

Zoning Workshop

Sponsored by the Milton Planning Board
August 17, 2015

Welcome!

- Introductions
- Purpose of this Zoning Initiative
- Process and Schedule
- Results of Previous Workshops and Survey
- Progress on the Articles
- Wrap-up

Introductions

- **Planning Board**
 - Alexander Whiteside
 - Bryan Furze
 - Cheryl Tougias
 - Emily Keys Innes, chairman
 - Michael Kelly, secretary
- **Planning Staff**
 - Bill Clark, Director of Planning and Community Development
 - Tim Czerwienski, Assistant Town Planner
 - Julia Getman, Clerk

Purpose and Possible Zoning Articles

- Public Initiative to Introduce and Test Possible Zoning Articles prior to October 2015 Town Meeting
- Topics from Milton Master Plan process, previous requests from citizens, and work of the Planning Board
- Possible articles include:
 - Signs
 - Condominiums (~~Large Lot~~ and Transit-oriented)
 - Accessory Dwelling Units
 - Bed & Breakfasts
 - Lighting
 - Amplified Music
 - Non-conforming uses
 - Non-conforming dimensions
 - Inclusionary Zoning
 - ~~Institutional Review~~

Process and Schedule

- Three Public Meetings
 - *June 29: Zoning Workshop*
 - *July 28: Presentation of Proposed Zoning Articles: Draft 1*
 - August 17: Presentation of Proposed Zoning Articles: Draft 2
- On-line Input
 - *On-line Visual Survey – ended August 11*
 - *On-line Comments on Draft 1 – ended August 11*
 - Second draft of articles posted on-line – **August 18**
 - On-line Comments on Draft 2 – **ends September 1**
- August 4: Initial Articles and draft language due to Board of Selectmen
- August 16: Articles for Warrant available
- September 10: Public Hearing
- September 14: Final language of recommendations due to the Board of Selectmen and Warrant Committee
- October: Town Meeting

Results of Previous Workshops and Survey

- July 28 workshop: ~27 participants
 - Good feedback from breakout sessions
- Survey online from July 7 to August 11. Final results:
 - 331 complete responses
 - 424 partial responses

Visual Preference Survey: Blade Signs



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
19.48%	35.39%	30.64%	10.45%	4.04%			
Vote Count	82.0	149.0	129.0	44.0	17.0	421	2.44

Survey Results: Tim Czerwienski

Visual Preference Survey: Blade Signs



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	3.07%	0.94%	8.02%	43.40%	44.58%	424	4.25
	13.0	4.0	34.0	184.0	189.0		



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	1.43%	5.97%	15.04%	39.86%	37.71%	419	4.06
	6.0	25.0	63.0	167.0	158.0		

Visual Preference Survey: Blade Signs

**Q86 Should Milton allow blade signs
(projecting at a 90 degree angle from
thewall)?**

Answered: 333 Skipped: 91

Answer Choices	Responses	
Yes	55.86%	186.0
No	20.42%	68.0
Not Sure	23.72%	79.0
Total		333

Survey Results: Tim Czerwienski

Visual Preference Survey: A-frame Signs



Vote Count

	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	50.96%	33.65%	13.46%	1.20%	0.72%		
Vote Count	212.0	140.0	56.0	5.0	3.0	416	1.67



Vote Count

	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	6.57%	14.36%	36.50%	34.31%	8.27%		
Vote Count	27.0	59.0	150.0	141.0	34.0	411	3.23

Visual Preference Survey: A-frame Signs

Q87 Should Milton allow A-frame signs (sidewalk signs)?

Answered: 338 Skipped: 86

Answer Choices	Responses	
Yes	36.69%	124.0
No	42.90%	145.0
Not Sure	20.41%	69.0
Total		338

Visual Preference Survey: Illuminated Signs



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	57.64%	30.79%	8.62%	1.97%	0.99%		1.58
Vote Count	234.0	125.0	35.0	8.0	4.0	406	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	45.10%	36.03%	14.95%	2.94%	0.98%		1.79
Vote Count	184.0	147.0	61.0	12.0	4.0	408	

Visual Preference Survey: Illuminated Signs



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	4.40%	11.25%	38.39%	36.67%	9.29%		
Vote Count	18.0	46.0	157.0	150.0	38.0	409	3.35



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	4.20%	12.59%	33.58%	43.70%	5.93%		
Vote Count	17.0	51.0	136.0	177.0	24.0	405	3.35

Survey Results: Tim Czerwienski

Visual Preference Survey: Large Lot Condos



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	32.49%	36.27%	19.90%	9.32%	2.02%		2.12
		144.0	79.0	37.0	8.0	397	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	28.83%	36.99%	24.49%	7.65%	2.04%		2.17
		145.0	96.0	30.0	8.0	392	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	26.63%	34.42%	21.11%	15.33%	2.51%		2.33
		137.0	84.0	61.0	10.0	398	

Survey Results: Tim Czerwienski

Visual Preference Survey: Large Lot Condos



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	2.57%	4.88%	13.37%	46.79%	32.39%		
Vote Count	10.0	19.0	52.0	182.0	126.0	389	4.02



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	2.56%	6.67%	13.59%	47.69%	29.49%		
Vote Count	10.0	26.0	53.0	186.0	115.0	390	3.95



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	4.06%	5.84%	23.35%	48.22%	18.53%		
Vote Count	16.0	23.0	92.0	190.0	73.0	394	3.71

Survey Results: Tim Czerwienski

Visual Preference Survey: Large Lot Condos



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	2.56%	6.67%	13.59%	47.69%	29.49%		3.95
Vote Count	10.0	26.0	53.0	186.0	115.0	390	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	14.56%	28.03%	28.84%	23.72%	4.85%		2.76
Vote Count	54.0	104.0	107.0	88.0	18.0	371	

Visual Preference Survey: Large Lot Condos

Q90 Should condominium development under strictly defined standards be possible use for large parcels of undeveloped land in the Residence A and Residence AA districts?

Answered: 335 Skipped: 89

Answer Choices	Responses	
Yes	44.78%	150.0
No	32.24%	108.0
Not Sure	22.99%	77.0
Total		335

Visual Preference Survey: Mixed-Use Condos



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	25.00%	37.64%	16.85%	15.73%	4.78%		2.38
		134.0	60.0	56.0	17.0	356	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	19.05%	36.13%	19.89%	19.05%	5.88%		2.57
		129.0	71.0	68.0	21.0	357	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	15.60%	32.59%	22.56%	22.56%	6.69%		2.72
		117.0	81.0	81.0	24.0	359	

Survey Results: Tim Czerwienski

Visual Preference Survey: Mixed-Use Condos



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	3.88%	5.26%	16.90%	49.03%	24.93%		
	14.0	19.0	61.0	177.0	90.0	361	3.86



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	4.70%	10.22%	20.72%	48.62%	15.75%		
	17.0	37.0	75.0	176.0	57.0	362	3.60



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
Vote Count	5.06%	10.96%	27.81%	38.48%	17.70%		
	18.0	39.0	99.0	137.0	63.0	356	3.53

Visual Preference Survey: Mixed-Use Condos

Q105 Would you like condos in transit oriented areas to have commercial uses on the ground floor?

20 / 25

Milton Planning Board 2015 Zoning Survey

SurveyMonkey

Answered: 329 Skipped: 95

Answer Choices	Responses	
Yes	80.85%	266.0
No	10.03%	33.0
Not Sure	9.12%	30.0
Total		329

Survey Results: Tim Czerwienski

Visual Preference Survey: Accessory Dwelling Units



Average of average scores:
3.66

Visual Preference Survey: Accessory Dwelling Units

Q77 Should Milton allow accessory units to be built:

Answered: 340 Skipped: 84

	Yes	No	Not Sure	Total
Above a garage?	71.39% 242.0	18.88% 64.0	9.73% 33.0	339
As a new detached structure?	51.78% 175.0	30.77% 104.0	17.46% 59.0	338
As a conversion of existing accessory structure, such as a carriage house?	85.21% 288.0	10.36% 35.0	4.44% 15.0	338
As a new wing on an existing dwelling?	71.68% 243.0	13.27% 45.0	15.04% 51.0	339

Survey Results: Tim Czerwienski

Visual Preference Survey: Non-conforming Uses



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	34.01%	42.36%	15.27%	6.63%	1.73%		2.00
Vote Count	118.0	147.0	53.0	23.0	6.0	347	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
1. Very Undesirable	5.78%	8.96%	26.01%	48.84%	10.40%		3.49
Vote Count	20.0	31.0	90.0	169.0	36.0	346	

Survey Results: Tim Czerwienski

Visual Preference Survey: Bed and Breakfasts



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	15.79%	25.15%	30.70%	20.47%	7.89%		2.80
Vote Count	54.0	86.0	105.0	70.0	27.0	342	



	1. Very Undesirable	2. Undesirable	3. Neutral	4. Desirable	5. Very Desirable	Total Votes	Average Score
	5.85%	4.97%	20.47%	52.92%	15.79%		3.68
Vote Count	20.0	17.0	70.0	181.0	54.0	342	

Visual Preference Survey: Bed and Breakfasts

Q83 Should there be a limit on the number of rooms available for guests?

Answered: 337 Skipped: 87

Answer Choices	Responses	
Yes	77.15%	260.0
No	12.76%	43.0
Not Sure	10.09%	34.0
Total		337

Survey Results: Tim Czerwienski

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Planning Board

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Contact: [William Clark](#), Director of Planning & Community Development
[Tim Czerwienski](#), Assistant Town Planner

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Hours:
Monday - Thursday 8:00 AM - 5:00 PM
Friday 8:00 - 1:30

Sometimes our work takes us out of the office.
To be assured of our availability, please call for an appointment.

Planning Board Members	Term Expires
Emily Keys Innes, Chairman	2016
Bryan W. Furze	2019
Cheryl Toulias	2020
Alexander Whiteside	2018
Michael E. Kelly	2017

[Meeting Agendas](#) [Meeting Minutes](#)

Planning Board Links:

Summer 2015 Zoning Initiative	Role of the Planning Board	Milton Planning Department
Archived Documents	Plans and Studies	Bylaws and Rules
Forms	Sign Review Documents	Current Projects

Zoning Topics

- Tim Czerwinski
 - ~~Condominiums – Great Estates~~
 - Amplified Music
 - Nonconforming Dimensions (residential)
- Bryan Furze
 - Condominiums – Transit and Services
 - Nonconforming Businesses in Residential Districts
- Bill Clark
 - Accessory Dwelling Units
 - Inclusionary Zoning
- Emily Innes
 - Signs
 - Bed & Breakfasts
 - Lighting
 - ~~Institutional Review~~

Amplified Music

- Purpose
 - Reduce the noise from Curry College's athletic fields
- Major Changes to First Draft:
 - Will propose this as a general bylaw rather than a zoning bylaw

Nonconforming Dimensions (residential)

- Purpose
 - Make it easier for certain homeowners in the Residence C districts to make certain nonconforming additions to their property
- Major Changes to First Draft:
 - No changes to date
 - Comments have indicated that some people want more permissive provisions

Condominiums – Transit and Services

Nonconforming Businesses in Residential Districts

Accessory Dwelling Units

- Purpose
 - Allow older home owners a means of obtaining rental income, companionship, security and services; and to add moderately priced rental units to the town's housing stock to meet the needs of smaller households and to make housing units available to moderate income households

Inclusionary Zoning

- Purpose
 - To encourage development of new housing that is affordable to low and moderate income households. It is intended that these units count towards the town's Subsidized Housing Inventory.
- Major Changes to First Draft:
 - Lower threshold to trigger IZ: 6 units
 - Added resident preference
 - Tiered percentage of affordable units from 10-15%

Signs

- **Purpose**
 - Address concerns about signs in business and residential districts
 - Address concerns about lighting
 - Add language that reflects current practices regarding signs
- **Major Changes to First Draft:**
 - Still addressing changes – have requested comments from Sign Review Committee and Building Commissioner
 - Changes will address process, definitions, and technical requirements

Bed & Breakfasts

- Purpose
 - Protect larger houses, often historic, by allowing bed and breakfasts in Milton
- Major Changes to First Draft:
 - Clarification that building should be an existing building and that the purpose is to protect the larger homes
 - Increased the number of rooms allowable
 - Increased the sign size and allowed illumination
 - Added requirements for location and design of parking

Lighting

- Purpose
 - Require lighting fixtures to be dark-sky compliant
- Major Changes to First Draft:
 - Removed requirements for residential (other than multifamily)
 - Simplified language and removed technical requirements

A grayscale aerial photograph of a rural area. The landscape is characterized by a grid of agricultural fields, some of which are planted in crops while others are fallow. A network of dirt roads cuts through the fields, with a few larger paved roads visible. In the distance, a small town with clusters of houses and industrial buildings is nestled among the fields. The terrain is relatively flat with some low hills or ridges visible in the background.

**Questions
and
Comments**

Wrap-Up

- On the Planning Board's website **now**
 - Final Master Plan
 - Presentation from June 29 and July 28
 - Draft zoning articles – original and revisions
 - Survey results
- On the Planning Board's website **soon**
 - This presentation
 - Ability to comment on the current draft articles
- Public Hearing: September 10 at 7pm

Wrap-Up

Questions about today's
workshop or this zoning process?

Please email
Tim Czerwienski, Assistant Town Planner at
tczerwienski@townofmilton.org

Thank you!