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MEMBER

March 25, 2020

Over the course of the past several weeks, the Town of Milton Select Board has been working closely with all Town Boards, Committees, and Departments to gather important data related to the impacts of the following 40B Site Eligibility Applications:

- [Residences at East Milton, 4-24 Franklin St., 19-25 Bassett St. and 522 Adams Court](#)
- [648 Canton Ave](#)
- [582 Blue Hill Ave](#)
- [The Ice House](#)

This process has included gathering feedback from all departments on infrastructure, public safety, historic significance, design, traffic, environment, existing site conditions, development teams' qualifications, and community feedback. Additionally, the Select Board has contracted 40B expert Judi Barrett of Barrett Planning Group to advise the Town through this process.

The Ice House response letter was delivered on January 30, 2020. The deadlines for the Town to submit a response letter to the Site Eligibility Applications for the three most recent applications are:

- *648 Canton Ave – April 15<sup>th</sup>*
- *582 Blue Hill Ave – April 15<sup>th</sup>*
- *4-24 Franklin St., 19-25 Bassett St. and 522 Adams Court – April 20<sup>th</sup>*

The Town is in regular communications with MassHousing, and the Select Board is in regular communications with all Boards, Committees, and Departments that will provide feedback related to the Site Eligibility Applications as we craft thoughtful, deliberate responses to each application.



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The Town is also taking steps to achieve compliance with State Affordable Housing regulations, utilizing the Town's Master Plan and Housing Production Plan. The Planning Board has included affordable housing provisions in recent zoning amendments, and has put forward another, the Milton Village Mixed-Use PUD overlay, that requires Inclusionary Zoning (Affordable Housing requirements) for consideration at the 2020 Annual Town Meeting.

Additional strategies to achieve compliance with State Affordable Housing regulations include the following: Town-wide Inclusionary Development Policy, revisions to the Condominium Conversion and Accessory Dwelling Unit sections of the Zoning Bylaws that are aimed at producing alternative affordable housing options, and identifying appropriate locations for affordable housing. Each of these strategies can be found in the Town's 2020 Housing Production Plan, which was officially accepted by the Department of Housing and Community Development in January 2020.

Both specific and general information on the 40B process can be found at:  
<https://www.townofmilton.org/select-board/40b-site-eligibility-application-information>.

The Town website is regularly updated with current information related to 40B applications and zoning/planning initiatives. We thank you for your continued feedback and encourage you to visit the website or contact Town staff with questions or concerns. The Select Board can be reached by telephone at (617) 898-4800.