



Select Board

Meeting Packet

October 10, 2023

**POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF
MANNING PARK**

Applicant's Name: JOE PARLAVECCHIO / MILTON CHAMBER OF COMMERCE

Applicant's Address: [REDACTED]

Applicant's Phone: [REDACTED]

Description of proposed use: Halloween stroll incl a band, a bounce house,
tables set up for businesses to distribute candy and potentially
food/bev trucks

(Please provide as much detail as possible.)

Proposed Event Date: 10/28/23

Proposed Event Start Time: 3

Proposed Event End Time: 5

Number of Guests and/or Attendees: 250

The Applicant certifies that he/she has read the foregoing policy and agrees to comply therewith, that all of the information provided in this application is true and correct, and that the applicant shall abide by any conditions of this permit.

Signature of Applicant:  Date: 10/4/23

Printed Name: JOSEPH PARLAVECCHIO

Printed Title: _____

-----For Completion by the Select Board/Town Administrator-----
Approved by: _____

Select Board / Town Administrator

Date

Conditions of Approval: _____

Use Charge(s): _____


POLICY, PERMIT APPLICATION AND RELEASE FOR USE OF MANNING PARK

RELEASE AND INDEMNITY AGREEMENT

I, JOSEPH PARLAVECCHIO, of 555 ADAMS ST,
(Applicant Name) (Applicant Address)

in consideration of the grant of permission to use Manning Park located on the East Milton Deck
for the purpose of HALLOWEEN STROLL on the date of 10/28/23,
(Description of event) (Date) forever

release, indemnify and hold harmless the Town of Milton, Massachusetts, and all of its officers,
employees, boards, commissions and committees, including without limitation the Milton
Select Board and the Town Administrator (the "Indemnities") from all claims, causes of action,
costs, damage and liability of any kind, including without limitation death, personal injury,
property damage and attorney's fees, including without limitation those related to COVID-19,
which the Applicant now has or may have or hereafter may have against any of the Indemnities
resulting from the Applicant's and or the Applicant's invitees' use of the Town Green and/or
the Baron Hugo Gazebo. This provision is limited to claims for ordinary negligence, and shall
not apply to claims for gross negligence or reckless or intentional conduct.

Signature of Applicant: 

Date: 10/4/23

Printed Name: JOSEPH PARLAVECCHIO

Printed Title: PRESIDENT, MILTON CHAMBER

ARTICLE XX To see if the Town will vote to authorize the School Building Committee to employ an Owner's Project Manager, architects, engineers, or other professionals for the purposes of conducting feasibility studies and/or preparing detailed plans, specifications, working drawings, and other necessary documents for the construction and furnishing of a school building and employ surveyors, engineers or other professionals, and to pay expenses incidental thereto, involving the acquisition, disposition or transfer of land related to construction of such school building; to see what sum of money the Town will vote to appropriate for the purposes of this article; to see if the Town will vote to make this appropriation contingent on the Town's not participating in the school building assistance program administered by the Massachusetts School Building Authority; to determine how said appropriation shall be raised, whether by borrowing, transfer from available funds, or otherwise; and to act on anything relating thereto.

Submitted by the School Building Committee

Draft Recommendation:

RECOMMENDED that the Town vote to authorize the School Building Committee to employ an Owner's Project Manager, architects, engineers, or other professionals for the purposes of conducting feasibility studies and/or preparing detailed plans, specifications, working drawings, and other necessary documents for the construction and furnishing of a school building and employ surveyors, engineers or other professionals, and to pay expenses incidental thereto, involving the acquisition, disposition or transfer of land related to construction of such school building; and, appropriate \$400,000 from funds certified by the Department of Revenue as free cash for the purposes of this article, provided that no funds shall be expended from this appropriation if the Massachusetts School Building Authority invites the Town of Milton into the MSBA program and the Town of Milton enters the MSBA program.

COMMENT:

ARTICLE TK To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following Section [SectionTK]: MBTA Communities Multi-family Overlay District

Section [SectionTK]: MBTA Communities Multi-family Overlay District

A. Purpose

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.
3. Provide a wide range of housing alternatives to meet Milton's diverse housing needs.
4. 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.
5. Increase the municipal tax base through private investment in new residential development.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately **TKTK** acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section [SectionTK].
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section [SectionTK] are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map: Eliot Street Corridor Subdistrict, Milton/Central Avenue Station Subdistrict, Mattapan Station Subdistrict, Granite Avenue Subdistrict, East Milton Square Subdistrict, and Blue Hills Parkway Corridor Subdistrict.

C. Definitions.

For purposes of this Section[SectionTK], the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section [SectionTK].
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Milton, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
8. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
9. **Design Guidelines.** Design Standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
10. **Development standards.** Provisions of **Section [SectionTK] J. General Development Standards** made applicable to projects within the MCMOD.
11. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
12. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
13. **Height, Feet.** Height shall be measured to the midpoint of the slope of a pitched roof, or the parapet of a flat roof, excluding the items specifically defined as allowable projections herein, from the average mean grade of the natural ground contiguous to the building.
14. **Height, Stories.** "Stories," as used in this section, shall not include a basement so long as the finished floor height of the first story is no more than four (4) feet above the average mean grade of the natural ground contiguous to the building.
15. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

16. **MBTA.** Massachusetts Bay Transportation Authority.
17. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
18. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
19. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
20. **Open space.** For the purposes of this subsection, open space shall mean a portion of a lot or of adjacent lots in common ownership exclusive of any building or buildings and/or their associated driveways and parking areas and shall include parks, lawns, gardens, landscaped areas, terraces, patios, areas left in their natural condition, athletic fields, open air athletic courts, playgrounds, open air swimming pools, and any open vegetated areas. Driveways and parking areas permanent or temporary, shall not be counted as open space.
21. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
22. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
23. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
24. **Section 3A.** Section 3A of the Zoning Act.
25. **Site plan review authority.** The Planning Board is the site plan review authority.
26. **Subdistrict.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
27. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
28. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.
 - a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
 - b. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.

- c. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

D. Eliot Street Corridor Subdistrict

1. Purpose

The purpose of the Eliot Street Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods directly adjacent to the Mattapan Trolley line.

2. Applicability

An applicant may develop multifamily housing on certain parcels within a half mile of Mattapan, Capen Street, Valley Road, Central Avenue, and Milton stations, in accordance with the provisions of this subsection.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Eliot Street Corridor Subdistrict.

- a. Multi-family housing of up to three (3) units in a single building per lot on parcels 7,500 square feet or more.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section D.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	7,500
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 on lots 7,500 sf or more

Standard	
Minimum Frontage (ft)	50

Front Yard Setback	
(ft.)	15
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

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] D.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

E. Milton/Central Avenue Station Subdistrict

1. Purpose

The purpose of the Milton/Central Avenue Station Subdistrict is to allow for high quality mid-rise multi-family and mixed-use development while preserving the historic character of the Milton Village and Central Avenue business districts.

2. **Applicability**

An applicant may develop multi-family or mixed-use buildings up to 6 stories on certain large parcels in the area labeled East on the MCMOD Boundary Map, and up to 4.5 stories on certain large parcels in the area labeled West on the MCMOD Boundary Map, in accordance with the provisions of this subsection

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Milton/Central Avenue Station Subdistrict.
- a. Multi-family housing.
 - b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section E.3.
- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Milton/Central Avenue Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height (East)	

Stories (Maximum)	6
Feet (Maximum)	75
Height (West and Bridge)	
Stories (Maximum)	4.5
Feet (Maximum)	60
Minimum Open Space	40%
Maximum Units per Acre	40
Standard	
Minimum Frontage (ft)	none
Front Yard Setback ⁽⁷⁾	
(ft.)	15
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)	1.0

6. **Multi-Building Lots.** In the Milton/Central Avenue Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] E.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
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Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of 10 units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

F. Mattapan Station Subdistrict

1. Purpose

The purpose of the Mattapan Station Subdistrict is to provide high quality mid-rise multi-family housing on large sites in a transit-oriented district.

2. Applicability

An applicant may develop multi-family housing up to 6 stories on certain large parcels along the Neponset River near Mattapan Square.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Mattapan Station Subdistrict.

- Multi-family housing.
- Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.

Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section F.3.
- Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Mattapan Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	40

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30

Minimum Floor Area Ratio (FAR)	1.0
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6. **Multi-Building Lots.** In the Mattapan Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] F.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

G. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, higher density multifamily or mixed-use development on large commercial or underutilized parcels with good access to transit, shared use paths, and Interstate 93.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on certain large parcels in the northern part of the district along the Neponset River and up to 4 stories on certain large parcels in the southern part of the district between Granite Avenue and Interstate 93.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Granite Avenue Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section G.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Granite Avenue Subdistrict

are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height (north)	
Stories (Maximum)	6
Feet (Maximum)	75
Height (south)	
Stories (Maximum)	4.5
Feet (Maximum)	60
Minimum Open Space	40%
Maximum Units per Acre	45

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	30
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)	1.0

6. **Multi-Building Lots.** In the Granite Avenue Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] G.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately

integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.
13. **Granite Avenue Subdistrict Design.** The project design shall foster an appearance of a residential neighborhood, with multiple buildings of various sizes, scale, height and Building Types.
14. **Building Types.** Building types may include:
- i. Duplexes
 - ii. Triplexes and Quadplexes
 - iii. Townhouses
 - iv. Walk-up Multifamily (maximum of three floors and 12 units)
 - v. Elevator Multifamily (more than three floors and more than 12 units)
 - vi. Mixed-use buildings (ground floor active uses such as retail, services, community uses).
15. **Granite Avenue Subdistrict Site Planning.** Provide a pedestrian-oriented and human scaled environment where the automobile is accommodated but does not dominate. Utilize internal streets and sidewalks and design pedestrian connectivity

between buildings and outdoor spaces.

H. East Milton Square Subdistrict

1. Purpose

The purpose of the East Milton Square Subdistrict is to provide high quality multifamily and mixed-use development that bolsters the Town's largest business district and maintains East Milton Square's historic village downtown character.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 2.5 stories on parcels largely corresponding with the existing East Milton Square business district, as well as certain adjacent parcels in residential zones.

3. Uses Permitted As of Right. The following uses are permitted as of right within the East Milton Square Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section H.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the East Milton Square Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	42
Minimum Open Space	40%
Maximum Units per Acre	30

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30

6. **Multi-Building Lots.** In the East Milton Square Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] H.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (ten) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

I. **Blue Hills Parkway Corridor Subdistrict**

1. **Purpose**

The purpose of the Blue Hills Parkway Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods adjacent to Blue Hills Parkway near Mattapan Station.

2. **Applicability**

An applicant may develop multifamily housing on certain parcels within a half mile of Mattapan Station along or adjacent to Blue Hills Parkway, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Blue Hills Parkway Corridor Subdistrict.
- Multi-family housing of up to three (3) units in a single building per lot on parcels 7,500 square feet or more.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	7,500
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	50%
Maximum Units per Lot	3 on lots 7,500 sf or more

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	20
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

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] I.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The

installations shall not provide additional habitable space within the development.

8. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

J. General Development Standards

1. Development standards in the MCMOD are applicable to all subdistricts within the MCMOD. These standards are components of the Site Plan Review process in **Section [SectionTK] M. Site Plan and Design Review.**
2. **Site Design.**
 - a. **Connections.** Sidewalks shall provide a direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
 - b. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Maximum driveway width in the Eliot Street Corridor and Blue Hills Parkway Corridor subdistricts is 12 feet and maximum driveway width in the Mattapan Station, Milton/Central Avenue Station, East Milton Square and Granite Avenue subdistricts is 24 feet.
 - c. **Open Space.** Acceptable activities within the minimum required Open Space include natural areas (including wetlands and surface waters), wildlife and native plant habitat, landscape plantings, agricultural activities, low-impact design stormwater management, non-motorized trails, courtyards, patios, decks, play areas and other low-impact recreational activities. Open Space shall not contain habitable structures, streets, driveways, or surface parking.
 - d. **Setbacks.** No structure shall be erected within the required setbacks as specified in the Table of Dimensional Standards for each subdistrict. Driveways may be located within required setbacks provided that no more than 30 percent of the setback area shall be paved.
 - e. **Parking location.** Surface parking shall be located to the sides and rear to the greatest extent possible.
 - f. **Landscaping at parking perimeter.** A landscape buffer shall be provided at the parking perimeter. Shade trees, ornamental trees, shrubs, and other plant materials shall be included in the buffer. The minimum width of the buffer shall

be 5 feet in the Transit Area, East Milton Square, Mattapan Station, and Milton/Central Station subdistricts and 10 feet in the Granite Avenue subdistrict.

- g. **Landscaping at parking interior.** A minimum of a five-foot wide landscape divider shall be provided between every 10 parking spaces and a shade tree shall be planted between every 20 parking spaces. A minimum of a five feet wide terminus landscape island shall be provided at the beginning and end of each row, and a shade tree shall be planted in each terminus island.
- h. **Screening for Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
- i. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- j. **Existing landscape.** Incorporate significant existing site features, such as trees located within setbacks, stone walls, and historic fences into new development to the greatest extent possible.
- k. **Plantings.** Plantings shall include species that are native or adapted to the region and shall include shade trees. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- l. **Lighting.** Light levels shall not exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow. Light fixtures shall be Dark-Sky compliant and meet International Dark Sky Association certification requirements.
- m. **Mechanicals.** Mechanical equipment at ground level shall not be located in the Front Yard Setback nor in Open Space and shall be screened by a combination of fencing and evergreen plantings. Rooftop mechanical equipment shall be screened and incorporated into the architectural design.
- n. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- o. **Resiliency and Sustainability.** Consider present and future climate conditions in assessing project environmental impacts, including carbon emissions, extreme precipitation, extreme heat, and sea level rise. Projects must identify site and building strategies that eliminate, reduce, and mitigate adverse impacts including those due to changing climate conditions.
- p. **Renewable Energy.** Projects shall consider access to solar energy in building

placement, orientation and design.

- q. **Low Impact Development (LID).** Projects shall utilize low impact development strategies to the greatest extent possible, such as limiting the amount of impervious area, preserving and creating connected natural spaces, and using green infrastructure techniques such as rainwater harvesting, rain gardens, bioswales, permeable pavement, green roofs and tree canopy.
- r. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Milton MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

3. **Buildings: General.**

- a. **Position relative to principal street.** The primary building shall have its principal façade and entrance facing the principal street. See also Section G.7. Buildings: Corner Lots.
- b. **Entries.** Entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

4. **Buildings: Multiple buildings on a lot.**

- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- b. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
- d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

5. **Buildings: Mixed-use development.**

- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.

- b. Retail facades shall have a greater proportion of transparency than solids.
 - c. Retail facades shall include small setbacks at street level to incorporate seating, displays and rain cover.
 - d. Sidewalks width at retail facades shall be a minimum of 10 feet.
 - e. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
 - f. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - g. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
6. **Buildings: Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace.
7. **Buildings: Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits should be integrated into the building architecture.
8. **Buildings: Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of each subdistrict's dimensional standards. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.
9. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
- a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.

10. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this **Section [SectionTK] J. General Development Standards**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

K. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

L. Affordability Requirements.

1. Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- d. Work to overcome economic segregation allowing Milton to continue to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

2. Applicability. This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

3. Affordability requirements.

- a. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

4. Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded up and down to the next whole number. The Affordable Units shall be available to households earning

income up to eighty percent (80%) of the AMI.

5. **Development Standards.** Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- b. Dispersed throughout the development;
- c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- e. Distributed proportionately among unit sizes; and
- f. Distributed proportionately across each phase of a phased development.
- g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

6. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

M. Site Plan and Design Review

1. **Applicability.** Site Plan and Design Review is required for all projects in all subdistricts. An application for Site Plan Review shall be reviewed by the Permitting Authority for consistency with the purpose and intent of Sections [SectionTK] D through [SectionTK] I.
2. **Submission Requirements.** As part of any application for Site Plan and Design Review for a project within the MCMOD submitted under Sections [SectionTK] D through [SectionTK] I (or, for projects not requiring Site Plan Review, prior to submission of any application for a building permit), the Applicant must submit the following documents to the Town:
 - a. Application and fee for Site Plan and Design Review.
 - b. Existing conditions survey that shows existing structures, parking areas, open space features, walls, fences, trees, utilities, easements and topography with contours at 1-foot intervals.
 - c. Existing conditions narrative, including adjacent neighborhood and historic context, with photographs and diagrams as appropriate.
 - d. Site plans that show required setbacks, the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, parking areas, open space areas, stormwater management, utilities, dimensions of building(s) and parking areas, setback dimensions, proposed

grading, retaining walls and other information commonly required by Municipality for Site Plan Review.

- e. Landscape plan that shows layout, species, spacing, sizes, quantities and details for all plant materials, and locations and details of fencing and landscape walls. Architectural plans, elevations, sections, three dimensional views and renderings of the building(s) showing the architectural design of the building(s) in context. Drawings shall indicate proposed materials and colors.
 - f. Lighting plan that shows locations and specifications for all exterior lighting fixtures for Transit Area subdistrict.
 - g. Photometric plan that shows locations and specifications for all exterior lighting fixtures and lighting photometrics for Mattapan Station, Milton/Central Station, East Milton Square and Granite Avenue subdistricts.
 - h. Traffic impact analysis for Mattapan Station, Milton/Central Avenue Station, East Milton Square, and Granite Avenue subdistricts.
 - i. Shadow study for Mattapan Station, Milton/Central Avenue Station, and Granite Avenue subdistricts.
 - j. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Permitting Authority.
 - k. Narrative of compliance with the applicable design standards of this Section[SectionTK].
3. **Timeline.** Site Plan and Design Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously. The site plan review authority may, when appropriate, seek the input of other municipal boards or officials. In general, site plan review should be completed no more than 6 months after the submission of the application.
4. **Site Plan Approval.** Site Plan approval for uses listed in the Permitted Uses subsection of Sections [SectionTK] D through I shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
- a. the Applicant has submitted the required fees and information as set forth in Municipality's requirements for a Building Permit and Site Plan Review; and
 - b. the project as described in the application meets the development standards set forth in Section [SectionTK] J. General Development Standards.

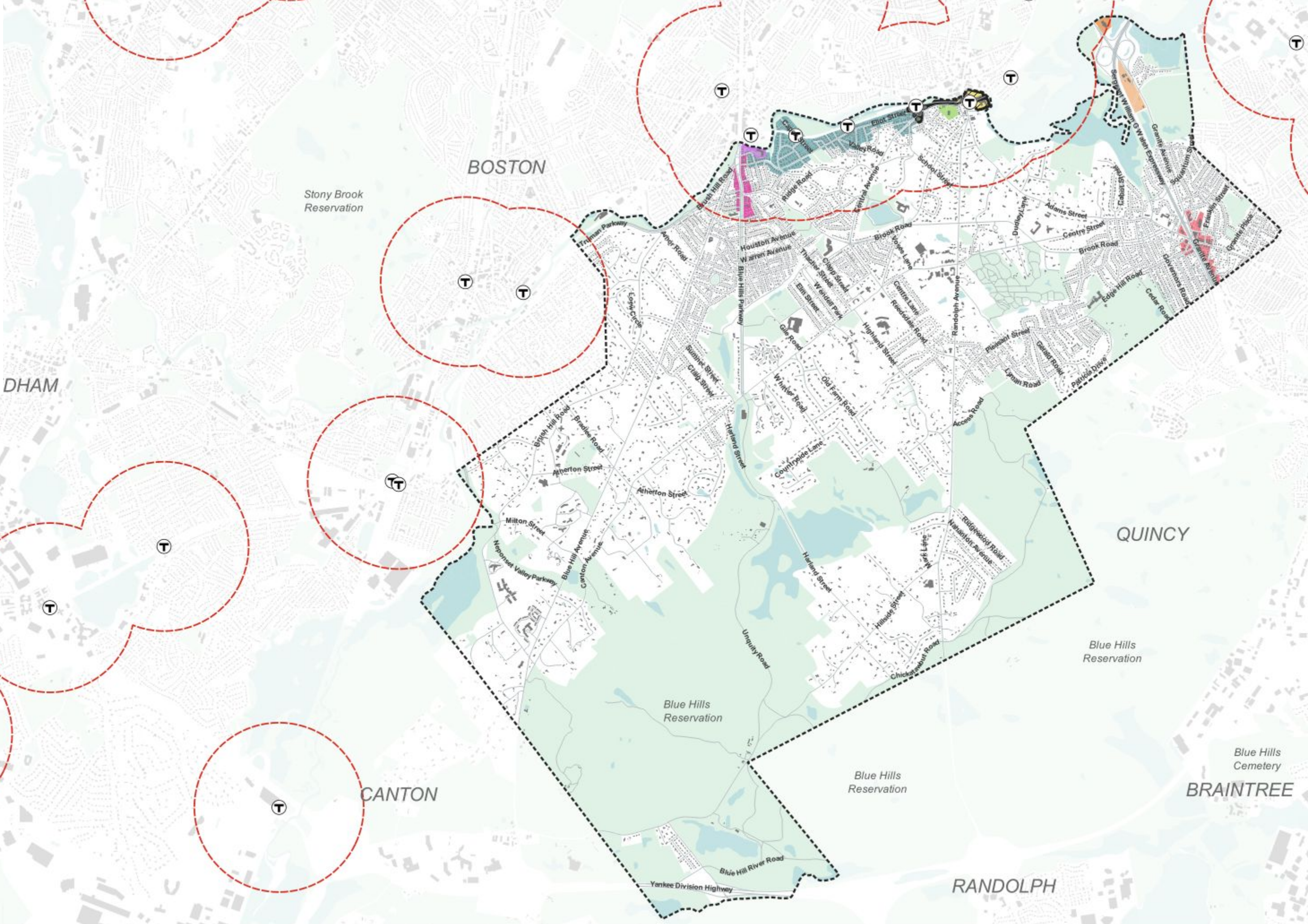
- c. The project as described in the application meets design guidelines as may be adopted by the Site Plan Review Authority.
- 5. **Project Phasing.** An Applicant may propose, in a Site Plan and Design Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section [SectionTK] L. Affordability Requirements.

N. Severability.

If any provision of this Section [SectionTK] is found to be invalid by a court of competent jurisdiction, the remainder of Section [SectionTK] shall not be affected but shall remain in full force. The invalidity of any provision of this Section [SectionTK] shall not affect the validity of the remainder of Milton's Zoning.

Milton 3A & MMU Districts

-  Within Half Mile of Transit Stops
-  Mattapan Station
-  Transit Area Triplex
-  Milton Station West (MMU)
-  Milton Station Bridge
-  Milton Station East (MMU)
-  Granite Ave North
-  Granite Ave South
-  East Milton Square
-  Blue Hills Parkway Corridor



Milton 3A & MMU Districts

-  Within Half Mile of Transit Stops
-  Mattapan Station
-  Transit Area Triplex
-  Milton Station West (MMU)
-  Milton Station Bridge
-  Milton Station East (MMU)
-  Granite Ave North
-  Granite Ave South
-  East Milton Square
-  Blue Hills Parkway Corridor



Granite Ave



North
6 stories

South
4 stories

Former rail ROW



Milton Station



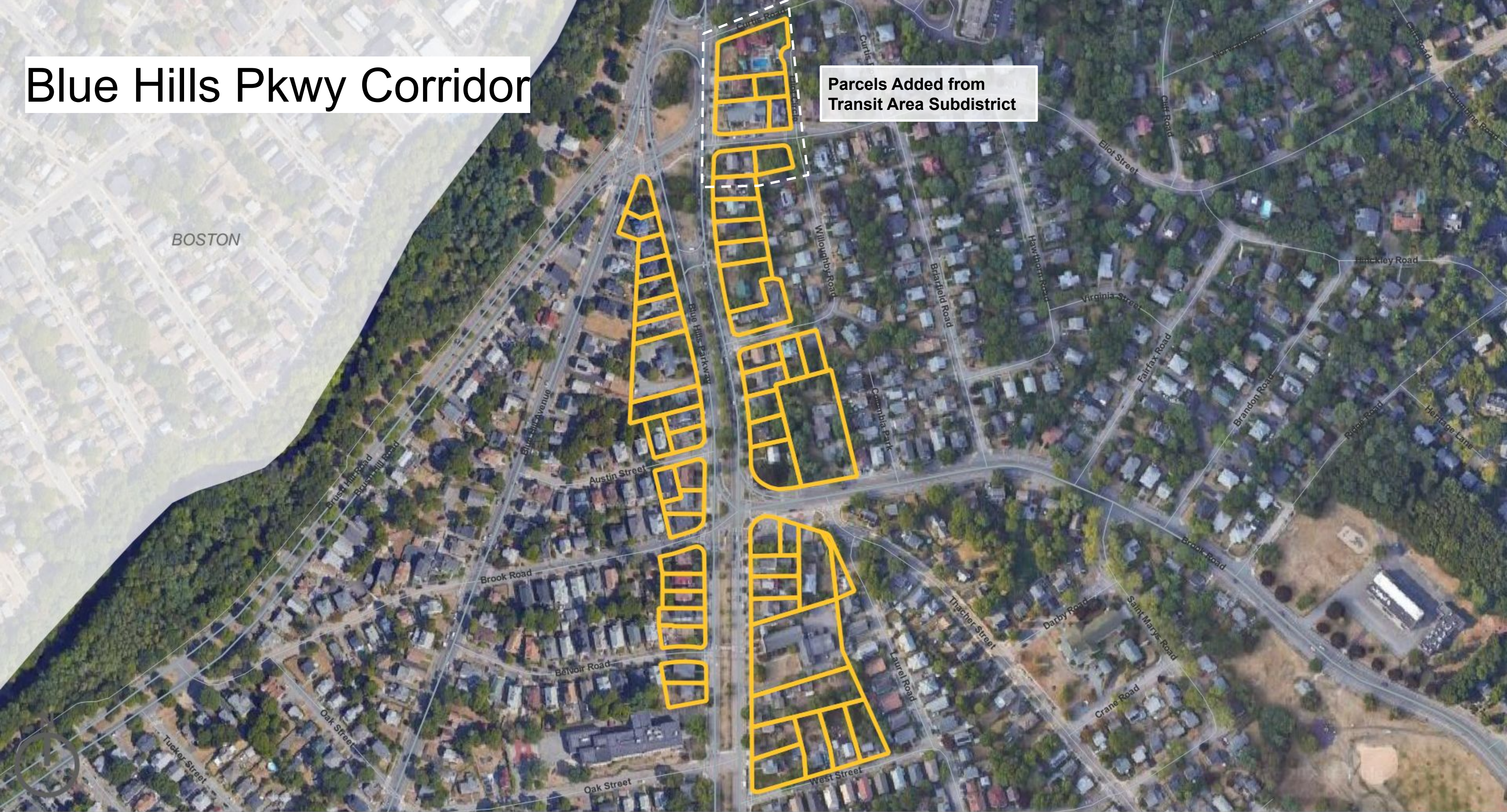
Mattapan Station



The Planning Board requested these parcels get shifted to the Blue Hills Parkway Corridor Subdistrict. We advise against this because it would likely constitute illegal “Spot Zoning” since it would leave only one parcel in the subdistrict. We are advising the Planning Board to retain these small parcels as part of this subdistrict to complete this unique block.

Blue Hills Pkwy Corridor

Parcels Added from
Transit Area Subdistrict



Transit Area “Triplex”

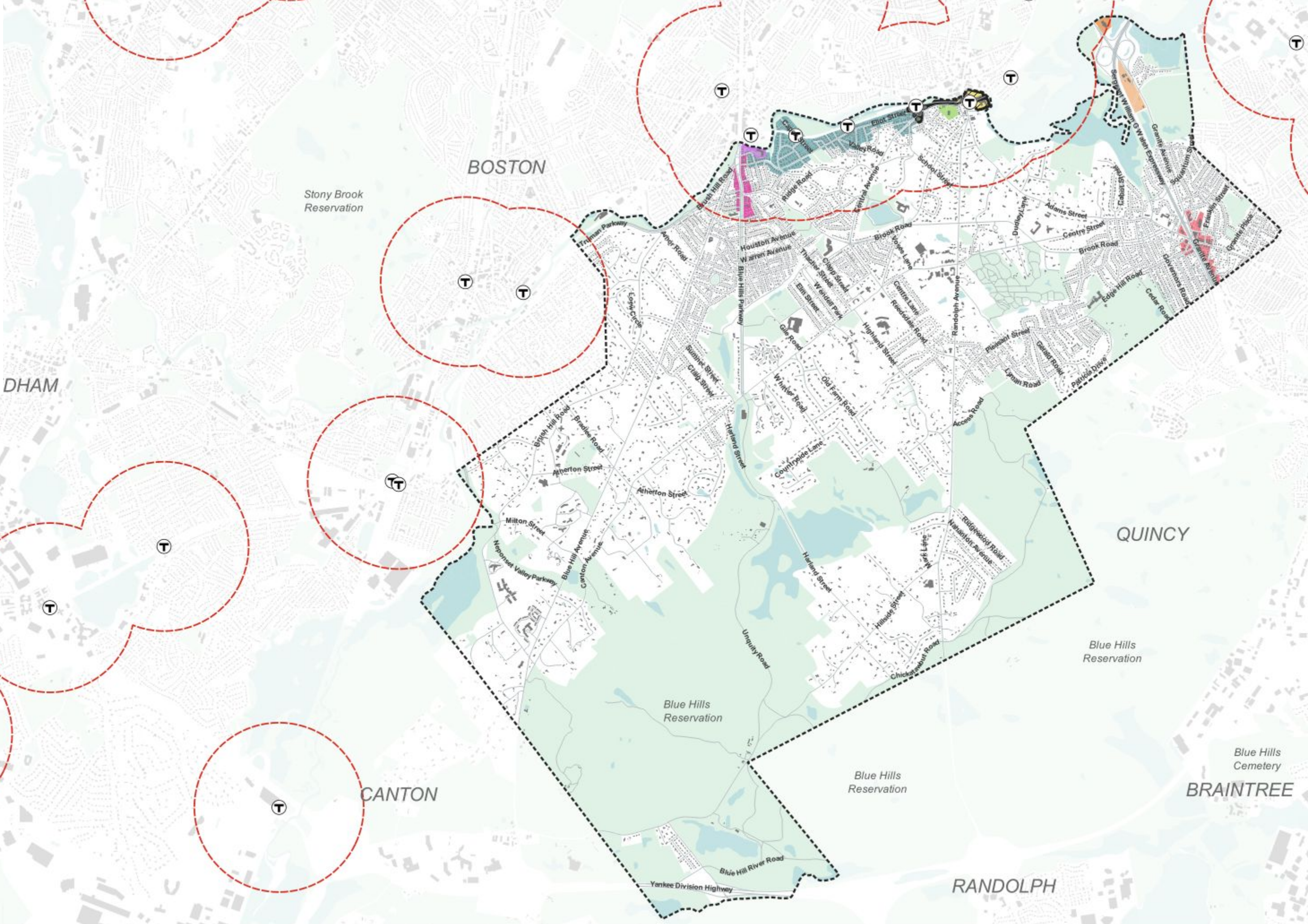
Mattapan Trolley 1,000ft Catchment Area less National Register Historic Properties



Removed Parcels Shifted
to Blue Hills Pkwy
Corridor

Milton 3A & MMU Districts

-  Within Half Mile of Transit Stops
-  Mattapan Station
-  Transit Area Triplex
-  Milton Station West (MMU)
-  Milton Station Bridge
-  Milton Station East (MMU)
-  Granite Ave North
-  Granite Ave South
-  East Milton Square
-  Blue Hills Parkway Corridor



Milton 3A & MMU Districts

- Within Half Mile of Transit Stops
- Mattapan Station
- Transit Area Triplex
- Milton Station West (MMU)
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- Granite Ave South
- East Milton Square
- Blue Hills Parkway Corridor



Granite Ave



Milton Station



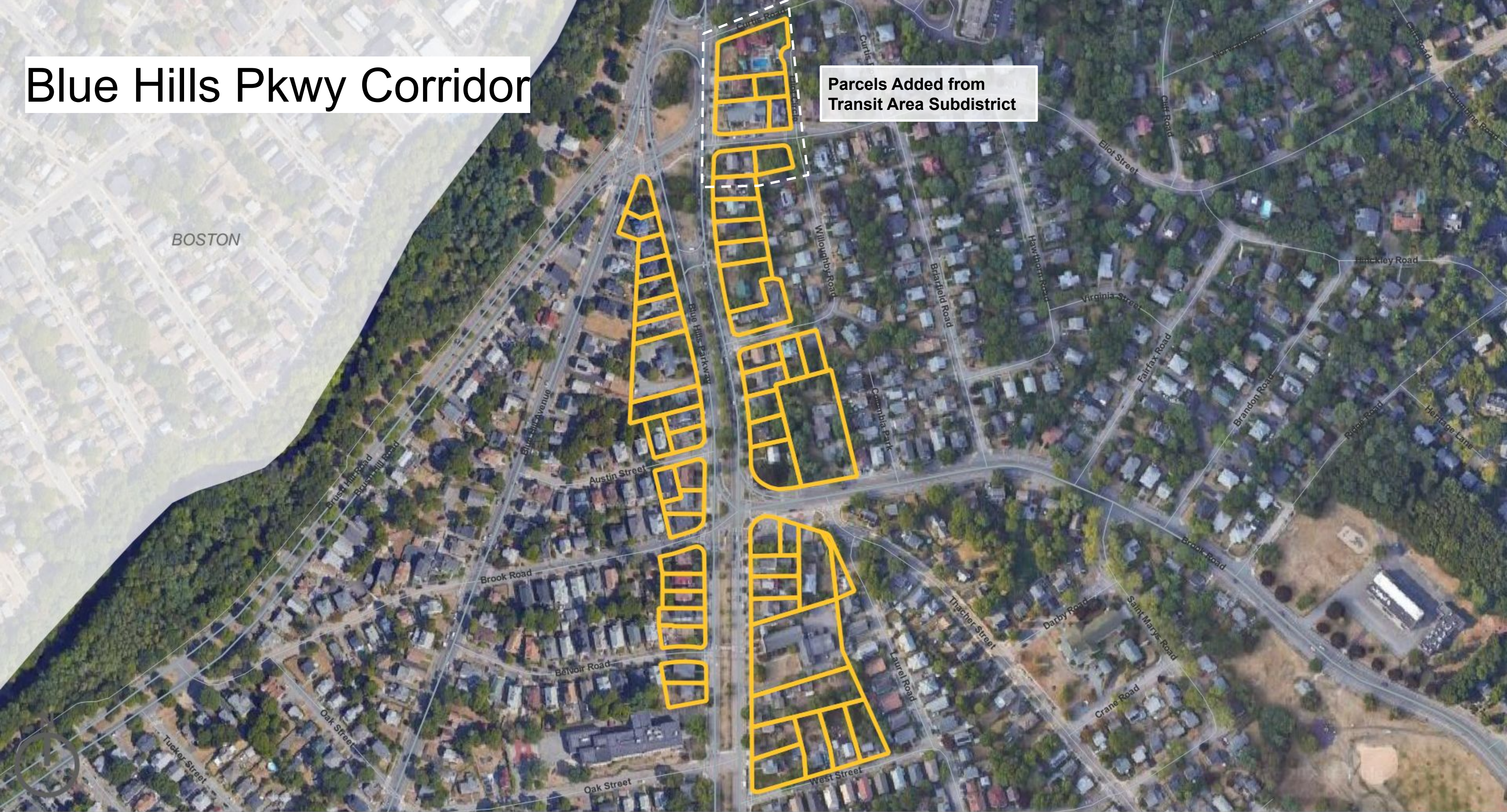
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Blue Hills Pkwy Corridor

Parcels Added from
Transit Area Subdistrict



Transit Area “Triplex”

Mattapan Trolley 1,000ft Catchment Area less National Register Historic Properties



Removed Parcels Shifted
to Blue Hills Pkwy
Corridor

ARTICLE TK To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following Section [SectionTK]: MBTA Communities Multi-family Overlay District

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Section [SectionTK]: MBTA Communities Multi-family Overlay District

A. Purpose

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.
3. Provide a wide range of housing alternatives to meet Milton's diverse housing needs.
4. 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.
5. Increase the municipal tax base through private investment in new residential development.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately **TKTK** acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

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1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section [SectionTK].
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section [SectionTK] are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map: Transit Area-Eliot Street Corridor Subdistrict, Milton/Central Avenue Station Subdistrict, Mattapan Station Subdistrict, Granite Avenue Subdistrict, and East Milton Square Subdistrict, and Blue Hills Parkway Corridor Subdistrict.

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C. Definitions.

For purposes of this Section[SectionTK], the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section [SectionTK].
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Milton, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
8. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
9. **Design Guidelines.** Design Standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
- ~~8.~~
- ~~9-10.~~ **Development standards.** Provisions of Section [SectionTK] ~~G~~. **General Development Standards** made applicable to projects within the MCMOD.
- ~~10-11.~~ **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
12. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
13. **Height, Feet.** Height shall be measured to the midpoint of the slope of a pitched roof, or the parapet of a flat roof, excluding the items specifically defined as allowable projections herein, from the average mean grade of the natural ground contiguous to the building.
14. **Height, Stories.** "Stories," as used in this section, shall not include a basement so long as the finished floor height of the first story is no more than four (4) feet above the average mean grade of the natural ground contiguous to the building.

15. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

~~11-16.~~ **MBTA.** Massachusetts Bay Transportation Authority.

~~12-17.~~ **Mixed-use development.** Development containing a mix of residential uses and non- residential uses, including, commercial, institutional, industrial, or other uses.

~~13-18.~~ **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

~~14-19.~~ **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.

~~15-20~~. **Open space.** For the purposes of this subsection, open space shall mean a portion of a lot or of adjacent lots in common ownership exclusive of any building or buildings and/or their associated driveways and parking areas and shall include parks, lawns, gardens, landscaped areas, terraces, patios, areas left in their natural condition, athletic fields, open air athletic courts, playgrounds, open air swimming pools, and any open vegetated areas. Driveways and parking areas permanent or temporary, shall not be counted as open space.

~~16-21~~. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

~~17-22~~. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

~~18-23~~. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

~~19-24~~. **Section 3A.** Section 3A of the Zoning Act.

~~20-25~~. **Site plan review authority.** The Planning Board is the site plan review authority.

~~21-26~~. **Subdistrict.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

~~22-27~~. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

~~23-28~~. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.

- a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
- b. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- c. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

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D. ~~Transit Area~~Eliot Street Corridor Subdistrict

1. **Purpose**

The purpose of the ~~Transit Area~~Eliot Street Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods directly adjacent to the Mattapan Trolley line.

2. **Applicability**

An applicant may develop multifamily housing on certain parcels within a half mile of Mattapan, Capen Street, Valley Road, Central Avenue, and Milton stations, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the ~~Transit Area~~Eliot Street Corridor Subdistrict.

a. Multi-family housing of up to three (3) units in a single building per lot on parcels 7,500 square feet or more.

~~b. Multi-family housing of up to four (4) units per lot in two two-unit buildings on parcels 10,000 square feet or more.~~

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.3.

a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the ~~Transit Area~~Eliot Street Corridor Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	7,500 (3 units) 10,000 (4 units)
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 on lots 7,500 sf or more 4 on lots 10,000 sf or more

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	20
<u>Maximum Floor Area Ratio (FAR)</u>	<u>0.5</u>

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6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] D.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

9. **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit

E. **Milton/Central Avenue Station Subdistrict**

1. **Purpose**

The purpose of the Milton/Central Avenue Station Subdistrict is to allow for high quality mid-rise multi-family and mixed-use development while preserving the historic character of the Milton Village and Central Avenue business districts.

2. **Applicability**

An applicant may develop multi-family or mixed-use buildings up to 6 stories on certain larger parcels in the ~~eastern portion of the Milton Village business district~~ Milton/Central Avenue Station East area, and up to 4.5 stories on certain larger parcels in the Milton/Central Avenue Station West and Bridge area ~~the western portion of the Milton Village and Central Avenue business districts~~, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Milton/Central Avenue Station Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the

permitted uses in Section E.3.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Milton/Central Avenue Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height (East)	
Stories (Maximum)	6
Feet (Maximum)	75
Height (West <u>and Bridge</u>)	
Stories (Maximum)	4.5
Feet (Maximum)	60
Minimum Open Space	40%
Maximum Units per Acre	40

Standard	
Minimum Frontage (ft)	none
Front Yard Setback ⁽⁷⁾	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
<u>Maximum Floor Area Ratio (FAR)</u>	<u>1.0</u>

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6. **Multi-Building Lots.** In the Milton/Central Avenue Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which

features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] E.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of ~~covered~~ bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of 10 units or more, or a mixed-use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

F. Mattapan Station Subdistrict

1. **Purpose**

The purpose of the Mattapan Station Subdistrict is to provide high quality mid-rise multi-family housing on large sites in a transit-oriented district.

2. **Applicability**

An applicant may develop multi-family housing up to 6 stories on certain larger

parcels along the Neponset River near Mattapan Square.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Mattapan Station Subdistrict.
- a. Multi-family housing.
 - b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section F.3.
- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Mattapan Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6

Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	40

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
<u>Minimum Floor Area Ratio (FAR)</u>	<u>1.0</u>

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6. **Multi-Building Lots.** In the Mattapan Station Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] F.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of ~~covered~~ bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).
12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

G. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, higher density multifamily or mixed-use development on large commercial or underutilized parcels with good access to transit, shared use paths, and Interstate 93.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on ~~certain~~ large parcels in the northern part of the district along the Neponset River and up to 4 stories on ~~certain~~ large parcels in the southern part of the district between Granite Avenue and Interstate 93.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Granite Avenue Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.

Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section G.3.
 - a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Granite Avenue Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height (north)	
Stories (Maximum)	6
Feet (Maximum)	75
Height (south)	
Stories (Maximum)	4 5
Feet (Maximum)	50 60
Minimum Open Space	40%
Maximum Units per Acre	40 45
Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	20 30
Side Yard Setback	

Minimum side setback (ft)	10
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30
<u>Maximum Floor Area Ratio (FAR)</u>	<u>1.0</u>

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6. **Multi-Building Lots.** In the Granite Avenue Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] G.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of ~~covered~~ bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (10) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle parking spaces shall be integrated into the structure of the building(s).

12. Shared Parking within a Mixed-Use Development. Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

13. Granite Avenue Subdistrict Design. The project design shall foster an appearance of a residential neighborhood, with multiple buildings of various sizes, scale, height and Building Types.

14. Building Types. Building types may include:

- i. Duplexes
- ii. Triplexes and Quadruplexes
- iii. Townhouses
- iv. Walk-up Multifamily (maximum of three floors and 12 units)
- v. Elevator Multifamily (more than three floors and more than 12 units)
- vi. Mixed-use buildings (ground floor active uses such as retail, services, community uses).

12-15. Granite Avenue Subdistrict Site Planning. Provide a pedestrian-oriented and human scaled environment where the automobile is accommodated but does not dominate. Utilize internal streets and sidewalks and design pedestrian connectivity between buildings and outdoor spaces.

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H. East Milton Square Subdistrict

1. Purpose

The purpose of the East Milton Square Subdistrict is to provide high quality multifamily and mixed-use development that bolsters the Town's largest business district and maintains East Milton Square's historic village downtown character.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 2.5 stories on parcels largely corresponding with the existing East Milton Square business district, as well as certain adjacent parcels in residential zones.

3. Uses Permitted As of Right.

The following uses are permitted as of right within the East Milton Square Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.

Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section H.3.
 - a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.
5. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the East Milton Square Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	42
Minimum Open Space	40%
Maximum Units per Acre	30

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	

(ft.)	15
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	20
Rear Yard Setback	
(ft.)	30

6. **Multi-Building Lots.** In the East Milton Square Subdistrict, lots may have more than one principal building.
7. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
8. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] H.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 1,500 SF of commercial space

10. **Number of bicycle parking spaces.** The following **minimum** numbers of ~~covered~~ bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	1 space per 500 SF of commercial space

11. **Bicycle storage.** For a multi-family development of ten (ten) units or more, or a mixed- use development of 10,000 square feet or more, covered, secure bicycle

parking spaces shall be integrated into the structure of the building(s).

12. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

I. Blue Hills Parkway Corridor Subdistrict

1. Purpose

The purpose of the Blue Hills Parkway Corridor Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the one- and two-unit neighborhoods adjacent to Blue Hills Parkway near Mattapan Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels within a half mile of Mattapan Station along or adjacent to Blue Hills Parkway, in accordance with the provisions of this subsection.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Blue Hills Parkway Corridor Subdistrict.

- a. Multi-family housing of up to three (3) units in a single building per lot on parcels 7,500 square feet or more.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section D.3.

- a. Parking, including surface parking and parking within a structure such as a garage or other building on the same lot as the principal use.

5. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the Eliot Street Corridor Subdistrict are as follows:

<u>Standard</u>	
<u>Lot Size</u>	
<u>Minimum (SF)</u>	<u>7,500</u>
<u>Height</u>	
<u>Stories (Maximum)</u>	<u>2.5</u>
<u>Feet (Maximum)</u>	<u>35</u>
<u>Minimum Open Space</u>	<u>50%</u>
<u>Maximum Units per Lot</u>	<u>3 on lots 7,500 sf or more</u>

<u>Standard</u>	
<u>Minimum Frontage (ft)</u>	<u>50</u>
<u>Front Yard Setback</u>	
<u>(ft.)</u>	<u>20</u>
<u>Side Yard Setback</u>	
<u>Minimum side setback (ft)</u>	<u>5</u>
<u>Minimum sum of both side setbacks (ft)</u>	<u>20</u>
<u>Rear Yard Setback</u>	
<u>(ft.)</u>	<u>20</u>
<u>Maximum Floor Area Ratio (FAR)</u>	<u>0.5</u>

6. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
7. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [SectionTK] I.5 Table of Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
8. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

<u>Use</u>	<u>Minimum Spaces</u>
<u>Multi-family</u>	<u>1 space per Residential Dwelling Unit</u>

9. **Number of bicycle parking spaces.** The following **minimum** numbers of bicycle storage spaces shall be provided by use:

<u>Use</u>	<u>Minimum Spaces</u>
<u>Multi-family</u>	<u>1 space per Residential Dwelling Unit</u>

I.J. General Development Standards

1. Development standards in the MCMOD are applicable to all ~~multi-family~~

~~development with more than ten (10) units or mixed-use development of more than 10,000 SF~~ subdistricts within the MCMOD. These standards are components of the Site Plan Review process in **Section [SectionTK] ~~4M~~. Site Plan and Design Review.**

2. **Site Design.**

- a. **Connections.** Sidewalks shall provide a direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- b. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Maximum driveway width in the Eliot Street Corridor and Blue Hills Parkway Corridor subdistricts is 12 feet and maximum driveway width in the Mattapan Station, Milton/Central Avenue Station, East Milton Square and Granite Avenue subdistricts is 24 feet.
- c. **Open Space.** Acceptable activities within the minimum required Open Space include natural areas (including wetlands and surface waters), wildlife and native plant habitat, landscape plantings, agricultural activities, low-impact design stormwater management, non-motorized trails, courtyards, patios, decks, play areas and other low-impact recreational activities. Open Space shall not contain habitable structures, streets, driveways, or surface parking and other low-impact activities. ~~Open Space shall not contain habitable structures.~~
- d. **Setbacks.** No structure shall be erected within the required setbacks as specified in the Table of Dimensional Standards for each subdistrict. Driveways may be located within required setbacks provided that no more than 30 percent of the setback area shall be paved.
- e. **Parking location.** Surface parking shall be located to the sides and rear to the greatest extent possible.
- f. **Landscaping at parking perimeter.** A landscape buffer shall be provided at the parking perimeter. Shade trees, ornamental trees, shrubs, and other plant materials shall be included in the buffer. The minimum width of the buffer shall be 5 feet in the Transit Area, East Milton Square, Mattapan Station, and Milton/Central Station subdistricts and 10 feet in the Granite Avenue subdistrict.
- ~~c.g.~~ **Landscaping at parking interior.** A minimum of a five-foot wide landscape divider shall be provided between every 10 parking spaces and a shade tree shall be planted between every 20 parking spaces. A minimum of a five feet wide terminus landscape island shall be provided at the beginning and end of each row, and a shade tree shall be planted in each terminus island.
- ~~d.h.~~ **Screening for Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
- i. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed

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granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- j. **Existing landscape.** Incorporate significant existing site features, such as trees located within setbacks, stone walls, and historic fences into new development to the greatest extent possible.

e.—

- f.k. **Plantings.** Plantings shall include species that are native or adapted to the region and shall include shade trees. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.

- g.l. **Lighting.** Light levels shall ~~meet or not~~ exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow. Light fixtures shall be Dark-Sky compliant and meet International Dark Sky Association certification requirements.

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- h.m. **Mechanicals.** Mechanical equipment at ground level shall not be located in the Front Yard Setback nor in Open Space and shall be screened by a combination of fencing and evergreen plantings. Rooftop mechanical equipment shall be screened ~~if visible from a public right-of-way and~~ incorporated into the architectural design.

- n. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.

- o. **Resiliency and Sustainability.** Consider present and future climate conditions in assessing project environmental impacts, including carbon emissions, extreme precipitation, extreme heat, and sea level rise. Projects must identify site and building strategies that eliminate, reduce, and mitigate adverse impacts including those due to changing climate conditions.

- p. **Renewable Energy.** Projects shall consider access to solar energy in building placement, orientation and design.

- i-q. **Low Impact Development (LID).** Projects shall utilize low impact development strategies to the greatest extent possible, such as limiting the amount of impervious area, preserving and creating connected natural spaces, and using green infrastructure techniques such as rainwater harvesting, rain gardens, bioswales, permeable pavement, green roofs and tree canopy.

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- j.— **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater

Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Milton MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the

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r. construction activities and ongoing post-construction maintenance and reporting requirements.

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3. Buildings: General.

a. **Position relative to principal street.** The primary building shall have its principal façade and entrance facing the principal street. See also Section G.7. Buildings: Corner Lots.

b. **Entries.** ~~Where feasible, e~~Entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

4. Buildings: Multiple buildings on a lot.

- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- b. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
- d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

5. Buildings: Mixed-use development.

a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.

b. Retail facades shall have a greater proportion of transparency than solids.

c. Retail facades shall include small setbacks at street level to incorporate seating, displays and rain cover.

~~a-d.~~ Sidewalks width at retail facades shall be a minimum of 10 feet.

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~~b-e.~~ Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.

~~e.f.~~ Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.

~~d.g.~~ Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

6. **Buildings: Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. ~~All outdoor space shall count towards the project's minimum Open Space requirement.~~
7. **Buildings: Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits ~~serving more than one story shall not be located on either of the street-facing façades, should be integrated into the building architecture.~~
8. **Buildings: Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of each subdistrict's dimensional standards. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.
9. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
10. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this Section [SectionTK] ~~6J~~. **General Development Standards**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

~~10.~~

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K. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

J.L. Affordability Requirements.

1. Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- d. Work to overcome economic segregation allowing Milton to continue to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

2. Applicability. This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

3. Affordability requirements.

- a. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

4. Provision of Affordable Housing. In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded up and down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

5. Development Standards. Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;

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- b. Dispersed throughout the development;
 - c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
 - d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
 - e. Distributed proportionately among unit sizes; and
 - f. Distributed proportionately across each phase of a phased development.
 - g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.
6. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

K.M. Site Plan and Design Review

1. **Applicability.** Site Plan and Design Review is required for all projects in all subdistricts~~Site Plan Review is required for a project that proposes ten (10) dwelling units or more.~~ An application for Site Plan Review shall be reviewed by the Permitting Authority for consistency with the purpose and intent of Sections [SectionTK] D through [SectionTK] ~~H~~I.
2. **Submission Requirements.** As part of any application for Site Plan and Design Review for a project within the MCMOD submitted under Sections [SectionTK] D through [SectionTK] ~~H~~I (or, for projects not requiring Site Plan Review, prior to submission of any application for a building permit), the Applicant must submit the following documents to the Town:
 - a. Application and fee for Site Plan and Design Review.
 - b. Existing conditions survey that shows existing structures, parking areas, open space features, walls, fences, trees, utilities, easements and topography with contours at 1-foot intervals.
 - ~~a-c.~~ Existing conditions narrative, including adjacent neighborhood and historic context, with photographs and diagrams as appropriate.
 - d. Site plans that show required setbacks, the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, parking areas, open space areas, stormwater management, utilities, dimensions of building(s) and parking areas, setback dimensions, proposed grading, retaining walls and other information commonly required by Municipality for Site Plan Review.
 - e. Landscape plan that shows layout, species, spacing, sizes, quantities and details for all plant materials, and locations and details of fencing and landscape walls.

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Architectural plans, elevations, sections, three dimensional views and renderings of the building(s) showing the architectural design of the building(s) in context. Drawings shall indicate proposed materials and colors.

- f. Lighting plan that shows locations and specifications for all exterior lighting fixtures for Transit Area subdistrict.
- g. Photometric plan that shows locations and specifications for all exterior lighting fixtures and lighting photometrics for Mattapan Station, Milton/Central Station, East Milton Square and Granite Avenue subdistricts.
- h. Traffic impact analysis for Mattapan Station, Milton/Central Avenue Station, East Milton Square, and Granite Avenue subdistricts.
- i. Shadow study for Mattapan Station, Milton/Central Avenue Station, and Granite Avenue subdistricts.
- ~~b. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.~~
- ~~c. Elevations of the building(s) showing the architectural design of the building.~~

~~d.i.~~ All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Permitting Authority.

~~e.k.~~ Narrative of compliance with the applicable design standards of this Section[SectionTK].

3. **Timeline.** Site Plan and Design Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously. The site plan review authority may, when appropriate, seek the input of other municipal boards or officials. In general, site plan review should be completed no more than 6 months after the submission of the application.
4. **Site Plan Approval.** Site Plan approval for uses listed in the Permitted Uses subsection of Sections [SectionTK] D through ~~H-I~~ shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

- a. the Applicant has submitted the required fees and information as set forth in Municipality's requirements for a Building Permit and Site Plan Review; and

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b. ~~b.~~ the project as described in the application meets the development standards set forth in Section [SectionTK] ~~G.~~ General Development Standards.

c. The project as described in the application meets design guidelines as may be adopted by the Site Plan Review Authority.

5. **Project Phasing.** An Applicant may propose, in a Site Plan and Design Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section [SectionTK] ~~J.~~ Affordability Requirements.

N. Severability.

If any provision of this Section [SectionTK] is found to be invalid by a court of competent jurisdiction, the remainder of Section [SectionTK] shall not be affected but shall remain in full force. The invalidity of any provision of this Section [SectionTK] shall not affect the validity of the remainder of Milton's Zoning.

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ARTICLE TK To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by changing the following subsections of [SectionTK]E. Milton/Central Avenue Station Subdistrict of Section [SectionTK]: MBTA Communities Multi-family Overlay District

1. **Purpose**

The purpose of the Milton/Central Avenue Station Subdistrict is to allow for high quality mid-rise ~~multi-family and~~ mixed-use development while preserving the historic character of the Milton Village and Central Avenue business districts.

2. **Applicability**

~~3. An applicant may develop mixed-use buildings up to 6 stories on certain large parcels in the area labeled East on the MCMOD Boundary Map, and up to 4.5 stories on certain large parcels in the area labeled West on the MCMOD Boundary Map, in accordance with the provisions of this subsection. An applicant may develop multi-family or mixed-use buildings up to 3.5 stories on larger parcels in portions of the Milton Village and Central Avenue business districts, in accordance with the provisions of this subsection.~~

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4.3. Uses Permitted As of Right. The following uses are permitted as of right within the Milton/Central Station Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor <u>(required use)</u>
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor

Residential (required component).

- i. Non-residential use shall not exceed a maximum of 33 percent of the total area of a building or lot.

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9. Number of parking spaces. The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

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<u>Use</u>	<u>Minimum Spaces</u>
<u>Multi-family</u>	<u>1 space per Residential Dwelling Unit</u>
<u>Mixed-Use (Non-residential)/ Commercial</u>	<u>No minimum</u>

ARTICLE TK To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by changing the following subsections of [SectionTK]E. Milton/Central Avenue Station Subdistrict of Section [SectionTK]: MBTA Communities Multi-family Overlay District

1. **Purpose**

The purpose of the Milton/Central Avenue Station Subdistrict is to allow for high quality mid-rise mixed-use development while preserving the historic character of the Milton Village and Central Avenue business districts.

2. **Applicability**

An applicant may develop mixed-use buildings up to 6 stories on certain large parcels in the area labeled East on the MCMOD Boundary Map, and up to 4.5 stories on certain large parcels in the area labeled West on the MCMOD Boundary Map, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Milton/Central Station Subdistrict.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor (required use)
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists’ studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

- i. Non-residential use shall not exceed a maximum of 33 percent of the total area of a building or lot.

9. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces
Multi-family	1 space per Residential Dwelling Unit
Mixed-Use (Non-residential)/ Commercial	No minimum

Nicholas Milano

From: Tim Czerwienski
Sent: Thursday, September 21, 2023 9:45 AM
To: Nicholas Milano
Subject: Blue Hill Avenue Transportation Action Plan letter
Attachments: 2023.09.26_BlueHillAveSupportLetter.docx

Nick,

Attached is a draft letter supporting the Blue Hill Avenue Transportation Action Plan. Linked below is the latest publicly available design iteration.

Generally speaking, the Blue Hill Avenue Transportation Action Plan contemplates center-running bus lanes from Mattapan Square to Grove Hall (similar to the center-running lanes that have been implemented on Columbus Ave in Roxbury and Jamaica Plain). The Blue Hill Avenue bus routes have among the highest ridership in the MBTA system, and these lanes will make operations safer and more efficient by getting buses out of general traffic.

The plan also includes parking-protected bike lanes, sidewalk improvements, ADA accessibility improvements, and more street trees. Particular attention has been paid to Mattapan Square, with improved pedestrian crossings at the bridge and an improved traffic pattern.

As I mention in the draft letter, the area of Milton directly across from Mattapan Square is our most densely populated neighborhood, with high proportions of transit users, low-and-moderate-income households, and people of color. Any improvement to Mattapan Square and Blue Hill Avenue will benefit these residents, as well as others who use Blue Hill Avenue for commuting and daily errands. All of the information about the project in general is also linked below. I'm happy to answer any questions.

<https://www.boston.gov/sites/default/files/file/2023/06/BHA%20TAP%20Alternative%20Design%20Approaches%20-%20English.pdf>

<https://www.boston.gov/departments/transportation/blue-hill-avenue>

Tim Czerwienski, AICP

Director of Planning & Community Development

Town of Milton | 525 Canton Avenue | Milton, Mass. 02186 | 617-898-4847

September 26, 2023

Mayor Michelle Wu

1 City Hall Square, Suite 500

Boston, Mass. 02201

Dear Mayor Wu,

We are writing to express our support for the Blue Hill Avenue Transportation Action Plan, particularly the design concepts that include center-running bus lanes, protected bike lanes, pedestrian safety improvements, and street trees to improve urban heat island effect.

The improvements proposed by the Blue Hill Avenue Transportation Action Plan stand to provide tremendous benefits to Milton residents who depend on transit originating in Mattapan Square and Blue Hill Avenue as a vehicular route into Boston. The neighborhoods directly across the river from Mattapan Square are the most densely populated in Milton, and are home to a significant number of renters, low- and moderate-income households, and people of color. Improving bus operations and making Mattapan Square and Blue Hill Avenue a better environment for pedestrians and cyclists will make their journeys to and from the city easier, safer, and more pleasant.

We recognize that Blue Hill Avenue is a critical connection between Milton and Boston. Our own transportation planning, outlined in Milton's 2022 Bicycle and Pedestrian Master Plan, calls for better and safer connections between Brook Road and Blue Hills Parkway in Milton and Blue Hill Avenue in Boston. We are supportive of efforts by the City of Boston and the Department of Conservation and Recreation to extend the Neponset Greenway across Blue Hill Avenue along Edgewater Drive, and to potentially construct a new crossing to Milton at Osceola Street on state land.

The Blue Hill Avenue Transportation Action Plan is a unique opportunity to transform this critical regional transportation corridor, making it an asset that better serves all users. We encourage you to approve and implement this truly transformative project.

Sincerely,



**REQUEST FOR PROPOSALS
TOWN OF MILTON
LEASE OF TOWN OWNED PROPERTY
AT 41 WHARF STREET**

PROPOSALS DUE: MONDAY, DATE TK at 11:00AM

LATE SUBMISSIONS WILL BE REJECTED

TABLE OF CONTENTS

- 1. INTRODUCTION**
- 2. REQUIREMENTS FOR PROPOSAL TRANSMISSION**
- 3. GENERAL PROVISIONS**
- 4. TOWN OBJECTIVES FOR USAGE OF LAND**
- 5. TERMS AND CONDITIONS OF LEASE**
- 6. EVALUATION CRITERIA**
- 7. AWARD OF LEASING AGREEMENT**

ATTACHMENTS

- A – Price Proposal Form
- B – Certificate of Vote
- C – Certificate of Non-Collusion
- D – Certificate of Tax Compliance
- E– Conflict of Interest Certification
- F – Certificate of Corporate Proposer
- G – Disclosure Statement

EXHIBITS

- 1. Map of Milton Town Landing**
- 2. Lease Agreement**

I. INTRODUCTION

The Town of Milton, MA (the “Town”) solicits Proposals from individuals, organizations, firms or other business entities for the lease of part of the Town-owned property known as “Lot B” of the Town Landing located at 41 Wharf Street in Milton, MA

The property to be considered for lease by the Town is as follows:

One portions of 41 Wharf Street, identified as “Lot B”, totaling 5,000 square feet as shown on the Town’s Assessors’ Maps as Section F, Block 10, Lot 4. The portion of 41 Wharf Street that includes public parking or the right of way for that parking is not subject to this solicitation for Proposals.

This property is hereafter referred to as “Lot B” and is set forth on the map attached hereto as **Exhibit 1**.

The term of the lease will be 5 years with the options to extend for up to 15 additional years, in 5 year increments. The Town anticipates that the lease will begin October 31st 2023.

The other 5,000 square foot lot that is located at 41 Wharf Street, as shown on the Town’s Assessors’ Maps as Section F, Block 10, Lot 4, is identified as “Lot C” and is currently occupied by the Neponset Rowing Club.

The Town is interested in promoting public use of the Town Landing in a manner consistent with the work of the Town of Milton’s Master Plan Implementation Committee in conjunction with the Metropolitan Area Planning Council. To that end, the Town hereby solicits Proposals to lease this lot at the Town Landing. The Town is in the process of planning, permitting, and funding for a future dredging operation of the Neponset River between Milton Landing and the Neponset Bridge.

The Town issues this Request for Proposals (RFP) pursuant to Chapter 30B, Section 16 of the Massachusetts General Laws.

II. REQUIREMENTS FOR PROPOSAL SUBMISSION

RFP documents are to be submitted in separate sealed envelopes, which are enclosed in a single large sealed envelope that is sealed and plainly marked on the outside with the name of the Proposal: “Town of Milton Town Landing Lease Proposal,” as further explained in the following paragraphs. Responses should be sent to the attention of the Town Administrator, **Nicholas Milano**, at Town Office Building, 525 Canton Ave Milton, MA 02186 no later than 11:00am on **DATE TK** (the “Submission Deadline”). If any changes are made to this RFP, an addendum will be posted on the Town’s website on the Procurement page. It is the sole responsibility of the Proposer to ascertain the existence of any addenda and/or modifications issued by the Town.

Each Proposal must contain two parts: a "Price Proposal" and a "Non-Price Proposal". Each part

shall be enclosed in separate sealed envelopes marked "Price Proposal" and "Non-Price Proposal" respectively. Both of these envelopes shall be enclosed in a single, larger sealed envelope labeled "Town Landing Lease Proposal."

The Town Administrator shall receive five (5) copies of each Proposal, with all attachments, on or before the Submission Deadline, at which time and place the Proposals will be opened. Proposals received by the Town later than the Submission Deadline will be deemed non-responsive and will be rejected. Emailed or faxed Proposals will be deemed non-responsive and will be rejected, regardless of the date/time received.

Prior to the Submission Deadline, Proposers may correct, modify, or withdraw a Proposal by written notice to the Town Administrator at the address specified above. After the opening of Proposals, a Proposer may not correct or modify the price or any other provisions of its Proposal in a manner prejudicial to the interests of the Town or to fair competition. No Proposer may withdraw his Proposal for a period of one hundred eighty (180) days after the date and time set for the opening of the Proposals.

All Proposals shall be unconditional.

The Town reserves the right to request additional information from any and all Proposers if it is deemed necessary in order to identify the most advantageous Proposal.

A complete Proposal shall include all of the following attachments:

1. A fully completed and executed Price Proposal Form (Attachment A). *Reminder to submit in a separate sealed envelope. Please include proof of Financial Capability
2. Letter of Intent Responding to:
 - (a) Town Objectives
 - (b) Financial Return to the Town
 - (c) In-kind contributions to the Town and services to the community
 - (d) Consistency with Land Use Requirements
 - (e) Required Improvements/Repairs
 - (f) Willingness to Finance Improvements/Repairs (if applicable)
 - (g) Financial Condition
3. A fully completed and executed Certificate of Vote (Attachment B)
4. A fully completed and executed Certificate of Non-Collusion (Attachment C)
5. A fully completed and executed Certificate of Tax Compliance under Chapter 62C, Section 49A of the Massachusetts General Laws (Attachment D)
6. A fully completed and executed Conflict of Interest Certification (Attachment E)
7. A fully completed and executed Certificate of Corporate Proposer (Attachment F)
8. A fully completed and executed Disclosure Statement under Chapter 7, Section 38C of the Massachusetts General Laws (Attachment G)

Please note: a Proposal shall be signed as follows:

1. If the Proposer is an individual, by them personally, or
2. If the Proposer is a partnership, by the name of the partnership, followed by the signature of each general partner, or
3. If the Proposer is a corporation or firm, by the president/vice-president and the treasurer/assistant treasurer or any other authorized officer, whose signature must be attested to by the clerk/secretary of the corporation or firm and the corporate seal affixed (see Attachment G).

Failure to submit required forms will result in the rejection of the Proposal.

PRE-RESPONSE CONFERENCE

There will be an option pre-response conference for this RFP. It will be held at 8:30 AM on Thursday, September 28th, **2023**, online via Zoom. Details below:

<https://us02web.zoom.us/j/88346150592?pwd=cStmZkJFRFc4SWw4RDhGN3oyM0dtdz09>

Meeting ID: 883 4615 0592

Passcode: 303946

III. GENERAL PROVISIONS

- A. The Town reserves the right to reject any and all applications and to waive any informality whenever such rejection or waiver is in the best interests of the Town.
- B. The Town will not be responsible for any expenses incurred in the preparation or submission of applications by the applicants. Each application should provide a concise explanation of the applicant's capacity to satisfy the requirements of this RFP. Emphasis should be placed on clarity of content.
- C. Upon submission, all Proposals will become the property of the Town and will be subject to disclosure in accordance with the Massachusetts Public Records Law.
- D. All terms of the Proposals submitted in response to this RFP, including the price stated therein, must remain firm for one hundred and eighty (180) days following the Proposal opening.
- E. Submission of a Proposal shall be conclusive evidence that the Proposer has examined the provisions of this RFP and the provisions of the accompanying lease ("Lease"), which is attached to this RFP as **Exhibit 2** and incorporated herein by reference.
- F. By submission of a Proposal, each Proposer agrees, if that Proposal is accepted, to enter a lease which is substantially similar to the form of the Lease.
- G. Questions regarding this RFP must be submitted by email to: Nicholas Milano,

Town Administrator at nmilano@townofmilton.org. Questions must be received by Monday, DATE TK, 2023 at 2 pm. The Town will post written responses by Monday, DATE TK, 2023 at 2 pm.

IV. TOWN OBJECTIVES FOR USAGE OF LAND

As the Town contemplates leasing the Town Landing, it has several objectives that will need to be taken into consideration in evaluating Proposals for its use. Those objectives are listed hereafter in no particular order:

- A. The Town seeks to develop its waterfront so as to promote greater public use and enjoyment of the historic Town Landing and the Neponset River.
- B. The Town seeks to increase access to and use of the Town's waterfront by Town residents, especially recreational and educational programs for children.
- C. The Town seeks to increase the compensation that it has historically received for the lease of the Town Landing, both in terms of rental income and in-kind contributions to the Town and services to the community.
- D. The Town seeks to maintain or, if possible, increase the amount of parking in the vicinity of the Town Landing to accommodate potential users of the site.
- E. The Town seeks to minimize the storage of boats or boat trailers at the Town Landing so as to increase public use of the Town Landing. **Each proposer should describe in details the scope of any proposed storage of boats, boat trailers or boat cradles at the Town Landing including when the storage would occur.**
- F. The Town seeks to improve the aesthetic visual appearance and conditions along its waterfront so that it may become a more pleasant experience for its users and the Town. Preference will be given to proposals that assume all maintenance costs in regards to property.
- G. The Town intends to install a new modern boat launch ramp at 25 Wharf St. and intends to pursue dredging and maintenance of the Landing basin and Neponset River.

V. TERMS AND CONDITIONS OF LEASE

The selected Proposer(s) will be expected to enter into a lease with the Town subject to the following terms and conditions:

A. TERM OF LEASE

The term of the lease is limited to a maximum of 5 years with the option in to extend in 5-year increments for an additional 15 years. All prospective subtenants and subleases are subject to approval by the Select Board.

B. ZONING AND LAND USE

The Town Landing is zoned for business use. The selected Proposer(s), as part of its due diligence, shall familiarize itself with all Federal State and local laws, regulations, bylaws, and other provisions that apply use of the Town Landing. The selected Proposer(s) shall assume the obligation and risk of obtaining all permits and approvals required for the proposed use of the Town Landing, including without limitation building permits, zoning approvals, approvals required by the Wetlands Protection Act, Chapter 131, Section 40 of the Massachusetts General Laws, as amended, approvals required by the Town of Milton Wetlands Bylaws, approval required by an Act Providing Protection for the Rivers of the Commonwealth, Chapter 258 of the Acts and Resolves of 1996, as amended, and approval required by Article 97 of the Amendments to the Massachusetts Constitution, as amended.

The selected Proposer(s) shall also be subject to restrictions regarding the use of the Town Landing, including, but not limited to, seasonal restrictions on the storage of boats and boat trailers.

C. REPAIRS AND IMPROVEMENTS

Each Proposer shall identify in his Proposal any repairs or improvements (and their associated costs) to the Town Landing or the buildings located thereon that it will require as a condition of assuming tenancy of the premises. Further, any repairs or improvements that the Proposer anticipates requiring during the period of the lease should be identified in the Proposal. In addition, the Proposer shall specify the proposed method of paying for these improvements. Preference will be given to prospective tenants who do not require any repairs or improvements to be made, or who will assume all or a portion of the costs of any required repairs or improvements. Any improvements to the Town Landing or the buildings located thereon must be performed in accordance with Massachusetts law and applicable rules and regulations, including without limitation the Massachusetts State Building Code.

D. MAINTENANCE AND REPAIR

The selected Proposer(s) shall, at their own cost and expenses, maintain Lot B in good order, condition and repair as set forth in the lease and enforced by Harbor Master. Any maintenance or support services required by the Town shall be identified in the Proposal.

he selected Proposer shall be subject to the jurisdiction and oversight of the Milton Harbor Master. In the absence of a Harbor Master, the selected Proposer shall be subject to the jurisdiction and oversight of the Town Administrator.

E. MINIMUM RENTAL

A goal of a yearly minimum rental income of \$10,000 for Lot B has been established for this facility, subject to a yearly increase of a minimum of 2.5 % per year compounded, starting in the second year of the lease. Preference will be given to Proposers who meet or exceed this goal.

F. GENERAL REQUIREMENTS

Each Proposer shall provide evidence of its financial condition and its abilities to meet the financial obligations of this proposed lease.

G. INSURANCE

The selected Proposer shall be required to maintain throughout the term of the Lease and any extension or renewal thereof insurance as set forth in the lease and as the Town may deem reasonable and appropriate based on the Proposer's proposed use of the Town Landing. The Town shall be listed as an additional insured on the selected Proposer's insurance.

H. INDEMNIFICATION

The selected Proposer(s) shall be required to defend, indemnify and hold the Town harmless from claims, causes of action, suits, costs, expenses, damages, and liability of any kind arising out of its use of the Town Landing.

VI. EVALUATION CRITERIA

Consideration of Proposals will include information provided in the Proposals, information obtained on site visits, and other generally available and verifiable information. The Town reserves the right to request clarification of Proposal terms or additional information after the Submission Deadline.

Proposals will be evaluated based upon Minimum Evaluation Criteria and Comparative Evaluation Criteria.

Minimum Evaluation Criteria: Each Proposal shall meet all of the following criteria in order to be considered for further evaluation:

1. The Proposer shall submit all required forms properly completed and executed.
2. The Proposer shall submit all required explanations and documentation.
3. The Proposer shall meet all the applicable terms and conditions of the attached Lease, which is incorporated herein by reference.

Proposals that do not meet the Minimum Evaluation Criteria will be judged non-responsive and will not be reviewed further.

Comparative Evaluation Criteria: The following Comparative Evaluation Criteria will be applied to those Proposals that meet the Minimum Evaluation Criteria listed above.

Proposals will be evaluated on the basis of the following criteria:

1. Consistency with Town Objectives
 - A. Wholly consistent with Town Objectives ☐ Highly Advantageous
 - B. Partially consistent with Town Objectives ☐ Advantageous
 - C. Inconsistent with Town Objectives ☐ Not Advantageous
2. Financial return to the Town
 - A. Exceeds minimum rental revenue goal ☐ Highly Advantageous
 - C. Less than minimum rental revenue goal ☐ Not Advantageous
3. In-kind contributions to the Town and services to the community
 - A. Exceeds level of in-kind contributions and/or services to the community provided by the current tenant ☐ Highly Advantageous
 - B. Meets level of in-kind contributions and/or services to the community provided by the current tenant ☐ Advantageous
 - C. Reduces level of in-kind contributions and/or services to the community provided by the current tenant ☐ Not Advantageous
4. Consistency with Land Use Requirements
 - A. Consistent with Land Use Requirements ☐ Highly Advantageous
 - B. Inconsistent with Lane Use Requirements ☐ Not Advantageous
5. Service to Town Residents
 - A. Applicant's services to be provided on a preferential basis to Town residents ☐ Highly Advantageous
 - B. Applicant's services to be provided without any preference to Town residents ☐ Not Advantageous
6. Required Improvements or Repairs
 - A. Does not require improvements or repairs ☐ Highly Advantageous
 - B. Requires improvements or repairs ☐ Not Advantageous
7. Willingness to Finance Improvements or repairs (if applicable)
 - A. Willing to assume financing of improvements or repairs ☐ Highly Advantageous
 - B. Willing to share costs of improvements or repairs with Town ☐ Advantageous
 - C. Town required to finance improvements or repairs ☐ Not Advantageous

8. Financial condition
- | | |
|--|---------------------------|
| A. Evidence of strong financial capacity to satisfy lease requirements | _____ Highly Advantageous |
| B. Little or no evidence of financial capacity to satisfy lease requirements | _____ Not Advantageous |

VII. AWARD OF LEASE

A lease will be awarded, if at all, to the Proposer(s) offering the most advantageous Proposal taking into account the characteristics of the Town Landing, use proposal, price proposal, and the Evaluation Criteria set forth in this RFP.

The Town reserves the right to negotiate the Lease and other terms with the selected Proposer in a manner not prejudicial to fair competition. Any award of a lease shall be subject to obtaining the proper zoning and regulatory approvals to the extent any such approvals may be necessary to carry out the purposes of this RFP.

The Town reserves the right, to the extent permitted by law, to waive any informality in a Proposal, and to reject any Proposal or all Proposals, if it determines that it is in the best interest of the Town to do so.

**TOWN OF MILTON
LEASE OF TOWN LANDING**

ATTACHMENT A

PRICE PROPOSAL

- A. The undersigned submits the following price Proposal:
Proposed yearly rental payments:

Year 1: \$ _____
Year 2: \$ _____
Year 3: \$ _____
Year 4: \$ _____
Year 5: \$ _____

Total Lease Period: \$ _____

- B. If selected, the undersigned agrees to sign a lease with the Town of Milton within thirty (30) days of being selected and approved for award of the lease by the Milton Select Board.
- C. The undersigned certifies that he or she is familiar with the property and its condition and has thoroughly reviewed the Request for Proposals.
- D. The undersigned certifies under the penalties of perjury that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certified, the word "person" shall mean any natural person, business, partnership, corporation, club, or other organization, entity, or group of individuals.

Signature

PRINTED NAME: _____

PRINTED TITLE: _____

ADDRESS: _____

TELEPHONE: _____

DATE: _____

The Select Board reserves the right to reject all Proposals submitted, should it be deemed by the Board to be in the best interests of the Town of Milton to do so.

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT B
CERTIFICATE OF VOTE**

I, _____, hereby certify
(Clerk/Secretary)

that I am the duly qualified and acting _____ of _____

(Title) (Corporation Name)

and I further certify that at a meeting of the Directors of said Corporation duly called and held on _____ 20 ____, at which meeting all Directors were present and voting, the following vote was unanimously passed:

VOTED: To authorize and empower either

_____, _____;
(Name) (Title)

_____, _____; or
(Name) (Title)

_____, _____
(Name) (Title),

any one acting singly, to execute all contracts and bonds on behalf of the Corporation.

I, further certify that the above vote is still in effect on this the ____ day of _____, 20____ and has not been changed or modified in any respect.

Signature

Printed Name

Printed Title

Date

The certification contained here above shall be executed on behalf of the Proposer or a copy of current "certification of authority to sign for the Corporation" shall be attached.)

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT C
CERTIFICATE OF NON-COLLUSION**

The undersigned certifies, under penalties of perjury, that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____
(Signature)

Printed Name

Printed Title

Date

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT D
CERTIFICATE OF TAX COMPLIANCE**

Pursuant to Chapter 62C, Section 49A of the Massachusetts General Laws, I certify under the penalties of perjury that the Proposer named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

Name of Proposer

Address of Proposer

Telephone Number_____

By: _____
(Signature)

Printed Name

Printed Title

Date

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT E
CONFLICT OF INTEREST CERTIFICATION**

The Proposer hereby certifies that:

1. The Proposer has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Contract pursuant to this RFP.
2. No consultant to, or subcontractor for, the Proposer has given, offered, or agreed to give any gift, contribution, or offer of employment to the Proposer, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a Contract by the Proposer.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Proposer has been retained or hired to solicit for or in any way assist the Proposer in obtaining a Contract pursuant to this RFP upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Contract to the Proposer.
4. The Proposer understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws, applies to the Proposer and its officers, employees, agents, subcontractors, and affiliated entities with respect to the transaction outlined in the Request for Proposals.
5. The Proposer understands that the Proposer and its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____

(Signature)

Printed Name

Printed Title

Date

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT F
CERTIFICATE OF CORPORATE PROPOSER**

I, _____, certify that I am the Clerk of the Corporation named as Proposer in the attached Proposal Form; that _____, who signed said Proposal on behalf of the Proposer was then _____ of said Corporation and was duly authorized to sign said Proposal Form; and that I know his/her signature thereto is genuine.

(Corporate Seal)

Name of Proposer

Address of Proposer

Telephone Number _____

By: _____

(Signature)

Printed Name

Printed Title

Date

This Certificate shall be completed where Proposer is a Corporation and shall be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this certificate shall be completed by another officer of the Corporation.

**TOWN OF MILTON
LEASE OF TOWN LANDING**

**ATTACHMENT G
DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by

DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:
Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
Leasing of Town Owned Property
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

_____ Lessor/Landlord _____ Lessee/Tenant

_____ Seller/Grantor _____ Buyer/Grantee

_____ Other (Please describe):
- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
-------------	------------------
- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and timeshares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM/DD/YYYY)

PRINT NAME & TITLE of AUTHORIZED SIGNER



Town of Milton

TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

TEL 617-898-4846

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Joan Clifford

Applicant's Address: 334 Edge Hill Road

Applicant's Contact Information: [REDACTED]
Telephone # _____ E-Mail Address _____

Organization Name: Milton Art Center

Name of Event: First Friday, art exhibit and music

Description of Event: Local artist exhibition and music

The Applicant is: ☒ Non-profit Organization or ☐ For Profit Organization

Date of Event: 12/1/23

Hours of Event: 6-10pm

Location of Event: 334 Edge Hill Road

Number of Participants: 60

License For: ☐ All Alcoholic Beverages - Issued only to a non-profit organization
☒ Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____ SIGNATURE: _____
Chief of Police Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Joan Clifford Date: 9/20/23

Applicants must attest to the information provided in order for the license to be approved. Completed applications should be submitted to the Select Board Office along with payment in the form of a check in the amount of \$50.00 made payable to the Town of Milton. The Select Board, as the Town of Milton's Licensing Authority, requires approval at a scheduled public meeting. Please submit the application 30 days in advance of the event for which the license is being applied.



Town of Milton

TOWN OFFICE BUILDING
525 CANTON AVENUE
MILTON, MASSACHUSETTS

TEL 617-898-4846

SPECIAL ONE DAY LIQUOR LICENSE APPLICATION

Applicant's Name: Joan Clifford

Applicant's Address: 334 Edge Hill Road

Applicant's Contact Information: [REDACTED]

Telephone #

E-Mail Address

Organization Name: Milton Art Center

Name of Event: First Friday, local musicians concert

Description of Event: First Fri.

The Applicant is: ☒ Non-profit Organization or ☐ For Profit Organization

Date of Event: 11/3/23

Hours of Event: 6-10pm

Location of Event: 334 Edge Hill Road

Number of Participants: 60

License For: ☐ All Alcoholic Beverages - Issued only to a non-profit organization
☒ Wine and Malt Beverages Only

Recommended Number of Police Officer(s) to be assigned: _____

SIGNATURE: _____ SIGNATURE: _____
Chief of Police Town Administrator on behalf of Select Board

APPLICANT'S SIGNATURE: Joan Clifford Date: 9/20/23

Applicants must attest to the information provided in order for the license to be approved. Completed applications should be submitted to the Select Board Office along with payment in the form of a check in the amount of \$50.00 made payable to the Town of Milton. The Select Board, as the Town of Milton's Licensing Authority, requires approval at a scheduled public meeting. Please submit the application 30 days in advance of the event for which the license is being applied.