

July 28, 2015 Zoning Workshop Breakout Session Notes

Signs (Lead: Emily Keys Innes)

Signs shown didn't match.

What was controversial?

Blade Signs

Rigid?

How far above street?

Restrictions on color?

Awning style?

A Frame

--not allowing plastic?

blow over?

Graphics for each article—on website in advance, PowerPoint; incomprehensible otherwise

Graphics for submittal (design guidelines)

? On lit signs

Sleepy's sign--can it be grandfathered? Check with John Flynn.

Residential signs?

Changing existing businesses

Bed & Breakfasts (Lead: Emily Keys Innes)

Just coffee, o.j.; not sure breakfast

Lodging tax—yes

Multiple buildings

Institutional Review (Lead: Emily Keys Innes)

Tim K.—work with us. Neighborhood Association interested.

Town? May not be needed.

Milton St. 2017?

May rather than Oct.

Last Dorm

Do we regulate all 8? How do you identify? Depends on school, location. Campus, size of. P/B for public relations. Height & Parking (building code)

Amplified Sound (Lead: Alex Whiteside)

Testing: Difficult!

Big Issues: 1) Establish ambient level 2) Average level over certain time/use period

AW: Conversation test

Arbiter of noise?

C.C.: Don't always respond

Dover Amendment?

Comes down to police responding to complaints—Eustis conversation

Noise: State Law/disturbing peace

AW: decibel counting not the way to go

Convo Test: arbitrary?

Design solution?

Non-Conforming Dimensions (residential) (Lead: Alex Whiteside)

Current Process: Not so Easy

Neighborhood context=important

Variance process=tough!

Reason for expansion should be ok.

Goal: Simpler process

Concern: Increasing value of houses, pricing people out

Large Lot Condo Development (Lead: Alex Whiteside)

Very interesting format

--onus on neighborhood associations (NA) (choosing sites)

AW: NAs all different (size, composition)—how to define gatekeeper

Intent: Broader input

--St. Pius=example

-40B: not going away

-small NAs=join with large NAs

What if neighborhood doesn't have an NA?

- AW: Not eligible for condo development

*Big issue: What is an NA? NAs tend to respond to issues, then fade.

Different parts of town, different issues

Density

People buy into 2-acre zones for a reason

Density: relationship to underlying zoning

Land is important to people

--small lots vs. big lots

Inclusionary Zoning (Lead: Cheryl Tougias)

\$167,000 cost of unit; \$650K market rate, 1,500 sq. ft. home

Collaborative approach

Give PB the tools to be able to work with developers

Accessory Units (Lead: Cheryl Tougias)

How to make units count on SHI

Can we rent to non-family?

Can we streamline permitting process?

How do we simplify the process?

Notify owners of permit deadlines

Permit flagging for renewal

Nonconforming Uses (Lead: Bryan Furze)

Tedeschi, Randolph Ave. and use of adjoining retail space:

Q: Is the architecture under review?

A: a dental office will be opened there. 7-11 is buying out Tedeschi and will play a role in the development. Houston St. Tedeschi is more restricted; smaller lot, no parking. Article allows adjacent lots to be acquired to expand business.

Q: Is this article designed to develop a look for the property?

A: Markets for commercial space in residential neighborhoods are small. This allows expansion, with hours and open space input from the PB.

Q: Will this apply to all businesses?

A: Only pre-existing, nonconforming. New businesses need new zoning. The next bylaw will address new businesses.

Q: Cohasset works. We need to make similar allowances.

Ned Corcoran: Reinvestment in businesses will not occur without assemblage. Special Permits bring in Site Plan Approvals, and Site Plan Approvals and Special Permits mean a more rigorous evaluation.

BF: The neighborhood participates in the process. Site Plan Approvals have a narrow window for rejection. Special Permits require more specifics and input.

Q: If one business has a push back and another doesn't, are the setbacks the same? Is there consistency?

A: No inconsistency within context of the neighborhood; some businesses have parking spaces on the street; requirements for Bentz may be different from those of Tedeschi.

Q: Will 7-11 have an incentive for investment in the neighborhood?

BF: We can't force change. Stable leases are in the best interest of the neighborhood.

Q: 7-11 may sell. This bylaw creates opportunity for new uses by combining properties.

A: The deal is big; that is unlikely. The bylaw assesses where, how big. Businesses must stay under 12,500 sq ft.

Maggie Oldfield: This has been an issue with Thayer too.

A: Thayer Nursery is a preexisting business; can't open a market. [BF explained housing types from the bylaw]. Limits for parking are one per unit. There must be open space for enjoyment.

Q: are walkways considered open space?

A: There are design standards; the bylaw sets limits on how much commercial and residential space there will be.

Mixed Use Condo Development (Lead: Bryan Furze)

BF: this is modeled off of the Smart Growth Initiative. Should the MBTA requirement be eliminated? Should bus stops be restricted?

Q: Transit oriented but not overly inclusive?

BF: The point is to encourage investment in commercial districts. East Milton Sq. and Central Ave. need improvement and reinvestment. This could be called the "Village Development Bylaw." It draws from the current bylaw limiting single businesses to 12,500 sq. ft. It is designed to keep businesses small, on the first or second floors.

Q: What is the height requirement?

A: 40' for mixed use; 35' for other. The parking requirement is triggered if other parking isn't within 1,000 feet. Special permits may be required, which can be rejected.

Q: How can parking be helpful?

A: On-street parking needs to be within 1,000 feet, otherwise provided by the business.

Q: What is the incentive?

A: Consider the old theater in East Milton Sq. If this zoning had been in place it would have had a good design for retail, sparking incentive for more businesses. Ability to build up allows more density.

Q: How far can this drive the density?

A: Requiring parking will make for smaller businesses, offices above.

Q: Are there requirements for affordable businesses, i.e. space and rent amounts? Not for profits? Is there a minimum on the price of a lease? Can an out-of-house business have a storefront?

A: Sharing office space with other businesses could be a possibility. [discussion on minimum/maximum size of individual occupancy in Boston, size for affordable housing ensued].

Q: The trolley could use help but there are too many buses in Milton. Can specific trolley stops be allocated?

A: The trolley runs through an exclusive neighborhood; if it ran through a commercial zone it could open up opportunities for growth.

Q: A 450 sq. ft. unit is required for affordable housing?

A: the developer must make the allocation. You can develop 300 Sq. ft. units but they won't count towards the inventory.

Q: Will there be rentals or condos?

A: This allows both. The bylaw deters boarding house and dorm development.