



Select Board

Meeting Packet

June 10, 2025

TOWN OF MILTON 2025



Special Town Meeting

Monday, June 16, 2025

Milton High School Auditorium

7:30 p.m.

WARRANT

INCLUDING THE REPORT OF THE WARRANT COMMITTEE
AND RECOMMENDATIONS ON ARTICLES
as required by Chapter 75, Section 1, of the General Bylaws of Town

PLEASE BRING THIS REPORT TO TOWN MEETING

June 2025 Special Town Meeting Warrant

Commonwealth of Massachusetts, SS
County of Norfolk

To any of the constables of the Town of Milton in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Milton, qualified to vote in Town affairs, to meet at the Milton High School Auditorium at 25 Gile Road in said Milton on Monday, the sixteenth day of June next at 7:30 o'clock in the evening, then and there to act upon the following Articles to wit:

Articles 1-6

And you are directed to warn said inhabitants qualified as aforesaid to meet at the times and places and for the purposes herein mentioned by posting attested copies of the Warrant in each of the Post Offices of said Town fourteen days at least before the sixteenth day of June. Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk, on or before the second day of June 2025.

Given under our hands at Milton this of 27th day of May, 2025.

Benjamin D. Zoll
John C. Keohane
Meghan E. Haggerty
Winston A. Daley
Richard G. Wells, Jr.

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In compliance with the American with Disabilities Act, this Warrant can be made available in alternative formats. The June 16, 2025, Special Town Meeting, if requested, will be offered by assisted listening devices or an interpreter certified in sign language. Requests for alternative formats should be made as far in advance as possible.

Should you need assistance, please notify the SELECT BOARD at 617-898-4843 or 617-696-5199 TTY.

Smoking and other tobacco use is prohibited in school facilities and outside on the school grounds by MGL Chapter 71, Section 37H, “An Act Establishing the Education Act of 1993.” This law applies to any individual at any time.

Strong fragrances cause significant adverse reactions in some people, such as migraine headaches. Products with strong fragrances include personal care products such as perfume, cologne, fragranced hair products, after shave lotion, scented hand lotion, etc. Attendees at Town Meeting are requested to avoid wearing products with strong fragrances. As an accommodation to persons with such adverse reactions, and to allow safe and free access to the auditorium, the lobby and restroom, attendees at Town Meeting who are wearing products with strong fragrances, or who think they may be wearing products with strong fragrances, are requested to sit away from the sections nearest to the lobby entrance.

MESSAGE FROM THE TOWN MODERATOR
ELIZABETH S. DILLON

Welcome to the June 2025 Special Town Meeting.

As you may be aware, Milton holds Special Town Meetings for the purpose of addressing certain articles prior to the next annual town meeting.

During this June Town Meeting, there are six articles for your review and consideration. Two were submitted by the Select Board, three were submitted by the Planning Board, and one was submitted via citizen's petition. The Warrant Committee has reviewed each article. Warrant Committee recommendations and comments not included in this warrant will be available on the Town Meeting website prior to June 16 and hard copies will be provided at Town Meeting.

Please carefully review each article and direct any questions to the submitting party prior to Town Meeting. As is customary, I will host co-host a show with our Warrant Committee Chair on Milton Cable Access TV prior to the Town Meeting, during which we will discuss the articles.

The June Town meeting will proceed subject to the rules that were approved at the Annual Town Meeting and printed in the Annual Town Meeting Warrant. Please read these rules carefully, as the rules will not be repeated during Town Meeting. In keeping with the rules set forth in the Annual Warrant, proposed amendments are to be submitted prior to Town Meeting. Specifically, such amendments should be provided to the Moderator at or before 3:00 PM on Thursday, June 12, 2025, to afford adequate time for review by the Moderator, Town Counsel, Submitting Board or Committee and/or the Warrant Committee, as appropriate. Proposed amendments submitted after 3 PM on June 12 may or may not be permitted, at the discretion of the Moderator.

Finally, please note that I will recuse myself from the discussion of Articles 5 and 6. During the June Town Meeting, a temporary Town Moderator shall be elected with respect to these articles only. This process will be handled according to Town Meeting Time, Volume 4.

I look forward to seeing you for in-person Town Meeting beginning on June 16, 2025 at 7:30 PM at the high school.

Sincerely,

/s/ Elizabeth S. Dillon

Elizabeth Dillon,
Town Moderator

REPORT OF THE WARRANT COMMITTEE FOR THE 2025 JUNE SPECIAL TOWN MEETING

Greetings to the Honorable Select Board, Town Meeting members and Residents of the Town of Milton.

The Warrant Committee herein presents to the Town Meeting recommendations for action on Articles submitted to the Special Town Meeting convening on Monday, June 16, 2025.

Welcome back to what looks to be the final meeting of Fiscal Year 2025! Not too many weeks ago, the Town was engaged in not only the matters before the Annual Town Meeting, but also a Town wide election and an override ballot question. However, the work is not done and there are still some important matters that must be resolved at this June Special Town Meeting.

In summary, there are six (6) Articles in all for this Town Meeting to consider in which there are two housekeeping matters that need to be addressed. The first concerns a transfer to the Town's Reserve Fund and the second, statutory amendments to the Flood Plain Overlay District. In addition, there is a request to adopt a new property tax exemption for those who qualify under M.G.L. Chapter 59, Section 5. There are also two significant Planning Board articles for consideration. The first concerns the East Milton Overlay District, which significantly changes the zoning in East Milton Square to encourage a walkable, vibrant business district for the Town. The second addresses the MBTA Communities Act and Milton's MBTA Multi Family Overlay District (and Zoning Map Amendments) which is comprised of a 10% housing plan. The final article is a citizen's petition brought forward by ten (10) residents of the Town that also sets forth a plan for the MBTA Communities Act and Milton's MBTA Multi Family Overlay District (and Zoning Map Amendments) which is comprised of a 25% housing plan.

Please note that the Warrant Committee did not have an opportunity to vote on a recommendation for Articles One (Reserve Fund Transfer), Two (Adoption of Statutory Property Tax Exemptions) and both Articles Five and Six (Planning Board, MBTA Communities Overlay and Citizens' Petition) prior to the closing and printing of the Warrant. The Warrant Committee did vote and provide comments on Articles Three (Flood Plain Overlay District Amendments) and Four (East Milton Overlay District Bylaw Adoption). The Warrant Committee voted in favor of both those Articles. As for the remaining Articles, the Warrant Committee continues to meet and will make its recommendations prior to the June 16, 2025, Special Town Meeting. All comments and recommendations will be available in hard copy form at the Town Meeting and available on the Town's Town Meeting webpage:

<https://townofmilton.org/townmeeting>

The Chair wishes to express his sincere appreciation to each of the members of the Warrant Committee for the many hours of work required over the course of this last fiscal year. The Warrant Committee also extends thanks to the Town Administrator, Mr. Nicholas Milano, for his assistance and collaboration in the crafting of the Warrant for this Special Town Meeting. The Warrant Committee would also like to especially thank the Select Board for their consideration in preparing this Warrant and the Planning Board for all their diligent work in the articles included for consideration.

The Chair is especially grateful for the continued assistance and patience of the Warrant Committee Clerk, Karen Bosworth.

Thank you all for a great year and have a nice summer!

Yours in Service,

The Warrant Committee

Thomas A. Caldwell (Chair)

Stephen H. Rines (Secretary)

Lori A. Connelly

James H. "Jay" Fundling

Allison J. Gagnon

Julie A. Joyce

Andrew S. Koh

Macy Lee

Julia Maxwell

Peter F. Mawn

Brian J. McGuire

Aman Negassi

Ronald T. Sia

Judith A. Steele

Karen Bosworth (Clerk)

ARTICLE 1 To see if the Town will vote to amend the appropriations voted for the Fiscal Year 2025 Reserve Fund by appropriating \$300,000 for the Fiscal Year 2025 Reserve Fund from funds certified by the Department of Revenue as free cash; and to act on anything relating thereto.

Submitted by the Select Board.

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: This article requests an appropriation of \$300,000 from free cash to the Fiscal Year 2025 Reserve Fund. The Town's current free cash balance is \$300,000 and this appropriation would transfer it to the Reserve Fund for unanticipated expenses in the current Fiscal Year, which ends June 30, 2025. Any unused funds in the Reserve Fund will contribute to next year's free cash balance. Any transfers from the Reserve Fund require approval of the Warrant Committee.

The Warrant Committee did not have an opportunity to vote on a recommendation for this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town Meeting webpage:

<https://townofmilton.org/townmeeting>

ARTICLE 2 To see if the Town will vote to accept:

(1) the provisions of M.G.L. c.59, §5 clause Seventeenth F, to allow exemptions granted to those qualifying pursuant to clause Seventeenth to be increased annually by an amount equal to the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for the previous year as determined by the Commissioner of Revenue to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; and,

(2) to accept the provisions of M.G.L. c.59, §5 clause Twenty-second I, to allow exemptions granted to those qualifying pursuant to clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second E or Twenty-second F to be increased annually by an amount equal to the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for the previous year as determined by the Commissioner of Revenue to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; and,

(3) to accept the provisions of M.G.L. c.59, §5 clause Forty-first D to authorize an annual increase in the income (gross receipts) and asset (whole estate) limits for exemptions granted to senior citizens under clause 41 by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for the previous year as determined by the Commissioner of Revenue, to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025; or to act on anything relating thereto.

Submitted by the Select Board.

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: This article proposes to accept three clauses from M.G.L. Chapter 59, Section 5. The three clauses would allow annual cost-of-living-adjustments for three sets of property tax exemptions found in Clause 17 (seniors, surviving spouses, and minor children of deceased parent), Clause 22 (various veterans tax exemptions), and Clause 41 (seniors). The annual cost of living adjustment would be based on the consumer price index, determined by the Massachusetts Department of Revenue.

The Warrant Committee did not have an opportunity to vote on a recommendation for this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town Meeting webpage:

<https://townofmilton.org/townmeeting>

Article 3 To see if the Town will vote to amend Section 7 of Chapter 275 of the General Bylaws, known as the Zoning Bylaw, as follows:

- (1) By striking Section 7.1(A) in its entirety and inserting in place thereof the following:

SECTION 7.1

Flood Plain District.

- A. The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated within the Town of Milton designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated July 08, 2025. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Flood Insurance Study (FIS) report dated July 08, 2025. The effective FIRM, FBFM, and FIS report are incorporated herein by reference and are on file with the Planning Board and the Inspectional Services Department.
- (2) By striking Sections 7.3(A)(2) & (3) in their entirety and inserting in place thereof the following:
- (2) NFIP State Coordinator,
Massachusetts Department of Conservation and Recreation
 - (3) NFIP Program Specialist
Federal Emergency Management Agency, Region I
- (3) By striking Sections 7.4(A) & (B) in their entirety and inserting in place thereof the following::
- (A) NFIP State Coordinator,
Massachusetts Department of Conservation and Recreation
 - (B) NFIP Program Specialist
Federal Emergency Management Agency, Region I
- (4) By striking the definition of Recreational Vehicle in Section 7.5(B)(6), and replacing it with the following amended text:

Recreational Vehicles: In A and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

- (5) By striking the following definitions in § 275-7.10 Definitions and inserting in place thereof the following:

DEVELOPMENT

Any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials

FLOODWAY

The channel of a river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

SPECIAL FLOOD HAZARD AREA

The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

And to authorize the Town Clerk to assign or amend chapter and section numbers and titles; and to act on anything relating thereto.

Submitted by the Planning Board

RECOMMENDED that the Town vote to approve the article as printed in the Warrant.

COMMENT: The main purpose of this Article is to amend Chapter 275, Section 7 of the General Bylaws updating the Milton Flood Plain Overlay District with new flood plain elevations for the Town as promulgated by the Federal Emergency Management Agency (FEMA) dated July 8, 2025. Moreover, this General Bylaw Amendment updates the current Milton Flood Plain Overlay with the new Flood Insurance Study Report as required by law to assess flood risk. The Flood Plain District Overlay has been previously amended by the Annual Town Meeting in 2012 (Article 37) and again by the Annual Town Meeting in 2021 (Article 42).

There are some additional amendments included in this Article, also required by law: The amendments proposed to Sections 7.3 and Section 7.4 provide for updated reporting addresses for watercourse alterations and the submission of floodplain data to FEMA and the Department of Conservation and Recreation by the Town.

The amendment in Section 7.5 addresses the restricted use of recreational vehicles in the district. The remaining amendments concern the expanded definitions of: development; floodways; and flood hazard areas.

The purpose of the Floodplain Overlay District is to: ensure public safety through reducing the threats to life and personal injury; eliminate new hazards to emergency response officials; prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding; avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding; eliminate costs associated with the response and cleanup of flooding conditions; reduce damage to public and private property resulting from flooding waters.

ARTICLE 4 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by inserting the following new Section 275-3.23 East Milton Square Mixed-Use Overlay District and to amend the Zoning Map to include the East Milton Square Mixed Use Overlay District.

Section 275-3.23 East Milton Square Mixed-Use Overlay District

In East Milton Square, mixed residential and business uses may be permitted by right with site plan review through the Planning Board for up to 3-stories and 45 feet subject to reasonable terms and conditions based on the standards defined herein. The boundary of the East Milton Square Overlay District is shown on the current Milton Zoning Map.

- A. Purpose. This section's purpose is to allow high-quality mixed-use development that enhances East Milton Square. Successful mixed-use development shall:
 - a. Strengthen walkability and safe and convenient circulation for all travel in East Milton Square
 - b. Proactively and intentionally guide commercial district investment
 - c. Enhance the sense of place and district identity
 - d. Leverage private investments to add community amenities while reducing impacts
 - e. Encourage mixed-use redevelopment and an increased variety of housing options
 - f. Improve environmental sustainability and resilience in the district
 - g. Preserve and enhance historic character of East Milton
- B. Allowable Uses.
 - a. Allowed uses. Mixed-use development is required with non-residential and residential uses.
 - b. Non-residential uses. All business uses otherwise permissible in the East Milton Square Business District shall be allowed by-right with site plan review. Except for drive-through food service facilities, filling stations, garages, sales rooms and repair shops for motor vehicles, storage warehouses, and undertakers which are prohibited.
 - c. Residential uses. Residential use shall be allowed by-right with site plan review in conjunction with one or more Non-residential uses identified in Section B.b. The permissible residential use shall be multi-family housing, which is defined as having more than one housing unit in a building or in multiple buildings on a lot. A housing unit is defined as that portion of a building providing complete housekeeping and cooking facilities for one family, as defined in § 275-1.1.
 - d. Ground Floor Uses. Ground floor uses shall promote an active pedestrian environment and lively streetscape. At least 50% of the usable ground floor area of the building must be designed for and shall be occupied by Non-residential uses identified in Section B.b, except that parking shall not be permitted to satisfy this requirement. Where possible, this area should be designed to accommodate individual business of 1,500 square feet or less. As used in this Section § 275-3.22, the "ground floor" shall be the story directly above the basement or, if there is no basement, the story directly above the foundation, which generally coincides with the elevation of the adjacent sidewalk at the frontage of the property.
- C. Dimensional Requirements.
 - a. Setbacks.
 - i. Front Yard Setbacks. The primary frontage of new buildings and new

additions to existing buildings shall be located no less than zero (0) feet and no more than ten (10) feet from the lot line.

- ii. Side Yard Setbacks. Side yard setbacks are not required when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum side yard setback is ten (10) feet.
 - iii. Rear Yard Setbacks. The minimum rear yard setback is twelve (12) feet when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum rear yard setback is twenty (20) feet.
- b. Building Height.
- i. Maximum Height. No building shall be erected or altered to exceed three (3) stories and forty-five (45) feet in height.
 - ii. Definitions.
 - 1. The height of any building shall be measured from the mean grade of the natural ground contiguous to the building at the property's street frontage, as such ground exists at the sidewalk elevation. Existing structures may retain their existing heights and number of stories.
 - 2. The term "story," as used in this Paragraph C(b), shall not include a basement provided that the finished floor height of the ground story shall at no point be more than four (4) feet above the mean grade of the adjacent sidewalk and provided that convenient and accessible entry to commercial spaces be provided at the ground floor from the sidewalk. A basement may be used for parking, storage, utilities and commercial space, but not for residential units. If reasonably necessary and appropriate for good design or to address the existing conditions on site, the Planning Board can modify the requirements in this subparagraph.
 - 3. 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. The Planning Board may permit protrusions of up to eight feet above the roofline, such as elevator shaft housings or chimneys, so long as the appearance of the building remains architecturally coherent, visually attractive, and appropriate to its context. The Planning Board may allow a cupola or clock tower up to fifteen feet above the roofline so long as it has been shown to add significant merit to the building's design.
- c. Ground Story Height. The minimum ground story height in a new building shall be twelve (12) feet clear for properties with frontage on Adams Street, Granite Avenue, Bryant Avenue, and Bassett Street.
- d. Open Space. All properties must provide a minimum of 10% open space. Minimum open space may include hardscape pedestrian plazas, extensions of the sidewalk/public realm, planting of street trees, pocket parks, balconies, roof decks, or off-site improvements to existing open space amenities.

D. Historic Preservation. Buildings constructed in whole or substantial part before 1940

shall be preserved as part of an adaptive reuse mixed-use redevelopment.

- a. Purpose. The preservation of buildings of historical significance and an expansion of the economic options for historic properties in East Milton Square.
 - b. Definitions. Preservation shall include preservation or restoration of a building's exterior appearance and may include renovation, rehabilitation, restoration or re-creation of features or elements of the building. The exterior elements of a building shall be historically compatible and appropriate to the preserved historic structure.
 - c. Guidance. Preservation plans shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall be submitted to the Historical Commission for comment. Notwithstanding the foregoing, a building constructed before 1940 need not be preserved if the Planning Board, after seeking the advice of the Historical Commission, determines that the building lacks substantial architectural significance and is not historically important or that the building is in an advanced stage of deterioration and is not able to be preserved at a reasonable financial cost. Buildings listed in the National and State Registers of Historic Places or identified in the Massachusetts Cultural Resource Information System shall be deemed historically important.
 - d. Approval. If deemed historically important, project approval may require the restoration, rehabilitation, renovation, repair, adaptive reuse, or addition to historic structures in the district. In order to grant project approval, the proposed restoration, rehabilitation, renovation, repair, adaptive reuse, or addition shall preserve, to the maximum extent feasible, the historical and architectural features of the building, structure, or element.
 - e. Waivers. At the discretion of the Planning Board through site plan review, relief from dimensional or parking requirements may be granted for good cause, to accommodate the preservation of a historic structure and property.
- E. Design Standards. Each building and site shall be designed to positively contribute to the legacy and character of East Milton Square while enhancing livability for surrounding residents. The building design and site layout shall define street frontage by occupying street edges with an active ground floor and filling gaps between existing buildings. The building design and site layout shall configure the building layout and building massing to shape outdoor spaces by placing buildings at the edges of the outdoor space and located active ground floor uses, and transparent ground floor facades at those locations. The building design and site layout shall also be used to define streets edges, corners, and intersections. Site layouts shall consolidate and share off-street parking efficiently across lot lines, improve streetscapes and walkability by minimizing curb cuts, and contribute to livability through the creation of pocket parks, additional outdoor spaces, and new outdoor amenities. The architectural design shall be composed to be visually attractive and compatible with the context of the East Milton Square Business District and nearby buildings.
- a. In addition, each building shall meet the following design standards:
 - i. Context sensitive – New building and site layouts, including side and rear setbacks, shall respond to the context of neighboring properties. Buildings shall be positioned on their site to provide buffers for abutting existing single- and two-family residences.
 - ii. Public realm expansion – New building and site layouts, including front setbacks, shall respond to the context of the adjacent sidewalk. Where the

sidewalk width is less than or equal to 6 feet at the building frontage, new buildings shall provide a setback within the build-to range defined in Section

C.a. to expand the width of the sidewalk to a minimum of 10 feet to allow for additional outdoor amenities and activity.

- iii. Historical context, heritage and legacy – The building form, scale, proportion, massing, roof lines, and architectural design shall recognize and complement the historic buildings and styles of the East Milton Square Business District and positively contribute to the district's character. Particular attention shall be paid to reinterpreting design elements found in the context of the district through façade design, proportion and location of windows, location and ornamentation of entrances, and complementary building materials and colors.
- iv. Context-sensitive height and scale – The building form shall provide step-backs in the facade that respond to the surrounding context, as the Planning Board deems appropriate. The step backs shall provide a vertical change in the plane of the facade to reduce the perceived building height. For example, if a 3-story building is adjacent to a 2-story existing building, the facade of the third story shall step back from the facade of the lower two stories to reduce the visual prominence of the upper floor.
- v. Context-sensitive width and scale – Buildings more than forty (40) feet wide shall be broken down into a series of smaller bays to evoke the rhythm of historic shop fronts, add visual character, and maintain the pedestrian scale of the streetscape. No uninterrupted length of any facade shall be permitted to exceed twenty (20) horizontal feet without incorporating at least one of the following massing elements: horizontal setbacks or vertical step-backs, architectural projections, recesses, and at least one of the following design elements: color change, material change, or texture change.
- vi. Active ground floor at active sidewalks – The building facade shall integrate a higher proportion of transparent glass in the ground level frontage oriented to Adams Street, Granite Avenue, Bryant Avenue, and Bassett Street including business and entryway storefronts, display windows, or other glazing elements.
- vii. Highlight windows and doors as design features – Windows and doors shall be integrated with appropriate architectural elements that highlight them as facade features. When integrated with the design of the facade, recessed doorways are preferred, to break up the building facade, provide a welcoming space, provide protection from sun and rain, and reduce conflict between an external door swing and sidewalk circulation. Where a recessed doorway is not used, an awning can have a similar effect.
- viii. Attractive from all sides – The back and sides of each building shall be given as much architectural care as the front. The building, whether observed from the front, rear, or sides shall present an attractive appearance and offer a unified architectural approach. Where windows are not possible or appropriate to the intended use on the side or rear, facade articulation in the form of raised or recessed surfaces shall be used to break up blank walls.
- ix. Integrate and conceal mechanical equipment – Mechanical equipment and other utilitarian features, including metal chimneys and

elevator penthouses, shall be integrated into the overall architectural design of the building by use of screening materials, placement, roof shape or form, or other means.

- x. Reduce visual impact of parking – If parking is provided on-site, it shall be to the rear of the primary building underneath the building. If a parking structure is provided it shall be unobtrusive and designed to integrate with the building and the district. Garage doors or other forms of vehicular access shall be integrated into the architectural design of the building. Surface parking areas shall be designed to be used as flexible plaza space that could be temporarily used for other private purposes or events. These parking areas shall use permeable pavers and shall include landscape islands, or other design features to add visual interest and flexibility to parking areas while enhancing stormwater mitigation and reducing the heat island effect.
 - xi. Reduce impact of vehicular access – Vehicular access to the site shall be integrated with the design of the public realm and property frontage to minimize the access width and potential negative impacts on the pedestrian environment.
 - xii. Integrate site landscape – Landscaping shall be used to enhance the building's design, strengthen attractive outdoor features, and to provide shade. Street trees shall be integrated with the design of sidewalk extensions or creation of pocket parks with flush tree grates or permeable pavers. Where space is limited, window boxes, trellises, green walls, or other compact landscape features shall be integrated with the building design.
 - xiii. Integrate site and building lighting – Lighting fixtures shall be appropriate to the architecture and provide suitable lighting without detriment to nearby residences. Light fixtures including site and streetlights shall match existing standards in the Town, for example matching streetlights recently installed at Manning Community Park and related streetscape improvements.
 - xiv. Integrate signs into building design – Signs shall be integrated with the building design and placed consistently on the building with a sign band integrated into the façade design of the ground floor and coordinated among multiple tenants. If illuminated, external gooseneck lighting is encouraged.
- b. The Planning Board has the discretion to allow changes to one or more of the design standards if the project proponent can show that with such changes the project would remain architecturally coherent, well sited on its lot, visually attractive and compatible with the district and nearby context. In addition to the required Design Standards in this Section, the Milton Planning Board may adopt additional design guidelines for development in the East Milton Square Mixed-use Overlay District.

F. Sign Approval. Sign approval shall be determined as provided in § 275-3.3.

G. Affordable Housing Units.

- a. In the East Milton Square Mixed-use Overlay District, twelve (12) percent of the total housing units for a project with less than 25 units, or fifteen (15) percent of the total housing units for a project with 25 units or more (computed to the nearest whole number) shall be affordable housing units, subject to perpetual deed

restrictions, and if applicable, a regulatory agreement ensuring permanent affordability. Should the calculation result in a remainder of 0.5 or above an additional on-site unit shall be required. Should the remainder be below 0.5 a contribution to the Affordable Housing Trust shall be required in an amount to be determined by the Planning Board. These units shall be affordable to households whose annual income shall not exceed 80% of the then current Area Median Income (AMI) for the Boston- Cambridge-Quincy, MA-NH HUD Metro FMR Area as determined by the United States Department of Housing and Urban Development ("HUD") adjusted for household size and these units shall qualify for inclusion in the Subsidized Housing Inventory (SHI) maintained by the Massachusetts Executive Office of Housing and Livable Communities ("EOHLC").

- b. All affordable units shall be integrated with and distributed throughout the development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- c. To the maximum extent permissible, preference shall be given to Milton residents and employees of the Town of Milton in the rental or purchase of affordable units. A site plan approval issued under this section shall state that final occupancy permits shall not be issued until the affordable housing restrictions, and, if applicable, the regulatory agreements have been recorded with the Registry of Deeds and copies of the recorded documents have been provided to the Planning Board and the Building Commissioner.

H. Parking.

- a. Business Parking. In the East Milton Square Mixed-use Overlay District, minimum parking requirements for business uses shall follow Parking Requirements in Business Districts § 275-11.3 provided that, upon a determination that a greater or lesser number of parking spaces would be reasonably necessary so as to be adequate for the business use in a particular project, the Planning Board may increase or decrease the minimum number of business parking spaces required for the project. In the event of a restaurant use, at least one parking space shall be provided for each four patron seats provided that, upon an applicant showing that a lesser number of spaces would be adequate for the restaurant use, the Planning Board may reduce the required amount of parking.
- b. Residence Parking. There shall be a minimum of one parking space for each residential unit.
- c. Off-Site Parking. Safe and convenient parking may be provided off-site within or adjacent to the East Milton Square Business District for the parking required to support business uses at other properties in the East Milton Square Business District. Off-site spaces used to fulfill parking requirements shall be associated with a parking agreement between the applicant and the owner of the property where the off-site spaces are proposed to be located. The parking agreement shall be submitted as part of the application.
- d. Shared Parking Reductions. Off-street parking requirements may be reduced if they collectively serve different uses within the same mixed-use development or collectively serve multiple uses across multiple sites, where such collective use of

the parking facilities is based on a written agreement that: 1) assures the continued collective use; 2) states the number of parking spaces allocated to each participating use and the anticipated peak parking demand days and times for such uses; and 3) assures access to and maintenance of the common parking facility. The parking spaces provided through the collective use of parking facilities shall be counted towards the minimum required parking spaces as approved by the Planning Board.

- e. Other Parking Reductions. A reduction in the calculated parking requirement may be allowed as deemed appropriate by the Planning Board through a special permit upon demonstration of the features of the project that reduces automobile dependence for the development. These features may include the provision of on-site dedicated parking space(s) to car-share vehicles, increased bicycle parking and amenities beyond the requirements of § 275-11.12, on-demand shuttle services, or other transportation demand management techniques, and shall be appropriately scaled to the scale of the development and the requested reduction in parking.
- f. Bicycle Parking. § 275-11.12 applies to residential components of projects. Projects involving business uses shall also provide adequate exterior parking of bicycles for customers and employees.

I. Application Requirements.

- a. An application shall include a plan meeting the requirements for site plan specified in § 275-12.4 and such other requirements as may be specified by the Planning Board. The plan shall be contained in various sheets, all of which, after approval, shall contain the written approval of the Planning Board and shall be recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court, as applicable, at the applicant's expense. Any relevant special permits shall also be recorded with the plan at the applicant's expense. The recorded plan shall be a part of the site plan approval. The plan shall show the development in all material detail. Any amendments or modifications to the plan shall be approved by the Planning Board and recorded or filed with said Registry at the applicant's expense. The applicant shall promptly provide to the Planning Board evidence of recording of each approved plan, amendment, or modification. The applicant shall promptly provide a copy of all recorded or filed documents to the Planning Board, showing the book and page or document number.
- b. If applicable, an application involving a property, on which there is a building constructed in or before 1940, shall be referred to the Milton Historical Commission for consideration of its historical and architectural significance and of the desirability and feasibility of its preservation, rehabilitation, or restoration in the proposed development. After consideration, the Milton Historical Commission may issue a report, which may include comments and suggestions, to the Planning Board on these matters and any associated matters pertinent to the Commission's responsibilities, and the Planning Board shall consider any such report in its evaluation of the application.
- c. If applicable, an application involving a property, on which there is a building constructed in or before 1940, shall include a narrative describing compliance with the Secretary of the Interior Standards with the application materials. The application shall include a narrative prepared by the project architect describing the project relative to the historic context of East Milton Square including a statement of the positive contributions the project will make to the character of the

East Milton Square Business District by preserving its history and strengthening its streetscape and vitality.

- d. The application shall include professional studies calculating the impact of the development on town services, on parking in the East Milton Square Business District and adjacent neighborhood streets, on traffic in district and surrounding areas of the town, on existing nearby businesses, and on future business development. If there is a material adverse impact projected, mitigating strategies shall be proposed.
 - e. The application shall include a narrative describing the parking, ride sharing, bicycle storage, and other similar transportation infrastructure elements integrated with the project. This narrative shall include discussion of off-site transportation impacts, including a district parking impact analysis and traffic impact analysis for the proposed project. The narrative shall describe potential district mitigation that may be proposed to address the impacts identified.
 - f. The application shall include a narrative describing compliance with the Design Standards.
 - g. The application shall include architectural renderings, building elevations, an existing conditions survey with structures, retaining walls, parking areas, trees and topography, existing condition photos of the site and adjacent properties, proposed site plan with structures, retaining walls, parking areas, topography, landscape plan and details, site/building sections with accurate topographic depiction, building material specifications and other pertinent details regarding the project architecture and site plan.
- J. Application Review Fees. When reviewing an application for a site plan review or special permit, the Planning Board may determine that the assistance of outside consultants is warranted due to the size, scale, or complexity of the proposed project or due to the project's potential impacts. The Planning Board may require that an applicant pay a review fee, consisting of the reasonable costs incurred by the Planning Board for employment of outside consultants engaged by the Planning Board to assist in the review of an application. In hiring outside consultants, the Planning Board may engage disinterested engineers, planners, architects, urban designers, or other appropriate professionals who can assist the Planning Board in analyzing a project to ensure compliance with this section and with other Town of Milton bylaws, regulations and requirements. Expenditures may be made at the direction of the Planning Board and shall be made only in connection with the review of the specific project for which the review fee has been collected from the applicant. Failure of an applicant to pay a review fee shall be grounds for denial of the application. At the completion of the Planning Board's review of a project, any excess amount of the review fee shall be repaid to the applicant. A final report of expenditures shall be provided to the applicant.
- K. Notice, Procedures and Standard for Decision. The notice and procedural requirements set out in § 275-13.2 and § 275-13.3 and the standard to be used in rendering a decision set out in § 275-13.3 shall apply to site plan review for mixed-use development under this section.

**East Milton Square
Final Zoning Map**



And to authorize the Town Clerk to assign or amend chapter and section numbers and titles; and to act on anything relating thereto.

Submitted by the Planning Board

RECOMMENDED that the Town vote to approve the article as printed in the Warrant.

*COMMENT: This article proposes to amend the Town's Zoning Bylaw by creating a new **East Milton Square Mixed-Use Overlay District**. The Overlay District is intended to promote redevelopment that supports a walkable, vibrant, and economically active East Milton Square, while preserving its character and addressing concerns of nearby residents.*

If adopted, this bylaw would allow for the construction of multi-story, mixed-use buildings in the East Milton Square Business District, subject to site plan review by the Planning Board. These buildings would include ground-floor commercial or civic uses with residential units above and would be designed in accordance with a comprehensive set of design standards aimed at improving livability, maintaining historic character, and enhancing the public realm.

Key provisions include:

- ***Building Height:*** *The maximum height is 3 stories or 45 feet by right, reduced from a prior draft in response to resident feedback.*
- ***Design Standards:*** *New development must meet detailed design requirements to ensure compatibility with East Milton's historic character. These include requirements for active ground floors, setbacks, articulated facades, high-quality materials, landscaping, integrated lighting and signage, and sensitivity to adjacent properties.*
- ***Affordable Housing:*** *Projects must include 12% affordable units for developments under 25 units, and 15% for projects with 25 units or more. Units must qualify for the state's Subsidized Housing Inventory and be comparable to market-rate units.*
- ***Parking Flexibility:*** *Minimum parking requirements are established but may be adjusted by the Planning Board. Reductions may be granted for shared parking arrangements or inclusion of features that reduce car dependence, such as car-share, bike facilities, or shuttle services.*
- ***Historic Preservation:*** *Projects involving buildings constructed prior to 1940 must be reviewed for historical significance and designed to preserve or reflect the architectural heritage of the district.*
- ***Application Requirements:*** *Developers must submit extensive documentation, including architectural plans, traffic and parking studies, and narratives on design compliance, transportation impacts, and historic context.*
- ***Review Process:*** *The Planning Board retains authority to review and approve all applications and may hire outside consultants at the applicant's expense to evaluate projects.*

In its deliberations, the Warrant Committee noted some concern had been raised about limitations on certain uses within the district—for example, that not allowing additional funeral homes in the overlay could be viewed as non-competitive. However, the Committee agreed with the Planning Board that the intent was not to restrict competition unfairly, but rather to guide East Milton Square toward a more pedestrian-friendly, mixed-use environment that supports long-term community vitality.

The Committee also acknowledges that the Planning Board made meaningful changes in response to feedback from East Milton residents, including most notably a reduction in the allowed building height and additional attention to design standards that buffer nearby homes and expand public sidewalk space.

The Warrant Committee recommends adoption of Article 4. It offers a careful framework for thoughtful redevelopment that balances neighborhood concerns, historic preservation, and the town's need for housing and economic growth.

ARTICLE 5 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following new Section 275-3.2X MBTA Communities Multi-family Overlay District and to amend the Zoning Map to include the MBTA Communities Multi-family Overlay District, including the following subdistricts: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Blue Hill Ave Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, and the 711 Randolph Ave Subdistrict, as shown on the MBTA Communities Multi-family Overlay District Boundary Map, dated May 8, 2025.

Section 275-3.2X 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 71 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 275-3.2X.
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 275-3.2X 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: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Blue Hill Ave Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, and the 711 Randolph Ave Subdistrict.

C. Definitions.

For purposes of this Section 275-3.2X, 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 275-3.2X.
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. **Design Guidelines.** Design standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
9. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
10. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
11. **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.
12. **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.
13. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
14. **MBTA.** Massachusetts Bay Transportation Authority.
15. **Mixed-use development.** Development containing a mix of multi-family residential uses and non- residential uses, including, commercial, institutional, industrial, or other uses.

16. **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.
17. **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.
18. **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, community gardens, 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.
19. **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.
20. **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.
21. **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.
22. **Roof-top Terrace.** A roofless, raised platform on the roof of a building that provides community gathering space, such as a deck, terrace, community garden, or other outdoor amenities.
23. **Section 3A.** Section 3A of Massachusetts General Laws Chapter 40A, the “Zoning Act.”
24. **Site plan review authority.** The Planning Board is the site plan review authority.
25. **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.
26. **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.
27. **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. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, midrise 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 parcels uniquely situated next to the Neponset River 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 D.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	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	48

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.)	20
Maximum Floor Area Ratio (FAR)	1.1

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 275-3.2X 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.

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

Use	Maximum Spaces
Multi-family	1.5 spaces per Residential Dwelling Unit
	Minimum Spaces
Non-residential component in a mixed-use development	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
Non-residential component in a mixed-use development	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). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

E. Paper Mill Subdistrict

1. Purpose

The purpose of the Paper Mill Subdistrict is to provide high quality midrise multifamily and mixed-use development that recognizes its unique geography and history.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated adjacent to the Neponset River and the commuter rail right of way.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Paper Mill 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 Paper Mill Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	48

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	20
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)	1.1

6. **Multi-Building Lots.** In the Paper Mill 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 may waive the height and setbacks in **Section 275-3.2X 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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	None
	Minimum Spaces
Non-residential component in a mixed-use development	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
Non-residential component in a mixed-use development	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). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

F. Blue Hill Ave Station Subdistrict

1. Purpose

The purpose of the Blue Hill Ave 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 parcels of at least 5,000 square feet, with additional units for every 1,000 square feet of lot area, near the Neponset River across from Mattapan Square and the Blue Hill Ave Commuter Rail Station.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Blue Hill Ave 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.

- c. 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 Blue Hill Ave Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	5,000
Lot Area per Additional Unit (SF)	1,000
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	45

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
Maximum Floor Area Ratio (FAR)	1.1

6. **Multi-Building Lots.** In the Blue Hill Ave 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 275-3.2X 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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Non-residential component in a mixed-use development	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
Non-residential component in a mixed-use development	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). Non-resident component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

G. 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 and the Blue Hill Avenue Commuter Rail Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels in close proximity to Mattapan Station and Blue Hill Ave Station along 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 30 units per acre on parcels 7,000 square feet or more.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section G.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)	7,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	50%
Units per Acre	30

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 may waive the height and setbacks in **Section 275-3.2X 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.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum 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

H. 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.

2. Applicability

An applicant may develop multifamily housing on certain parcels with frontage on Eliot Street, 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 7,000 square feet or more.

4. Accessory Uses.

The following uses are considered accessory as of right to any of the permitted uses in Section H.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)	7,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 7,000 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
Maximum Floor Area Ratio (FAR)	
Lots 7,000 to 9,999 square feet	0.50
Lots 10,000 to 14,999 square feet	0.40
Lots 15,000 square feet or more	0.27

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 may waive the height and setbacks in **Section 275-3.2X 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.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum 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

I. 711 Randolph Ave Subdistrict

1. Purpose

The purpose of the 711 Randolph Ave Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on Randolph Ave.

2. Applicability

An applicant may develop multifamily housing on certain parcels located on Randolph Ave.

3. Uses Permitted As of Right. The following uses are permitted as of right within the 711 Randolph Ave Subdistrict.

- a. Multi-family housing of up to 12 units per acre.

4. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section I.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)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Units per Acre	12

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	30
Side Yard Setback	
Minimum side setback (ft)	15

Minimum sum of both side setbacks (ft)	30
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	0.7

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 may waive the height and setbacks in **Section 275-3.2X 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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum 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, Design Review, and Site Plan Review

1. Applicability of General Development Standards, Design Review, and Site Plan Review

- a. Projects proposed in accordance with the MCMOD shall be subject to § 275-12.4 Site Plan Approval.

K. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Guidelines 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.

a. Purpose.

- i. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- ii. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- iii. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- iv. 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.

b. Affordability requirements.

- i. **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.
- c. **Provision of Affordable Housing.** In any development containing eight or more units, not fewer than fifteen percent (15%) 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. If EOHLC determines in writing that the Town has not shown the 15% requirement to be feasible, not fewer than 10% of the dwelling units in any development containing ten (10) or more units shall be Affordable Housing Units available to households earning income up to eighty

percent (80%) of the AMI.

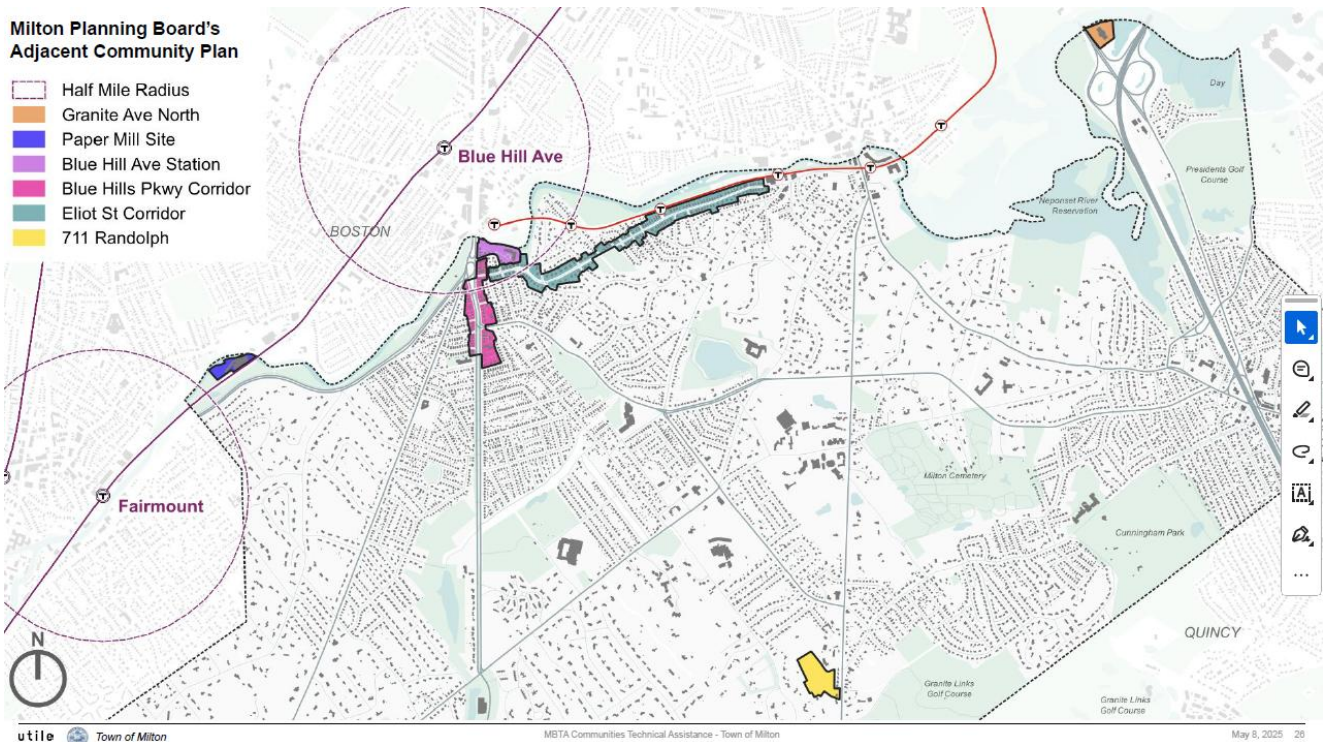
d. **Development Standards.** Affordable Units shall be:

- i. 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;
- ii. Dispersed throughout the development;
- iii. 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;
- iv. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- v. Distributed proportionately among unit sizes; and
 - vi. Distributed proportionately across each phase of a phased development.
 - vii. 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.

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

M. Severability.

If any provision of this Section 275-3.2X is found to be invalid by a court of competent jurisdiction, the remainder of Section 275-3.2X shall not be affected but shall remain in full force and effect. The invalidity of any provision of this Section 275-3.2X shall not affect the validity of the remainder of Milton's Zoning Bylaw.



And to authorize the Town Clerk to assign or amend chapter and section numbers and titles; and to act on anything relating thereto.

Submitted by the Planning Board

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: The Warrant Committee did not have an opportunity to review this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town Meeting webpage:

<https://townofmilton.org/townmeeting>

In addition, the Planning Board has posted all presentations and materials related to MBTA Communities on the MBTA Communities page on the Town website:

<https://www.townofmilton.org/301/MBTA-Communities-Multi-Family-Zoning-Req>

Past meetings of the Planning Board are available for viewing from Milton Access TV on their YouTube page: <https://www.youtube.com/@miltonacesstv/videos>

ARTICLE 6 To see if the Town will vote to amend Chapter 275 of the General Bylaws, known as the Zoning Bylaw, by adding the following new Section 275-3.2X MBTA Communities Multi-family Overlay District and to amend the Zoning Map to include the MBTA Communities Multi-family Overlay District, including the following subdistricts: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, Randolph Ave West Subdistrict, Randolph Ave East Subdistrict, Milton Station/Central Avenue Station Subdistrict, East Milton Square Subdistrict, and the Fairmount Station Subdistrict, as shown on the MBTA Communities Multi-family Overlay District Boundary Map dated XXXXXXXXXX (the “MCMOD Boundary Map”).

Section 275-3.2X 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 131 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 275-3.2X.
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 275-3.2X 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: Granite Ave North Subdistrict, Paper Mill Site Subdistrict, Mattapan Station Subdistrict, Blue Hills Parkway Corridor Subdistrict, Eliot Street Corridor Subdistrict, Randolph Ave West Subdistrict,

Randolph Ave East Subdistrict, Milton Station/Central Avenue Station Subdistrict, East Milton Square Subdistrict, and the Fairmount Station Subdistrict.

C. Definitions.

For purposes of this Section 275-3.2X, 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 275-3.2X.
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. **Design Guidelines.** Design Standards made applicable to all rehabilitation, redevelopment, or new construction within the MCMOD.
9. **EOHLC.** The Massachusetts Executive Office of Housing and Livable Communities, DHCD's successor agency.
10. **Floor Area Ratio (FAR).** A measurement derived by dividing the total building area by the total lot area.
11. **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.
12. **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.
13. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

14. **MBTA.** Massachusetts Bay Transportation Authority.
15. **Mixed-use development.** Development containing a mix of multi-family residential uses and non- residential uses, including, commercial, institutional, industrial, or other uses.
16. **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.
17. **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.
18. **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, community gardens, 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.
19. **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.
20. **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.
21. **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.
22. **Rooftop Terrace.** A roofless, raised platform on the roof of a building that provides community gathering space, such as a deck, terrace, community garden, or other outdoor amenities.
23. **Section 3A.** Section 3A of Massachusetts General Laws Chapter 40A (the “Zoning Act”).
24. **Site plan review authority.** The Planning Board is the site plan review authority.
25. **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.
26. **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.
27. **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. Granite Avenue Subdistrict

1. Purpose

The purpose of the Granite Avenue Subdistrict is to provide high quality, midrise 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 parcels uniquely situated next to the Neponset River 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 D.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	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	66

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.)	20
Maximum Floor Area Ratio (FAR)	1.55

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 275-3.2X 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.

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

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Multi-family	No minimum
Non-residential component in a mixed-use development	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
Non-residential component in a mixed-use development	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). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

E. Paper Mill Subdistrict

1. Purpose

The purpose of the Paper Mill Subdistrict is to provide high quality midrise multifamily and mixed-use development that recognizes its unique geography and history.

2. Applicability

An applicant may develop a multifamily or mixed-use project up to 6 stories on parcels uniquely situated adjacent to the Neponset River and the commuter rail right of way.

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

d. Multi-family housing.

e. **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.

f. 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 Paper Mill Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	none
Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	30%
Maximum Units per Acre	50

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	20
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)	1.20

6. **Multi-Building Lots.** In the Paper Mill 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 may waive the height and setbacks in **Section 275-3.2X 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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
	Minimum Spaces
Multi-family	No minimum
Non-residential component in a mixed-use development	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
Non-residential component in a mixed-use development	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). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

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 parcels of at least 5,000 square feet, with additional units for every 1,000 square feet of lot area, near

the Neponset River across from Mattapan Square and the Blue Hill Ave Commuter Rail Station.

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

g. Multi-family housing.

h. **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.

i. 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)	5,000
Lot Area per Additional Unit (SF)	1,000

Height	
Stories (Maximum)	6
Feet (Maximum)	75
Minimum Open Space	40%
Maximum Units per Acre	45

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
Maximum Floor Area Ratio (FAR)	1.10

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 275-3.2X 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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

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

Non-residential component in a mixed-use development	1 space per 1,500 SF of commercial space
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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
Non-residential component in a mixed-use development	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). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

G. 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 and the Blue Hill Avenue Commuter Rail Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels in close proximity to Mattapan Station and Blue Hill Ave Station along 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 30 units per acre on parcels 6,000 square feet or more.
- 4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section G.3.
 - b. 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)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	50%
Units per Acre	30

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)	0.50

- 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 may

waive the height and setbacks in **Section 275-3.2X 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.

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

Use	Maximum 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	2 space per Residential Dwelling Unit

H. 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.

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 6,000 square feet or more.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section H.3.
 - b. 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)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 6,000 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
Maximum Floor Area Ratio (FAR)	
Lots 6,000 to 7,999 square feet	0.50
Lots 8,000 to 9,999 square feet	0.38
Lots 10,000 to 11,999 square feet	0.30
Lots 12,000 to 13,999 square feet	0.25
Lots 14,000 square feet or more	0.21

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 may waive the height and setbacks in **Section 275-3.2X 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.
8. **Number of parking spaces.** The following numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum 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	2 space per Residential Dwelling Unit

I. **Randolph Ave West Subdistrict**

1. **Purpose**

The purpose of the Randolph Ave West Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on Randolph Ave.

2. **Applicability**

An applicant may develop multifamily housing on certain parcels located on Randolph Ave.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Randolph Ave West Subdistrict.

- b. Multi-family housing of up to 16 units per acre.

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

- c. 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)	none
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Units per Acre	16

Standard	
Minimum Frontage (ft)	50
Front Yard Setback	
(ft.)	30
Side Yard Setback	
Minimum side setback (ft)	15
Minimum sum of both side setbacks (ft)	30
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	0.40

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 may waive the height and setbacks in **Section 275-3.2X 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 numbers of off-street parking spaces shall

be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1.5 spaces 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. Randolph Ave East Subdistrict

1. Purpose

The purpose of the Randolph Ave East Subdistrict is to provide opportunities for high quality multi-family housing located on large parcels on or with access to Randolph Ave.

2. Applicability

An applicant may develop multifamily housing on certain parcels located off Randolph Ave.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Randolph Ave East Subdistrict.

a. Multi-family housing of up to 13 units per acre.

4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section J.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)	none
Height	

Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Acre	13

Standard	
Minimum Frontage (ft)	0
Front Yard Setback	
(ft.)	25
Side Yard Setback	
Minimum side setback (ft)	12
Minimum sum of both side setbacks (ft)	24
Rear Yard Setback	
(ft.)	30
Maximum Floor Area Ratio (FAR)	0.3

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 may waive the height and setbacks in **Section 275-3.2X J.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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1.5 spaces 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
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Multi-family	2 spaces per Residential Dwelling Unit
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K. Milton Station/Central Avenue Station Subdistrict

1. Purpose

The purpose of the Milton Station/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 and Bridge 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 4.5 stories in the area labeled Bridge on the MCMOD Boundary Map, in accordance with the provisions of this subsection. Developments in the East and West areas of the Milton/Central Avenue Station Subdistrict require a multi-family component and a ground-floor non-residential component.

3. Uses Permitted As of Right. The following uses are permitted as of right within the Milton Station/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 (required component in East and West areas)
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.
 - ii. Non-residential uses shall be required in at least half of the ground floor of the building, provided the non-residential use does not exceed 33 percent of the total area of the building or lot. The ground floor may also include separate entrances for upper level uses, common areas, or lobbies.
- 4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section K.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 Station/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)	65
Minimum Open Space	40%
Maximum Units per Acre	
East	40
West	31
Bridge	45

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)	
East	1.0
West	0.75
Bridge	0.95

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 275-3.23 K.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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	No minimum

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
Non-residential component in a mixed-use development	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). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements and electric vehicle charging stations.

L. 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 supports the existing East Milton Square business district.

2. Applicability

An applicant may develop a mixed-use project up to 4.5 stories on parcels with frontage on Adams, Franklin, and Bassett Streets.

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

j. Multi-family housing.

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

Ground Floor (required component)
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.
 - ii. Non-residential uses shall be required in at least half of the ground floor of the building, provided the non-residential use does not exceed 33 percent of the total area of the building or lot. The ground floor may also include separate entrances for upper level uses, common areas, or lobbies.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section L.3.
 1. 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)	4.5
Feet (Maximum)	65
Minimum Open Space	10%
Maximum Units per Acre	120 units per acre

Standard	
Minimum Frontage (ft)	none
Front Yard Setback	
(ft.)	10
Side Yard Setback	
Minimum side setback (ft)	5
Minimum sum of both side setbacks (ft)	15
Rear Yard Setback	
(ft.)	20
Maximum Floor Area Ratio (FAR)	2.75

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 may waive the height and setbacks in **Section 275-3.2X L.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 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	No minimum
Non-residential component in a mixed-use development	No minimum
Use	Maximum Spaces
Multi-family	1 space per Residential Dwelling Unit
Non-residential component in a mixed-use development	None

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
Non-residential component in a mixed-use development	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). Commercial component bicycle parking is permitted to be outdoors and located proximate to the commercial use entrance(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. **Parking Reduction.** Developments under this subsection may provide fewer parking spaces where, in the determination of the Site Plan Review Authority, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, shared parking arrangements, vehicle-share arrangements, electric vehicle charging stations, and access to alternative modes of transportation.

M. Fairmount Station Subdistrict

1. Purpose

The purpose of the Fairmount Station Subdistrict is to provide opportunities for lower density, high quality multi-family housing that helps preserve the existing physical context of the neighborhoods in proximity to Fairmount Station.

2. Applicability

An applicant may develop multifamily housing on certain parcels with frontage on Eliot Street, in accordance with the provisions of this subsection.

3. **Uses Permitted As of Right.** The following uses are permitted as of right within the Fairmount Station Subdistrict.
 - c. Multi-family housing of up to three (3) units in a single building per lot on parcels 6,000 square feet or more.
4. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section M.3.
 - d. 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 Fairmount Station Subdistrict are as follows:

Standard	
Lot Size	
Minimum (SF)	6,000
Height	
Stories (Maximum)	2.5
Feet (Maximum)	35
Minimum Open Space	40%
Maximum Units per Lot	3 units on lots 6,000 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
Maximum Floor Area Ratio (FAR)	
Lots 6,000 to 7,999 square feet	0.50
Lots 8,000 to 9,999 square feet	0.38
Lots 10,000 to 11,999 square feet	0.30
Lots 12,000 to 13,999 square feet	0.25
Lots 14,000 square feet or more	0.21

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 may waive the height and setbacks in **Section 275-3.2X M.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 numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum 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	3 space per Residential Dwelling Unit

N. General Development Standards, Design Review, and Site Plan Review

1. Applicability of General Development Standards, Design Review, and Site Plan Review

- a. Projects proposed in accordance with the MCMOD shall be subject to § 275-12.4 Site Plan Approval.

O. Design Guidelines. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Guidelines 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.

P. Affordability Requirements.

a. Purpose.

- i. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- ii. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- iii. Increase the production of affordable housing units to meet existing and

anticipated housing needs; and

- iv. 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.

b. Affordability requirements.

- i. **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.

- c. **Provision of Affordable Housing.** In any development containing eight or more units, not fewer than fifteen percent (15%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of Affordable Housing Units required within a development project, a fractional unit shall be rounded up or down to the nearest whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI. If EOHLC determines in writing that the Town has not shown the 15% requirement to be feasible, not fewer than 10% of the dwelling units in any development containing ten (10) or more units shall be Affordable Housing Units available to households earning income up to eighty percent (80%) of the AMI.

d. Development Standards. Affordable Units shall be:

- i. 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;
- ii. Dispersed throughout the development;
- iii. 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;
- iv. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
- v. Distributed proportionately among unit sizes; and
- vi. Distributed proportionately across each phase of a phased development.
- vii. 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.

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

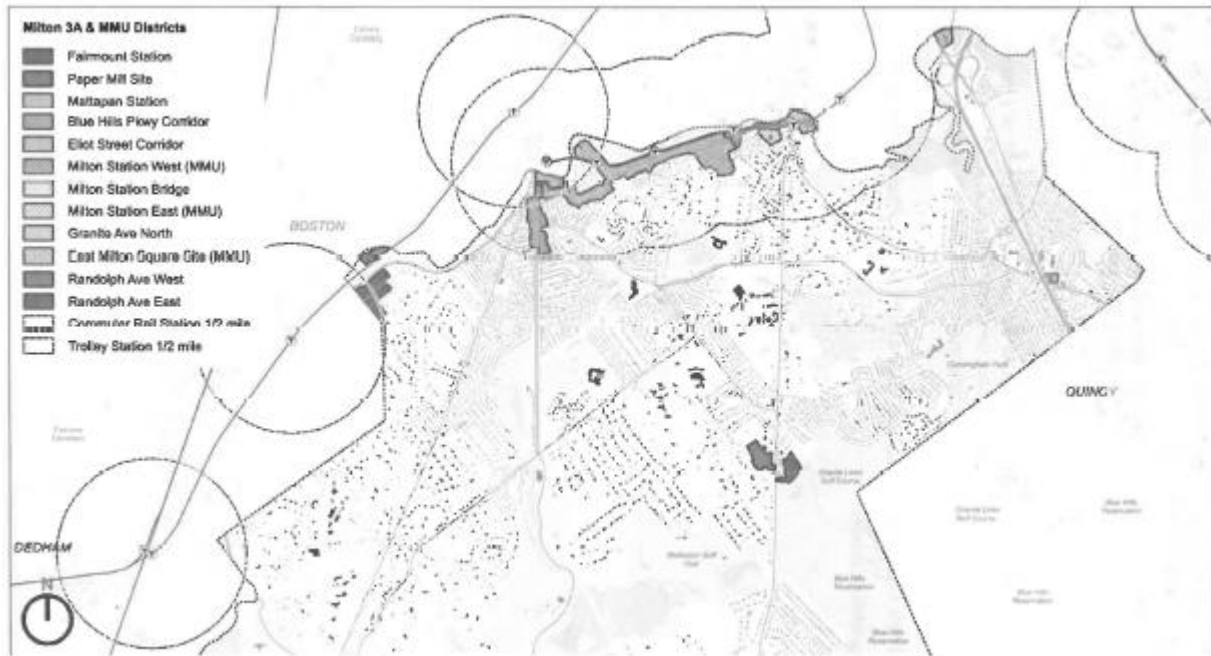
Q. Severability.

If any provision of this Section 275-3.2X is found to be invalid by a court of competent jurisdiction, the remainder of Section 275-3.2X shall not be affected but shall remain in full force and effect. The

invalidity of any provision of this Section 275-3.2X shall not affect the validity of the remainder of Milton's Zoning Bylaw.

And to authorize the Town Clerk to make clerical revisions to section numbers and headings.

And to act on anything relating thereto.



Submitted by Citizen’s Petition. More than 100 citizens signed the petition, the first ten (10) of whom are:

Karen Lynn Friedman-Hanna	3 Norway Road
Frank D. Schroth	39 Avalon Road
Kathryn A. Fagan	78 Capen Street
Frank S. David	15 Annapolis Road
Denis F. Keohane	1035 Brush Hill Road
Joanne P. Stanley	175 Milton Street
Susan Feeney Sullivan	7 Norway Road
Joseph P. O’Malley	84 Decker Street
Marsha B. Grills	30 Landon Road
Sarah Jane Nethercote	55 Woodland Road

The Warrant Committee has not yet made a recommendation on this article.

COMMENT: The Warrant Committee did not have an opportunity to review this article prior to the printing of the Warrant. The Warrant Committee will make its recommendation prior to the June 16, 2025 Special Town Meeting. The recommendation will be available in hard copy form at the Town Meeting and it will be available on the Town’s Town Meeting webpage:

<https://townofmilton.org/townmeeting>

In addition, the Planning Board has posted all presentations and materials related to MBTA Communities on the MBTA Communities page on the Town website:

<https://www.townofmilton.org/301/MBTA-Communities-Multi-Family-Zoning-Req>

Past meetings of the Planning Board are available for viewing from Milton Access TV on their YouTube page: <https://www.youtube.com/@miltonaccessstv/videos>

Town of Milton
525 Canton Ave
Milton, MA 02186

Town Meeting will be held on
Monday, June 16, 2025
Beginning at 7:30 p.m.

The Milton High School auditorium
is reserved for additional Town Meeting
sessions at 7:30 p.m. on:
Tuesday, June 17
Wednesday, June 18

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BOSTON, MA

FY 25 GENERAL FUND - TOWN EXCLUDING SCHOOLS
BUDGET TO ACTUAL YTD 6/5/2025

	FY 25	YTD 6/5/25		Projected	
	Budget	Actual	Projected	Budget to actual	Notes
REVENUES:					
Real/Personal Property Taxes	\$ 101,939,556	\$ 100,543,471	\$ -	\$ (1,396,085)	
Tax Liens Redeemed	\$ -	\$ 926,562	\$ -	\$ 926,562	
Subtotal	\$ 101,939,556	\$ 101,470,033	\$ -	\$ (469,522)	
State Aid	\$ 17,923,153	\$ 14,513,655	\$ 3,409,498	\$ (0)	
Indirect Costs/Transfers	\$ 1,767,432	\$ 1,767,432		\$ -	
M/V Excise Tax	\$ 4,505,730	\$ 5,083,729		\$ 577,999	
Meal Tax	\$ 350,000	\$ 278,025	\$ 75,000	\$ 3,025	Q4 not yet posted
Penalty/Interest	\$ 630,000	\$ 1,129,036		\$ 499,036	
P.I.L.O.T.	\$ 330,000	\$ 120,000	\$ 225,000	\$ 15,000	Milton Academy payment expected in June
Trash Fees	\$ 1,480,000	\$ 1,636,895		\$ 156,895	\$1 fee increase in fy25
Fees	\$ 290,000	\$ 267,625		\$ (22,375)	Granite Links \$82k; Towing \$75k
Cemetery Fees	\$ 340,000	\$ 338,735		\$ (1,265)	
Other Departmental Revnue	\$ 280,000	\$ 505,954		\$ 225,954	Police detail fees
Building permits	\$ 1,410,000	\$ 1,641,330		\$ 231,330	
Other Licenses & Permits	\$ 140,000	\$ 133,023		\$ (6,977)	
Fines	\$ 105,000	\$ 132,387		\$ 27,387	
Investment income	\$ 571,837	\$ 1,177,445	\$ 200,000	\$ 805,608	May/June interest not posted yet
Misc. Non Recurring Revenue	\$ -	\$ 164,562		\$ 164,562	Tailings \$39k + P/Y Reimb \$38k + \$88k ext Polling Hrs
Totals	\$ 132,062,708	\$ 130,359,866	\$ 3,909,498	\$ 2,206,656	Projected Revenues in excess of budget

FY 25 GENERAL FUND - TOWN EXCLUDING SCHOOLS
BUDGET TO ACTUAL YTD 6/5/2025

	FY 25 Budget	YTD 6/5/25 Actual+Enc	Projected	Estimate Turnback/ Transfer	
EXPENDITURES:					
Select Board	\$ 810,137	\$ 639,627	\$ 85,510	\$ 85,000	Vacancy - Planning Director
Wage Set Aside	\$ 95,554	\$ -	\$ -	\$ 95,554	Set aside not fully required for CBAs
Audit	\$ 65,500	\$ 67,000	\$ -	\$ (1,500)	
ByLaw Committee	\$ 5,730	\$ -	\$ 5,730	\$ -	
Warrant Committee	\$ 18,248	\$ 13,864	\$ 2,000	\$ 2,384	
Accounting	\$ 429,916	\$ 387,133	\$ 42,783	\$ (0)	
Assessors	\$ 316,785	\$ 289,205	\$ 27,580	\$ 0	
Treasurer/Collector	\$ 493,744	\$ 428,237	\$ 65,507	\$ 0	
Legal	\$ 520,125	\$ 325,993	\$ 194,132	\$ 0	
Information Technology	\$ 730,697	\$ 662,288	\$ 45,000	\$ 23,409	
Town Clerk	\$ 386,827	\$ 331,843	\$ 45,000	\$ 9,984	
E & R	\$ 279,728	\$ 190,485	\$ 10,000	\$ 79,243	
Conservation Committee	\$ 2,625	\$ 1,403	\$ 1,222	\$ 0	
MPIC	\$ 32,661	\$ 21,191	\$ 11,470	\$ 0	
Planning	\$ 147,772	\$ 111,511	\$ 36,261	\$ (0)	
General Insurance	\$ 1,456,000	\$ 1,336,050	\$ 25,000	\$ 94,950	Lower premiums and deductibles than anticipated
Consolidated Facilities	\$ 1,369,322	\$ 1,197,927	\$ 171,395	\$ (0)	
Town Reports	\$ 27,016	\$ 15,188	\$ -	\$ 11,828	
Police	\$ 8,897,414	\$ 7,393,478	\$ 1,203,936	\$ 300,000	Vacancies and turnover
Fire	\$ 7,157,538	\$ 6,219,549	\$ 857,989	\$ 80,000	
Inspectional Services	\$ 688,313	\$ 563,699	\$ 94,614	\$ 30,000	Vacancy - Building Commissioner
MEMA	\$ 10,935	\$ 3,040	\$ 895	\$ 7,000	
Leash Law	\$ 105,224	\$ 90,893	\$ 9,331	\$ 5,000	
Blue Hills Regional Cemetery	\$ 813,159	\$ 810,303	\$ -	\$ 2,856	
Health	\$ 959,524	\$ 866,690	\$ 92,834	\$ (0)	
Council on Aging	\$ 465,951	\$ 410,399	\$ 55,552	\$ (0)	
Veterans	\$ 381,857	\$ 332,307	\$ 49,550	\$ (0)	
Library	\$ 128,042	\$ 67,922	\$ 5,000	\$ 55,120	Veterans Benefits lower than budget
Park & Recreation	\$ 1,903,726	\$ 1,789,567	\$ 114,159	\$ (0)	
Historical Commission	\$ 742,644	\$ 630,098	\$ 112,546	\$ (0)	
Debt Service	\$ 2,240	\$ -	\$ -	\$ 2,240	
State Assessments	\$ 5,817,961	\$ 5,736,545	\$ 81,416	\$ 0	
Employee Benefits	\$ 4,674,470	\$ 3,596,349	\$ 1,078,121	\$ 0	
Unemployment	\$ 18,500,248	\$ 15,385,121	\$ 3,615,127	\$ (500,000)	Higher enrollment than anticipated on the health insurance plans
Interfund Transfers	\$ 105,790	\$ 107,988	\$ 15,000	\$ (17,198)	
	\$ 2,955,000	\$ 2,955,000	\$ -	\$ -	
Subtotal net of DPW	\$ 61,498,423	\$ 52,977,893	\$ 8,154,660	\$ 365,869	
Public Works General	\$ 5,860,076	\$ 5,148,001	\$ 225,000	\$ 487,075	Vacancies and spending limits
Snow & Ice	\$ 160,000	\$ 811,020	\$ -	\$ (651,020)	More snow events than typical in recent years
DPW	\$ 6,020,076	\$ 5,959,021	\$ 225,000	\$ (163,945)	
Total	\$ 67,518,499	\$ 58,936,915	\$ 8,379,660	\$ 201,924	Estimated turnback after absorption of snow & ice
Reserve Fund	\$ 1,265,000	\$ -	\$ -	\$ 1,265,000	includes \$300k at STM 6/2025; Schools requesting approx. \$1.1 million

Please remove this field and print on City/Town/District Letterhead

DATE

Jennifer Flynn, MSBA Project Coordinator
Massachusetts School Building Authority
40 Broad Street, Fifth Floor
Boston, Massachusetts 02109

Dear Mrs. Flynn:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for the Cunningham Elementary School located in the Town of Milton. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the the Town of Milton. Committee Members include the following:

(Please provide name, title, address and phone number of each member, and indicate who the Chair of the School Building Committee is. Also, please indicate whether the member has voting power. Some categories may have more than one name. All members must be included)

Designation	Name and Title	Address	Email Address and Phone Number	Voting Member ?
SBC member who is MCPPO certified*	TBD			
Local Chief Executive Officer	[Select Board Member TBD]			Voting
Administrator or Manager**	Nicholas Milano, Town Administrator	525 Canton Ave	nmilano@townofmilton.org 617-898-4845	Non-voting
School Committee Member (minimum of one)	Member #1 TBD Member #2 TBD			Voting Voting
Superintendent of Schools	John Phelan			Non-voting
Local Official responsible for Building Maintenance	Thomas McCarthy, Director of Consolidated Facilities			Non-voting

Representative of Office authorized by law to construct school buildings	[Select Board or School Committee Member TBD]			
School Principal	TBD			Non-voting
Member knowledgeable in educational mission and function of facility	John Phelan			Non-voting
Local budget official or member of local finance Committee	Amy Dexter			Non-voting
Members of community with architecture, engineering and/or construction experience	Sean O'Rourke Glen Hoffman Timothy Lombard Scott Tereshak			Voting Voting Voting Voting
Other: Please provide brief background info/expertise	Kerry Hurley Akwa Ebong			Voting Voting

Listed below is the past performance of the school building committee, the building committee (temporary or permanent), or any other committee responsible for oversight, management, or administration of the construction of public buildings and its individual members:

After approval of this committee by the Authority, the (City, Town or Regional School District) will notify the Authority in writing within 20 calendar days of any changes to the membership or the duties of said committee.

Sincerely,

Authorized Signature for the City, Town, or Regional School District

Approved by MSBA

Date

* Please attach the certification from the Office of the Inspector General demonstrating completion of the MCPPO Program.

** "Administrator or Manager" refers to a Town Administrator, Town Manager, or to an equivalent position.

Milton Budget Coordination Committee

Charge:

The Committee shall meet monthly to review the current fiscal year budget-to-actual analysis, to discuss the revenue and expenditure outlook for the next fiscal year budget, and to review the Town's long-range financial plan. The Committee shall serve to facilitate clear communication and information sharing among and across the staff and boards/committees who participate in the budget development process.

The Committee recognizes the roles of the Town Administrator (Chapter 65 of the Acts of 2016, as amended), the Select Board, the School Committee, the Capital Improvement Planning Committee, and the Warrant Committee (Chapter 12 of the Town of Milton General Bylaws).

Membership:

- Two members of the Select Board
- Two members of the School Committee
- Two members of the Warrant Committee
- One member of the Planning Board

The Town Administrator, Finance Director, Superintendent of Schools, and the Assistant Superintendent of Finance and Operations shall assist the Committee in its work and attend Committee meetings, as needed.

Term:

Members shall be appointed for a term of 1 year, concurrent with the Town's fiscal year (July 1 to June 30). The Committee shall determine a chair and vice chair annually. Members shall be eligible for reappointment.

Adopted by the Select Board: _____

**MEMORANDUM OF AGREEMENT BETWEEN
THE TOWN OF MILTON, MASSACHUSETTS AND
THE TOWN OF RANDOLPH, MASSACHUSETTS
FOR IMPLEMENTATION OF THE
MUNICIPAL ENERGY MANAGER GRANT**

This Memorandum of Agreement (“MOA”) is entered into between the Town of Milton, Massachusetts ("Milton") and the city known as the Town of Randolph, Massachusetts ("Randolph") (collectively, the “Parties”) as described further below, with an Effective Date of [REDACTED], 2025. The terms of this Agreement shall govern the award and implementation of the Municipal Energy Manager Grant awarded to Milton and Randolph and issued by National Grid USA Service Company, Inc. (“National Grid”) and Eversource Energy Service Company (“Eversource”). The Municipal Energy Manager Funding Memorandum of Understanding (“MOU”) to be executed by Randolph, Milton, National Grid, and Eversource is attached here to and incorporated herein. The grant program is expected to provide the Parties, collectively, with \$85,000 per year for FY2025-FY2027 with a total award of \$255,000. The grant supports the hiring of a Municipal Energy Manager to be shared between the Parties.

The Parties to this MOA agree that the municipal energy manager grant program provided for in the MOU with National Grid and Eversource shall function as follows:

Term of Agreement:

- The term of this MOA shall begin on the Effective Date of this MOA and shall extend for up to three years provided that the MOU, once executed by both towns, National Grid, and Eversource, remains in effect during that period of time.
- This MOA may be extended, via a written extension signed by both Parties, for a term of up to three additional years should additional funding for a shared municipal energy manager program become available to the Parties, whether that funding comes through an extension of the grant provided under the MOU or from some other source.

Operation:

- The Town of Randolph shall be the fiscal agent for the purposes of the grant. In that capacity, the Town of Randolph shall receive, manage, distribute, expend, return as necessary and otherwise manage and oversee all grant monies provided under the MOU. The Town of Randolph shall maintain the grant funds in a separate account where receipts and expenditures may be tracked. The Town of Randolph shall provide reports on grant receipts and expenditures, as reasonably requested or as required under the MOU, to the Parties and to the funding entities.
- The Town Manager of Randolph and the Town Administrator of Milton shall meet, confer and agree on who shall be hired as the Municipal Energy Manager and on the

salary for said position. The Municipal Energy Manager shall not be hired without the consent of both the Randolph Town Manager and the Milton Town Administrator.

- The Municipal Energy Manager hired under this MOA shall be treated as an employee of the Town of Randolph for all purposes except as explicitly required otherwise by law. The Municipal Energy Manager shall be paid all compensation and benefits by the Town of Randolph, consistent with the Town of Randolph employment regulations, ordinances, policies, guidelines and practices, and shall be appointed by the Randolph Town Manager as an employee of the Town of Randolph, subject to all of the requirements of this MOA. Any such appointment may only be for the period of the available grant funding. The Municipal Energy Manager shall be a full-time employee, and, as such, shall work a total of 35 hours per week, minus excused vacations, sick days, and other excused absences.
- Employee compensation may be reviewed upon the request of either the Randolph Town Manager or the Milton Town Administrator and the salary may be adjusted by agreement between the Randolph Town Manager and the Milton Town Administrator. The payment of any such adjusted salary in excess of the amount funded by the grant shall be subject to appropriation and availability of funds in both Milton and Randolph.
- Randolph and Milton are each free, in their own individual discretion, to hire any other administrative staff or other support staff to assist the Municipal Energy Manager in implementation of grant deliverables and/or other projects.
- Employee benefits are not included in the grant funding and must be paid by the Parties. Said employee benefits will be apportioned between Randolph and Milton as follows: sixty percent (60%) of the costs to Randolph and forty percent (40%) of the costs to Milton.
- The Municipal Energy Manager shall maintain an Office in both Randolph and Milton. The Municipal Energy Manager shall be located in Randolph three (3) days per week and in Milton two (2) days per week, unless the Randolph Town Manager and the Milton Town Administrator both agree to modify this schedule for a set period of time. The office hours for the Municipal Energy Manager shall be posted in both communities so that the public is aware of when the Municipal Energy Manager will be available in the respective offices. Each Town will be responsible for providing appropriate supplies and equipment for use by the Municipal Energy Manager. The Town of Randolph shall supply the Municipal Energy Manager with a laptop with the understanding that said laptop may be used for all purposes included in the grant award for both communities. If a cell phone is determined to be necessary for the Municipal Energy Manager's use, it shall be provided by the Town of Milton, upon approval by both the Randolph Town Manager and the Milton Town Administrator.
- To the extent that a modified schedule is requested by the Municipal Energy Manager pursuant to Federal, state or local disability laws, accommodation laws, leave laws, leave policies, or for other reasons protected or prescribed by applicable employment laws or

policies, the Randolph Town Manager and the Randolph Human Resources Office shall administer those leave or modified schedule requests in accordance with the Town of Randolph employment policies, and shall notify the Town of Milton of any long term schedule changes or requests for leave that are granted.

- The Municipal Energy Manager shall be governed by the applicable job description for this position and by the applicable Town of Randolph employment ordinances, policies and procedures, except to the extent that any of those provisions conflict with the terms of this MOA or with any superseding requirements of law.

Apportionment of Expenses:

- The salary for the Municipal Energy Manager shall be paid directly from the grant account maintained by the Town of Randolph and no apportionment of those funds shall be required.
- If the Randolph Town Manager and the Milton Town Administrator agree to increase the salary of the Municipal Energy Manager to an amount that exceeds the funding amount available through the grant, any such additional salary funding shall be paid by the Town of Randolph and apportioned between the two Towns as described below.
- In September of each year the Town Accountant for the Town of Randolph shall determine and report to the Parties: i) the amount of money spent by the Town of Randolph on the Municipal Energy Manager's employee benefits for the previous fiscal year, and ii) the amount, if any, spent by the Town of Randolph in the previous year on salary for the Municipal Energy Manager that was not covered by the grant, and iii) any other amounts approved by both the Randolph Town Manager and the Milton Town Administrator for apportionment under this MOA, and shall determine the amounts to be paid by each municipality. Said determination shall be made by apportioning sixty percent (60%) of the reported costs to Randolph and forty percent (40%) of the reported costs to Milton. An invoice shall be sent by the Town Accountant of Randolph to the Town Treasurer/Collector of Randolph and to the Town Treasurer of Milton requesting any required payment under the MOA for apportioned costs. Payment for said invoice(s) shall be received by February 1 of each year for the apportionment of costs from the prior fiscal year.

Miscellaneous Matters:

- Pursuant to Section 4A of Chapter 40 of the Massachusetts General Laws, each of the Towns shall be liable for the acts and omissions of its own employees and not for the employees of any other agency in the performance of this MOA, but only to the extent provided by Chapter 258 of the Massachusetts General Laws (the Massachusetts Tort Claims Act) or to the extent provided by any other applicable law. By entering into this

Agreement, neither of the Towns has waived any governmental immunity or limitation of damages which may be extended to them by operation of law. Notwithstanding the forgoing, neither Town shall be liable under this MOA for damages caused by any failure to provide services arising out of an Act of God, loss of power, force majeure, or any other cause beyond its reasonable control.

- Amendments may be made to this MOA only upon the written approval of the Randolph Town Manager and the Milton Town Administrator.
- Each Town shall only be obligated under this MOA to make the payments specifically described in this MOA.
- Unless otherwise required by law, any records generated relating to providing services to the Town of Randolph shall be treated as records of the Town of Randolph during the term of this MOA and shall be records of the Town of Randolph upon the termination of this MOA.
- Unless otherwise required by law, any records generated relating to providing services to the Town of Milton shall be treated as records of the Town of Milton during the term of this MOA and shall be records of the Town of Milton upon the termination of this MOA.
- Unless otherwise required by law, any employment records relating to the Municipal Energy Manager shall be treated as personnel records of the Town of Randolph.
- Upon the expiration or termination of this MOA, the Towns shall work cooperatively to ensure that documents, supplies, or other property or materials that were used under this MOA are returned to the appropriate Town and treated as that Town's property going forward. This shall include any records, keys to any public buildings, technology, or other items or materials that have been used by the Municipal Energy Manager.
- Neither party may assign, transfer or otherwise dispose of the MOA or any of its rights hereunder or otherwise delegate any of its duties hereunder without the prior written consent of the other party, and any such attempted assignment or other disposition without such consent shall be null and void and of no force and effect.
- This MOA constitutes the entire agreement between the parties with respect to the matters set forth herein and may not be changed, amended, modified or terms waived except in writing signed by both the Randolph Town Manager and the Milton Town Administrator.
- This MOA is governed by the laws of The Commonwealth of Massachusetts and shall be construed in accordance therewith. The parties agree that any dispute arising under or relating to this MOA shall be adjudicated by a Court sitting within the Commonwealth of

Massachusetts and pursuant to Massachusetts laws, notwithstanding the principles of conflicts of laws.

- In the event that any provision contained in this MOA is deemed illegal or invalid, the remaining provisions shall remain in full force and effect.
- Any notices required or allowed under this MOA shall be sent to the Randolph Town Manager, if to Randolph, and to the Milton Town Administrator, if to Milton, at that respective party's address, as provided herein, by certified mail, return receipt requested.
- Notwithstanding anything to the contrary in this MOA, this MOA is subject to the appropriation and availability of funds.
- This MOA may be executed in multiple counterparts which, taken collectively, shall constitute one agreement.
- A signature provided by facsimile or PDF shall serve as a binding signature on this agreement.

EXECUTED and agreed to as a sealed instrument by the following, as of the date first indicated above:

For the Town of Randolph:

For the Town of Milton:

Brian Howard, Town Manager

Nicholas Milano, Town Administrator

Date:

Date:

BOARDS AND COMMITTEES ROSTERS

Board of Registrars				
Appointed By: Select Board				
Members: 4				
Term: Three year terms in accordance with MGL Chapter 51, Section 15.				
https://www.townofmilton.org/581/Board-of-Registrars				
Members	Start Date	Term End	Address	
Susan M Galvin, ex officio				
Jean M Peterson	4/4/2023	6/30/2027	HAROLD ST, MILTON, MA 02186	
Mary Sennott	4/4/2023	4/4/2025	INDIAN SPRING RD, MILTON, MA 02186	
Frances Manning Westhave	4/4/2023	4/4/2026	MANNING LN, MILTON, MA 02186	

BOARDS AND COMMITTEES ROSTERS

CLIMATE ACTION PLANNING COMMITTEE				
Appointing Authority: Select Board				
Members: 9				
Term: 1 year terms, concurrent with the Town's fiscal year				
Charge: Climate Action Planning Committee Charge (PDF)				
https://www.townofmilton.org/584/Climate-Action-Planning-Committee				
Members	Start Date	Term End	Address	Membership Category
Arthur J. Doyle	5/24/2023	6/30/2025	Belcher Cir, Milton, MA 02186	Conservation Commission, or its designee
Reagan Gilmartin	7/01/2024	6/30/2025		High School Student
Alexander Hasha	3/21/2023	6/30/2025	Nahanton Ave, Milton, MA 02186	Sustainable Milton, or its designee
Ron Israel	6/13/2023	6/30/2025	Buckingham Rd, Milton, MA 02186	Select Board, or its designee
Fiona Jevon	8/07/2024	6/30/2025	Avalon Rd, Milton, MA 02186	Associate member
Kimberly Johnson	8/07/2024	6/30/2025	Dyer Ave, Milton, MA 02186	Associate member
S. Kyle Johnson	7/24/2024	6/30/2025	Blue Hill Ave, Milton, MA 02186	Select Board appointment
R. Eric Miller	7/24/2024	6/30/2025	Magnolia Rd, Milton, MA 02186	Town Administrator appointment
Anna Morgan-Barsamian			Craig St, Milton, MA 02186	Associate member
Margaret T. Oldfield	5/24/2023	6/30/2025	Hillside Street, MILTON, MA 02186	Planning Board, or its designee
Matt Panucci	7/24/2024	6/30/2025	Mark Ln, Milton, MA 02186	Select Board appointment
Stephen Popkin	7/24/2024	6/30/2025	Eliot St, Milton, MA 02186	Select Board appointment
Lisa Troy	6/13/2023	6/30/2025	Reedsdale Rd, Milton, MA 02186	School Committee, or its designee
Vacant				Chamber of Commerce designee

BOARDS AND COMMITTEES ROSTERS

COMMUNITY PRESERVATION COMMITTEE				
Appointing Authority: Select Board and certain Boards/Committees				
Members: 9				
Term: 3 year terms				
Members	Start Date	Term End	Address	Appointing Authority
THOMAS CALLAHAN	8/3/2021	8/19/2027	Orono St, Milton, MA 02186	Affordable Housing Trust
JOSEPH A DUFFY JR.	8/3/2021	10/03/2027	Westbourne St, Milton, MA 02186	Housing Authority
WENDY GARPOW	8/3/2021	10/09/2027	Brandon Rd, Milton, MA 02186	Conservation Commission
PETER JACKSON	12/20/2023	6/30/2026	Capen St, Milton, MA 02186	Select Board
Robert Levash	10/10/2024	10/09/2027	Brush Hill Rd, Milton, MA 02186	Park Commissioners
KATHLEEN M. O'DONNELL	6/27/2023	6/30/2025	Belcher Cir, Milton, MA 02186	Select Board
JENNY RUSSELL	6/7/2022	6/30/2025	Central Ave, Milton, MA 02186	Select Board
CHERYL F. TOUGIAS	6/28/2023	6/30/2026	Canton Ave, Milton, MA 02186	Planning Board
LINDA R WELD	8/4/2021	10/03/2027	Adams St, Milton, MA 02186	Historical Commission

BOARDS AND COMMITTEES ROSTERS

CONSERVATION COMMISSION				
Appointed By: Select Board				
Members: 7				
Term: 3 year terms				
Charge: MGL Chapter 40, Section 8C				
Members	Start Date	Term End	Address	
Ingrid Beattie	5/26/2021	6/30/2027	Ruggles Lane, Milton, MA 02186	
Charles Bosworth	11/13/2024	11/15/2027	Brierbrook St, Milton, MA 02186	
Arthur J. Doyle	4/28/2021	6/30/2027	Belcher Cir, Milton, MA 02186	
Wendy Garpow	10/25/2021	6/30/2027	Brandon Rd, Milton, MA 02186	
John Kiernan	5/11/2022	5/31/2025	Cabot St, Milton, MA 02186	
Thomas Palmer	1/26/2022	3/12/2028	Blue Hill Terrace St, Milton, MA 02186	
Hans P. van Lingen	5/11/2022	5/31/2025	Blue Hills Parkway, Milton, MA 02186	

BOARDS AND COMMITTEES ROSTERS

MUNICIPAL BROADBAND COMMITTEE				
Appointed By: Select Board				
Members: 7				
Term: One year terms, July 1 to June 30				
Charge: Municipal Broadband Committee Charge (PDF)				
https://www.townofmilton.org/715/Municipal-Broadband-Committee				
Members	Start Date	Term End	Address	
Joseph Chamberlin	6/28/2023	6/30/2025	Clapp Street, Milton, MA 02186	
Mark Day	6/28/2023	6/30/2025	Cliff Rd, Milton, MA 02186	
Robert F Lynch Jr.	6/28/2023	6/30/2025	Decker St, Milton, MA 02186	

DRAFT

Select Board Meeting Minutes

Meeting Date: 4/8/2025

Members in Attendance: Richard G. Wells, Jr., Chair; Roxanne F. Musto, Vice Chair; John C. Keohane, Secretary, Erin G. Bradley, Member; Benjamin D. Zoll, Member; Nicholas Milano, Town Administrator, Nick Connors, Assistant Town Administrator (ZOOM)

Meeting Location: Milton Art Center – 334 Edge Hill Road, Milton -Hybrid

Time Meeting called to Order: 7:02PM

Meeting Time Adjourned: PM 9:27PM

- 1. Call to Order**
- 2. Pledge of Allegiance**

Chair Wells called the meeting to order at PM and led the Pledge of Allegiance.

On behalf of the Board, Chair Wells expressed his appreciation to Joan Clifford, Executive Director at the MAC and Kevin Dambruch, MAC Board Member, for their hospitality and support.

3. Public Comment

Daryl Warner- 66 Martin Road

Mr. Warner shared his support in favor of Article 37- Light Trespass. A neighboring home has had three exterior lights on, around the clock for six years. The lights shine on the Warner's backyard. The Town has no jurisdiction on lighting and could not intervene. Mr. Warner sent a registered letter to the neighbor, requesting that the flood lights be re-directed. The neighbor obliged, but the yard is still bright. Mr. Warner feels that a bylaw is needed to address this type of hostile behavior. He encouraged the Select Board and Town Meeting Members to support this initiative.

Beverly Ross Denny – 107 Columbine Road, TMM, Pct. 2 (ZOOM)

Ms. Ross Denny shared her concerns regarding the anticipated budget deficit. Ms. Ross Denny believes that the budget shortfall was a simple oversight that Milton Public School officials made amends for. The Select Board has asked the School Committee to reduce their current FY'25 budget by \$1million to close the anticipated deficit. Ms. Ross Denny feels that this request punishes unsuspecting students and will impact their educational experience. She encouraged the Select Board to find alternative revenue sources. It is the Town's responsibility to educate the children.

Deborah Felton, 20 Willoughby Road, Town Meeting Member, Pct. 2

Ms. Felton shared her concerns regarding the number of grant opportunities Milton has lost out on because it is not compliant with the MBTA Communities Act. She estimated lost grant revenues of \$1million. The Council on Aging was optimistic that a grant would help fund a new van. Ms. Felton encouraged the Select Board to support a new MBTA compliance model.

4. Public Hearings:

a. General Bylaws Amendment: Light Trespass

At 7:13PM, Chair Wells moved to Open the Public Hearing relative to General Bylaws Amendment: Light Trespass. The motion was seconded by Ms. Musto. The Board voted unanimously (5-0) to Open the Public Hearing.

Eli Landry – 1290 Edmunds Road - Milton Academy Sustainability Board Member

Charles He – 190 Centre St. - Milton Academy Sustainability Board Member

Mr. Landry and Mr. He spoke about the impact excess light has on the environment. Light pollution is more than a nuisance; it is a threat to the ecosystem as well as the night sky. Mr. Landry and Mr. He encouraged the Select Board to pass this amendment to protect natural inhabitants.

Chair Wells informed guests and the viewing audience that all comments are part of the public record. Mr. Milano has received additional written comments re: the Light Trespass Amendment and the Alcohol Town Property (Chapter 105) Amendment.

Tucker Smith – 1632 Canton Ave. (Zoom)

Ms. Smith shared similar concerns expressed by the students from Milton Academy. Excess light is harmful to nocturnal wildlife species like fireflies and lightning bugs, and a simple annoyance to people. She encouraged Milton residents to take a simple step and swap out the white light bulbs on the exterior of the home to yellow and help restore and preserve biodiversity. She encouraged the Select Board and Town Meeting to vote favorably on this Article.

Ms. Bradley extended her appreciation to all those who participated in the public hearing.

Ms. Bradley moved to close the Public Hearing on Light Trespass at 7:21PM. The motion was seconded by Chair Wells. Members discussed the merits of the Article.

Ms. Bradley addressed concerns raised by Ms. Musto regarding the holiday light decor and motion sensors. Holiday lighting and motion sensors will be acceptable under this amendment.

Ms. Musto made recommendations regarding oversight.

At 7:28PM, Ms. Bradley reiterated her motion to close the hearing. The motion was seconded by Chair Wells. The Board voted unanimously (5-0) to close this Public Hearing.

Mr. Zoll moved to approve the Article subject to the changes discussed and Town Counsel's approval. The motion was seconded by Chair Wells. The Board voted unanimously (5-0) to approve the Article subject to the changes discussed and Town Counsel's approval.

b. General Bylaws Amendment: Alcohol on Town Property (Chapter 105)

At 7:29PM, Chair Wells moved to Open the Public Hearing relative to General Bylaws Amendment: Alcohol on Town Property. The motion was seconded by Mr. Zoll. The Board voted unanimously (5-0) to open the Public Hearing.

Mr. Milano provided a brief update on the status of the General Bylaw. At the Special Town Meeting in February 2025, Town Meeting approved an Article that would allow alcohol on Town Property, but not on Town Land. The Town would like to readdress allowing alcohol on Town Land.

Joe Parlavecchio -27 Colonial Rd. Town Meeting Member, Pct. 9

Mr. Parlavecchio is a business owner and the President of the Milton Chamber of Commerce. He supports resubmitting a Warrant Article to allow alcohol on Town Property, specifically Town Land. The Chamber of Commerce hosts community socials throughout the year for families and adults. The Halloween Stroll and Holiday Stroll/ Tree Lighting are fan favorites. Safety is always a top priority for the Chamber; Mr. Parlavecchio ensures that permits and additional safety parameters are in place before each event. Mr. Parlavecchio noted that for the past four years there have been no incidents at a Chamber of Commerce event and is hopeful the trend will continue. He encouraged the Select Board to support this measure.

Susan Koch -Weser- 115 Warren Ave.

Ms. Koch-Weser does not feel that an amendment to allow alcohol on Town Property will align with our Town's values of healthy families and inclusivity. It will introduce health risks and undermine community norms. Ms. Koch-Weser feels that it is important to create safe and welcoming spaces for youth and members of our recovery community. The Commonwealth of Massachusetts has the sixth highest rate of underage drinking. Milton Youth drink at higher rates than the state average. If the Select Board does proceed, she encouraged the Members to include safeguards like: Age identifying wristbands, I.D. checks and designated areas for alcoholic sales and consumption.

Joseph Panerio-Langer- 19 Oak Road

Dr. Langer is a primary care physician who also works in addiction. Dr. Langer does not support this measure. He is concerned about how this will influence our youth population.

Jill Clark -26 Harold St. Town Meeting Member, Pct. 4

Ms. Clark raised concerns regarding process and substance. She did not feel that the Town provided sufficient notification to residents about this hearing. Ms. Clark was informed one day prior. She also requested some clarity regarding next steps.

Chair Wells and Ms. Bradley both stated that the Board followed the necessary protocol to inform the public about this hearing.

Chair Wells offered Ms. Clark and the viewing audience some content. Following the Special Town Meeting Vote on night-one, Town Meeting Members suggested that the matter be re-visited on night two. The Article lost by three votes. The Select Board discussed and suggested that it would be beneficial to host a public hearing as suggested by the Milton Coalition. Chair Wells explained that a technicality was discovered that prohibited alcohol on Town property. The Article was drafted to amend the prohibition.

In closing, Ms. Clark suggested that the Town be mindful of creating new issues in its attempt to amend the current Bylaw.

Joan Clifford – 21 Hillcrest Road

Ms. Clifford, the Executive Director of the Milton Art Center supports resubmitting a Warrant Article to allow alcohol on Town Property. Ms. Clifford works with Mr. Parlavecchio of the Milton Chamber of Commerce to host social events such as: Back to Business, the Halloween Stroll and the Holiday Stroll/Tree Lighting to help promote community involvement and engagement. These functions are also an opportunity to showcase East Milton Square and Manning Park. Ms. Clifford also noted that safeguards are put in place before each event to protect the guests and our neighbors.

Margie Skeer – 95 Granite Place

Dr. Skeer is a professor at Tufts School of Medicine. She designs interventions around adolescent substance abuse prevention. Before earning her Doctorate, she was a social worker in a drug rehabilitation center, working to get teens into recovery. Dr Skeer's issue is not with alcohol or drinking on public property, it is with the modeling and socialization of children around alcohol. She encouraged the Select Board to think about safeguards. Family oriented events do not need to include alcohol.

Stefano Keel- 62 Churchill St.

Mr. Keel is a father of three and has a background in substance addiction, prevention and intervention. He shared facts related to alcohol consumption and patterns among adolescents and adults. He encouraged the Select Board and the Town to get this Article right and adopt similar regulations that other communities in Massachusetts have already put into place that allow for alcohol consumption on public property yet protect our youth. Mr. Keel recommended that the Milton Coalition play a more predominant role in drafting the new Article.

Margaret Carels – 19 Gibbons St.

Ms. Carels echoed comments from neighbors and stated that she is open to compromise. This new Article should be a collaborative effort among the Select Board, Health Department, Milton Coalition and residents to include protections in the bylaw to make it safer for our youth population. There are a number of best practices already in place in communities across Massachusetts and Milton needs to find the best fit. Examples include: age defining wristbands, entrance ID checks, designated serving areas and stricter regulations for one-day liquor licenses.

Michael Zullas -69 Fairbanks Road

Mr. Zullas thanked the Select Board and noted that this hearing is an example of good government. He went on to state there is a compromise for those who seek it and there is consensus for those who wish it. Mr. Zullas indicated that there are several safety parameters discussed this evening that can be implemented to make this Bylaw a win-win for Milton.

Kevin Dambruch, MAC Board Member -21 Hillcrest Road

Mr. Dambruch helps the Milton Art Center coordinate community functions with the Chamber of Commerce. He highlighted the benefits of Manning Park and does not feel that the Town should limit its use to social events geared to families. Community engagements should also include a mix of single adults, couples and seniors. Mr. Dambruch would like to see more adult centered events at Manning Park. He supports resubmitting a Warrant Article to allow alcohol on Town Property.

Mr. Zoll moved to close the Public Hearing on Alcohol on Town Property at 8:06PM. The motion was seconded by Chair Wells.

The Board Members and Mr. Milano discussed the residents' suggestions and how best to incorporate them in a new proposal. They also discussed the timeline and State requirements.

At 8:17PM, following the discussion, the Board voted unanimously (5-0) to close the hearing.

5. Discussion/Update/Approval – Community Preservation Committee's FY2026 Project Recommendations

Tom Callahan, Chair; Jenny Russell, Vice Chair and Peter Jackson, Fiscal Liaison of the Community Preservation Committee joined the Select Board Members to provide a progress report on the Committee's work.

Highlights of Mr. Callahan's presentation include:

- CPC Composition and Charge
- Overview of the Community Preservation Act, (CPA)

Milton CPA Funding FY-23-FY25

- FY2023: 15 Applications -11 funded
- FY2024: 23 Applications -13 funded
- FY2025: 24 Applications – 15 recommended

Community Housing: 31.3%	\$1,208,000
Historic Preservation: 27.1%	\$1,043,166
Open Space and Recreation: 41.6%	<u>\$1,604,374</u>

Total Three Years:	\$3,855,540
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Resident Led Projects: 39%	\$498,333
Town Government: 61%	\$2,357,207

Projects: 90.4%	\$3,486,901
Studies/Plans: 9.6%	\$368,639

- Review of the FY2026 Budget Request- Warrant Article
- Examples of FY2026 Project Proposals:
 - Receiving Tomb at Milton Cemetery
 - Collicot and Cunningham Play yard Improvements
 - Wharf Park Rehabilitation Project

Eligibility applications for Fiscal Year 2026 are due on May 30, 2025, and funding applications are due September 26, 2025.

Following Mr. Callahan's presentation, the Committee Members fielded questions from the Select Board. Topics included, but were not limited to:

- CPA Eligibility
- CPC Review Process and Recommendations

- Needs Assessment
- Studies and Plans
- Status of Peverly Park and Farmers Market Projects

The Community Preservation Committee Members emphasized that they would like to see the Peverly Playground project succeed. It has been funded three years in a row. CPC will continue to advocate on its behalf.

The Committee Members expressed their appreciation to the Select Board for their continued support.

6. Discussion/Update/Approval – Fiscal Year 2026 Budget; FY2026 Capital Budget

Mr. Milano provided a summary of the Capital Budget. Following his remarks the Members had a brief discussion.

Chair Wells moved to approve the FY2026 Capital Budget. The motion was seconded by Ms. Bradley. The Board voted unanimously (5-0) to approve the FY2026 Capital Budget.

7. Discussion/Update/Approval – Annual Town Meeting – Monday, May 5, 2025 (Tuesday, May 6th and Wednesday May 7th)

- a. Warrant Articles (see list enclosed at the end of the meeting notice)
- b. Approval of Warrant

Ms. Bradley moved to approve the 2026 Annual Town Meeting Warrant. The motion was seconded by Mr. Keohane. The Board voted unanimously (5-0) to approve the 2026 Annual Town Meeting Warrant.

8. Discussion/Approval – April 29, 2025 Annual Town Election Warrant

Ms. Bradley moved to approve the April 29, 2025, Annual Town Election Warrant. The motion was seconded by Ms. Musto. The Board voted unanimously (5-0) to approve the 2026 Annual Town Election Warrant.

9. Discussion/Update/Approval – Special Town Meeting: June 16, 2025

- a. Warrant Articles (see list enclosed at the end of the meeting notice)

Mr. Milano reviewed the proposed articles for the Special Town Meeting scheduled for June 16th. In response to Ms. Bradley's inquiry regarding the status of the MBTA Article, Mr. Milano noted that the Planning Board is working more towards an MBTA zoning article, and it will be included in the Warrant.

10. Discussion/Update/Approval – Letter to the Executive Office of Health and Human Services regarding hospital capacity and ongoing impacts of recent hospital closures

This matter has been deferred.

11. Discussion/Approval – Change to the Board of Directors at Wollaston Golf Club

Ms. Bradley moved to approve the Change to the Board of Directors at Wollaston Golf Club. The motion was seconded by Ms. Musto. The Board voted unanimously (5-0) in favor of the Change to the Board of Directors at Wollaston Golf Club.

12. Discussion/Approval – Donation to the Milton Coalition from Mike's 5K to Crush Substance Abuse in the amount of \$16,000.00

Ms. Bradley moved to accept the donation to the Milton Coalition from Mike's 5K to Crush Substance Abuse in the amount of \$16,000. The motion was seconded by Ms. Musto. The Board voted unanimously (5-0) to accept the donation.

13. Town Administrator's Report

Mr. Milano provided a few updates from Town Hall.

Residents who wish to vote by mail in the upcoming Annual Town Election on Tuesday, April 29, 2025, must complete the application process with the Town Clerk's office. The deadline to request a vote by mail ballot is April 22, 2025. The Clerk's office will remain open until 5PM on April 18th for anyone who would like to register to vote. For more information visit the Town's website:

<https://www.townofmilton.org/1033/Elections-and-Voter-Registration>

The DPW and Sustainable Milton are teaming up for Green up/ Clean-up 2025 this weekend: April 12-13, 2025. Please visit the Town's website for details. <https://www.townofmilton.org/162/Public-Works>

The Town of Milton will be hosting two public forums at the Council on Aging with remote access.

Wednesday, April 9th at 7PM – Town Farm Review

Thursday, April 17th at 7PM - MBTA Communities

The Parks and Recreation Department will be hosting the annual Easter Egg Festival on Saturday, April 12th from 9AM-11AM at Cunningham Park.

A special thanks to the Milton Police Department for their work in apprehending the suspects involved in the U.S. mailbox thefts at Town Hall. Please exercise caution when paying bills by mail. If possible, please use electronic payment options.

The Towns of Randolph and Milton are in the process of coordinating interviews for the Veterans' Service Agent position. A representative from the American Legion will be participating in the interviews.

Beta Group, an Engineering Co. is traveling around Milton in a van called Aqua Blue observing our road conditions in order to update the pavement Management Plan.

Chair's Report

Mr. Zoll congratulated Milton's Theater Department on their first state win! A celebratory parade is scheduled for Saturday, April 12th at Noon. The parade will kick-off at MHS and travel through Milton following the route of the 2023 Superbowl parade.

Ms. Bradley asked the Board to complete Mr. Milano's evaluation.

14. Public Comment Response

Ms. Bradley responded to Ms. Felton's remarks.

Ms. Bradley shared Ms. Felton's sentiments regarding grant opportunities. To date, Milton has lost approximately \$1million in grant funding due to non-compliance with the MBTA Communities Act. It is a detriment to our community. Ms. Bradley compiled a list and asked if it could be posted on the Town's website. She hopes the list of lost revenue will provide additional clarity.

Chair Wells responded to Ms. Ross-Denny's remarks.

Chair Wells extended his appreciation to Mr. Milano, the Town Administrator, Ms. Dexter, the Finance Director, and his Select Board colleagues for their hard work and support in addressing the budget shortfalls. It has been a difficult budget season. The implication that the Town demonstrated any ill will toward our student body is simply not true. He was saddened by her comments.

15. Future Meeting Dates:

The Select Board will meet on Tuesday, April 22, 2025. An organizational meeting is scheduled for Wednesday, April 30, 2025. Time and location will be determined in the days ahead.

The Board will meet prior to Town Meeting on Monday, May 5th, Tuesday, May 6th and Wednesday, May 7th.

16. Future Agenda Items

17. Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to litigation entitled Johanning, et al. v. Planning Board, et al., Norfolk Superior Court Civil Action Number 2582CV00293

At 9:25PM, Chair Wells move to adjourn from Open Session and enter Executive Session for a discussion regarding strategy with to respect litigation entitled Johanning, et al. v. Planning Board, et al., Norfolk Superior Court Civil Action Number 2582CV00293, based on my belief that discussion of this matter in open session may have a detrimental effect on the litigating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Musto. The Board voted unanimously by roll call (5-0) to adjourn from Open Session and enter into Executive Session.

BRADLEY: YES

MIUSTO: YES

ZOLL: YES

KEOHANE: YES

WELLS: YES

18. Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to an administrative appeal proceeding entitled In the Matter of Town of Milton, OADR Docket No. WET-2025-004, DEP File No. 046-0630

19. Adjourn

Chair Wells moved to adjourn from Open Session and enter Executive Session for a discussion regarding strategy with to respect litigation, entitled In the Matter of Town of Milton, OADR Docket No. WET-2025-004, DEP File No. 046-0630, based on my belief that discussion of this matter in open session may

have a detrimental effect on the litigating position of the Select Board. The Select Board will not return to Open Session. The motion was seconded by Ms. Musto. The Board voted unanimously by roll call (5-0) to adjourn from Open Session and enter into Executive Session.

BRADLEY: YES

MIUSTO: YES

ZOLL: YES

KEOHANE: YES

WELLS: YES

2025 Annual Town Meeting List of Warrant Articles

Article 1 Hear Report of Town Officers

Article 2 Amend Fiscal Year 2025 Appropriations: Reserve Fund

Article 3 Authorize Treasurer to Enter into Compensating Balance Agreements

Article 4 Capital Budget Appropriation

Article 5 Audit Appropriation

Article 6 Collective Bargaining Wage Set Aside

Article 7 Employee Benefits Appropriation

Article 8 Chapter 61 Position Classifications and Wage Increases

Article 9 Public Safety Appropriation

Article 10 General Government Appropriation

Article 11 Boards and Committees Appropriation

Article 12 Public Works Appropriation

Article 13 Water Enterprise Fund Appropriation

Article 14 Sewer Enterprise Fund Appropriation

Article 15 Stormwater Enterprise Fund Appropriation

Article 16 Appropriation for Water System Improvements

Article 17 Appropriation for Sewer System Improvements

Article 18 Appropriation for Stormwater System Improvements

Article 19 Board of Health Appropriation

Article 20 Library Appropriation

Article 21 Cemetery Appropriation

Article 22 Parks and Recreation Appropriation

Article 23 Consolidated Facilities Appropriation

Article 24 Schools Appropriation

Article 25 Blue Hills Regional Technical School Appropriation

Article 26 Interest and Maturing Debt Appropriation

Article 27 Rescind Unissued Debt Authorizations

Article 28 Stabilization Funds Appropriation

Article 29 Establish & Appropriate Funds to an Operating Budget Stabilization Fund

Article 30 Establish a Special Education Stabilization Fund

Article 31 Reserve Fund Appropriation

Article 32 Authorize Revolving Fund Expenditure Limits

Article 33 PEG Access Enterprise Fund Appropriation

Article 34 Community Preservation Funds Appropriation

Article 35 Community Preservation Committee Projects Recommendation

Article 36 Authorize Select Board to Accept, Abandon or Relocate Easements

Article 37 General Bylaws Amendment – Light Trespass

Article 38 Zoning Bylaw Amendment – Accessory Dwelling Units
Article 39 Zoning Bylaw Amendment – Site Plan

June 16, 2025 Special Town Meeting List of Potential Warrant Articles

Article XX: Zoning Bylaw Amendment: East Milton Overlay District
Article XX: Zoning Bylaw Amendment: Floodplain
Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property

Respectfully submitted by Lynne DeNapoli, Executive Assistant to the Select Board

Documents:

Article XX: General Bylaws Amendment: Chapter 105 Alcohol on Town Property
Article 37 General Bylaws Amendment – Light Trespass
FY 25 and FY26 Budgeted Revenue
FY 25 and FY26 Budgeted Expenditures
Annual Town Meeting Warrant
Annual Town Election Warrant
Letter to the Executive Office of Health and Human Services re: hospital capacity and impacts due to recent hospital closures
Memo from the Health Department – Donation to the Milton Coalition from Mike’s 5K to Crush Substance Abuse: \$16,000.
Wollaston Golf Club- Change of Board of Director Application-ABCC