

MBTA Communities Compliance

Town of Milton

DRAFT Rapid Transit Community Plan
Materials for State Review
May 13, 2025

*Prepared by Utile under
the direction of the
Milton Planning Board*

Summary of Materials for Review

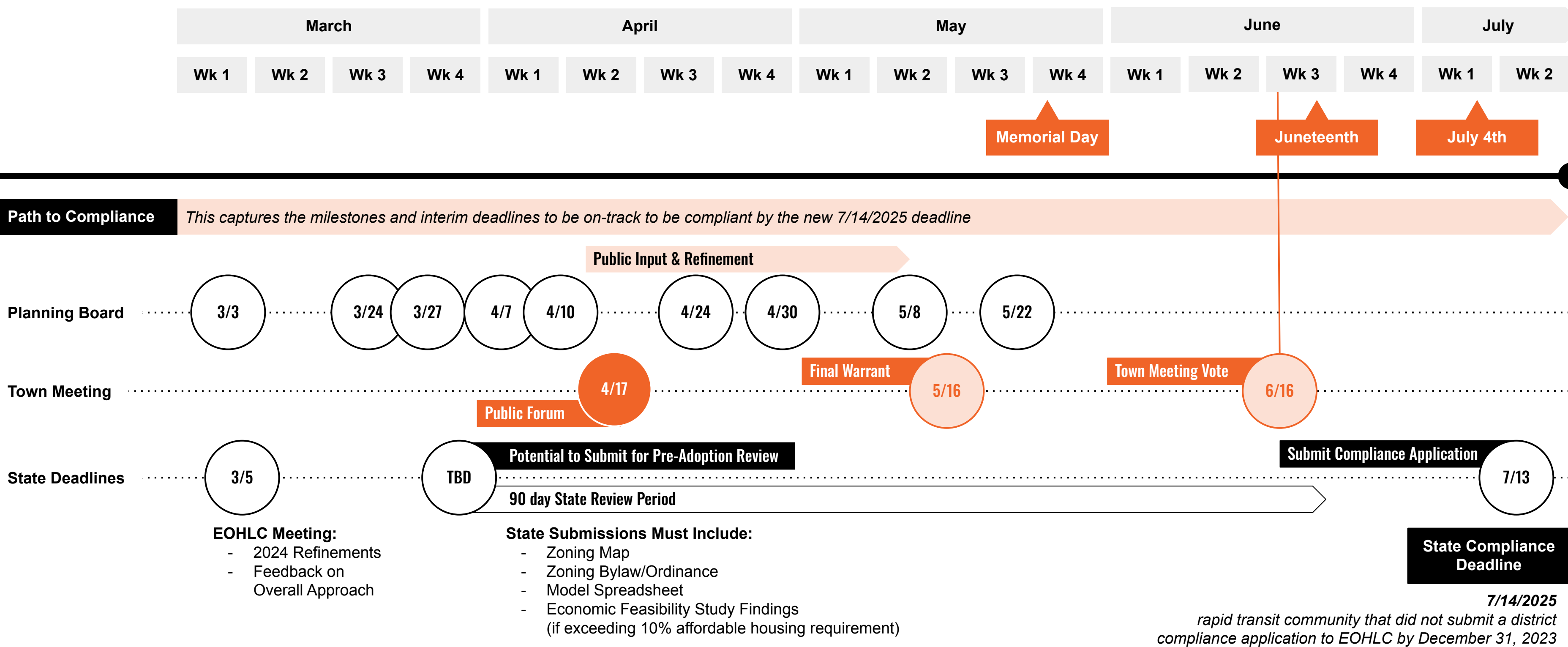
1. Timeline

2. Rapid Transit Community Plan

- a. Fairmount Station District Boundary Discussion
- b. Townwide Map & District Aerials
- c. Compliance Model Summary

Milton's Compliance Timeline

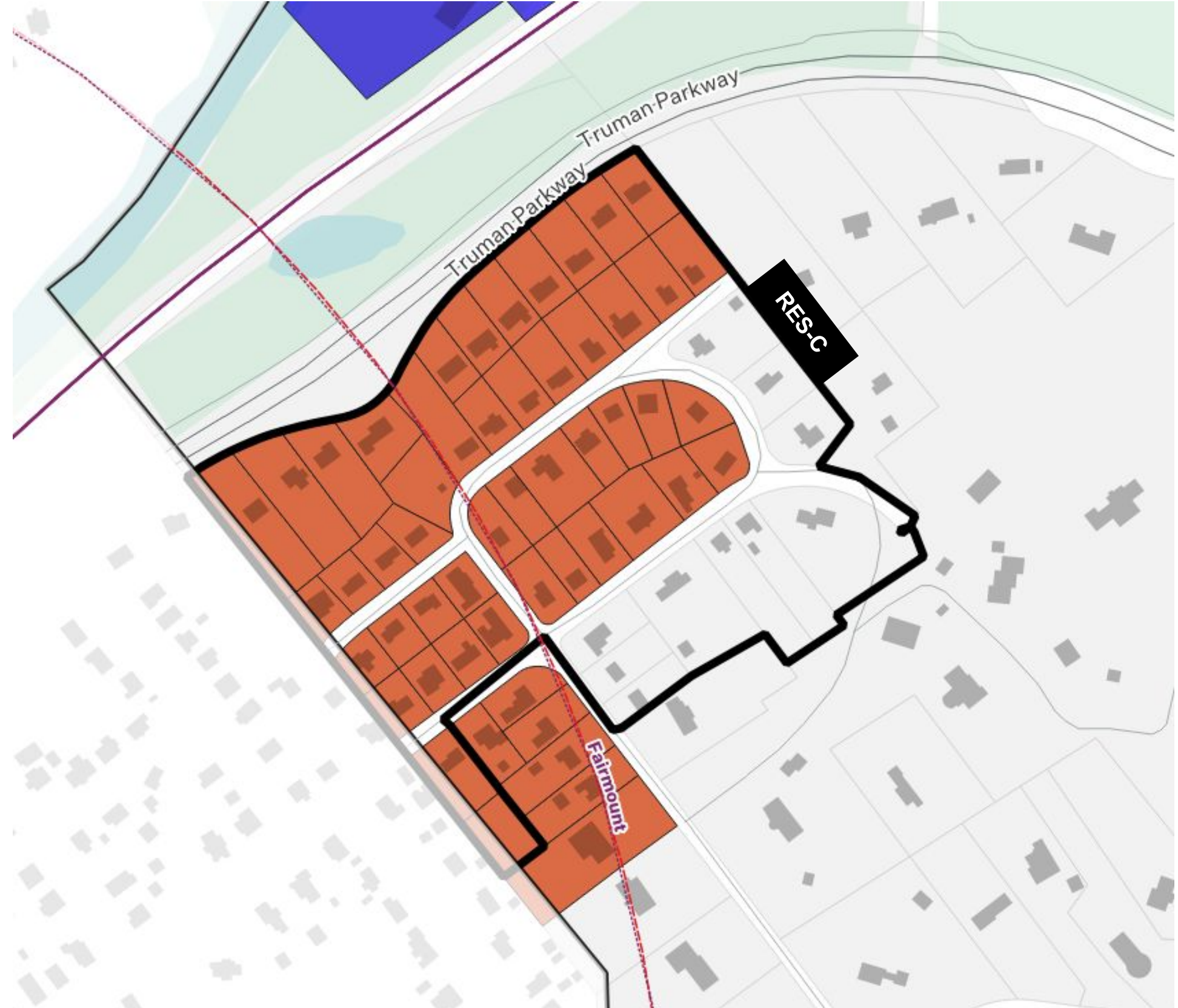
Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



Fairmount Station District

Proposed boundary modification to align with underlying Res-C district

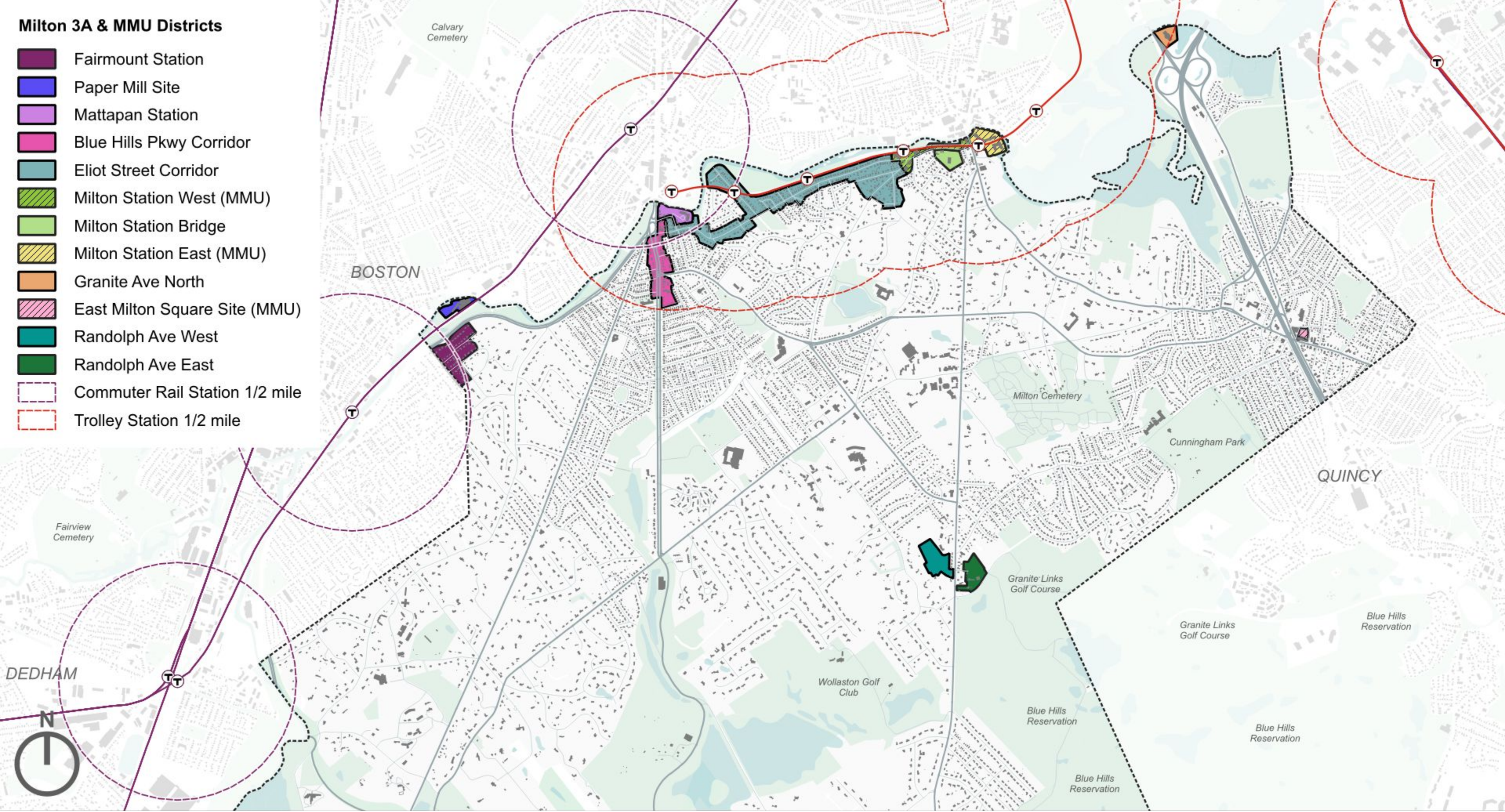
The boundary as shown in orange is the version included in the current townwide Rapid Transit Community Plan map and compliance modeling.



Townwide Map & District Aerials

Milton 3A & MMU Districts

- Fairmount Station
- Paper Mill Site
- Mattapan Station
- Blue Hills Pkwy Corridor
- Eliot Street Corridor
- Milton Station West (MMU)
- Milton Station Bridge
- Milton Station East (MMU)
- Granite Ave North
- East Milton Square Site (MMU)
- Randolph Ave West
- Randolph Ave East
- Commuter Rail Station 1/2 mile
- Trolley Station 1/2 mile



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.



Fairmount Station District

Density Denominator Deduction Layer

Fairmount Station
Commuter Rail Stop
0.5 Mile Radius

BOSTON

Truman Parkway
Truman Parkway

Beacon Street Circle

Beacon Street

Carlson Road

Beacon Street

Brush Hill Road

Valentine Road

Hollingsworth Road

Smith Road



Blue Hill Ave Station

Fully Within Trolley & Blue Hill Ave Commuter Rail Station Area

Note: the boundaries of this subdistrict are being further analyzed, and some portions may be shifted into the adjacent Blue Hills Parkway Corridor or Eliot Street Corridor subdistricts.

Density Denominator Deduction Layer

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Adjacency:
Blue Hills Pkwy
Corridor

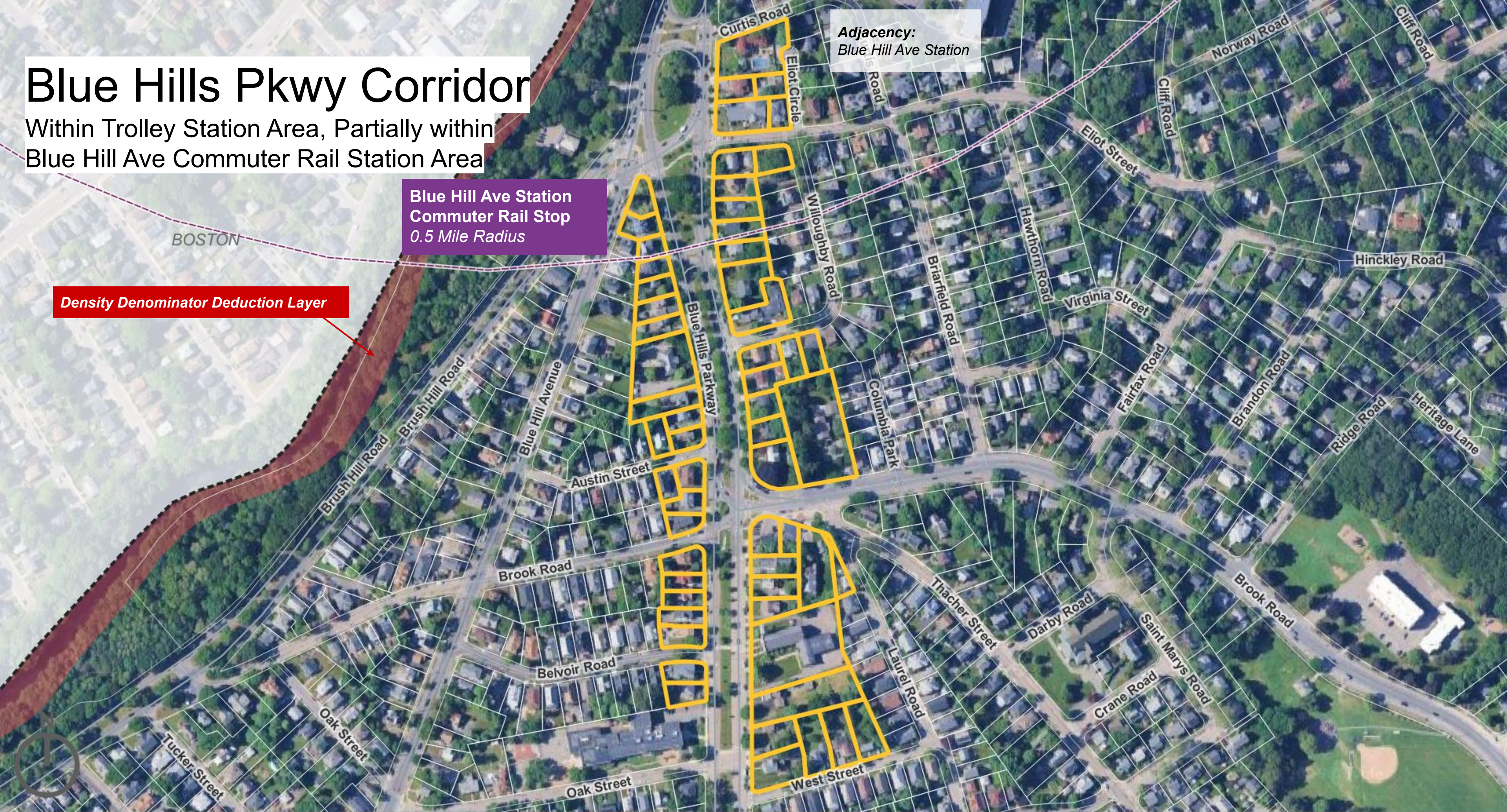
Blue Hills Pkwy Corridor

Within Trolley Station Area, Partially within
Blue Hill Ave Commuter Rail Station Area

Adjacency:
Blue Hill Ave Station

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Density Denominator Deduction Layer



Eliot Street Corridor

Within Trolley Station Area

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Adjacency:
Blue Hill Ave Station

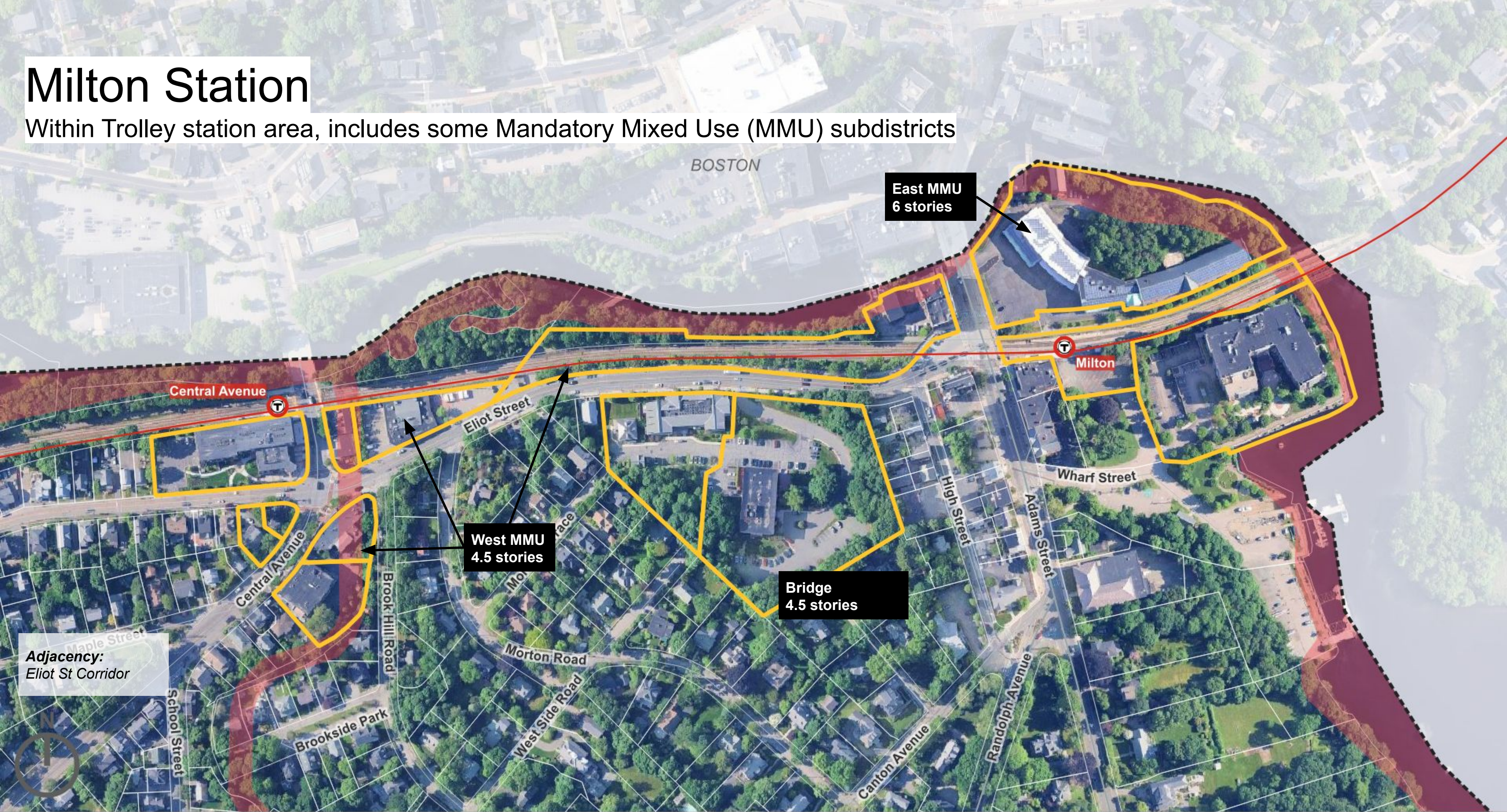
Adjacency:
Blue Hills Pkwy
Corridor

Density Denominator Deduction Layer

Milton Hill Historic District

Milton Station

Within Trolley station area, includes some Mandatory Mixed Use (MMU) subdistricts



Adjacency:
Eliot St Corridor

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.

Ashmont Station
Red Line Stop
0.5 Mile Radius

North
3.8 acres

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

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

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.



Randolph Ave East



Density Denominator Deduction Layer

Randolph Ave West

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

Combined Ownership

40B Proposal
40 units, ~1 acre

Rapid Transit Community Plan

	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	66	1.55	n/a	n/a	n/a	6	30%	251	3.8	2.8	89.6		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)	44	1	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
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
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
Eliot Street Corridor**	n/a	0.5**	3	6,000 sf**	1	2.5	40%	555	67.3	67.3	8.2	contributing	contributing	contributing	3A
Fairmount Station District**	n/a	0.5**	3	6,000 sf**	1	2.5	40%	159	15.7	15.7	11.8		contributing	contributing	3A
East Milton Sq Site (MMU)	120	2.75	n/a	n/a	n/a	4.5	10%	139	n/a	n/a	n/a				MMU
Randolph Ave West	16	0.4	n/a	n/a	1.5	2.5	40%	131	8.1	6.4	20.5				3A
Randolph Ave East	13	0.3	n/a	n/a	1.5	2.5	40%	82	6.6	6.1	13.4				3A
TOTAL								2,467	131.8	126.9	15.0	71%	80%	58%	79%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

Note: The first story of MMU districts are presumed to generate no residential units, so we need to build in one story in addition to the 3.5 residential floors required to reach the desired unit target for this district discussed at the prior Planning Board meeting.

* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required
** FAR scales down with each 2,000 sf lot size increment to align with a roughly 3,000 sf building envelope. Rules are: 8,000sf = 0.38 / 10,000sf = 0.3 / 12,000sf = 0.25 / 14,000sf = 0.21.

Fairmount Station
Area Total:
338

Blue Hills
Total:
362

Eliot St Corridor
Total:
555

Milton Village
Total:
609

East Milton
Total:
390

Randolph Ave
Total:
213

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	Min. Open Space	Max. Bldg Height (stories)	Max. Bldg Height (feet)					
Granite Ave North	30'	10'	20'	20'	30%	6	75'	n/a	66	1.55	n/a	n/a
Paper Mill Site	20'	10'	20'	30'	30%	6	75'	n/a	50	1.2	n/a	n/a
Milton Station East (MMU)	15'	5'	20'	30'	40%	6	75'	1	40	1.0	n/a	n/a
Milton Station West (MMU)	15'	5'	20'	30'	40%	4.5	65'	1	31	0.75	n/a	n/a
Milton Station Bridge	15'	5'	20'	30'	40%	4.5	65'	1	45	0.95	n/a	n/a
Mattapan Station	15'	5'	20'	30'	40%	6	75'	1	45	1.1	n/a	5,000 sf*
Blue Hills Pkwy Corridor	20'	5'	20'	20'	50%	2.5	35'	1	30	0.5	n/a	6,000 sf
Eliot Street Corridor**	15'	5'	20'	20'	40%	2.5	35'	1	n/a	0.5**	3	6,000 sf**
Fairmount Station District**	15'	5'	20'	20'	40%	2.5	35'	1	n/a	0.5**	3	6,000 sf**
East Milton Square Site	10'	5'	15'	20'	10%	4.5	65'	1	120	2.75	n/a	n/a
Randolph Ave West	30'	15'	30'	30'	40%	2.5	35'	1.5	16	0.4	n/a	n/a
Randolph Ave East	25'	12'	24'	30'	40%	2.5	35'	1.5	13	0.3	n/a	n/a

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

