

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*

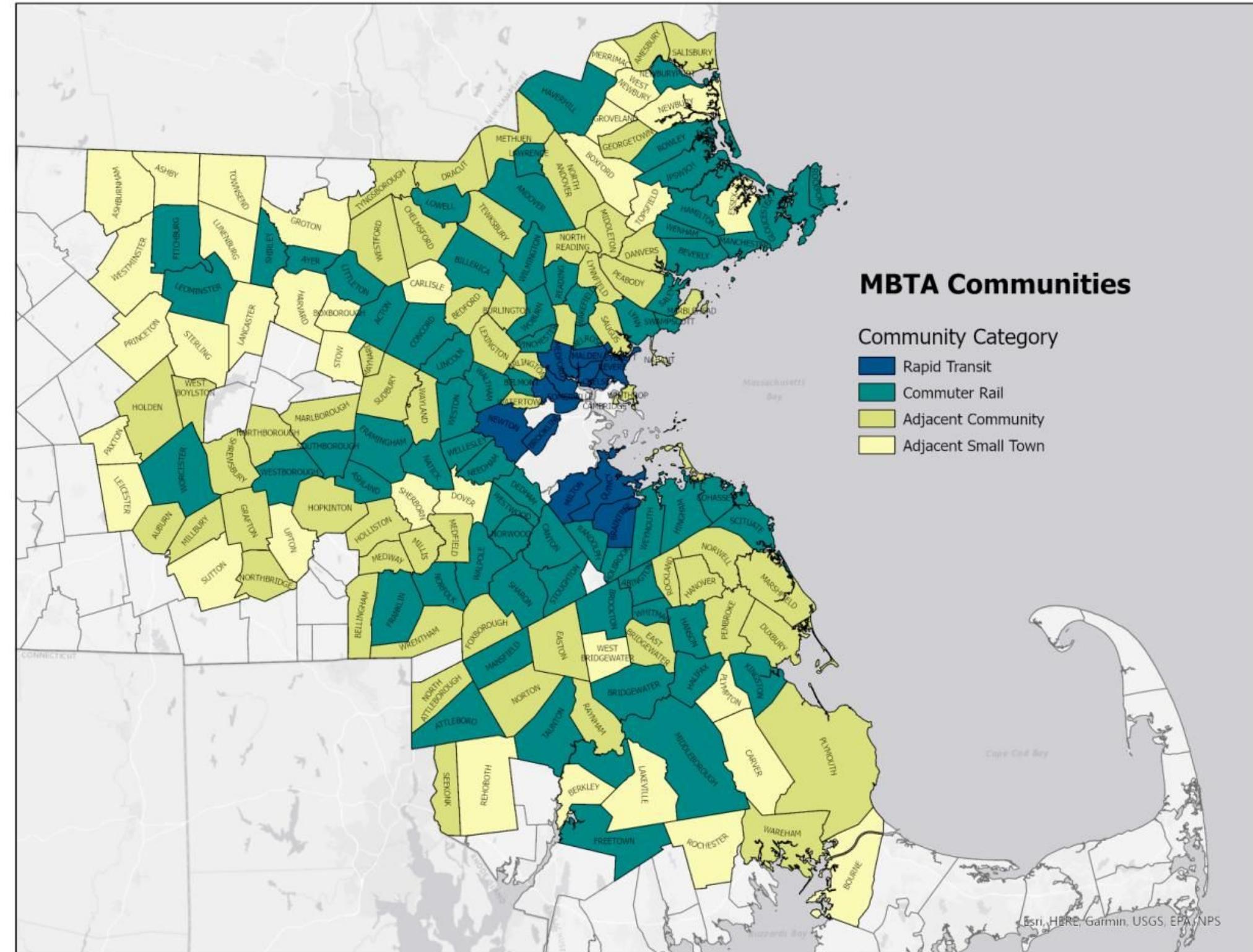
What the MBTA Communities (Section 3A) Law Requires

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>

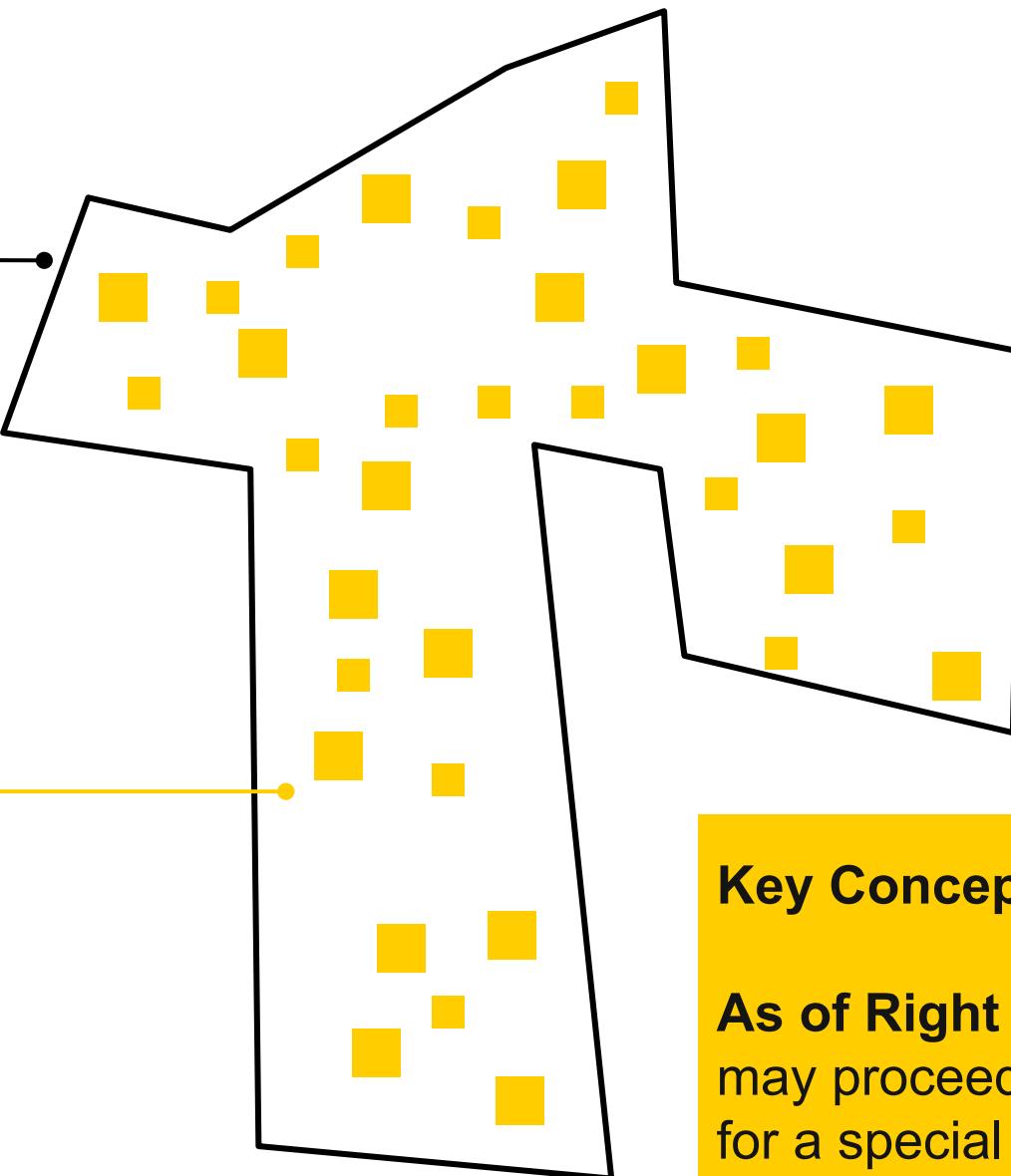
Milton's Compliance Targets

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 $\frac{1}{2}$ 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

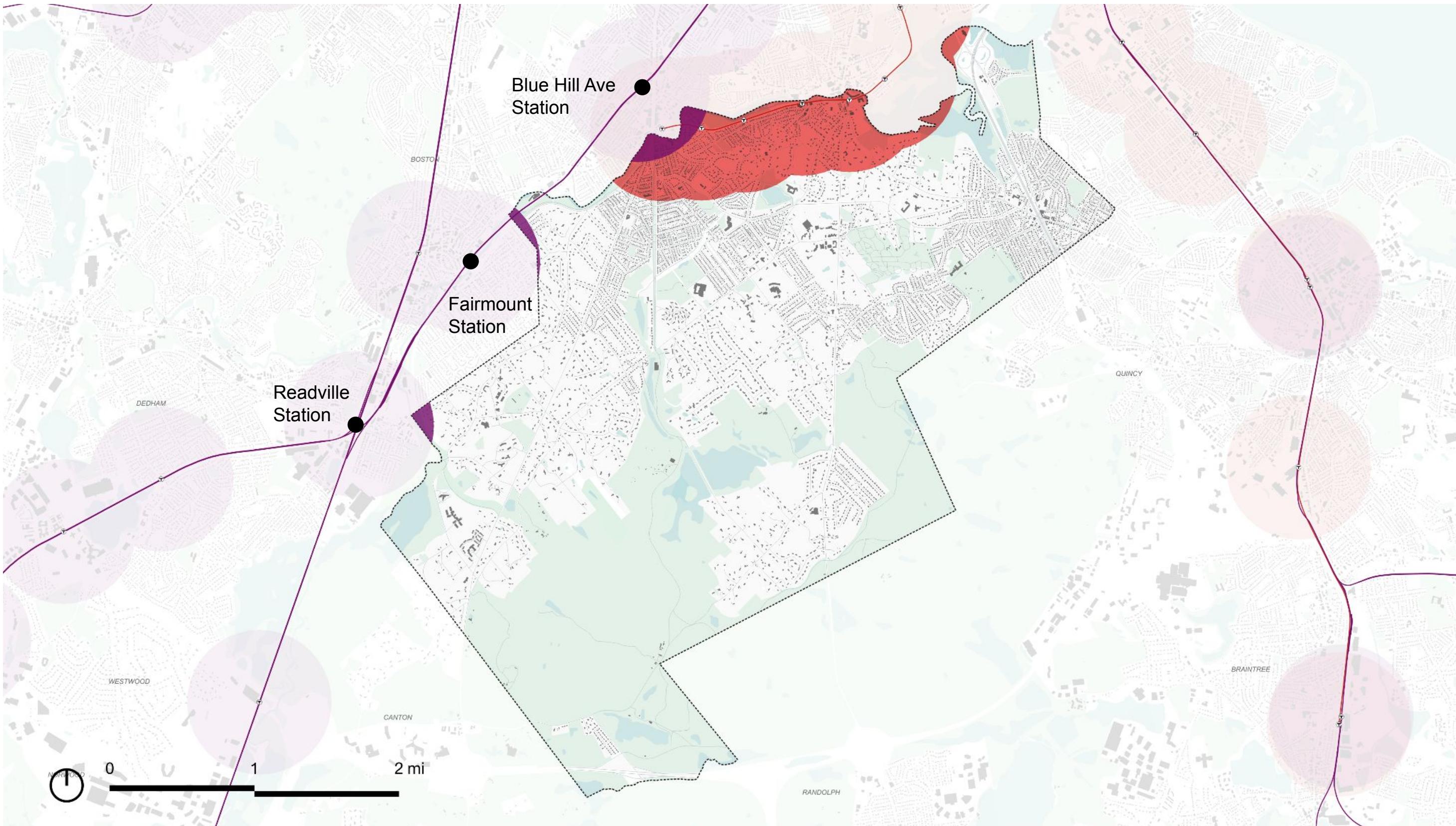
As of Right means development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. It is still subject to Site Plan Review and Environmental Permitting.

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:

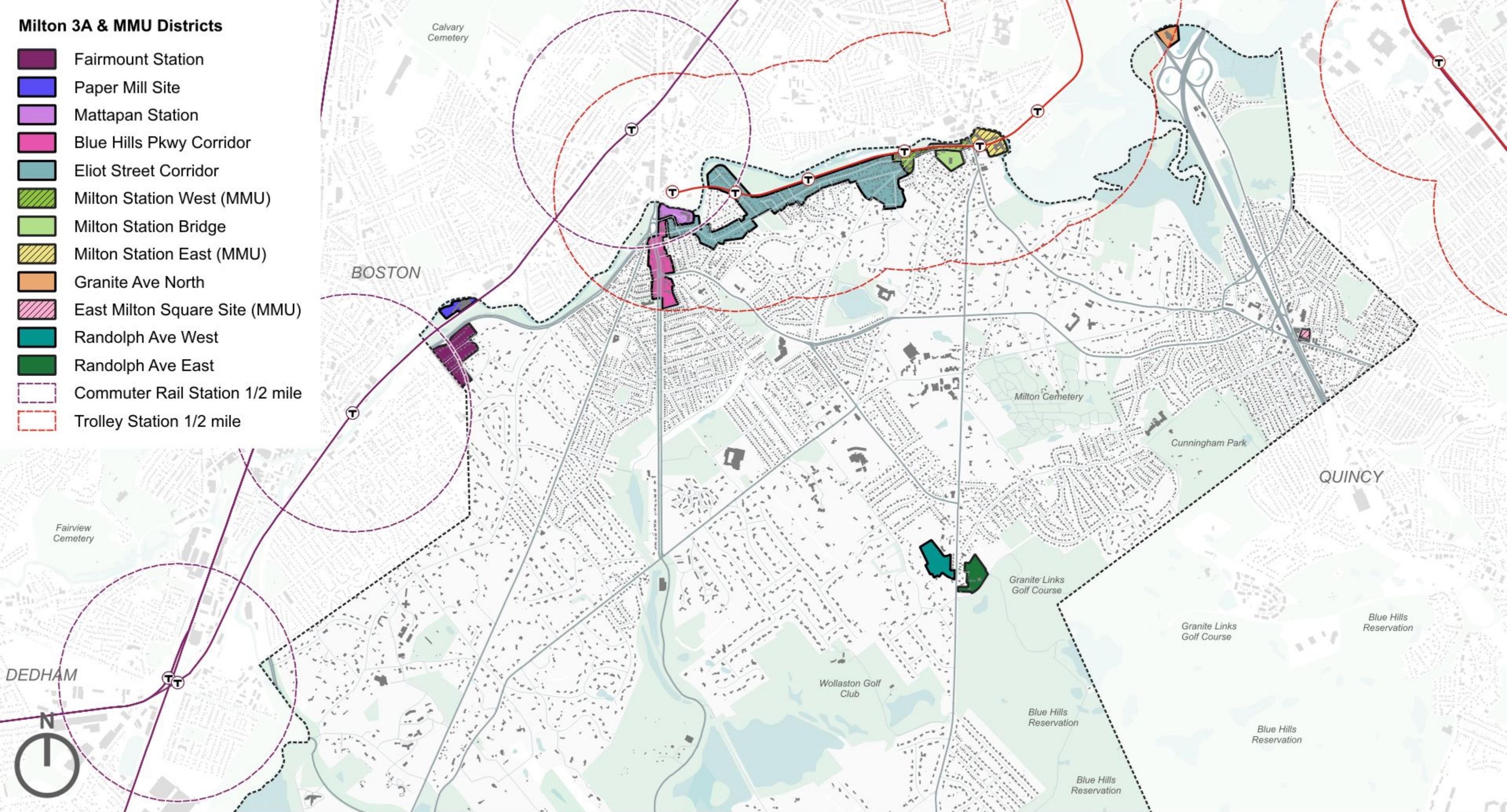
- Density Denominator Deduction Area is an area that is not considered developable and therefore does not get factored into the density calculation for compliance.

Density Denominator Deduction Layer

Will be pointed out this way

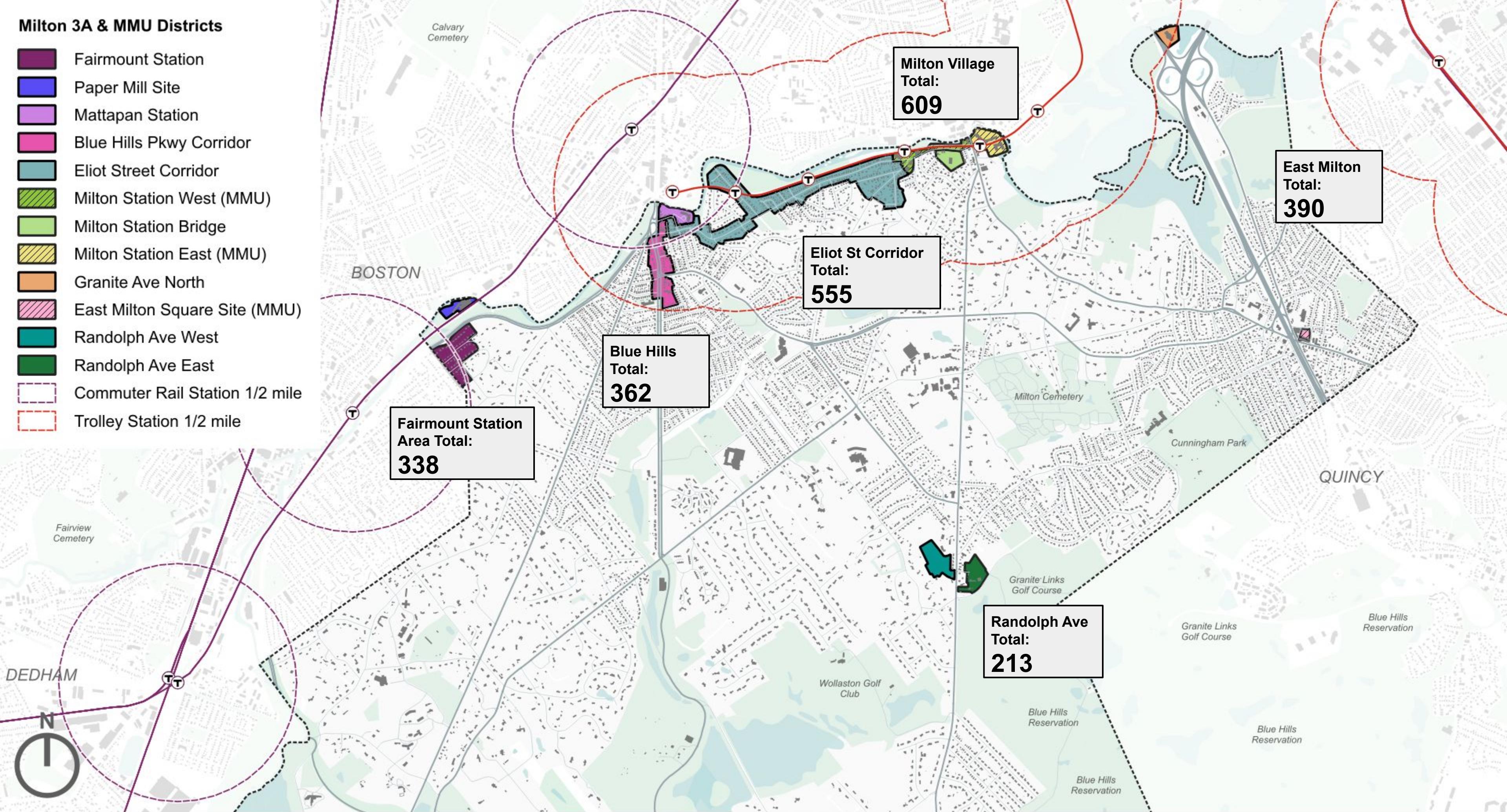
Milton 3A & MMU Districts

- 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



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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**



MBTA Rail ROW

MA DCR Property

Truman Parkway
Truman Parkway

Beacon Street Circle

Beacon Street

Carlson Road

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

BOSTON

Fairmount Station
Commuter Rail Stop
0.5 Mile Radius



Truman Parkway

Beacon Street Circle

Carlson Road

Beacon Street

Smith Road

Brush Hill Road

Key Compliance Statistics

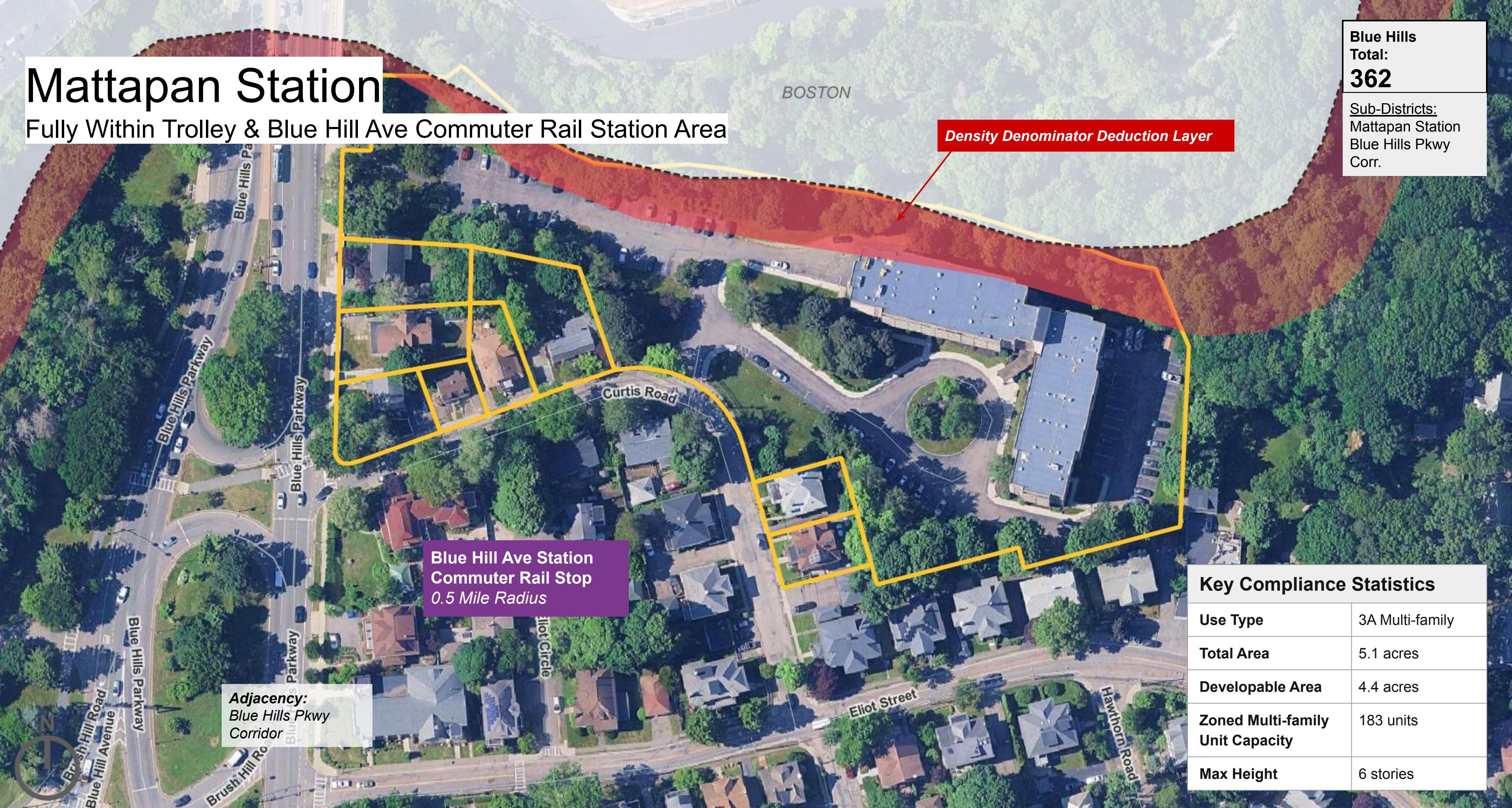
Use Type	3A Multi-family
Total Area	15.7 acres
Developable Area	15.7 acres
Zoned Multi-family Unit Capacity	159 units
Max Height	2.5 stories

Mattapan Station

Fully Within Trolley & Blue Hill Ave Commuter Rail Station Area

Blue Hills
Total:
362

Sub-Districts:
Mattapan Station
Blue Hills Pkwy
Corr.



Blue Hills Pkwy Corridor

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



Blue Hills
Total:
362

Sub-Districts:
Mattapan Station
Blue Hills Pkwy
Corr.

Key Compliance Statistics

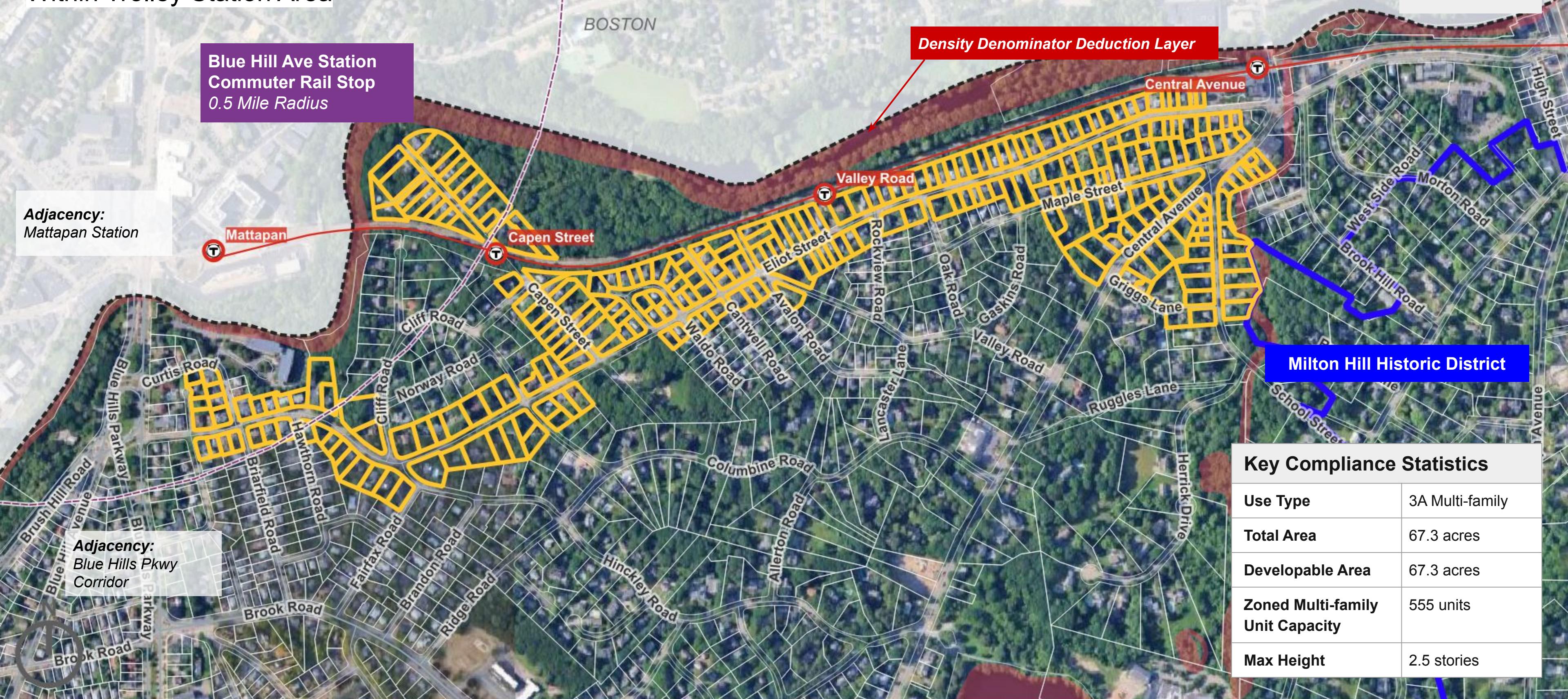
Use Type	3A Multi-family
Total Area	16.6 acres
Developable Area	16.6 acres
Zoned Multi-family Unit Capacity	179 units
Max Height	2.5 stories

Eliot Street Corridor

Within Trolley Station Area

Eliot St Corridor
Total:
555

Sub-Districts:
Eliot St Corr.

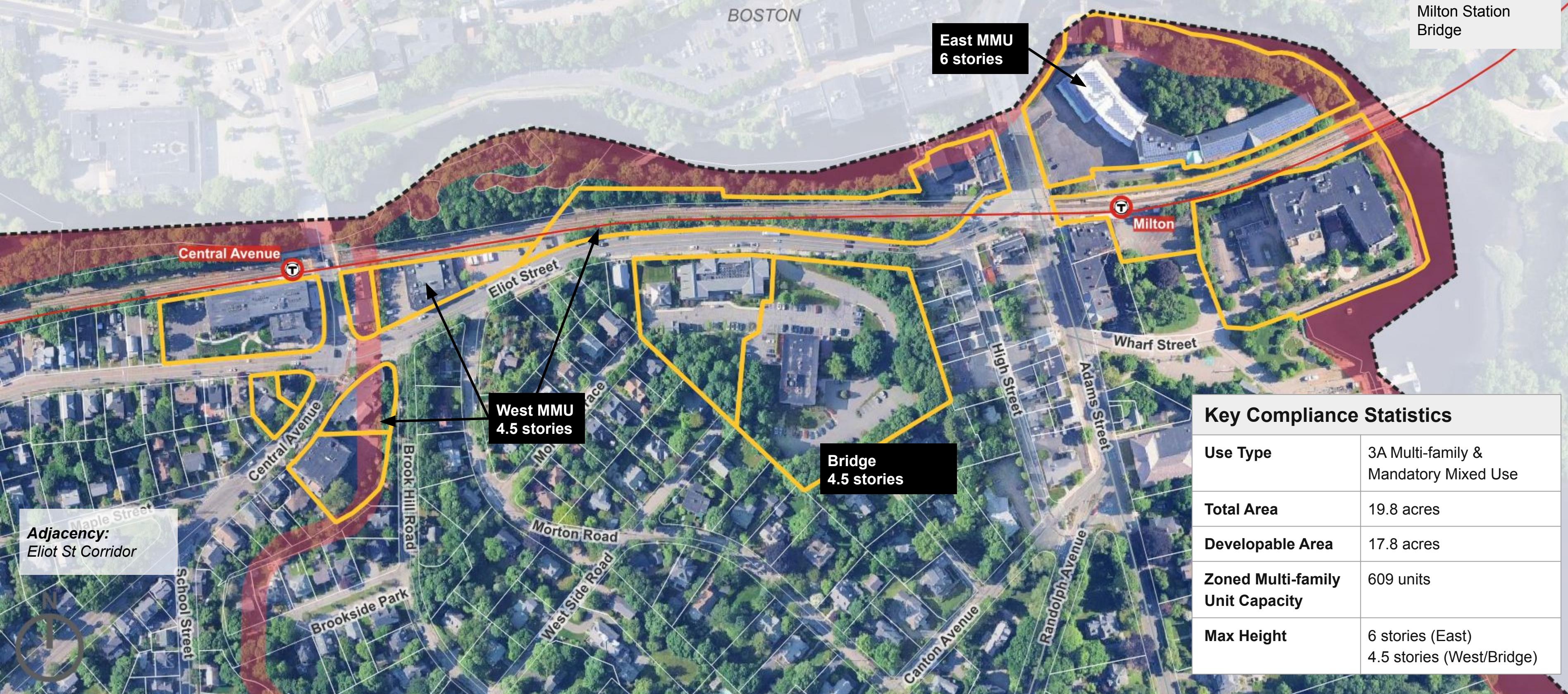


Milton Village
Total:
609

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

Milton Station

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



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

QUINCY

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 Total:
390

Sub-Districts:
Granite Ave North
East Milton Sq Site

East Milton Square Site



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



Randolph Ave West



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.

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	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:
555

Milton Village Total:
609

East Milton Total:
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Randolph Ave Total:
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Detailed Zoning Parameters

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit	Max Units per Acre	FAR	Max Units per Lot	Min Lot Size
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		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!

