



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

November 24, 2023

By email ([nmilano@townofmilton.org](mailto:nmilano@townofmilton.org))

Ms. Meredith Hall  
Chair, Milton Planning Board  
525 Canton Avenue  
Milton, MA 02186

**RE: MBTA Communities – Deadline Extension Request**

Dear Ms. Hall:

Thank you for your letter dated September 14, 2023. The hard copy letter never arrived at the Executive Office of Housing and Livable Communities but was received by email on November 13, 2023. In that letter, the Town of Milton Planning Board requested an extension to the December 31, 2023 compliance deadline, as established in the *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* (Guidelines).

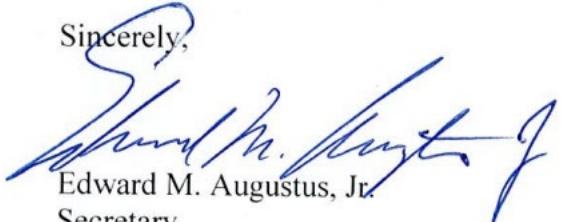
While we appreciate the complexity of understanding the Guidelines and the burden these activities have on local planning staff and boards, there will be no extension of the deadline for any Rapid Transit Communities. The reasons for this decision are:

- Rapid Transit Communities have the shortest deadlines because they have access to the most transit facilities and changing zoning in these communities provides more transit-oriented zoning sooner;
- Other municipalities with Town Meeting form of government have brought 3A Compliance zoning proposals to their town meetings;
- There is no authority in the Guidelines to grant individual extensions, and
- Keeping the published schedule of deadlines is important for program integrity and maintaining shared expectations.

I am pleased to report that I am aware of all the work the Town of Milton is undertaking on behalf of compliance with the Guidelines. Staff at the Executive Office of Housing and Livable Communities have met many times with staff from the Town of Milton to review technical and policy matters. In October 2022, EOHL (then as DHCD) awarded the Town a \$50,000 community planning grant to work on MBTA Communities compliance. In June 2023, EOHL awarded an additional \$30,000 grant to continue work on complying with Section 3A by drafting multi-family zoning. Our partners Massachusetts Housing Partnership and MAPC have also provided approximately \$20,000 in consultant assistance with the Compliance Model and GIS analysis services. We will continue to support the Town

in its efforts to comply with the statute and appreciate the hard work Milton's boards and staff are undertaking. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward M. Augustus, Jr." followed by a stylized "J".

Edward M. Augustus, Jr.  
Secretary

cc Senator Walter F. Timity  
Representative William J. Driscoll  
Representative Brandy Fluker Oakley  
Michael Zullas, Chair, Milton Select Board  
Nicholas Milano, Town Administrator, Town of Milton  
Tim Czerwienski, AICP, Director of Planning and Community Development, Town of Milton