

# Article 6 Orientation

Town of Milton Special Town Meeting

MBTA Communities Compliance  
Rapid Transit (25%) Community Plan  
June 16, 2025

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



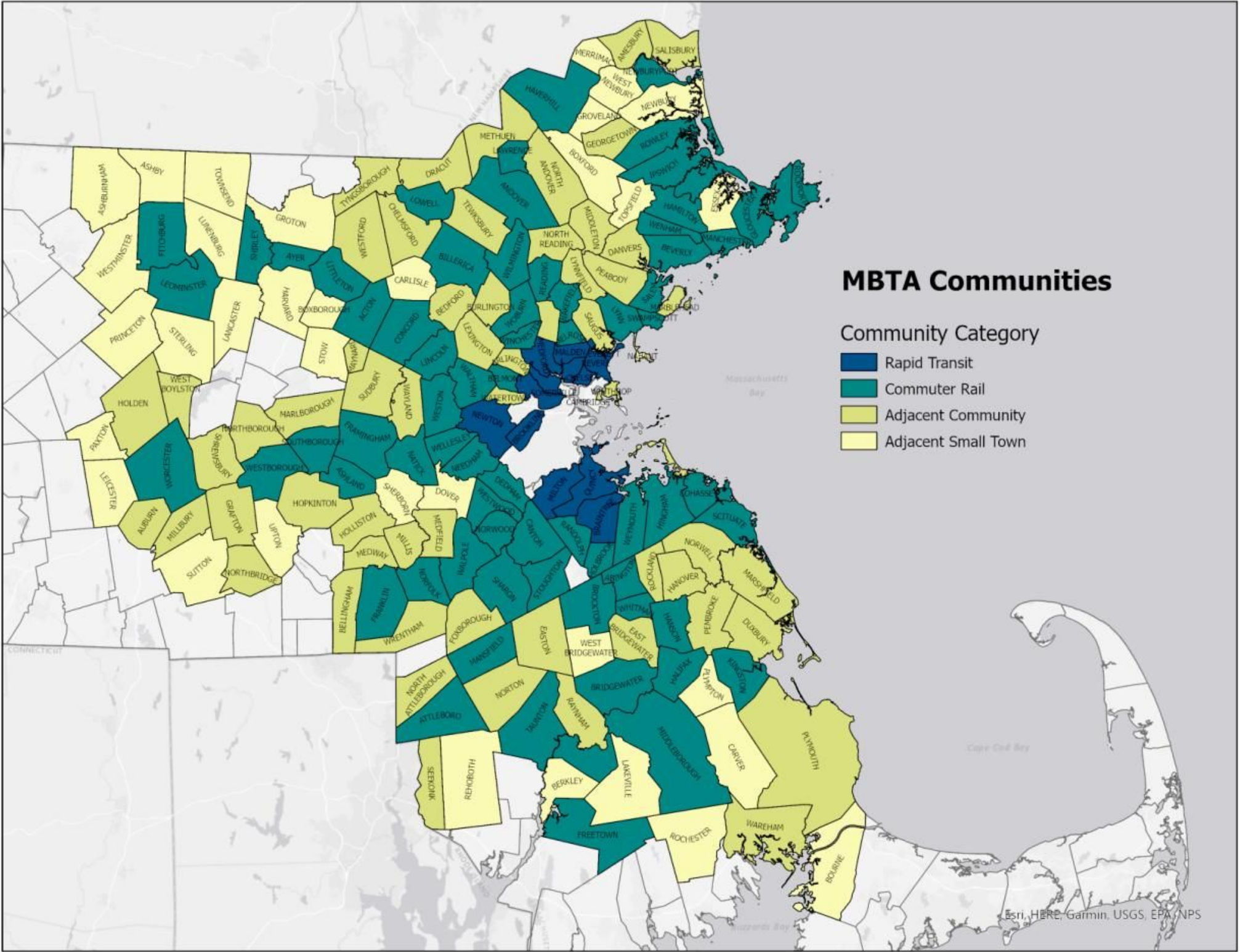
# What the MBTA Communities (Section 3A) Law Requires

Section 3A requires all communities with MBTA public transit access to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- **Dense:** Minimum gross density of 15 units per acre.  
*Note: individual subdistricts can have a gross density under 15 units per acre as long as the all subdistricts together achieve the 15 units per acre minimum.*
- **Transit-Oriented:** Located not more than a half mile from a commuter rail station, subway station, ferry terminal or bus station, if applicable.  
*Note: the percentage of land area and unit capacity that has to be within the station area varies by community according to the acres of developable land within the station area. Adjacent Communities and Adjacent Small Towns are exempt from this requirement.*
- **Flexible:** No restrictions on age, number of bedrooms, or occupants, and suitable for families with children.

## How is “reasonable size” defined?

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units	Min. Land Area
Rapid Transit Community	25%*	Whichever is less: 50 acres, or 1.5% of the developable land
Commuter Rail Community	15%*	
Adjacent Community	10%*	
Adjacent Small Town	5%*	n/a



\* See the State’s website for more detailed guidance on calculation method:  
<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities#what-is-the-law>

# Milton's Compliance Targets

## District Size & Location

At least **50 acres** (can be split across multiple sub-districts)

At least 50% of district area must be:

- in one contiguous area
- within ½ mile of Transit Stations

## District Unit Capacity & Density

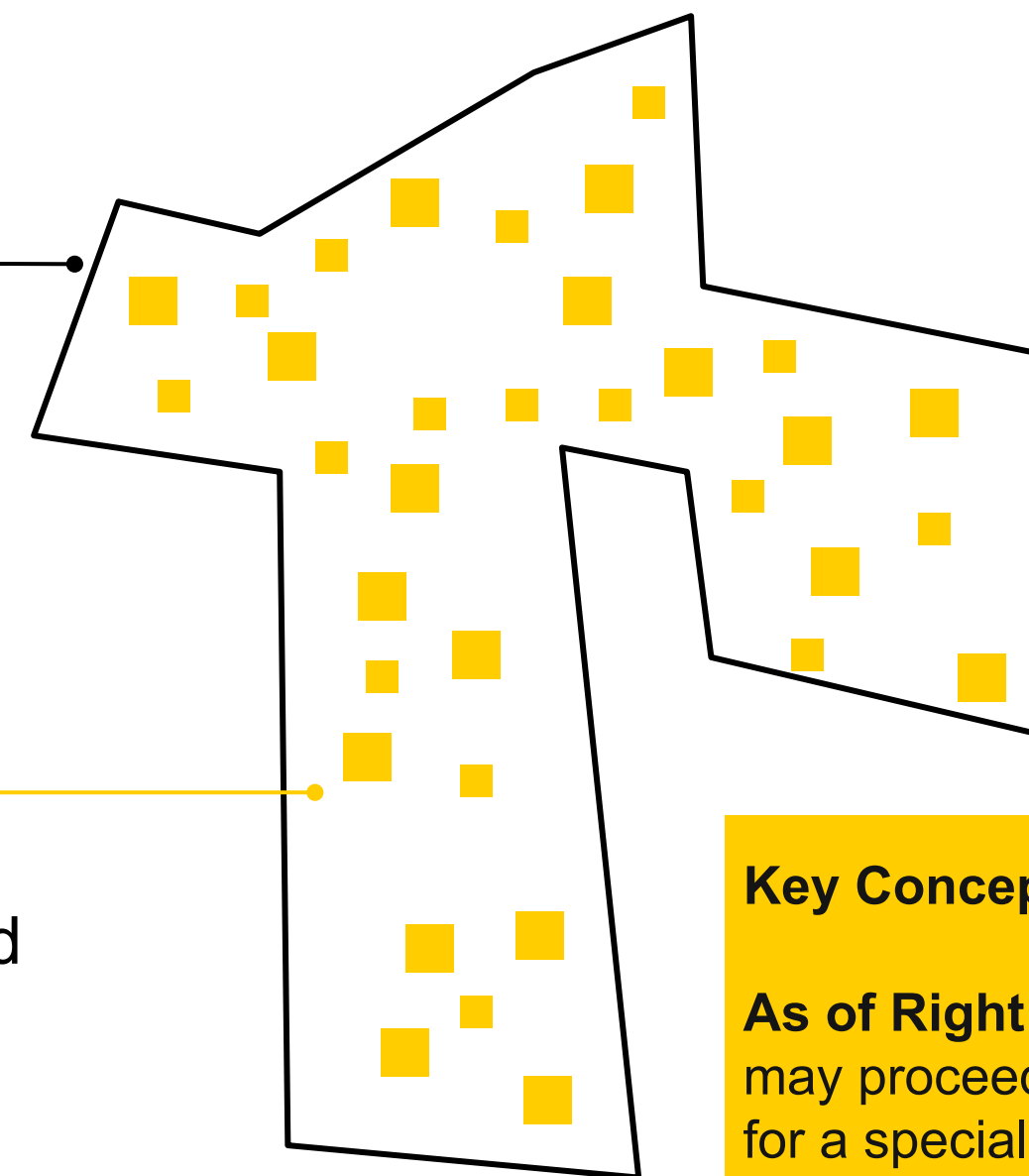
At least **2,461 units** of zoned multi-family unit capacity as measured by the State's Compliance Model Spreadsheet.

- Up to 25% of Milton's minimum multi-family unit capacity requirement can come from a Mandatory Mixed-Use (MMU) zoning district that requires a ground floor non-residential component. All other requirements must be met without consideration of MMU area or density.
- NOTE: this is a theoretical zoned capacity using the State calculation method. This is not a requirement to build a certain number of units, and has no relationship to existing units.

At least **15 units per acre** (average across all subdistricts)

Unit per acre calculations

- Include Gross area (streets and other public areas) - not just parcels
- Exclude wetlands and similar non-developable land



## Key Concepts / Definitions

**As of Right** means development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. It is still subject to Site Plan Review and Environmental Permitting.

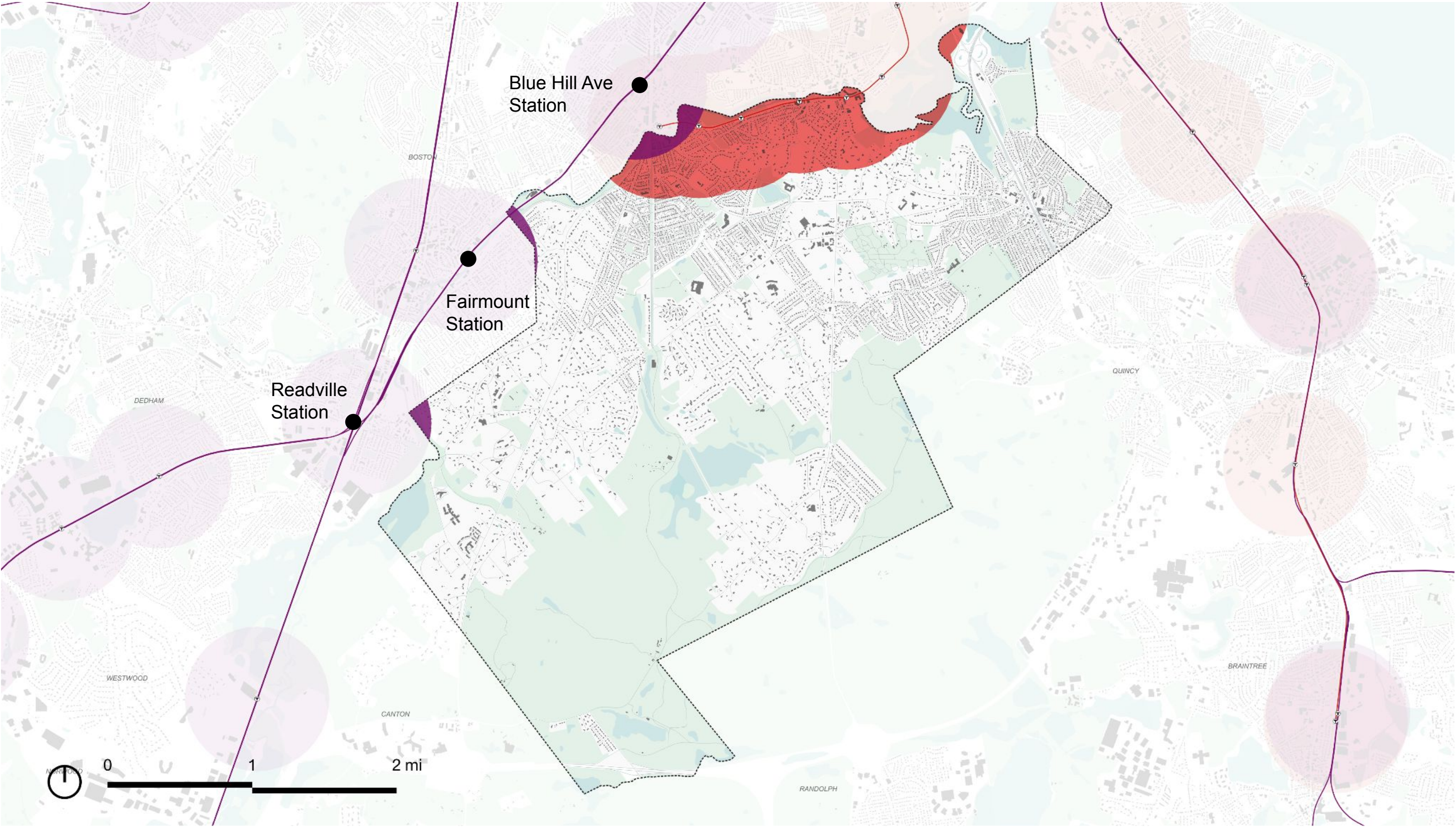
**Multi-family Housing** is either:

- **1 building** with **3+ units**, or
- **2+ buildings** on the same lot, **each with 2+ units**



# Milton Transit Station Area

## Commuter Rail and Mattapan Trolley Station Area Count



**Transit Station Area** means the land area within a half mile of a “Transit Station”, which is defined as a Massachusetts Bay Transportation Authority (MBTA) Subway station, Commuter rail station, Ferry terminal or Bus station.

A Rapid transit community with Transit station area around a Subway station in one part of town, and Transit station area around a Commuter rail station in another part of town, may locate its Multi-family zoning district in either or both Transit station areas.



# Townwide Map & Sub-District Aerials

## Key Concepts:

- Density Denominator Deduction Area is an area that is not considered developable and therefore does not get factored into the density calculation for compliance.

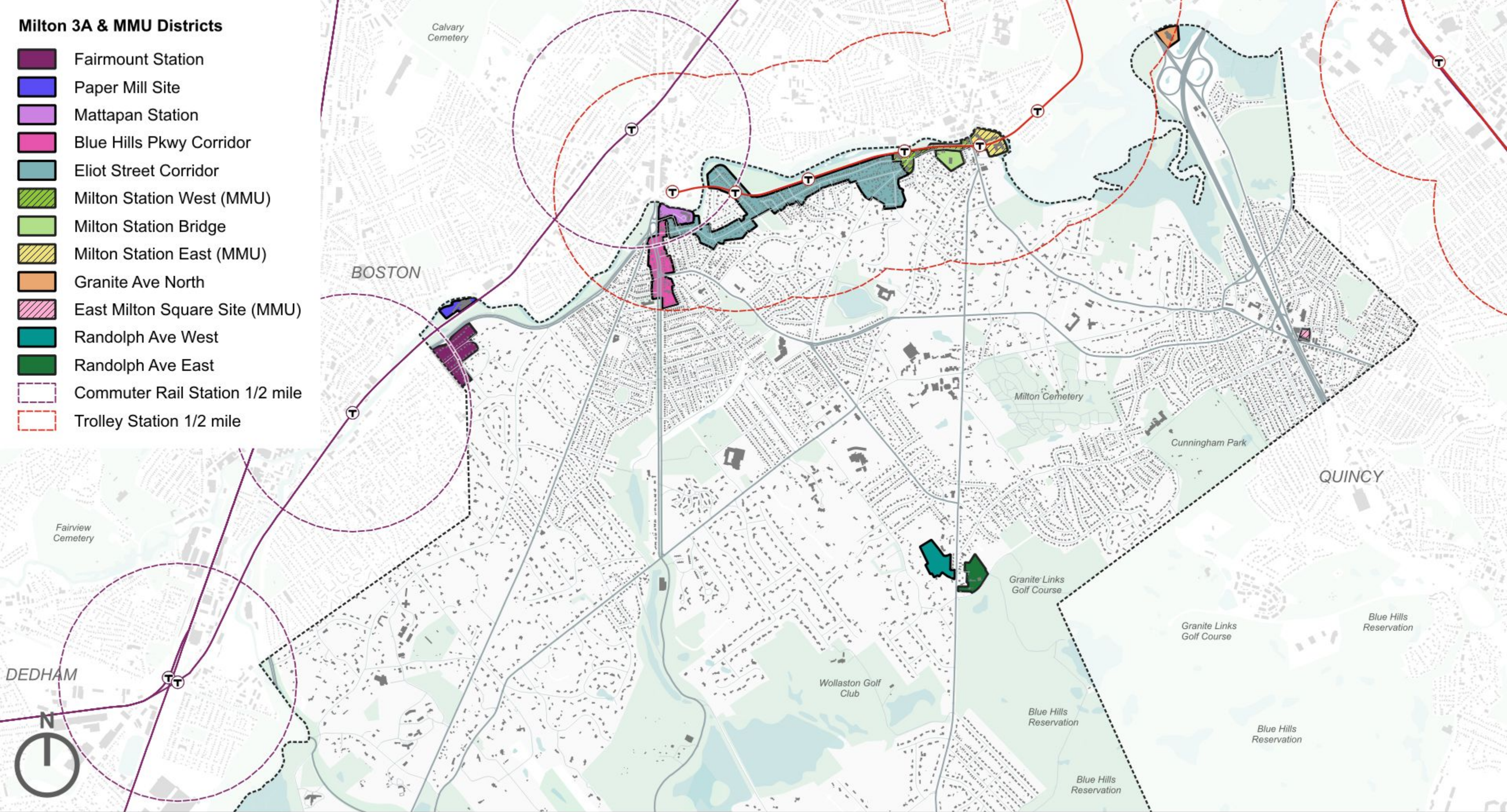
*Density Denominator Deduction Layer*

*Will be pointed out this way*



**Milton 3A & MMU Districts**

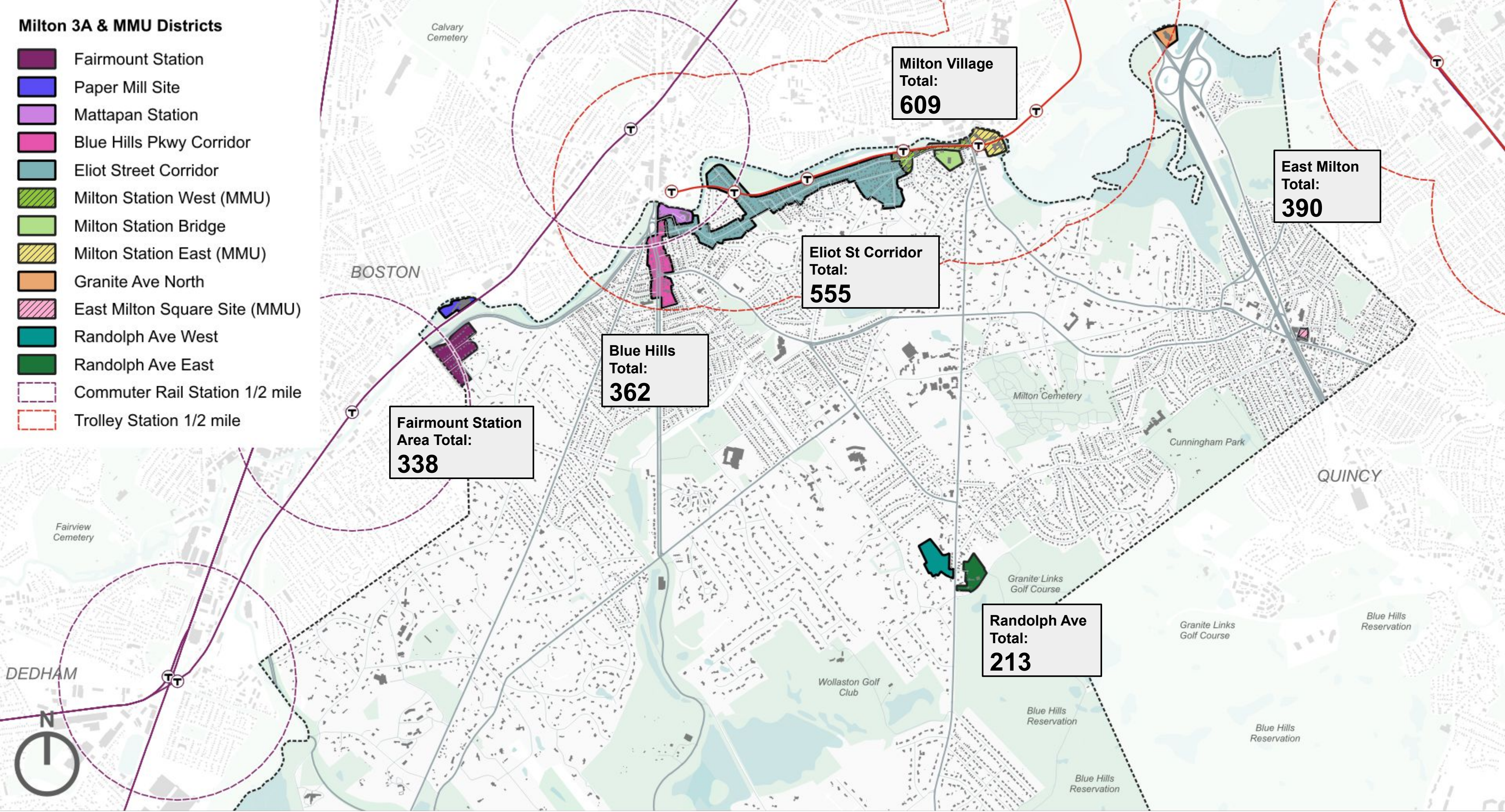
-  Fairmount Station
-  Paper Mill Site
-  Mattapan Station
-  Blue Hills Pkwy Corridor
-  Eliot Street Corridor
-  Milton Station West (MMU)
-  Milton Station Bridge
-  Milton Station East (MMU)
-  Granite Ave North
-  East Milton Square Site (MMU)
-  Randolph Ave West
-  Randolph Ave East
-  Commuter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





**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
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-  Commuter Rail Station 1/2 mile
-  Trolley Station 1/2 mile





# Paper Mill Site

**Fairmount Station**  
**Area Total:**  
**338**

Sub-Districts:  
Paper Mill Site  
Fairmount Station

Density Denominator Deduction Layer

Fairmount Station  
Commuter Rail Stop  
0.5 Mile Radius

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	3.5 acres
Developable Area	2.7 acres
Zoned Multi-family Unit Capacity	179 units
Max Height	6 stories





# Fairmount Station District

**Fairmount Station**  
**Area Total:**  
**338**

Sub-Districts:  
Paper Mill Site  
Fairmount Station

Density Denominator Deduction Layer

Fairmount Station  
Commuter Rail Stop  
0.5 Mile Radius

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	15.7 acres
Developable Area	15.7 acres
Zoned Multi-family Unit Capacity	159 units
Max Height	2.5 stories



# Mattapan Station

Fully Within Trolley & Blue Hill Ave Commuter Rail Station Area

Blue Hills  
Total:  
**362**

Sub-Districts:  
Mattapan Station  
Blue Hills Pkwy  
Corr.

Density Denominator Deduction Layer

Blue Hill Ave Station  
Commuter Rail Stop  
0.5 Mile Radius

Adjacency:  
Blue Hills Pkwy  
Corridor

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	5.1 acres
Developable Area	4.4 acres
Zoned Multi-family Unit Capacity	183 units
Max Height	6 stories



# Blue Hills Pkwy Corridor

Within Trolley Station Area, 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:  
Mattapan Station

**Blue Hills**  
**Total:**  
**362**

Sub-Districts:  
Mattapan Station  
Blue Hills Pkwy  
Corr.

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	16.6 acres
Developable Area	16.6 acres
Zoned Multi-family Unit Capacity	179 units
Max Height	2.5 stories



# Eliot Street Corridor

Within Trolley Station Area

Eliot St Corridor  
Total:  
**555**

Sub-Districts:  
Eliot St Corr.

Blue Hill Ave Station  
Commuter Rail Stop  
0.5 Mile Radius

Adjacency:  
Mattapan Station

Density Denominator Deduction Layer

Milton Hill Historic District

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	67.3 acres
Developable Area	67.3 acres
Zoned Multi-family Unit Capacity	555 units
Max Height	2.5 stories

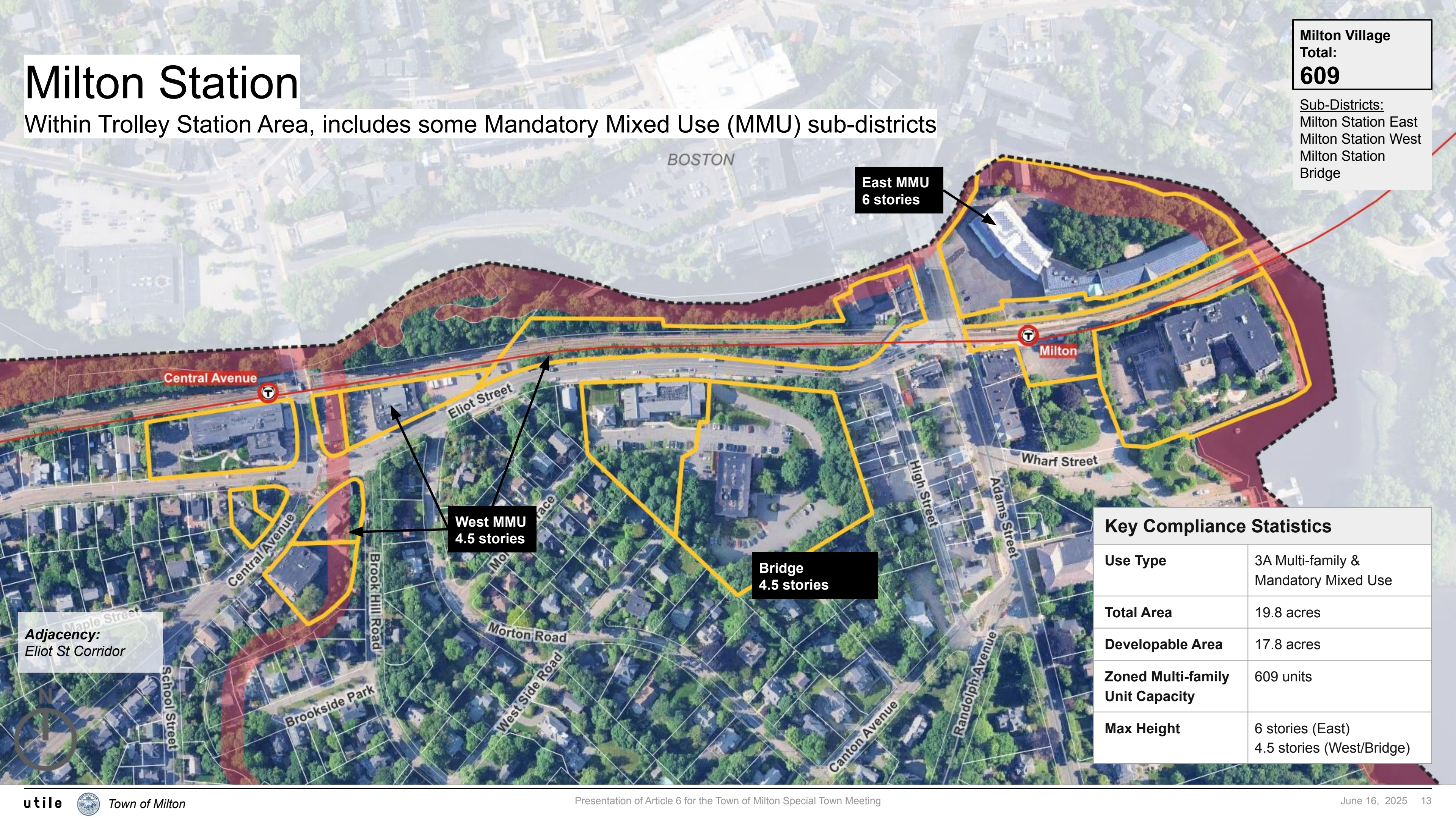


# Milton Station

Within Trolley Station Area, includes some Mandatory Mixed Use (MMU) sub-districts

**Milton Village**  
**Total:**  
**609**

Sub-Districts:  
Milton Station East  
Milton Station West  
Milton Station  
Bridge



**Adjacency:**  
Eliot St Corridor

Key Compliance Statistics	
Use Type	3A Multi-family & Mandatory Mixed Use
Total Area	19.8 acres
Developable Area	17.8 acres
Zoned Multi-family Unit Capacity	609 units
Max Height	6 stories (East) 4.5 stories (West/Bridge)



# Granite Ave North

Partially in Transit Station Area

**Granite Ave South Eliminated:**  
Because MassDOT does not have an intention to dispose for multifamily housing and Milton's Housing Production Plan (HPP) has expired, Granite Ave South is no longer considered developable land.

Density Denominator Deduction Layer

Butler Station  
Mattapan Trolley Stop  
0.5 Mile Radius

Ashmont Station  
Red Line Stop  
0.5 Mile Radius

North  
3.8 acres

Granite Ave South no longer eligible

East Milton  
Total:  
**390**

Sub-Districts:  
Granite Ave North  
East Milton Sq Site

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	3.8 acres
Developable Area	2.8 acres
Zoned Multi-family Unit Capacity	251 units
Max Height	6 stories





# East Milton Square Site

**East Milton Total:**  
**390**

Sub-Districts:  
Granite Ave North  
East Milton Sq Site



**40B Proposal**  
**92 units**

Key Compliance Statistics	
Use Type	Mandatory Mixed Use
Total Area	1.2 acres
Developable Area	1.2 acres
Zoned Multi-family Unit Capacity	139 units
Max Height	4.5 stories



# Randolph Ave East

**Randolph Ave  
Total:  
213**

Sub-Districts:  
Randolph Ave East  
Randolph Ave West



40B Proposal  
91 units

Density Denominator Deduction Layer

Adjacency:  
Randolph Ave West

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	6.6 acres
Developable Area	6.1 acres
Zoned Multi-family Unit Capacity	82 units
Max Height	# units/acre



# Randolph Ave West

**Randolph Ave  
Total:  
213**

Sub-Districts:  
Randolph Ave East  
Randolph Ave West

**Adjacency:**  
Randolph Ave East

**Combined  
Ownership**

**40B Proposal  
40 units, ~1 acre**

Key Compliance Statistics	
Use Type	3A Multi-family
Total Area	8.1 acres
Developable Area	6.4 acres
Zoned Multi-family Unit Capacity	131 units
Max Height	2.5 stories



# Compliance Summary

## Key Concept:

- Compliance is calculated using the State-provided Compliance Model Spreadsheet, which is a tool to equitably evaluate the zoning developed by all communities subject to the MBTA Communities Law to determine if they have achieved compliance. Zoning sub-district parcels, areas, and parameters are all inputs, and the outputs of the Compliance Model Spreadsheet confirm if compliance has been achieved for each of the required Compliance Targets.



	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 ACHIEVED								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%

\* 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:  
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Milton Village  
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East Milton  
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Randolph Ave  
Total:  
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# 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 Sq Site (MMU)	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

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# Thank You!

