

## Nicholas Milano

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**From:** Carlucci, Nathan (EOHLC) <Nathan.Carlucci@mass.gov>  
**Sent:** Thursday, May 29, 2025 3:50 PM  
**To:** Nicholas Milano  
**Cc:** Kluchman, Chris (EOHLC); Nadeau, Seth (EOHLC); Cheyenne Frazier; william.driscoll@masenate.gov; Richard.Wells@mahouse.gov; Brandy.FlukerOakley@mahouse.gov  
**Subject:** Milton - Determination of Interim Compliance with MBTA Communities Law/Section 3A

[External Email- Use Caution]

Dear Town Administrator Milano,

Congratulations! The Executive Office of Housing and Livable Communities approved the Action Plan submitted on 5/23/2025. Thank you for taking this step as outlined in table 3 in the MBTA Communities Regulations (760 CMR 72.00). The letter you submitted with the Action Plan referenced two different warrant articles for MBTA Communities zoning districts at Milton's June 16, 2025 town meeting. EOHLC's approval of this Action Plan is made pursuant to your commitment to take necessary actions to bring zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72.00 to town meeting prior to the district compliance deadline. With the approval of this Action Plan, Milton has achieved Interim Compliance with the law. This Interim Compliance is valid until the due date for District Compliance, which is July 14, 2025.

EOHLC appreciates submittal of the Action Plan describing Milton's planning efforts related to Section 3A District Compliance and wishes the Town the best in implementation of its components. If you have any questions regarding this determination, please contact me.

Best,

**Nathan Carlucci**  
**MBTA Communities Compliance Coordinator**  
Executive Office of Housing and Livable Communities  
Livable Communities Division  
nathan.carlucci@mass.gov

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TOWN ADMINISTRATOR  
NICHOLAS MILANO  
TEL 617-898-4845

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF MILTON  
OFFICE OF THE SELECT BOARD  
525 CANTON AVENUE, MILTON, MA 02186**

TEL 617-898-4843  
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SELECT BOARD

BENJAMIN D. ZOLL,  
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RICHARD G. WELLS, JR.,  
MEMBER

May 22, 2025

Secretary Ed Augustus  
Executive Office of Housing and Livable Communities  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Re: Town of Milton's 2025 Action Plan for MBTA Communities

Dear Secretary Augustus:

As the Town Administrator of the Town of Milton, it is my full intention to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of the Town Meeting in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025. The Town has scheduled a Special Town Meeting for Monday, June 16, 2025 to consider adoption of zoning related to the MBTA Communities Act.

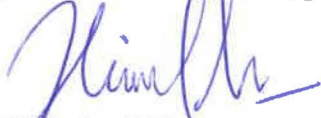
The Town currently has two articles on this warrant to establish multi-family overlay districts related to the MBTA Communities Act, one of which was submitted by the Planning Board and one of which was submitted by Citizen's Petition. In addition, the Planning Board has submitted a zoning bylaw amendment to this Town Meeting's warrant which would create a mixed use overlay district in East Milton Square, reflecting the Town's ongoing efforts to create new opportunities for residential development in Milton.

While we do have this Town Meeting scheduled, the Town requests that EOHLC delay the July 14, 2025 deadline for Towns to adopt compliant zoning in order to provide additional time for public outreach and planning work to develop a compliant district.

This year, the Town has held a February Special Town Meeting in February, its April Annual Town Election which included an operating override ballot question, and its May Annual Town Meeting. Throughout this time, the Planning Board has been engaged with its consultant Utile on developing MBTA Communities Act compliant subdistricts.

Changing the deadline for submitting a compliant district would enable additional work to be done and it would enable us to take this article up at a Fall Special Town Meeting. A change to this deadline would provide other communities the opportunity take advantage of their fall town meeting cycle as well.

Thank you for your consideration of this request. If you have any questions or need any additional information, please do not hesitate to contact me.

A handwritten signature in blue ink, appearing to read 'Nicholas Milano', with a stylized flourish at the end.

**Nicholas Milano**  
**Town Administrator**

## 2025 Action Plan for MBTA Communities

<b>Description Area</b>	<p>Please read the Section 3A Regulations before attempting to complete this form. This form must be submitted by Rapid Transit Communities that did not submit a district compliance application by December 31, 2023, and by Commuter Rail or Adjacent Communities that did not submit a district compliance application by December 31, 2024. Adjacent Small Towns, and communities that submitted district compliance applications by the applicable date do not need to submit a new Action Plan. This form must be submitted by a municipal official with authority to act on behalf of the municipality, and it must be accompanied by a signed statement on municipal letterhead including the following language: "It is the full intention of the [Town Administrator/Town Manager/Mayor] &amp;nbsp;to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&amp;nbsp;</p>
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### Section 1: Identification

<b>Description Area</b>	<p>The Section 3A regulations establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, &amp;nbsp;and developable land. &amp;nbsp;This section of the Action Plan helps to identify the transit stations that determined each community's category. &amp;nbsp;The MBTA Community Categories and Requirements sheet lists each municipality's community category, minimum multi-family unit capacity, and other requirements.&amp;nbsp;</p>
<b>1.1 MBTA Community Name</b>	Milton
<b>1.2. Community Category</b>	Rapid transit community
<b>1.3. Multifamily Unit Capacity Requirement</b>	2461
<b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b>	Yes

<b>1.4a. Please list MBTA rapid transit stations that are located within this municipality's boundaries</b>	Milton, Central Avenue, Valley Road, Capen Street (all Mattapan Trolley line)
<b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b>	No
<b>1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?</b>	Yes
<b>Description Area</b>	Stations that are located outside of municipal boundaries but that have "developable station area" within the boundaries might affect district location criteria, as further described in Section 8 of the regulations. Please refer to the regulations for definitions of "transit station area", "developable station area", and "developable land".
<b>1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.</b>	Mattapan, Fairmount, Blue Hill Ave
<b>1.7. Please provide the name of the person filling out this form</b>	Nicholas Milano
<b>1.7a. Title</b>	Town Administrator
<b>1.7b. Email Address</b>	nmilano@townofmilton.org
<b>1.7c. Phone Number</b>	(617) 898-4845
<b>1.8 Please provide the name of the municipal CEO</b>	Nicholas Milano
<b>1.8b Mailing address of municipal CEO</b>	Milton Town Hall 525 Canton Ave Milton, MA 02186
<b>1.8c Email address of municipal CEO</b>	nmilano@townofmilton.org
<b>1.9. Please briefly describe other members of the core team developing the multi-family zoning district.</b>	Planning Board, Town Administrator, Assistant Director of Planning and Community Development, and Utile. Note - the multi-family zoning district that is being going to Town Meeting was submitted by Citizen's Petition.

## Section 2: Housing Overview

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**2.1. To the best of your knowledge, does this municipality have any existing zoning districts that allow multi-family housing as of right, at at least 15 units per acre as measured in gross density?**

No

**2.2. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?**

Yes

**2.2a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.**

The Town's Housing Production Plan expired in January 2025, but the Town had made progress on achieving some of the goals set out in the HPP, including adopting CPA, several Planned Unit Development rezonings, Milton Village mixed use overlay, and several comprehensive permit projects. In recent years, the Town has approved more than 650 multi-family units, which includes 40B's, planned unit developments, and special permit projects. In 2020, the Milton Village Mixed Use Overlay was approved by Town Meeting and the Planning Board has submitted a new East Milton Mixed Use Overlay District to the June 16, 2025 Town Meeting for approval which would allow mixed use development in the East Milton Square business district.

**2.3. Is this municipality currently working on any other planning for housing?**

No

**2.4. Has this municipality's legislative ever voted on whether to adopt a zoning district intended to comply with Section 3A?**

Yes

**2.5. Has this municipality received state funding or consultant assistance from Massachusetts Housing Partnership (MHP) for technical assistance to support compliance with Section 3A?**

Yes

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## Section 3: Preliminary Zoning Strategies

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**3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)**

c. A new 40R or other overlay zoning district

**3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).**

The district map and locations are attached, reflecting work prepared by Utile for presentation to the Planning Board. This map and the parameters have been submitted

**File**

<https://www.formstack.com/admin/download/file/18039801872>

**3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?**

Non-housing priorities include:

- Mixed-use development: Portions of our potential district are in existing business districts, and other portions are in areas of town that have few commercial amenities. The Town has struggled with the limitations on mandatory mixed use in the regulations because locations for potential future growth are locations in town where we want to preserve commercial uses.
  - Affordability
  - Pedestrian and bicycle connections to transit
  - Transportation connections in portions of the district not in the transit area to prevent added congestion throughout Milton
  - Street tree canopy
  - Impact of rezoning on municipal services, including police, fire, schools, and infrastructure
  - Preservation of existing open space and creation of new open space in the district
  - The Town has concerns about the capacity of the Mattapan trolley and its ability to absorb new riders and achieve the goal of taking cars off the road. The Town is also concerned about the Commonwealth's commitment to implementing the Mattapan Trolley Transformation Project. Those improvements will be crucial to ensuring the trolley is able to support the potential new density that a 3A district will create. While the MBTA has made periodic announcements about this project, there is no indication that it continues to move forward in any capacity.
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Section 4: Action Plan Timeline

**Description Area** This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. &nbsp;Additional space is provided for any other tasks that a community wishes to list. EOHLC will review proposed timelines for feasibility before approving an Action Plan.&nbsp;Public outreachDeveloping zoning&nbsp;Applying EOHLC's compliance model to test for density and unit capacityHolding planning board hearings&nbsp;Holding legislative sessions and adopt compliant zoning&nbsp;Submit District Compliance application to EOHLC

<b>Description Area</b>	Task
<b>Description Area</b>	Start
<b>Description Area</b>	Finish
<b>Short Answer</b>	Public Outreach
	May 23, 2024
	May 08, 2025
<b>Short Answer</b>	Developing Zoning
	May 23, 2024
	May 08, 2025
<b>Short Answer</b>	Applying EOHLC's compliance model to test for density and unit capacity
	May 23, 2024
	May 08, 2025
<b>Short Answer</b>	Planning Board hearings
	Jun 12, 2025
	Jun 12, 2025
<b>Short Answer</b>	Town Meeting
	Jun 16, 2025



Jun 16, 2025

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**Short Answer**

District Compliance Submission

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Jun 17, 2025

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Jun 17, 2025

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## **Section 5: Signatures, Certifications, and Attestations**

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**Description Area**

Please attach a signed statement on municipal letterhead, including the following language: "I certify that it is my full intention as [title of official] of [municipality] to take necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of [municipality's legislative body] in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than Jul 14, 2025" For Towns: The statement must be signed by the Town Manager/Administrator For Cities: The statement must be signed by the Mayor&nbsp;

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<https://www.formstack.com/admin/download/file/18039801897>

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