

MBTA Communities Compliance

Technical Assistance
Town of Milton

Planning Board Meeting
May 8, 2025

Agenda

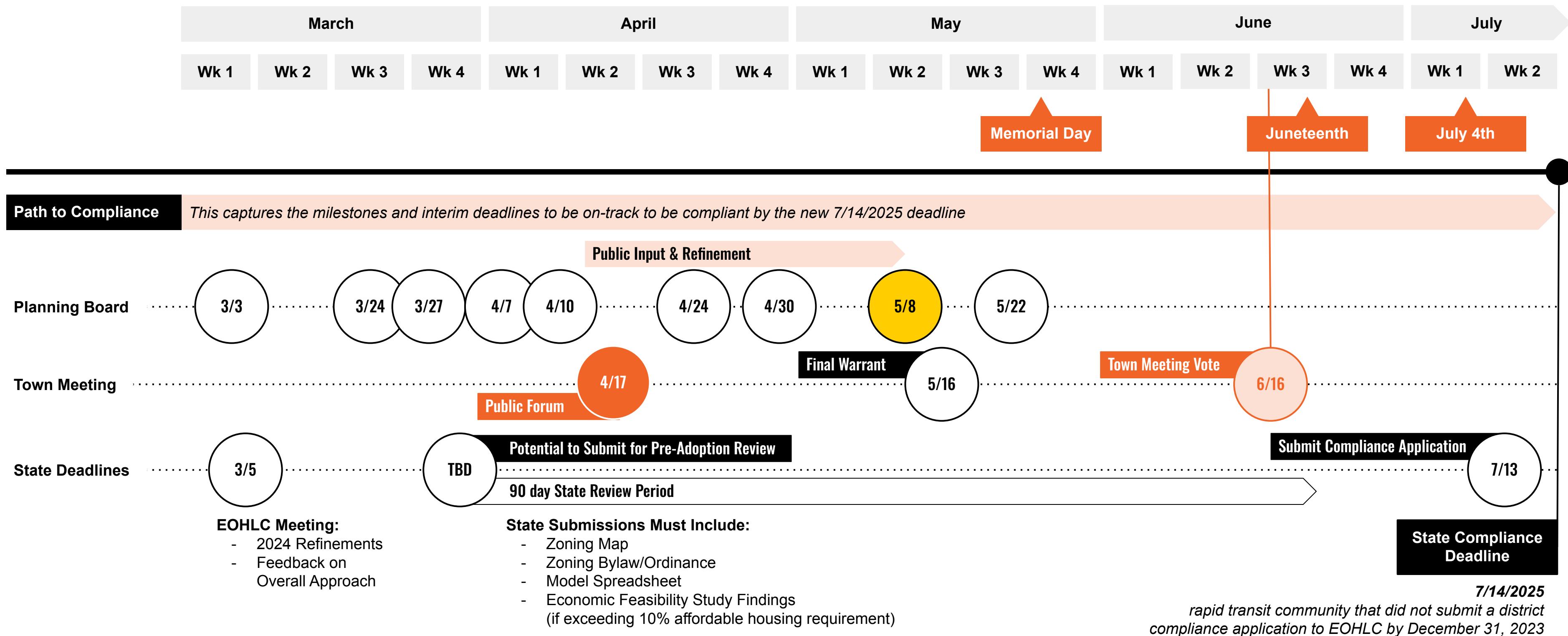
Planning Board Meeting

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

40B Proposal
40 units, ~1 acre

Potential Areas of Expansion

Combined Ownership

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

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.

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.

Density Denominator Deduction Layer

Fairmount Station
Commuter Rail Stop
0.5 Mile Radius



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 acre**

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

Former rail ROW

Removed American Legion Hall Parcel

Butler Station Mattapan Trolley Stop *0.5 Mile Radius*



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 EOHLG.

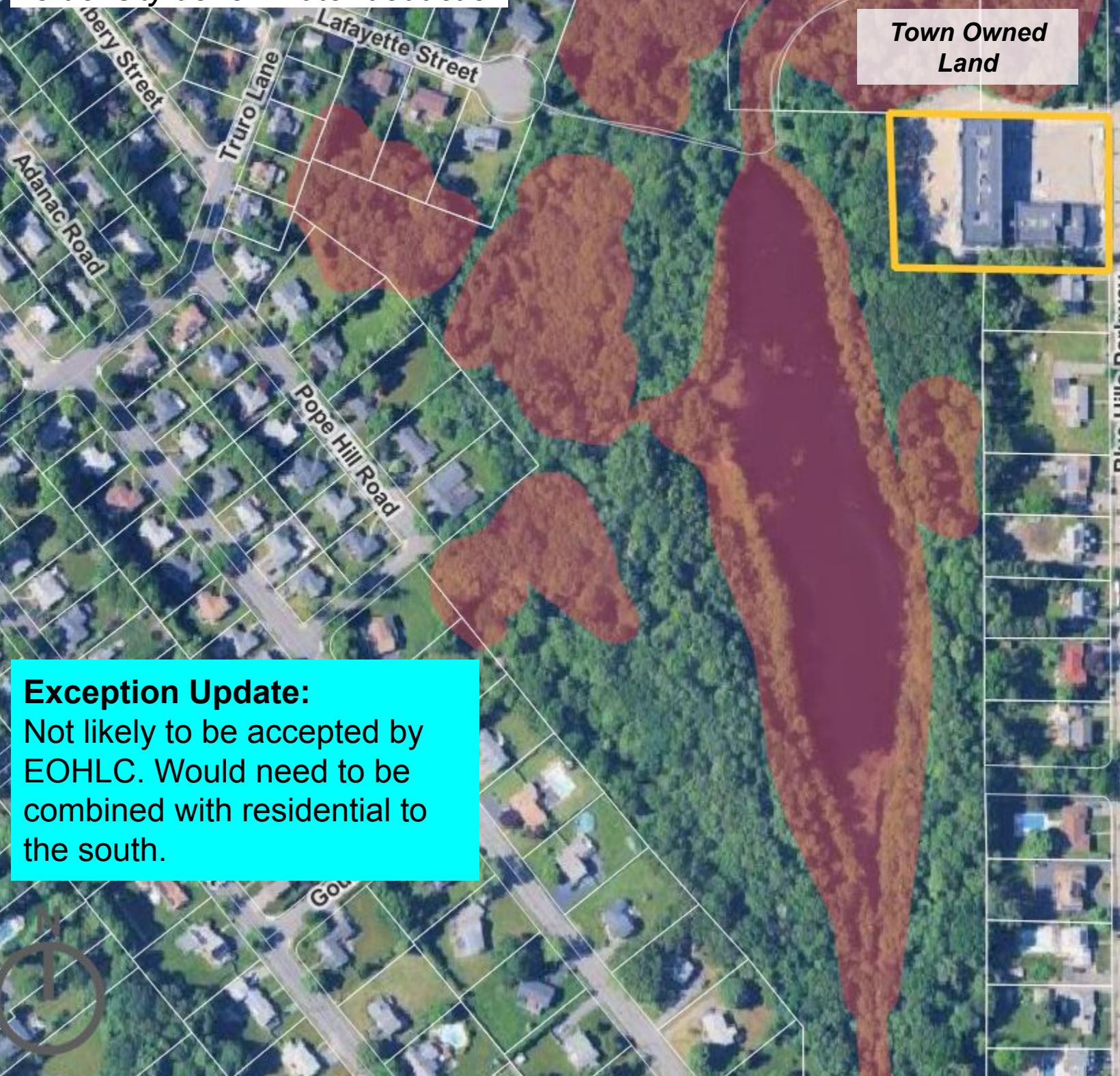
Potential Area
of Expansion



Ice House Site

Area: 2.0 acres

No density denominator deduction

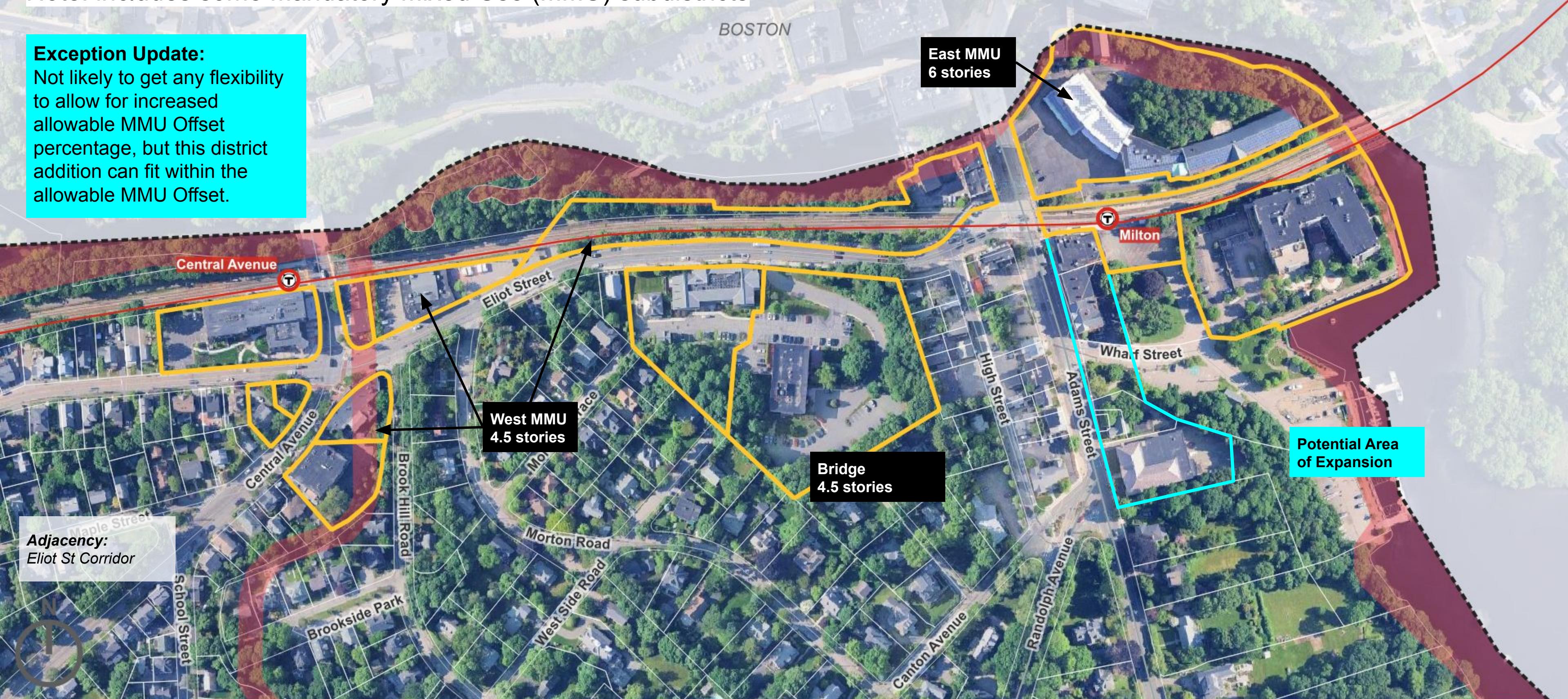


Milton Station

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.



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:

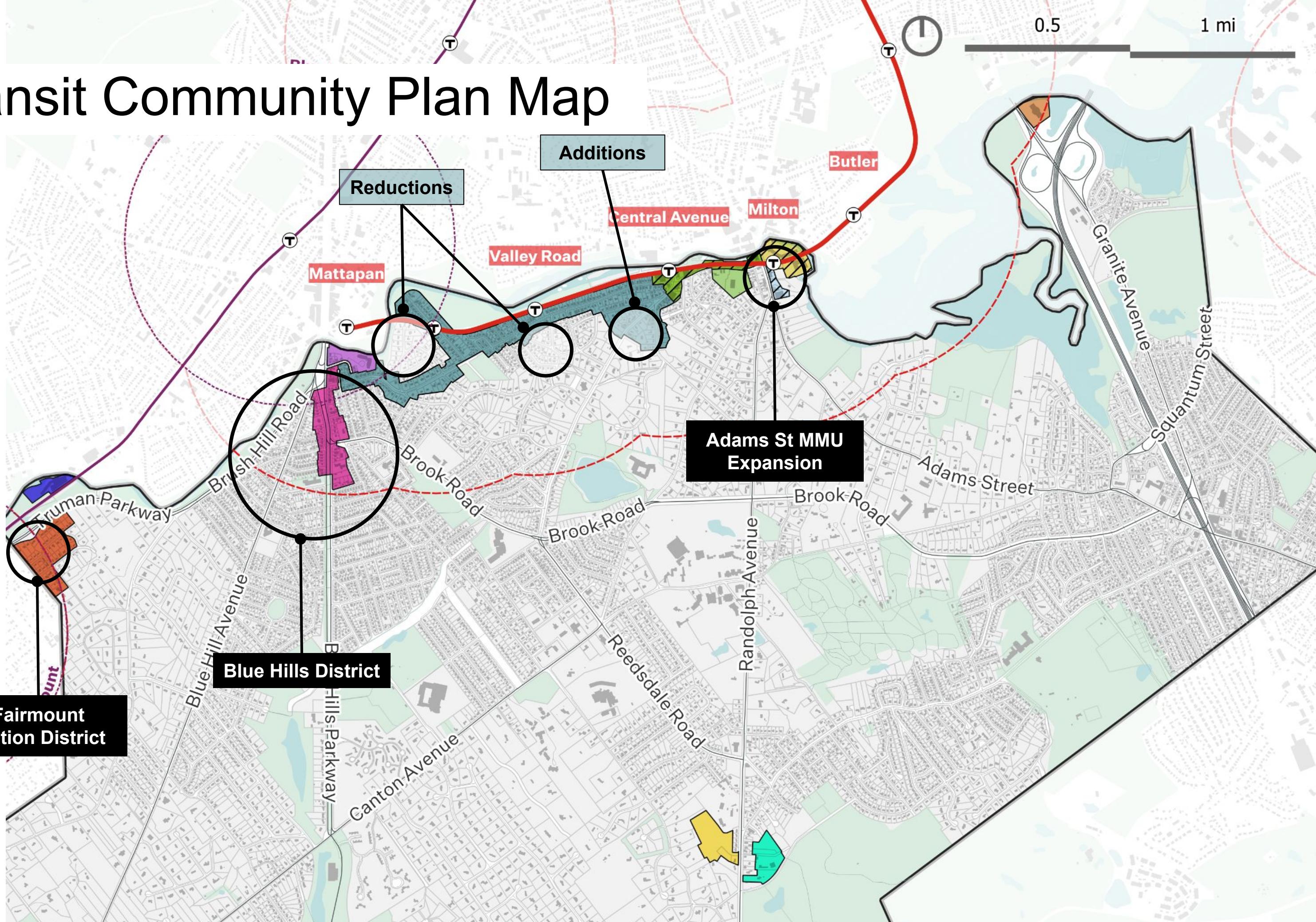
- Granite Ave North
- Paper Mill Site
- Milton Station
 - East (MMU)
 - West (MMU)
 - Adams (MMU)
 - Bridge
- Mattapan Station
- Eliot Street Corridor
 - (Tier 1, 2, 3 & Central Ave Expansion, Remove Eliot E&W)
- Blue Hills Parkway
- Fairmount Station Commuter Rail
- 711 Randolph Avenue
- Randolph Avenue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

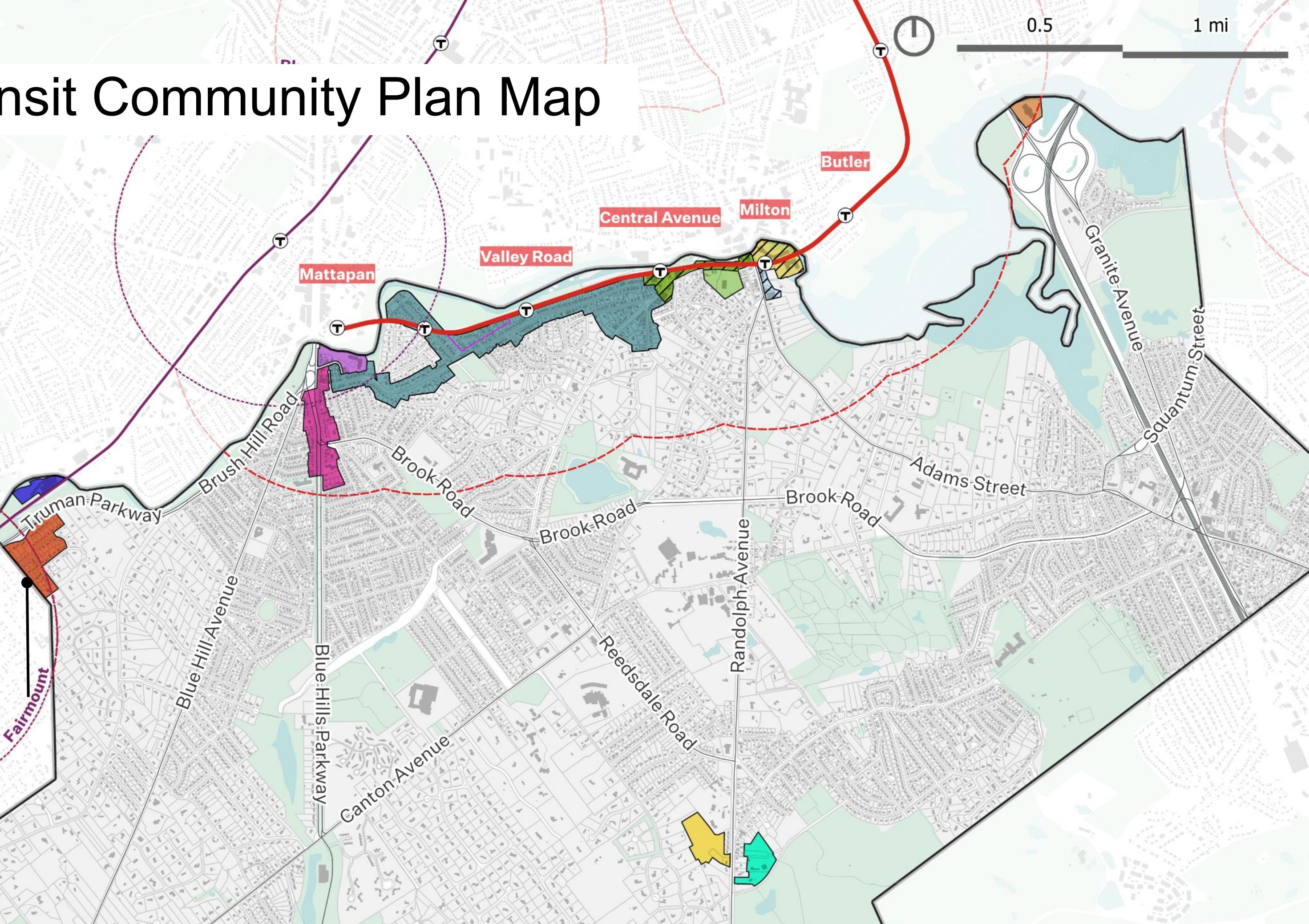
2025 Rapid Transit Community Plan Map

- 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)
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- 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	<i>not calculated</i>	<i>not calculated</i>	<i>not calculated</i>	80%	
COMPLIANCE TARGET								2,461	50	<i>n/a</i>	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

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	<i>not calculated</i>	<i>not calculated</i>	<i>not calculated</i>	80%
COMPLIANCE TARGET									2,461	50	<i>n/a</i>	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:
669

East Milton Total:
232

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	<i>not calculated</i>	<i>not calculated</i>	<i>not calculated</i>	79%	
COMPLIANCE TARGET								2,461	50	<i>n/a</i>	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

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	
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	
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	
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			n/a	n/a	1.5	2.5	40%	80	6.6	6.1	20.2				3A	
TOTAL			CALCULATED LIVE, VERIFICATION IN PROGRESS							2,479	132.1	127.0	15.0	not calculated	not calculated	not calculated
COMPLIANCE TARGET										2,461	50	n/a	15	50%	50%	50%
* 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: 673	East Milton Total: 340		

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

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	
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	
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	
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			n/a	n/a	1.5	2.5	40%	80	6.6	6.1	20.2					3A	
TOTAL			CALCULATED LIVE, VERIFICATION IN PROGRESS							2,464	132.1	127.0	15.0	<i>not calculated</i>	<i>not calculated</i>	<i>not calculated</i>	79%
COMPLIANCE TARGET										2,461	50	<i>n/a</i>	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

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 $\frac{1}{2}$ mile buffer of commuter rail stations.

Current Use

Of the 149 parcels, it is predominantly single family:

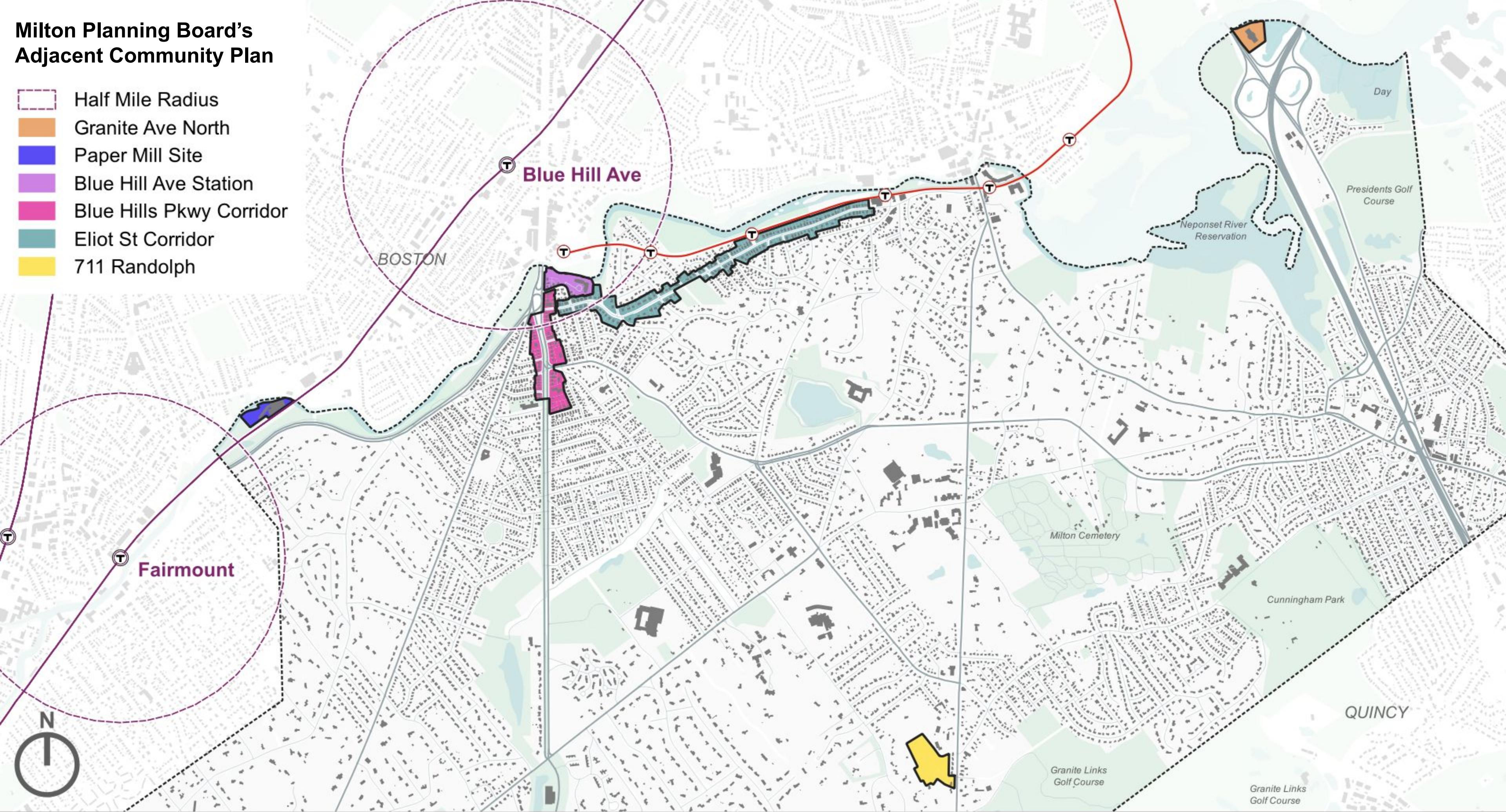
- 116 single family parcels
- 20 two-family parcels
- 13 other (residential condo, 8+ unit multifamily, DCR, vacant, institutional)

**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

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)	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	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	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!

