n/a	n/a	3A
Paper Mill Site	48	1.1	n/a	n/a	n/a	6	30%	171	3.6	2.7	63.7		n/a	n/a	3A
Blue Hill Ave Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	n/a	n/a	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	7,000 sf	1	2.5	50%	143	16.6	16.6	8.6	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	7,000 sf	1	2.5	40%	123	20.6	20.6	6.0	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	3	10,000 sf	1	2.5	40%	69	7.9	7.9	8.7	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	3	15,000 sf	1	2.5	40%	30	5.4	5.4	5.6	contributing	n/a	n/a	3A
711 Randolph Ave	12	.7	n/a	n/a	1	2.5	40%	97	8.1	6.4	15.2		n/a	n/a	3A
TOTAL								1,007	71.1	66.8	15.0	71.1%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required (aka 6,000sf for 2 units, 7,000sf for 3 units)



# Next Steps

- 1. Which scenario would the Planning Board like to advance to Town Meeting?**
  - a. Rapid Transit Community Plan (Milton's Current Designation)
    - i. If so, which one?
  - b. Planning Board's Adjacent Community Plan
- 2. For the desired Town Meeting scenario, are any further refinements needed for warrant?**

*Note: Warrant needs to be finalized by next Tuesday 5/13*



# Thank You!

