

MBTA COMMUNITIES

Adjacent Community Plan (10%)



Purpose and Goals

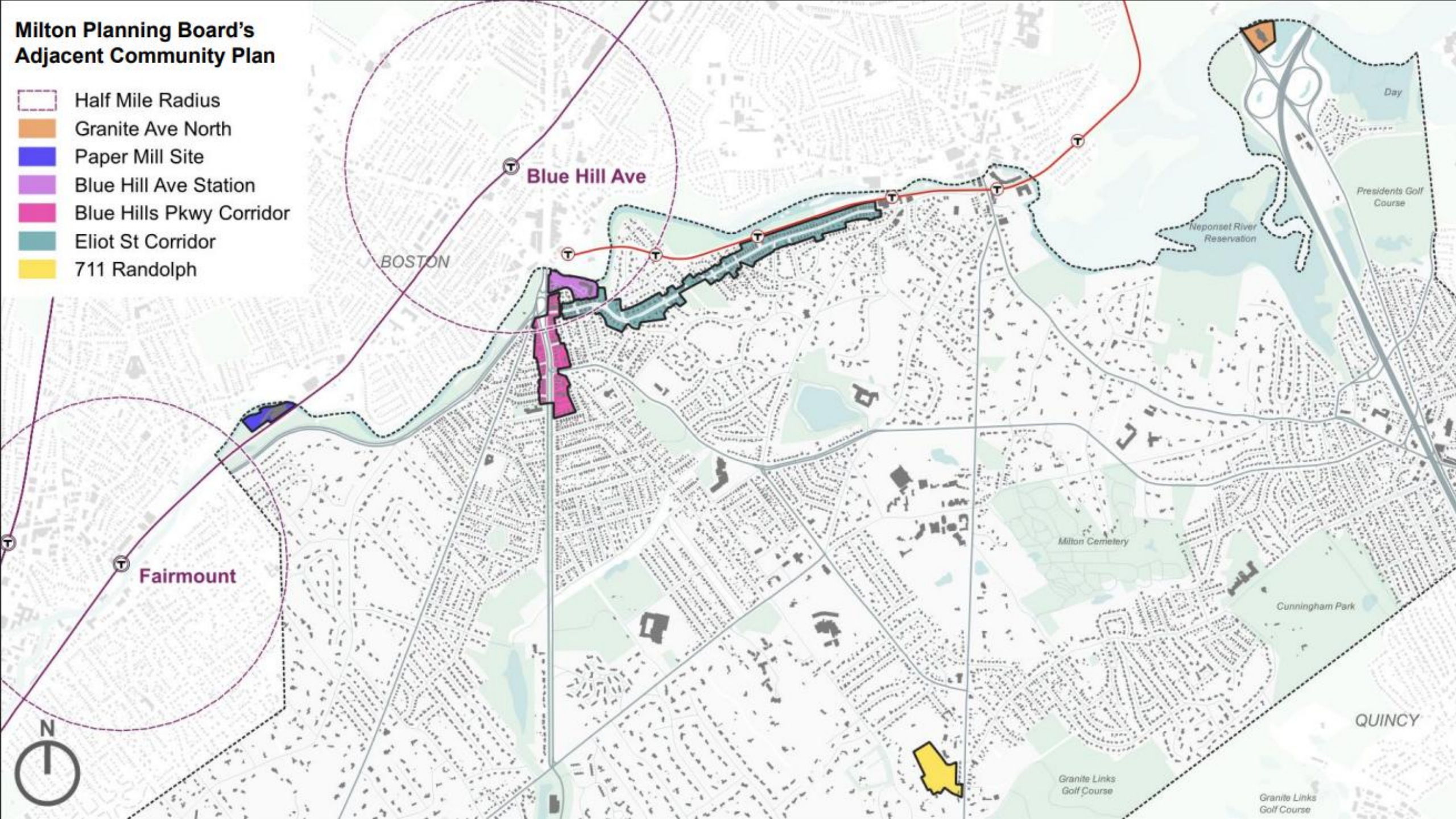
The purpose of the MBTA Communities Multi-family Overlay District (“MCMOD”) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Meet local housing needs along the full range of incomes, promoting social and economic diversity and the stability of individuals and families living in Milton.
2. Ensure that new multi-family housing creation is harmonious with the existing community.
Provide a wide range of housing alternatives to meet Milton’s diverse housing needs.
3. Promote smart growth development by siting multi-family housing adjacent to transit or in areas where existing commercial and civic amenities and infrastructure already exist.
4. Increase the municipal tax base through private investment in new residential development

PLANNING BOARD'S ADJACENT COMMUNITY ZONING MAP

**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



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

PLANNING BOARD'S ADJACENT COMMUNITY COMPLIANCE SUMMARY

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%	183	3.8	2.8	65.0		n/a	n/a	3A
Paper Mill Site	50	1.2	n/a	n/a	n/a	6	30%	179	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	0.42	3	7,000 sf	1	2.5	40%	81	16.9	16.9	4.8	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.38	3	8,000 sf	1	2.5	40%	42	3.8	3.8	11.3	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.3	3	10,000 sf	1	2.5	40%	45	4.8	4.8	9.3	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 4	n/a	0.25	3	12,000 sf	1	2.5	40%	18	2.2	2.2	8.2	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 5	n/a	0.21	3	14,000 sf	1	2.5	40%	36	6.6	6.6	5.4	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)

DIMENSIONAL STANDARDS AND MAPS BY DISTRICT

GRANITE AVE

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



GRANITE AVE

LOT SIZE

minimum (Square Feet)

None

HEIGHT

stories (maximum)

6

feet (maximum)

75

MAXIMUM OPEN SPACE

30%

MAXIMUM UNITS PER ACRE

48

MINIMUM FRONTAGE (ft)

none

FRONT YARD SETBACK (ft)

30 ft

SIDE YARD SETBACK

Minimum side setback (ft)

10

Minimum sum of both side setbacks (ft)

20

REAR YARD SETBACK

(ft)

20

Maximum Floor Area Ratio (FAR)

1.1

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



PAPER MILL SITE

LOT SIZE

minimum (Square Feet)

None

HEIGHT

stories (maximum)

6

feet (maximum)

75

MAXIMUM OPEN SPACE

30%

MAXIMUM UNITS PER ACRE

48

MINIMUM FRONTAGE (ft)

none

FRONT YARD SETBACK (ft)

20 ft

SIDE YARD SETBACK

Minimum side setback (ft)

10

Minimum sum of both side setbacks (ft)

20

REAR YARD SETBACK

(ft)

30

Maximum Floor Area Ratio (FAR)

1.1

Blue Hill Ave Station

Fully Within 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.

BOSTON

Density Denominator Deduction Layer

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Adjacency:
Blue Hills Pkwy
Corridor

BLUE HILL AVE STATION

LOT SIZE

minimum (Square Feet)	5,000
lot area per additional unit (square feet)	1,000

HEIGHT

stories (maximum)	6
feet (maximum)	75

MAXIMUM OPEN SPACE

40%

MAXIMUM UNITS PER ACRE

45

MINIMUM FRONTAGE (ft)

none

FRONT YARD SETBACK (ft)

15 ft

SIDE YARD SETBACK

Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20

REAR YARD SETBACK

(ft)	30
Maximum Floor Area Ratio (FAR)	1.1

Blue Hills Pkwy Corridor

Partially within Blue Hill Ave Commuter Rail Station Area

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Density Denominator Deduction Layer

Adjacency:
Blue Hill Ave Station



BLUE HILLS PARKWAY CORRIDOR

LOT SIZE

minimum (Square Feet) 7,000

HEIGHT

stories (maximum) 2.5
feet (maximum) 35

MAXIMUM OPEN SPACE 50%

MAXIMUM UNITS PER ACRE 30

MINIMUM FRONTAGE (ft) 50 ft

FRONT YARD SETBACK (ft) 20 ft

SIDE YARD SETBACK

Minimum side setback (ft) 5
Minimum sum of both side setbacks (ft) 20

REAR YARD SETBACK

(ft) 20
Maximum Floor Area Ratio (FAR) 0.5

Eliot Street Corridor

Blue Hill Ave Station
Commuter Rail Stop
0.5 Mile Radius

Adjacency:
Blue Hill Ave Station

Density Denominator Deduction Layer

Milton Hill Historic District

Adjacency:
Blue Hills Pkwy
Corridor

ELIOT STREET CORRIDOR

LOT SIZE

minimum (Square Feet) 7,000

HEIGHT

stories (maximum) 2.5

feet (maximum) 35

MAXIMUM OPEN SPACE

40%

MAXIMUM UNITS PER LOT

3 units on
lots 7,000 sq
or more

MINIMUM FRONTAGE (ft)

50 ft

FRONT YARD SETBACK (ft)

15 ft

SIDE YARD SETBACK

Minimum side setback (ft) 5

Minimum sum of both side setbacks (ft) 20

REAR YARD SETBACK

(ft) 20

MAXIMUM FLOOR AREA RATIO (FAR)

Lots 6,000 to 7,9000 square feet 0.50

Lots 8,000 to 9,999 square feet 0.38

Lots 10,000 to 11,999 square feet 0.30

Lots 12,000 to 13,999 square feet 0.25

Lots 14,000 square feet or more 0.21

711 Randolph Ave



Adjacency:
Randolph Ave &
Access Rd

711 RANDOLPH AVE

LOT SIZE

minimum (Square Feet)

none

HEIGHT

stories (maximum)

2.5

feet (maximum)

35

MAXIMUM OPEN SPACE

40%

MAXIMUM UNITS PER ACRE

12

MINIMUM FRONTAGE (ft)

50 ft

FRONT YARD SETBACK (ft)

30 ft

SIDE YARD SETBACK

Minimum side setback (ft)

15

Minimum sum of both side setbacks (ft)

30

REAR YARD SETBACK

(ft)

30

Maximum Floor Area Ratio (FAR)

0.7

Thank you

Meredith Hall, Chair

Cheryl Tougias, Secretary

Jim Davis

Sean Fahy

Maggie Oldfield