



# **Zoning Workshop**

Sponsored by the Milton Planning Board  
June 28, 2015



# Welcome!

- Introductions
- Process to October 2015 Town Meeting
- Process to 2016 Town Meetings
- Introduction to possible zoning articles
- Interactive Sessions
- Wrap-up



# Introductions

- **Planning Board**

- Alexander Whiteside
- Bryan Furze
- Cheryl Tougias
- Emily Keys Innes, chairman
- Michael Kelley, secretary

- **Planning Staff**

- Bill Clark, Director of Planning and Community Development
- Tim Czerwienski, Assistant Town Planner
- Julia Getman, Clerk



# October 2015 Town Meeting

- Three Public Meetings
  - June 28: Zoning Workshop
  - July 28: Presentation of Proposed Zoning Articles: Draft 1
  - August: Presentation of Proposed Zoning Articles: Draft 2
- On-line Input
  - July: On-line Survey
  - Mid-July-Mid-August: Comments on Draft 1
  - Mid-August-September public hearing: Comments on Draft 2
- August and September: Board of Selectmen and Warrant Committee deadlines
- September: Public Hearing
- October: Town Meeting



# 2016 Town Meetings

- May Town Meeting
  - Process would begin in November for January deadline
  - Public hearing in February
- October Town Meeting
  - Process would begin in February for August deadline
  - Articles would be substantially complete in June
  - Early August: Deadlines for Board of Selectmen and Warrant Committee
  - September: Public Hearing
  - October: Town Meeting



# Possible Zoning Articles

- Signs
- Condominiums
- Accessory Dwelling Units
- Bed & Breakfasts
- Lighting
- Noise
- Non-conforming uses
- Non-conforming dimensions
- Inclusionary Zoning
- Institutional Review



# Signs

- Concern about lit signs
- Concerns about signs in residential areas
- Sign technology has changed since bylaws written
- Sign definitions need to be updated
- Clarification of the sign review process needed



# Condominiums – Great Estates

- Concerns about changes in density on large estates
- Concerns about preserving
  - Historic homes
  - Natural features
  - Scenic views from public ways
- Creating new types of housing in Milton to address generational preferences



Possible Zoning Articles

# **Condominiums – Transit and Services**

- Creating new types of housing in Milton to address generational preferences
- Focus on increased density in areas near
  - Transit: bus and trolley routes
  - Goods and services: business districts



# Accessory Dwelling Units

- Creating new types of housing in Milton to address generational preferences
- Allowing multiple generations to live together but retain independence and privacy
  - Younger people who cannot yet afford to move out
  - Older people who need additional care and are not ready to move to a nursing home
- Current bylaw requires renewable special permit form ZBA
  - Accessory unit limited to family member or caretaker
  - Changes must be reversible when unit is no longer in use



Possible Zoning Articles

# Accessory Dwelling Units



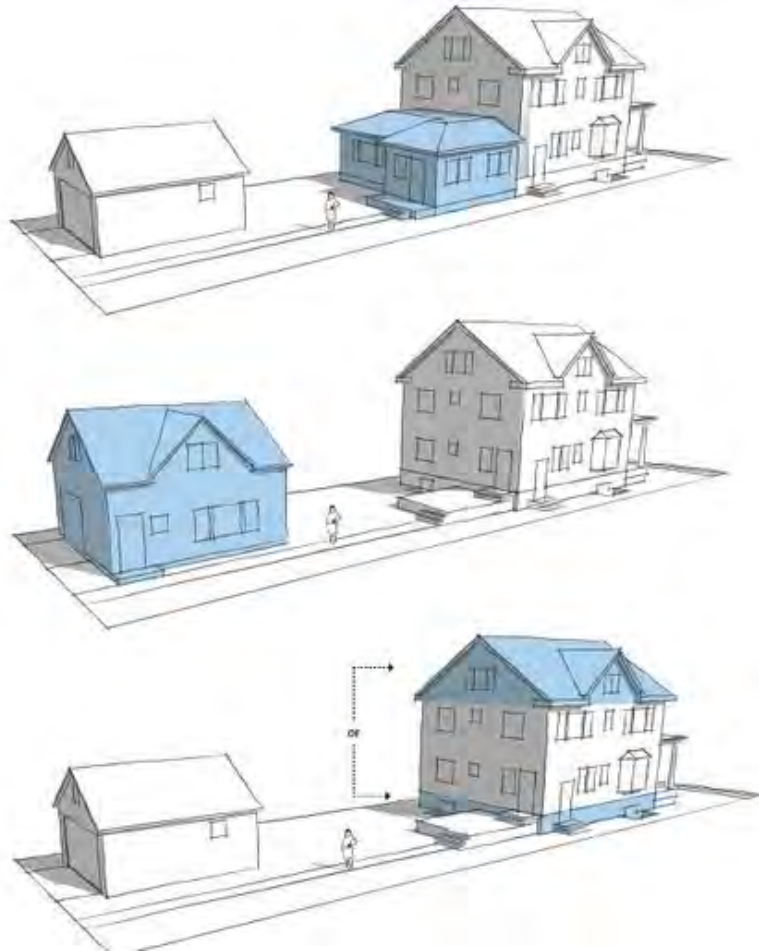
*Life Cycle Diagram: for family and housing needs*

*Credit: Nicole Alvarez, In Situ Studio*



Possible Zoning Articles

# Accessory Dwelling Units





# Bed & Breakfasts

- Assets that might draw visitors
  - Proximity and transit to Boston
  - Natural resources such as the Blue Hills Reservation and the Neponset
  - Private schools with out-of-town students
- Method of preserving larger homes
- Pressure from Airbnb
- Bylaw already allows rental of rooms
  - No other regulations
  - No inspections by Building Department or Board of Health



# Lighting and Noise

- Concerns about lights and noise
  - Nonconforming uses in residential areas
  - Institutional uses in residential areas
- Both topics are treated within overlay or specific zoning
- No single standard exists for the entire Town



# Non-conforming Uses

- Recent zoning changes have addressed landscaping uses
- Other uses include
  - Convenience stores
  - Auto repair and services
  - Gas stations
- Variance by the ZBA is needed for certain changes; difficult for owners to reinvest
- Balance between allowing owners to re-invest in businesses and protecting the neighborhood from adverse impacts
- Should the Town allow additional uses in neighborhoods?
  - Neighborhood uses could include
    - Coffee shop/café
    - Drycleaner
    - Bank
    - Exercise studio (not gym)



# Non-conforming Dimensions

- Many existing older houses are not allowed under current zoning
  - Height
  - Setback from the street
  - Setback from abutting properties
  - Gross floor area
- Lifestyles have changed
  - Larger rooms that are open to adjoining rooms
  - Different configurations for kitchens
  - Popularity of master suite
- Additions require a variance from the ZBA
- How can we allow changes to older homes without requiring a variance?



# Inclusionary Zoning

- Healthy communities include people at different income levels
- Boston Metro area is one of the most expensive housing markets in the country
- How do we address the need for housing that is affordable?
  - Different housing types: smaller sizes, condominiums and apartments, accessory dwelling units
  - Housing that is deed-restricted and sold or rented to those making a certain percentage of the Area Median Income



# Institutional Review

- Concerns about adverse impact from institutional uses
- Partially addressed in different portions of the bylaw
- Dover amendment allows the relaxation of certain zoning requirements for educational or religious institutions
- No current method of discussing future growth of schools, colleges, or religious institutions



# Interactive Sessions

- **Visual Preference Survey**
  - Master Plan Goal: Protect the physical character of the Town.
  - What is the look that is appropriate for our community?
  - Signs, Condominiums, Accessory Dwelling Units, Businesses in a Residential District, Bed & Breakfasts
- **Zoning Questions**
  - Series of yes/no/maybe on each topic
  - Taking the temperature of the participants on these topics



# Interactive Sessions

- Both sessions will be on the Planning Board's website
- SurveyMonkey will collect and tabulate the answers
- Results will
  - Directly affect the draft zoning presented in July and August
  - Help us decide which articles go to Town Meeting this year and which go to Town Meeting next year



# Visual Preference Survey

- What do YOU think is appropriate for Milton?
- What do YOU think is NOT appropriate for Milton?
  - 1 = Very Undesirable
  - 2 = Undesirable
  - 3 = Neutral
  - 4 = Desirable
  - 5 = Very Desirable
- Looking for positive and negative reactions



# Visual Preference Survey

- The images you will see are not from Milton
- The intent is to gauge your reaction to different types of signs, densities, heights, building types, and building forms
- None of these images are meant to suggest a proposal for a specific business or specific building project in Milton



## Interactive Sessions: Visual Preference Survey

# Signs

**A1**





# Signs

A2





Interactive Sessions: Visual Preference Survey

# Signs

**A3**





# Interactive Sessions: Visual Preference Survey

# Signs

**A4**





Interactive Sessions: Visual Preference Survey

# Signs

**A5**





# Interactive Sessions: Visual Preference Survey

# Signs

**A6**





## Interactive Sessions: Visual Preference Survey

# Signs

**A7**





# Signs

A8



# Interactive Sessions: Visual Preference Survey

# Signs

A9





Interactive Sessions: Visual Preference Survey

# Signs

A10



Interactive Sessions: Visual Preference Survey

# Signs

**A11**





Interactive Sessions: Visual Preference Survey

# Signs

**A12**



Interactive Sessions: Visual Preference Survey

# Signs

**A13**





# Signs

**A14**



## Interactive Sessions: Visual Preference Survey

# Signs

**A15**





## Interactive Sessions: Visual Preference Survey

# Signs

**A16**



Interactive Sessions: Visual Preference Survey

# Signs

**A17**





# Signs

A18



Interactive Sessions: Visual Preference Survey

# Signs

**A19**





Interactive Sessions: Visual Preference Survey

# Signs

**A20**



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B1





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B2



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

**B3**





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B4





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

**B5**





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B6



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B7





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B8



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B9





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B10



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B11





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

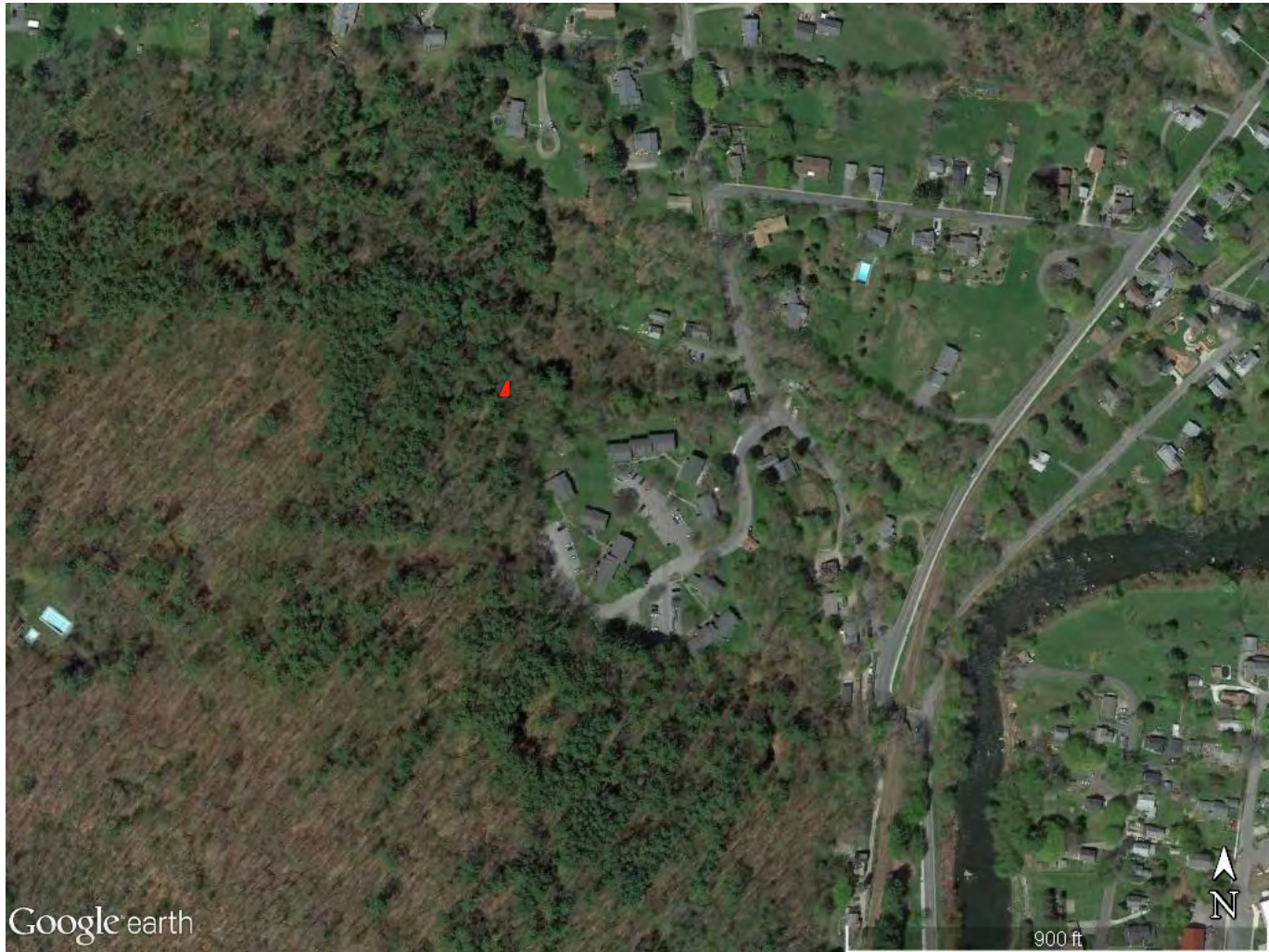
B12



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B13





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B14





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B15





Interactive Sessions: Visual Preference Survey

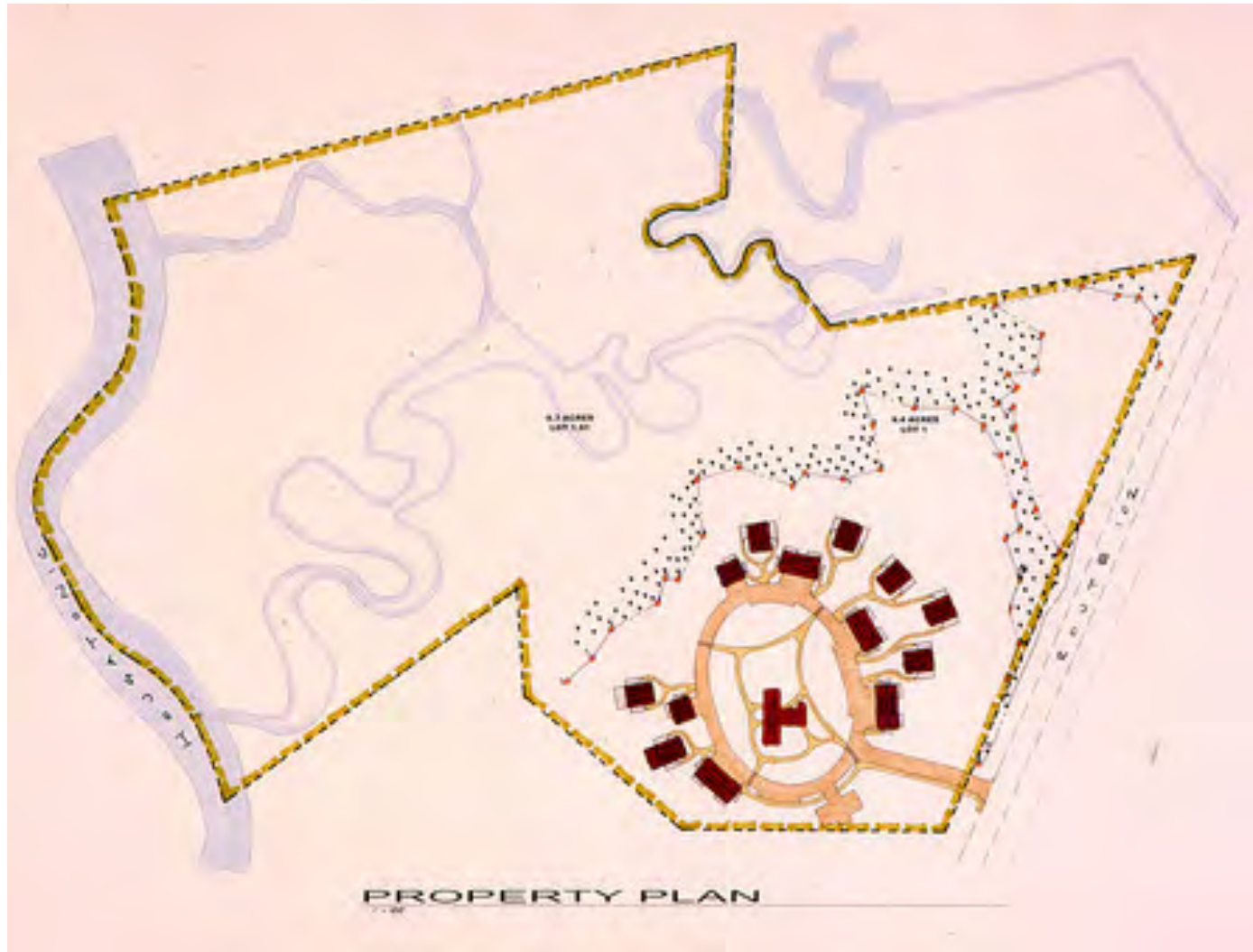
# Condominiums – Great Estates

B16



# Condominiums – Great Estates

B17





# Condominiums – Great Estates

B18



Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B19





Interactive Sessions: Visual Preference Survey

# Condominiums – Great Estates

B20



Interactive Sessions: Visual Preference Survey

# **Condominiums – Transit and Services**

**C1**





Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C2



Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C3





Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C4



Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C5





Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C6



Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C7





Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C8



Interactive Sessions: Visual Preference Survey

# **Condominiums – Transit and Services**

**C9**





Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C10



Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C11





Interactive Sessions: Visual Preference Survey

# **Condominiums – Transit and Services**

**C12**



Interactive Sessions: Visual Preference Survey

# Condominiums – Transit and Services

C13





Interactive Sessions: Visual Preference Survey

# Accessory Dwelling Units

D1





Interactive Sessions: Visual Preference Survey

# Accessory Dwelling Units

D2





Interactive Sessions: Visual Preference Survey

# Accessory Dwelling Units

D3



# Accessory Dwelling Units

D4





Interactive Sessions: Visual Preference Survey

# Accessory Dwelling Units

D5





# Accessory Dwelling Units

D6





Interactive Sessions: Visual Preference Survey

# Accessory Dwelling Units

D7



Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E1





Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E2



Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E3





Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E4



Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E5





Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E6



Interactive Sessions: Visual Preference Survey

# **Businesses in a Residential District**

**E7**





Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E8



Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E9





Interactive Sessions: Visual Preference Survey

# Businesses in a Residential District

E10



# Businesses in a Residential District

E11





# Bed & Breakfasts

F1



Interactive Sessions: Visual Preference Survey

# Bed & Breakfasts

F2





Interactive Sessions: Visual Preference Survey

# Bed & Breakfasts

**F3**



Interactive Sessions: Visual Preference Survey

# Bed & Breakfasts

F4





Interactive Sessions: Visual Preference Survey

# Bed & Breakfasts

F5





# Zoning Questions

- Boards are on tables around the perimeter of the room
- You will receive one dot for each question
- Choose yes, no, maybe
- Yellow pads for adding questions or concerns
- Planning Board members and Planning staff will be circulating to answer questions



# Wrap-Up

- On the Planning Board's website – soon!
  - Final Master Plan
  - This presentation
  - Link to interactive survey for the images and questions at today's workshop
- Next zoning meeting: July 28 at High School/Pierce at 7pm



# Wrap-Up

Questions about today's  
workshop or this zoning process?

Please email  
Tim Czerwienski, Assistant Town Planner at  
[tczerwienski@townofmilton.org](mailto:tczerwienski@townofmilton.org)



An aerial, grayscale photograph of a city, likely New York City, showing a dense urban grid, a large river, and a prominent bridge. The image is faded and serves as a background for the text.

Thank you!