

Action Plan for MBTA Communities

Description Area	Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.
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Section 1: Identification

Description Area	The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.
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1.1 MBTA Community Name	Milton
1.2. Community Category	Rapid transit community
1.3. Multifamily Unit Capacity Requirement	2461
1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?	Yes
1.4a. Please list MBTA rapid transit stations that are located within this municipality's boundaries	Milton, Central Avenue, Valley Road, Capen Street (all Mattapan Trolley line)
1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?	No
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?	Yes

Description Area	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 Guidelines. Please refer to Section 1 of the Guidelines for definitions of "transit station area", "developable station area", and "developable land".
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1.6a. Please list the MBTA transit stations that are located outside of the municipal boundaries but might have developable station area within them.	Mattapan (Mattapan Trolley line), Fairmount (Fairmount commuter rail line)
1.7. Please provide the name of the person filling out this form	Tim Czerwinski
1.7a. Title	Director of Planning and Community Development
1.7b. Email Address	tczerwinski@townofmilton.org
1.7c. Phone Number	(617) 898-4847
1.8 Please provide the name of the municipal CEO	Nicholas Milano
1.8b Mailing address of municipal CEO	525 Canton Avenue Milton, MA 02186
1.8c Email address of municipal CEO	nmilano@townofmilton.org
1.9. Please briefly describe other members of the core team developing the multi-family zoning district.	Planning Department staff (including director and assistant town planner), Planning Board members, private consultants (to be procured in early 2023)

Section 2: Housing Overview

2.1. 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
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2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Milton's 2020 DHCD-approved Housing Production Plan lists adoption of mixed-use zoning, inclusionary zoning, and a streamlined permitting process for affordable housing as strategies, all of which could be implemented in part via MBTA Communities zoning.

In recent years, Milton has made some progress on achieving the goals of the Housing Production Plan, including:

- The Town adopted the Community Preservation Act to create a steady stream of funding for affordable housing
- Since 2010, the Town adopted several Planned Unit Development rezonings that have produced or permitted nearly 150 multifamily or townhouse units
- In 2020, the Town adopted a mixed-use overlay zone for the Milton Village business district
- Since 2021, the Town has approved six comprehensive permits, for a total of 380 multifamily units. A seventh 40-unit project is slated for approval in early 2023.

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

Yes

2.2a. Please briefly describe the housing work underway.

The Town recently adopted mixed-use zoning in the Milton Village business district (adjacent to Milton Station), for which we are anticipating multiple special permit applications in 2023. The Town is in the process of procuring consultant services to draft similar zoning in the East Milton Business district

Section 3: Preliminary Zoning Strategies

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
- d. A new base zoning district or districts

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 bulk of Milton's proposed district will be located roughly along the Eliot Street corridor, which parallels the Mattapan Trolley tracks, and its side streets. The district will likely include portions of West Milton along Blue Hills Parkway, Blue Hill Avenue, and Brush Hill Road within the Mattapan Station catchment area.

Milton is able to locate up to 50 percent of its district outside of the half-mile transit station radius. A potential location includes two parcels totaling 12 acres on Granite Avenue near the Interstate 93 exit (including the state DPW yard and park-and-ride facility, which was identified as a potential housing location in our Housing Production Plan).

The Town has done minimal public outreach and planning regarding these locations, so they could potentially change as we analyze them with the help of consultants and residents.

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

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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
- Affordability
- Pedestrian and bicycle connections to transit
- Transportation connections in portions of the district not in the transit area (bus shelters, bike lanes, public realm improvements)
- 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.

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. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreachDeveloping zoning Applying DHCD's compliance model to test for density and unit capacityHolding planning board hearings Holding legislative sessions and adopt compliant zoning Submit District Compliance application to DHCD
Description Area	Task
Description Area	Start
Description Area	Finish
Short Answer	Procure consultant services
	Dec 08, 2022
	Feb 14, 2023
Short Answer	Public outreach (ongoing throughout process)
	Jan 01, 2023

Dec 31, 2023

Short Answer	Developing Zoning
	Mar 01, 2023
	Sep 01, 2023
Short Answer	Apply Compliance Model (ongoing through Developing Zoning process)
	Mar 01, 2023
	Aug 01, 2023
Short Answer	Planning Board Hearing
	Oct 12, 2023
	Oct 26, 2023
Short Answer	Special Town Meeting to Adopt Zoning
	Dec 04, 2023
	Dec 05, 2023