

*Zoning for*

# East Milton Square Milton

**Community Meeting**

March 25, 2024



Photo: hshassoc.com

# Agenda

- 1. Background and recap**
- 2. Summary of community feedback**
- 3. Refined zoning concept and approach**
- 4. Additional feedback**
  - Public comment and questions
  - Open house and detailed comments
- 5. Next steps**



# Planning Board Study

## Planning Board members

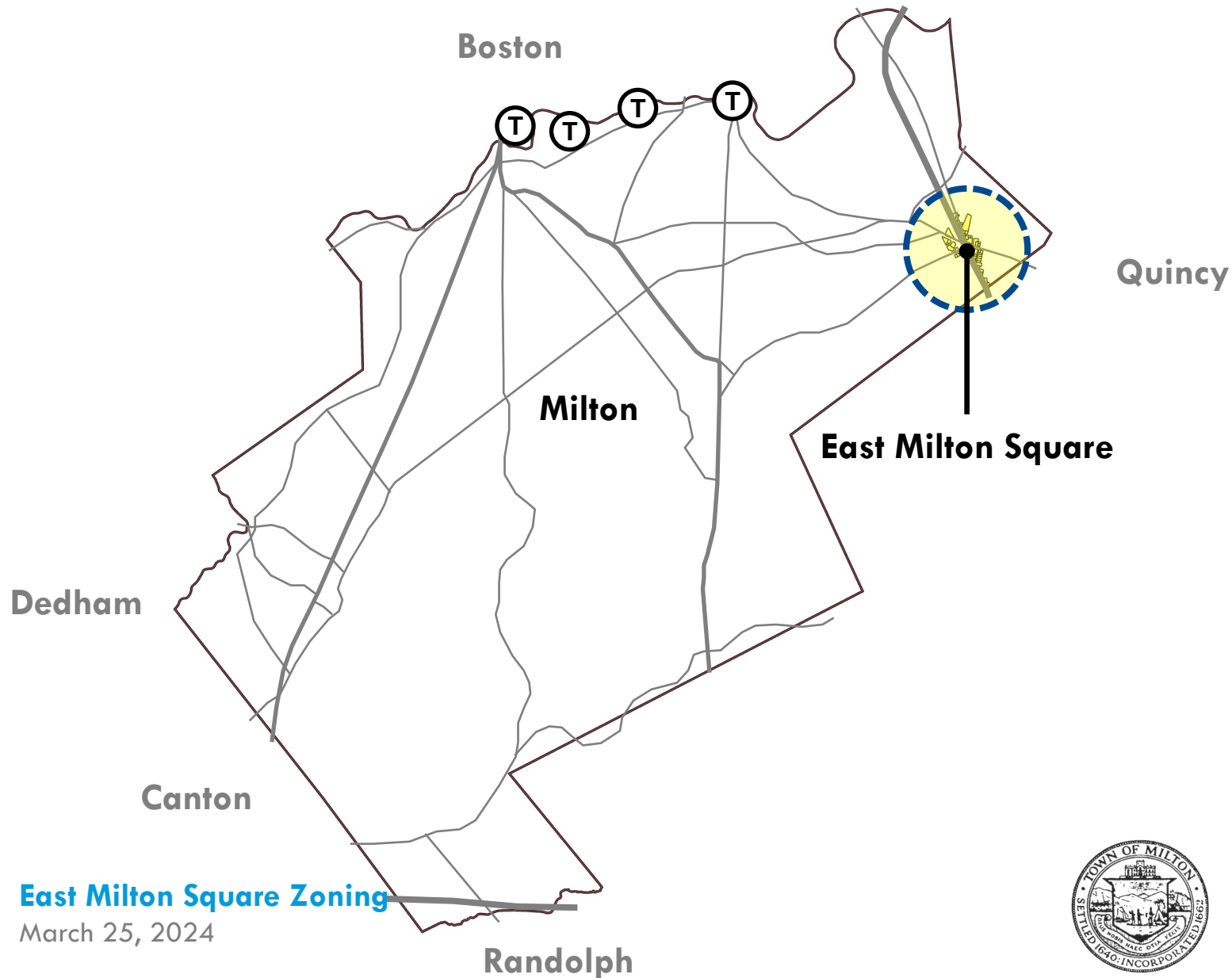
- Meredith Hall, Chair
- Cheryl Tougias, Secretary
- Margaret Oldfield
- Sean Fahy
- Jim Davis

**Tim Czerwienski**, Director of Planning and Community Development

**Josh Eckart-Lee**, Assistant Director of Planning and Community Development



# East Milton Square Locus Map



# Planning Board Study

Building on the concentrated efforts in East Milton Square over the past several years to **define zoning and design regulation recommendations for adoption at Town Meeting to proactively guide future investments.**



# Community Poll 1: Welcome and introductions

## 1 Welcome and introductions

- 1A. What is your primary relationship to East Milton Square?
- 1B. Where do you live?
- 1C. How often do you visit East Milton Square?



# Purpose of this meeting

In this meeting, we plan to:

- **Provide a summary of work to date**
- **Share feedback received through this process**
- **Focus on the details of in-progress zoning recommendations for East Milton Square**
- **Invite your additional feedback to continue to shape recommendations**

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1

# Background and recap

East Milton Square Zoning



# Structure of Presentation

- What we have done
- What we have heard
- How we are responding to feedback



# What we have done

## Previous studies and analysis:

- East Milton Square Zoning Recommendations (2023-2024)
- Looking Forward: East Milton Square (2021)
- East Milton Square Truck Loading and Delivery Evaluation, (2021)
- East Milton Square - Urban Land Institute ULI Technical Assistance Panel Report (2019)
- Milton Master Plan (2015)
- East Milton Parking Turnover Analysis (2015)
- East Milton Square Parking and Access Study (2011)



# What we have done

Feedback collected at:

- Stakeholder interviews from 8/23 to 11/23
- Community Meeting on 11/6/23
- Community Survey open from 11/6/23 to 1/3/24
- Chamber of Commerce Meeting on 12/14/23
- Planning Board meetings on 2/8/24 and 3/14/24



# What we have heard

## Feedback collected:

- 1 Who is participating
- 2 East Milton Square vision, challenges, opportunities
- 3 Feedback on potential examples
- 4 Open feedback
- 5 Feedback on potential zoning changes



# Who is participating

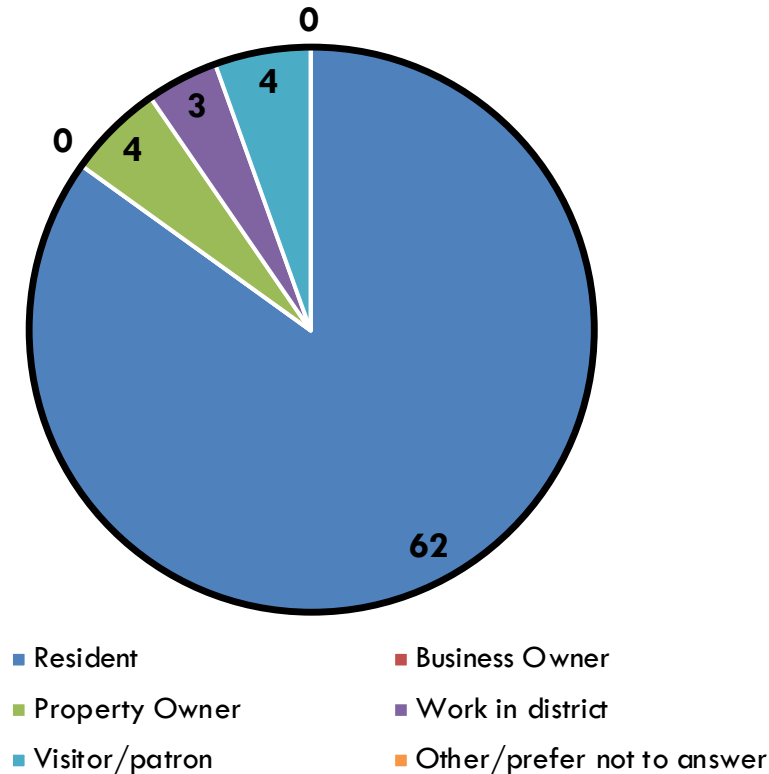
- About **45** participants at the November Community Meeting
- About **35** participants in the follow-up Community Survey
- **12** participants in Stakeholder Interviews



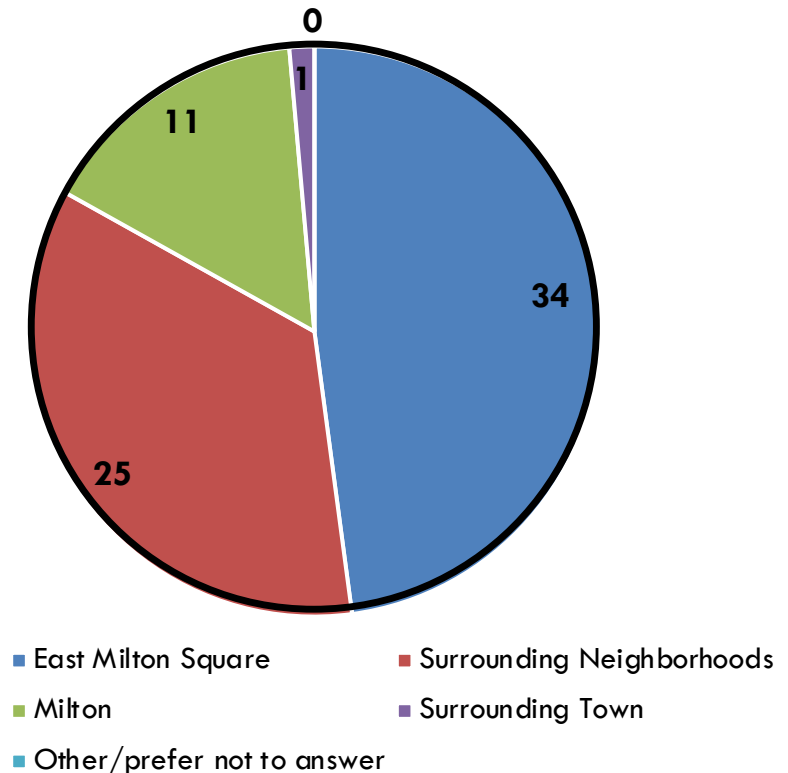
# 1 Who is participating

Survey Question:

**What is your primary relationship to East Milton Square?**



**Where do you live?**



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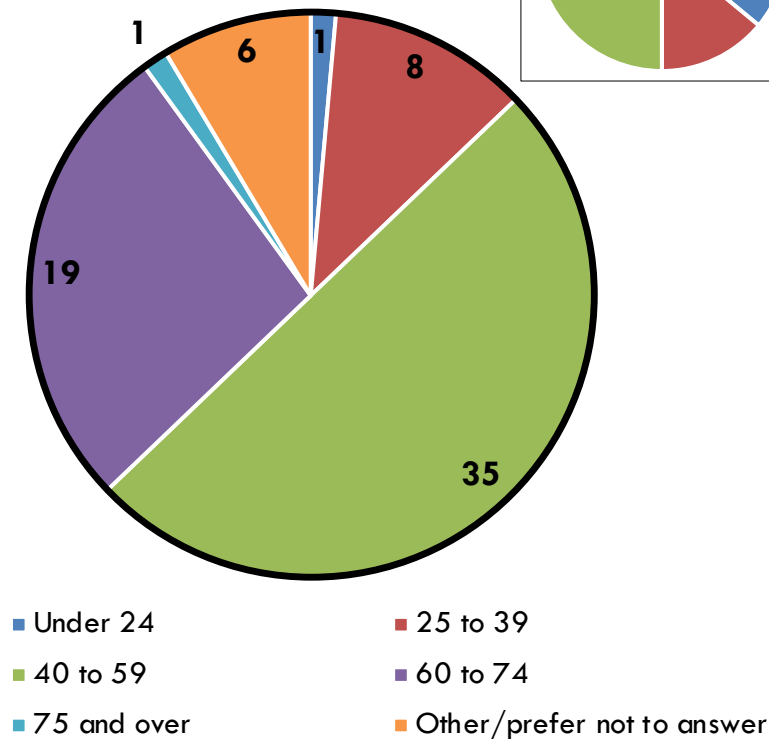
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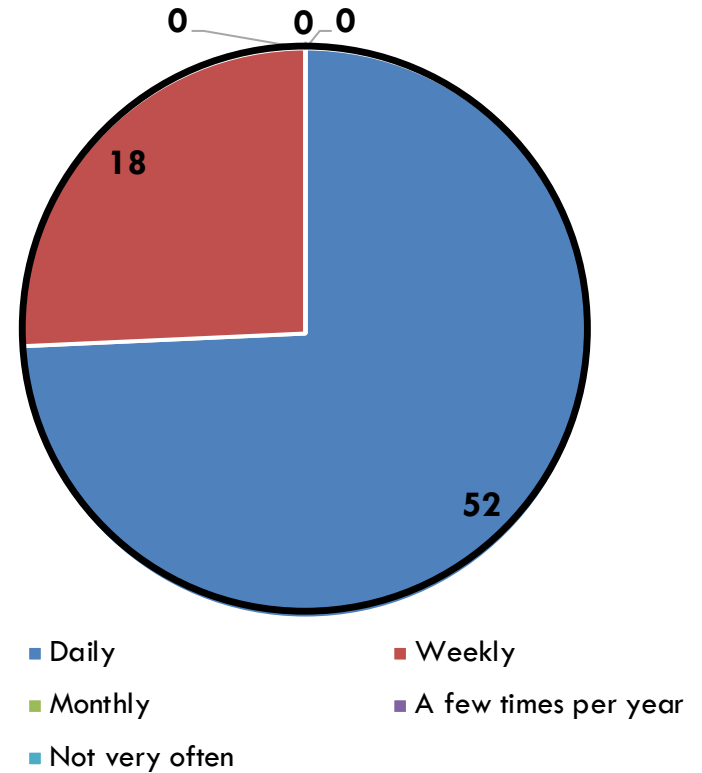
# 1 Who is participating

Survey Question:

What is your age?



How often do you visit East Milton Square?



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# 2

## Summary of community feedback

East Milton Square Zoning



# What we have heard

## Stakeholder interview feedback:

- Highlighted a focus of concerns is future building height and scale
- Highlighted concerns for parking and traffic
- Highlighted concern for potential impact and benefits to the surrounding neighborhood
- Highlighted the importance of the character and context of East Milton Square and the importance of high quality design



## 2 Vision, challenges, opportunities

Survey Question:

**What is your top priority for East Milton Square?**

Response	Number	Percent of total
Traffic and congestion concerns	27	22%
Pedestrian safety/walkability/safety	18	14%
Parking concerns	12	10%
Attract interesting and relevant businesses	9	7%
More variety of retail and dining options	8	6%
Protect against overdevelopment	7	6%
Vibrant mixed use	5	4%
Livability	4	3%
Several responses with 3: Responsible development; More liveliness, vitality, amenities, expansion; Keep character/feel	3	2%

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## 2 Vision, challenges, opportunities

Survey Question:

**What is your biggest concern with updating the zoning in East Milton Square?**

Response	Number	Percent of total
Traffic/adding traffic/congestion	29	25%
Parking/parking enforcement	11	10%
Overdevelopment/too much density	13	11%
Impacts in neighborhoods (traffic, congestion, density)	7	6%
Keep historic, attractive, cohesive village look and feel	7	6%
Height/buildings that are too tall	5	4%
Safety/pedestrian safety	4	4%
Not enough infrastructure (transportation, services, schools)	4	4%
Threatens to infringe on residential neighborhoods	3	3%
Concerns (parking, traffic, character) defeat update effort	3	3%

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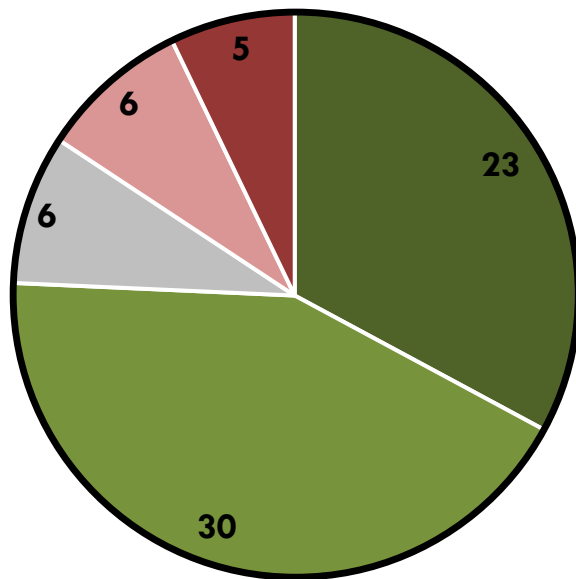
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## 2 Vision, challenges, opportunities

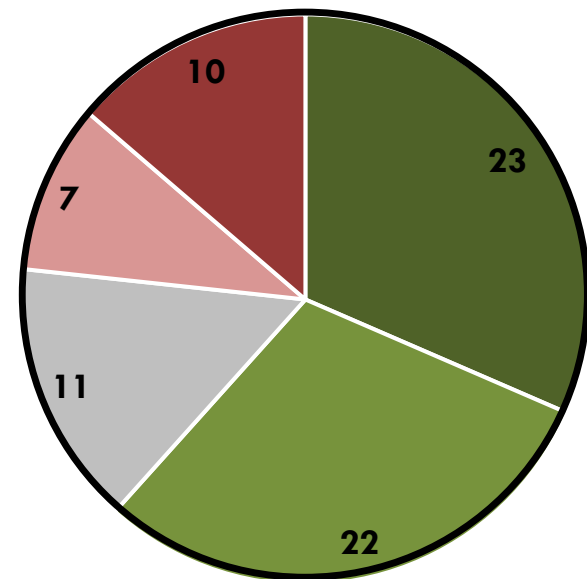
Survey Question:

**Do you generally support additional private or public investment in East Milton Square?**



■ Strongly support      ■ Support  
■ Neutral      ■ Oppose  
■ Strongly oppose

**Do you generally support updating the zoning in East Milton Square?**



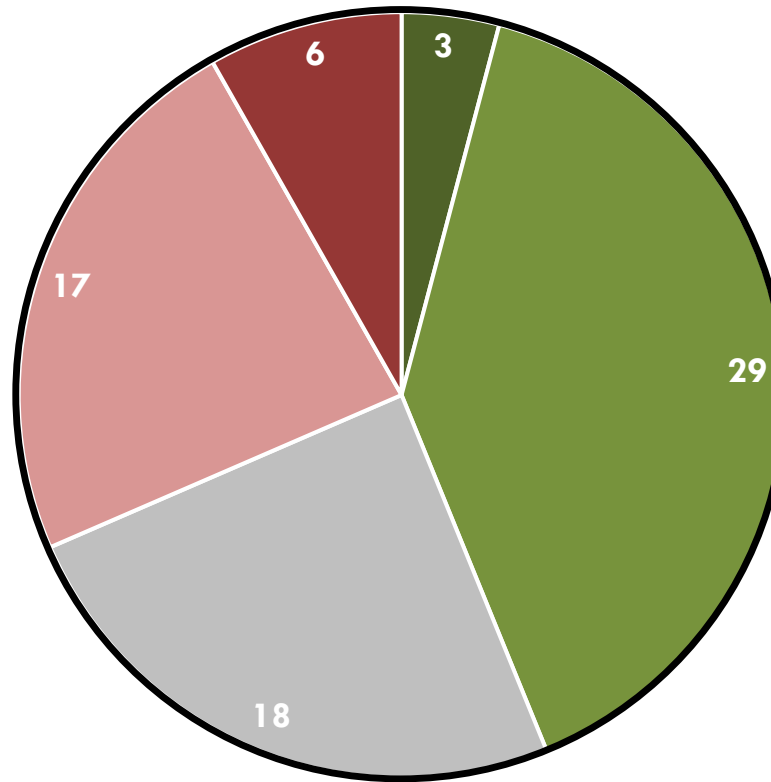
■ Strongly support      ■ Support  
■ Neutral      ■ Oppose  
■ Strongly oppose



## 2 Vision, challenges, opportunities

Survey Question:

**How close is East Milton Square to your ideal vision?**



■ Very close ■ Close ■ Neutral ■ Not close ■ Really not close

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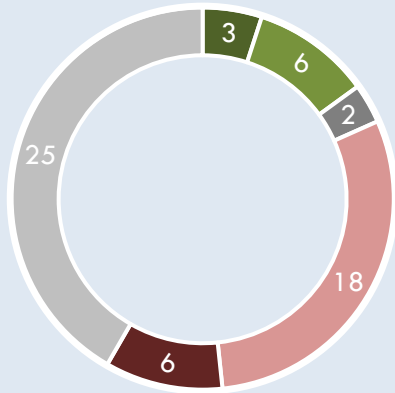
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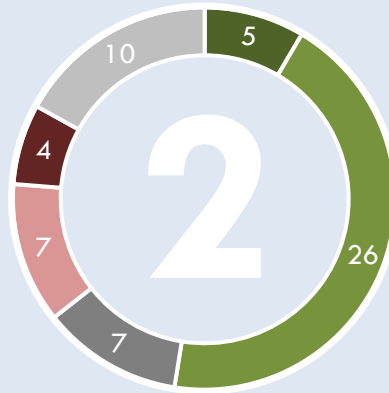
# 4 Feedback on potential examples

Survey Question: **Comparing example results**

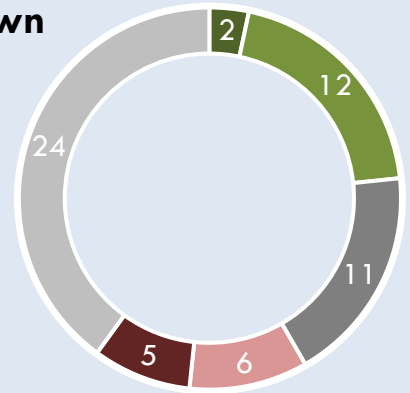
**Cushing Square, Belmont**



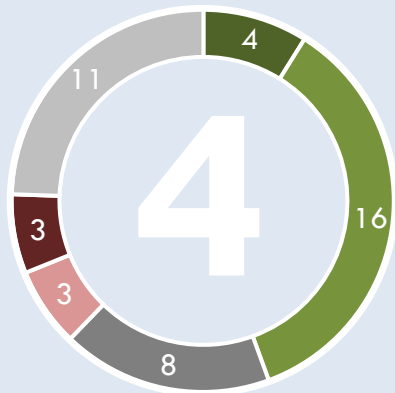
**Dedham Square**



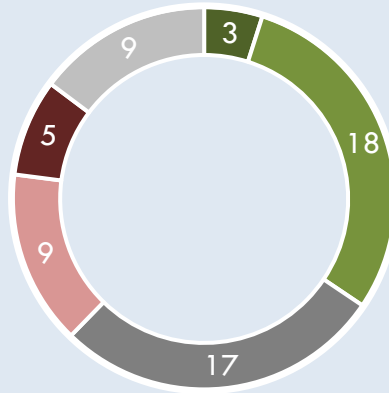
**Downtown Reading**



**Canton Center**



**Milton Village**



**Suggestions**

- 1  
3
- **Hingham** (6)
  - **Needham** (5)
  - **Wellesley** (4)
  - **Newton** (4)
  - **Islington Center** (3)



# 5 Open feedback

## Survey Question: **Do you have any other questions or comments?**

- **Traffic studies mandatory for development** (3)
- **Shared parking district** (3)
- This is not Davis Sq/ Coolidge Corner/ Dedham Center
- I'd like the current zoning for nonprofit use to stay in place at the location of the Milton Art Center, 334 Edge Hill Road.
- Everyone who travels to EM does so by car - unless they are able to walk. There is a lack of public parking presently.
- Design guidelines and open space
- How are current owner-occupied residences, within the zoning district, impacted by the change in zoning?
- Limit impacts to residential
- Zone expansion
- Explain what type of building allowed on what lot size
- Shrink area, do not support, traffic problems with congestion
- Survey is vague and should provide examples
- I gave up on this survey - too many undefined terms. Don't know what I'm responding to.
- Adding businesses higher value than adding housing
- Buildings should be cohesive in design and size. They should not be allowed until the town creates a central, easily accessible parking lot for commercial customers. As of now people are double parking in the square and traffic getting off the expressway northbound always backs up.
- Please consider parking as benefit to town
- DO NOT change current residentially zoned lots to mixed use. The town should vote on all changes.
- Milton should find other less congested areas of town to meet MBTA requirements. The recent changes to the square have done little to decrease congestion. The concept of jamming mixed use with the potential for multiple residential units in lots currently zoned as single or multi family is asinine.
- Traffic congestion will increase. Where is the emphasis on lack of parking.
- 1. East Milton Square is NOT public transit accessible. That is a fact. 2. Successful planning creates neighborhoods. Not sure these questions are in line with that thinking.
- All must be aware that the streets near the business district are narrow and cannot accommodate the present traffic; right now the trend is increased units (population) and fewer businesses; a demographic study on overall effects on community needs to be reviewed--Collicott/Cunningham has 1300 students and 25 years ago the demographer predicted 800-850 max. Milton totally lacks space to expand. I am not convinced that EM should be study w/o looking at residual effect. Adams St is the "center" and it is only 1 lane each way.



# 3

## Refined zoning concept and approach

East Milton Square Zoning



# Refined zoning concept and approach

## Key components:

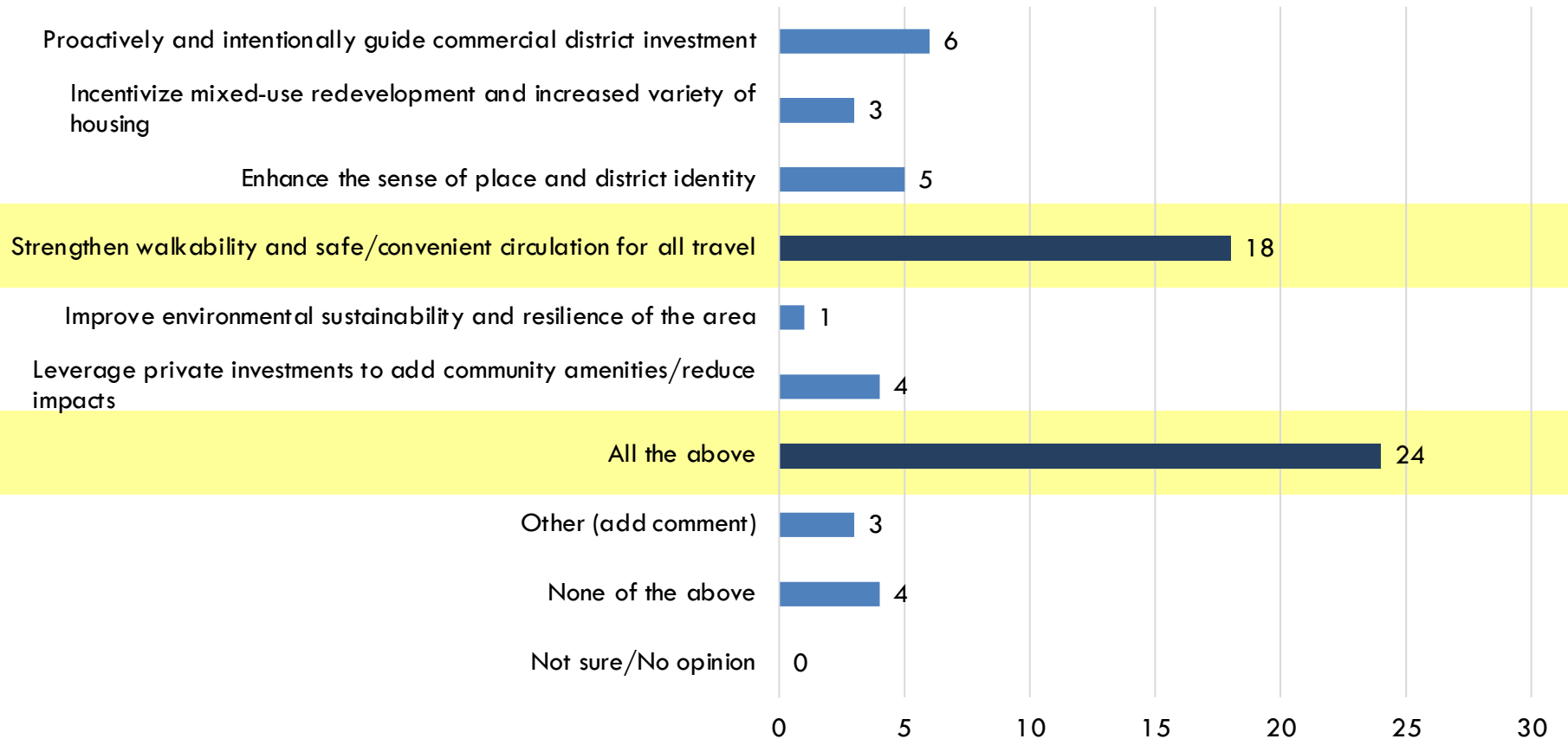
- A** Draft zoning purpose
- B** Draft zoning boundary
- C** Draft zoning uses
- D** Draft dimensional characteristics
- E** Draft parking requirements
- F** Other considerations



# A Draft Zoning Purpose

## Community Feedback:

### What zoning purpose seems most appropriate for East Milton Square?



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# A Draft Zoning Purpose

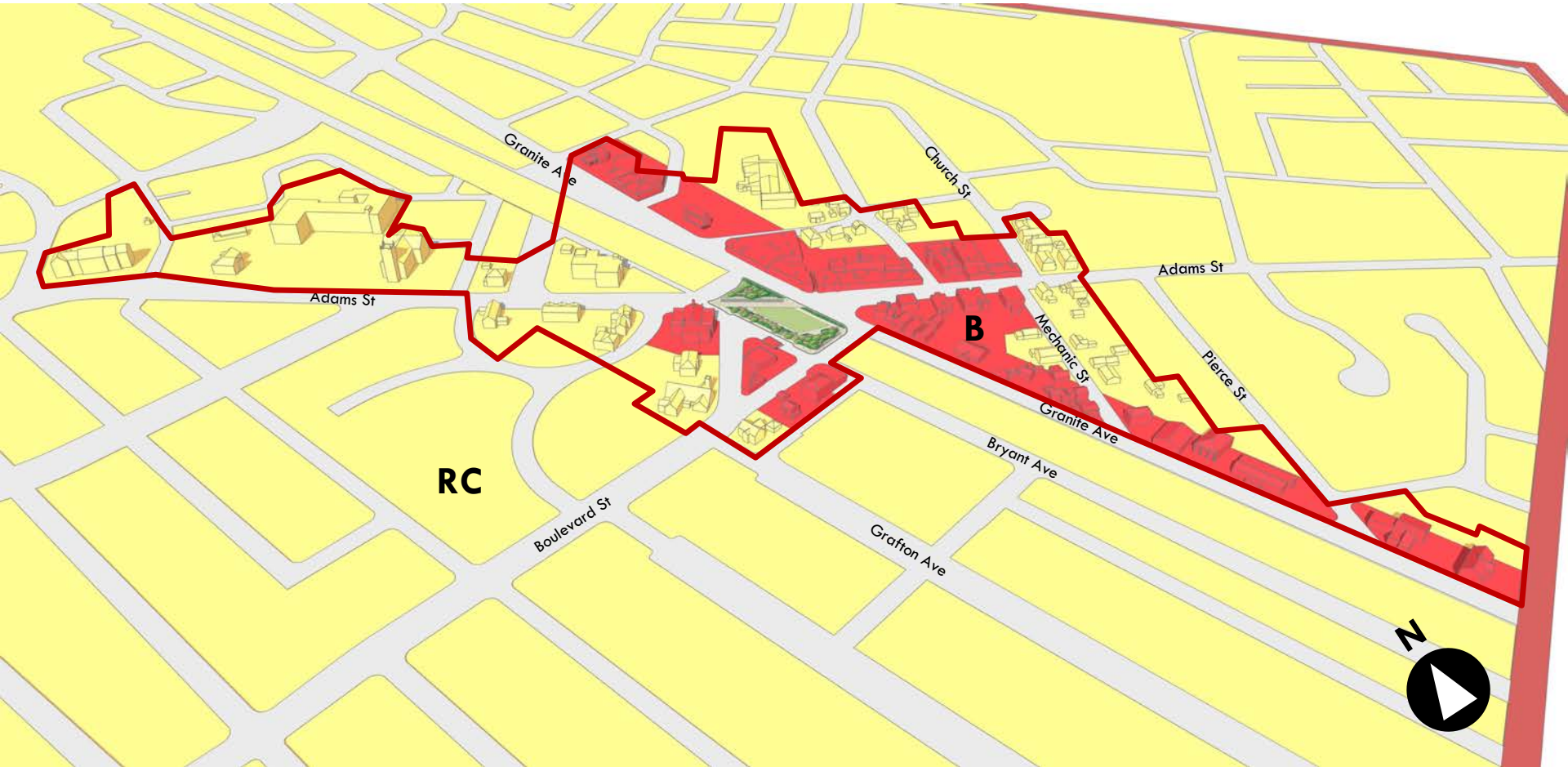
Initial Draft: *(All the above most supported)*

- Strengthen walkability and safe and convenient circulation for all travel *(most supported)*
- Proactively and intentionally guide commercial district investment
- Enhance the sense of place and district identity
- Leverage private investments to add community amenities while reducing impacts
- Incentivize mixed-use redevelopment and an increased variety of housing options
- Improve environmental sustainability and resilience of the area



# B Draft Zoning Boundary

Current Zoning Boundary:



## Legend

- General Business
- Residential C
- "Looking Forward" Study Boundary



# B Draft Zoning Boundary

## Community Feedback:

### What option seems most appropriate for the boundary of zoning changes?

Expand the current business district boundary and add subdistricts

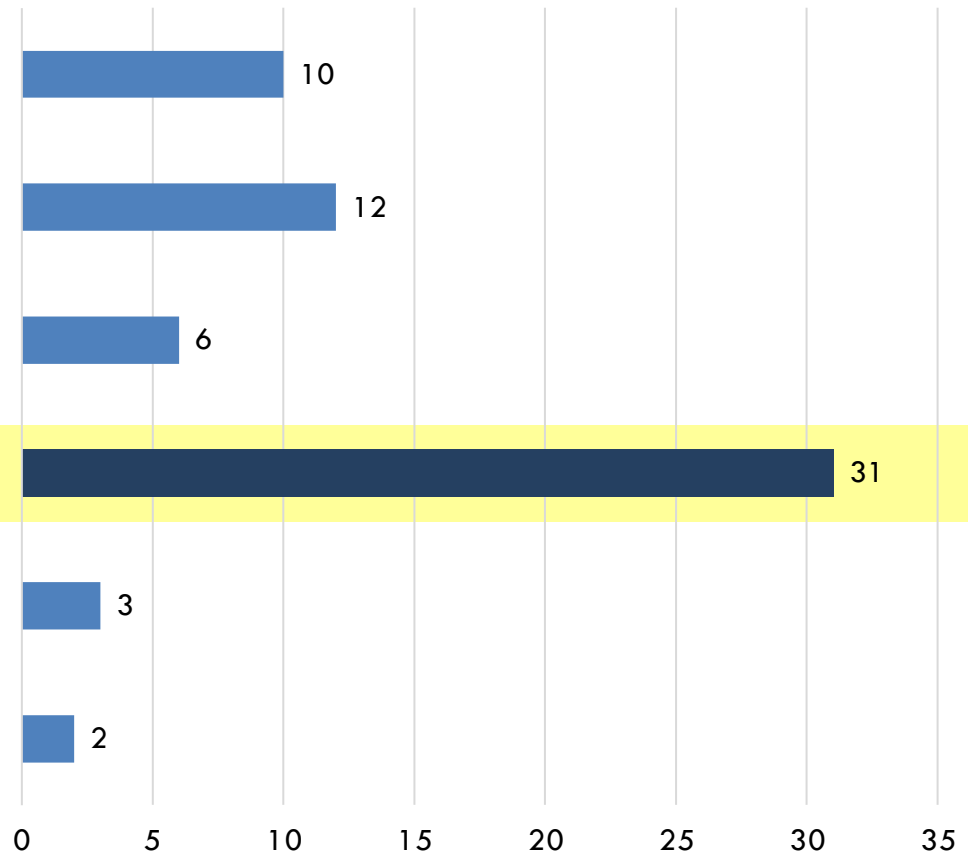
Create new mixed-use districts that transition to the surrounding neighborhoods

Retain the current business district boundary and add subdistricts

Retain the current business district boundary

Other (add comment)

Not sure/No opinion



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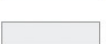
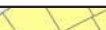
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RC

RC

## Map Legend

-  Recommended zoning district boundary
-  Parcels included in zoning district (35)  
(Currently in Business district "B")
-  Parcels included in zoning district (17)  
(Currently in split districts "B/RC")
-  Parcels included in zoning district (4)  
(Non-residential in residential district "RC")
-  Parcels removed from zoning district (8)  
(Residential in split districts "B/RC")
-  Mixed-use core (active ground floor/  
potential special permit height)
-  "Looking forward study area boundary"
-  Non-residential parcels in context
-  "Residential C" Parcels in the context
-  Streets in the surrounding context

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**B**

# Draft Zoning Boundary

## Existing B Zone

Total Parcels

**60**

Parcels Recommended  
Removed to RC

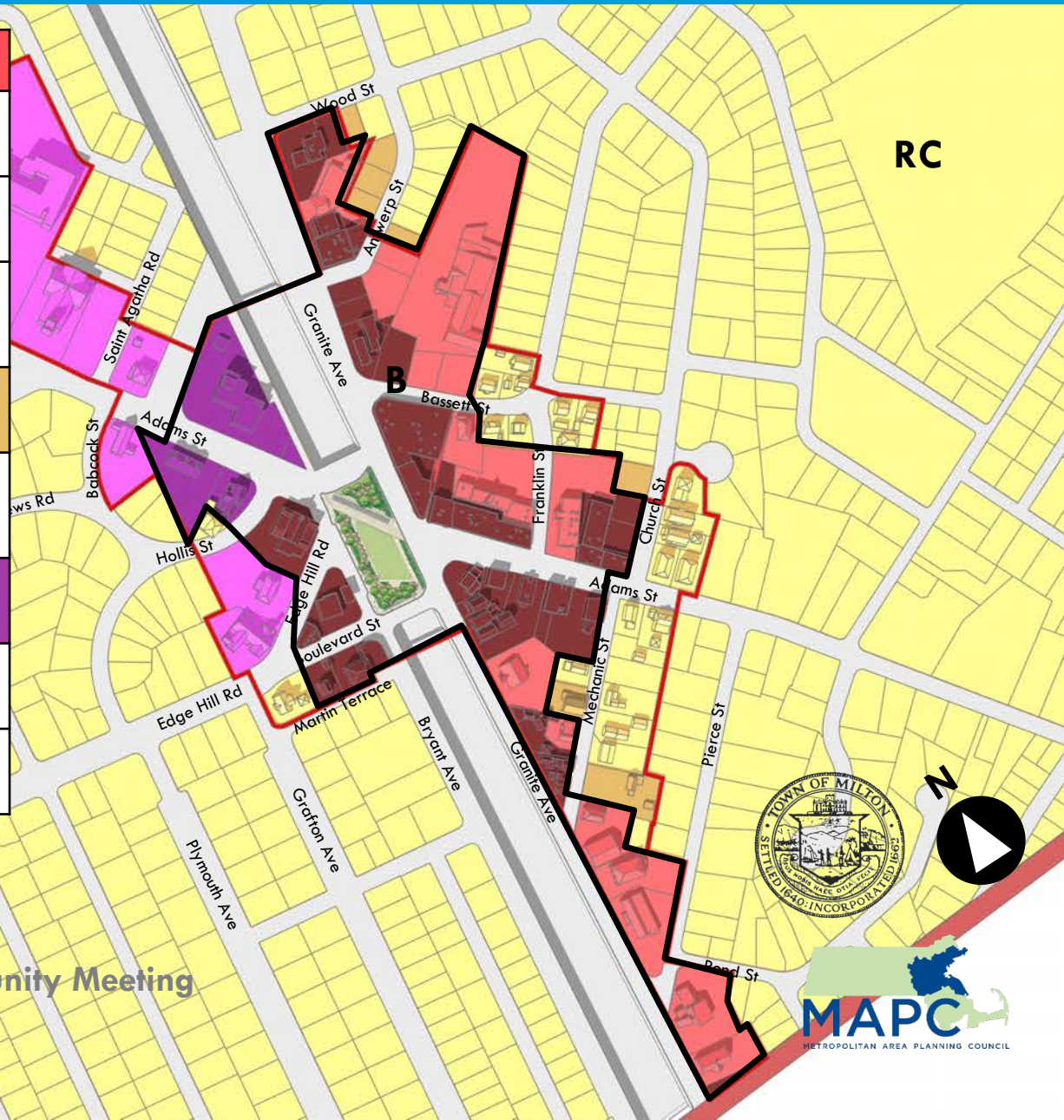
**8**

Recommended New Parcels  
(Non-residential)

**4**

Total Recommended "B" Parcels

**56**



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# Community Poll 2: Draft Zoning Boundary

## 2 Draft Zoning Boundary

2A. What is your reaction to the proposed zoning boundary?

2B. What is your reaction to removing current residential properties with split zoning?

2C. What is your reaction to adding current non-residential properties into the district?

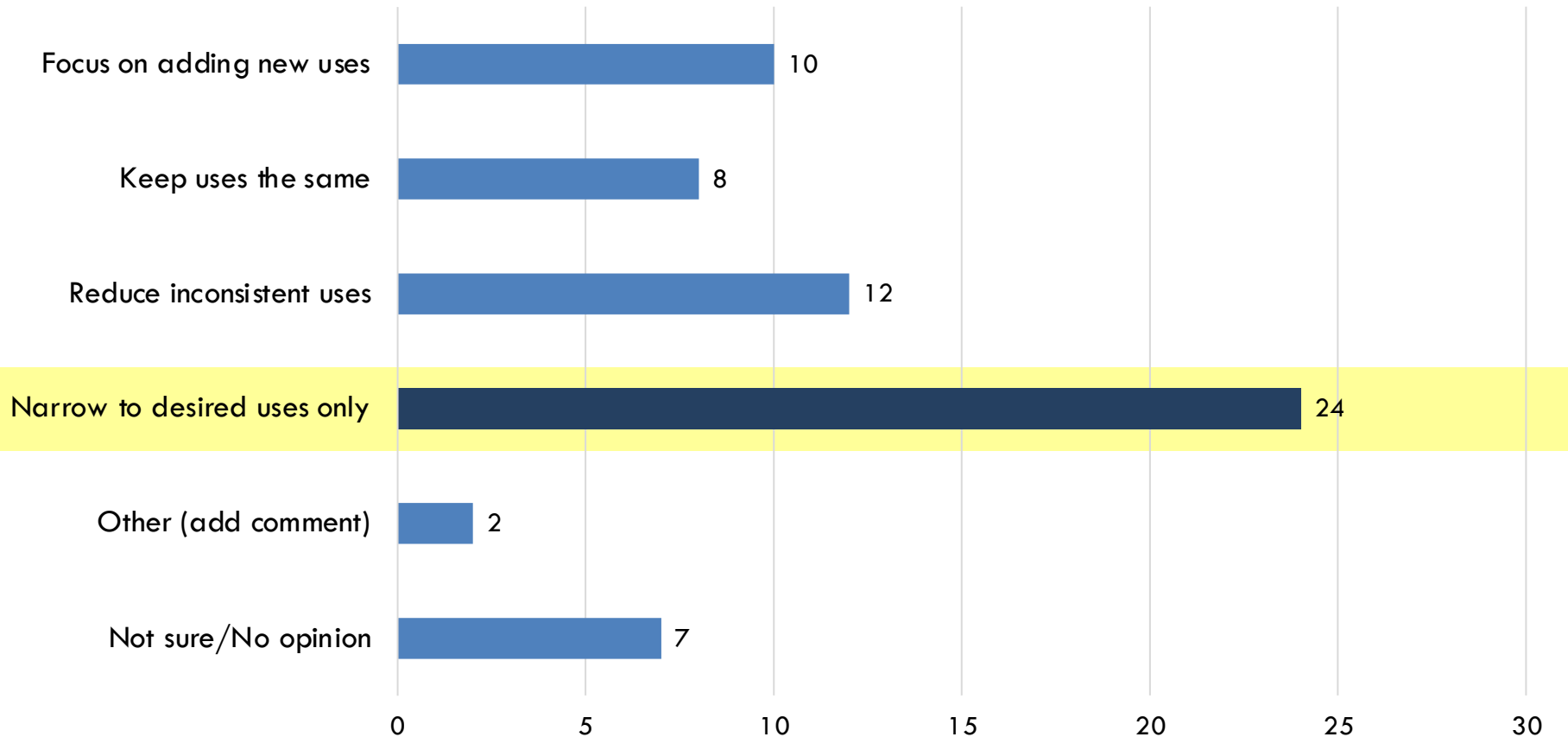
2D. How would you continue to refine the proposed zoning boundary?



# Draft Zoning Uses

Community Feedback:

**What option seems most appropriate for use regulations?**



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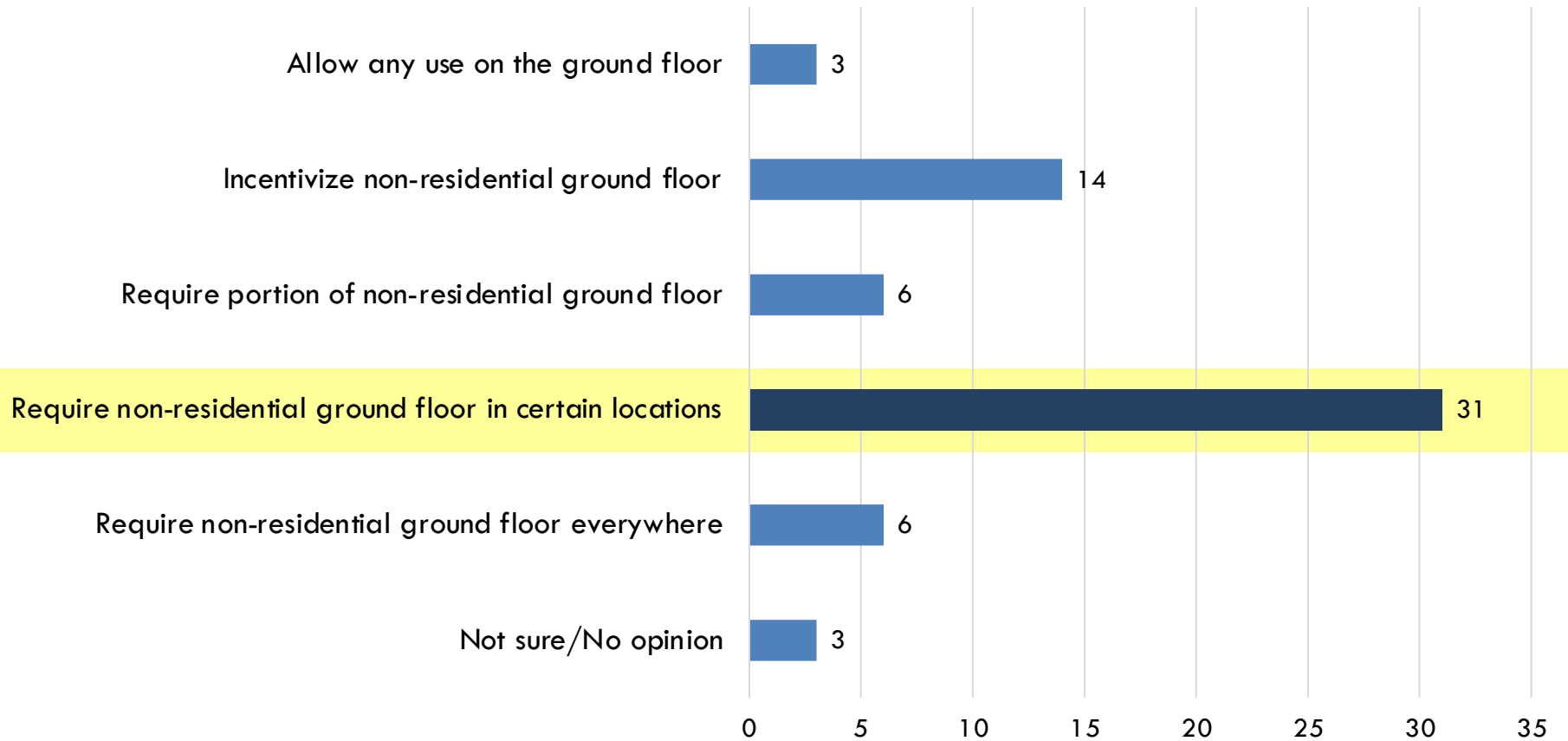
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# Draft Zoning Uses

Community Feedback:

**What option seems most appropriate for ground floor use regulations?**



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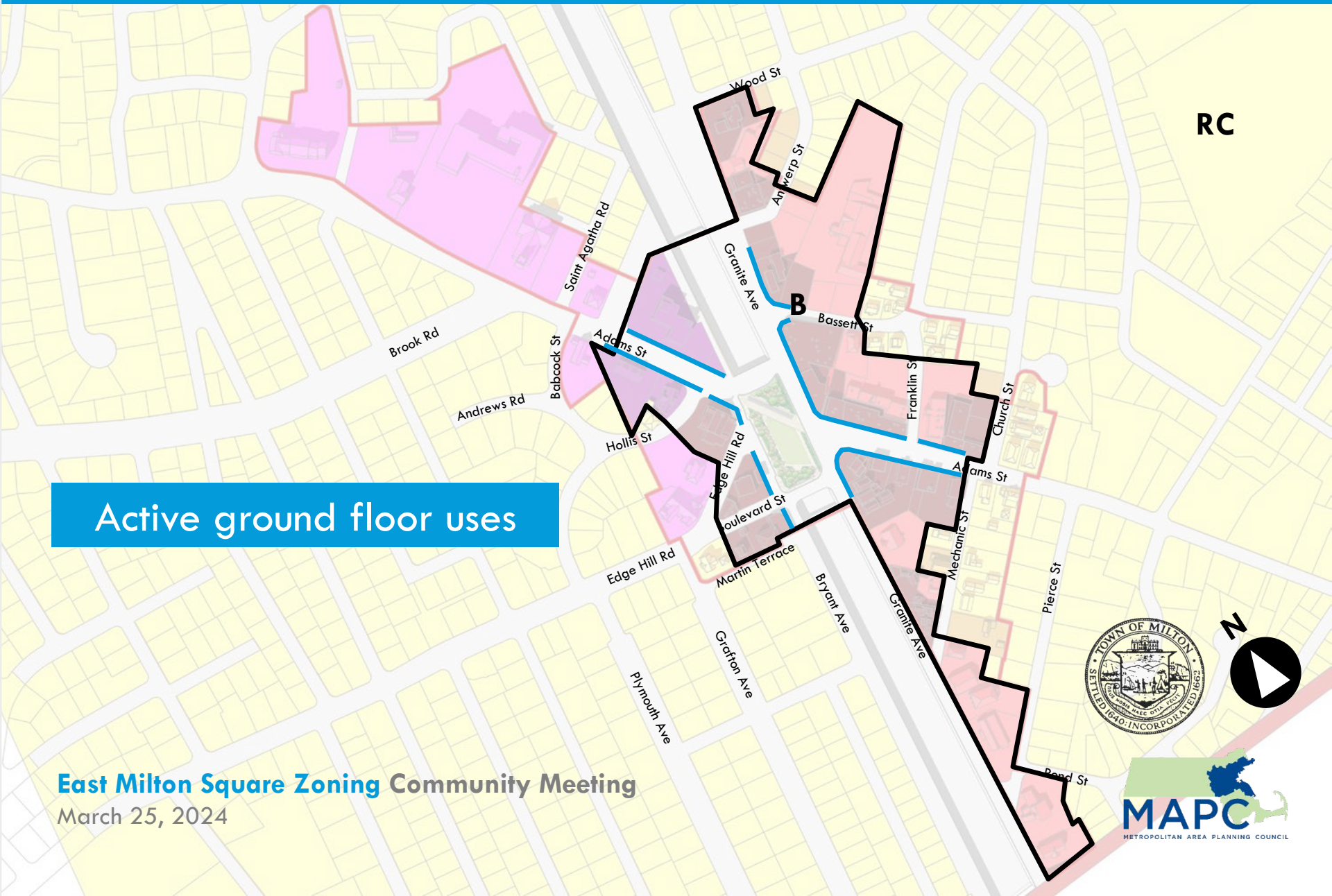
# C Draft Zoning Uses

## Initial Draft:

- Narrow to desired uses only (*most supported*)
  - Allow office, banks, assembly halls, places of amusement, retail or wholesale stores, shops for custom work, places where services are performed, places of building trades, restaurants, bakers, dyers, confectioners, launderers, photographers, printers
- Add mixed-use as an allowed use in all subdistricts
  - With a partial non-residential ground floor and residential upper floors (require non-residential ground floor most supported)
- Don't allow future sales rooms and repair shops for motor vehicles, garages, filling stations, storage warehouses, and undertakers
- Don't allow future residential only uses permitted in Residence AA, A, B, or C districts



# C Draft Zoning Uses



Active ground floor uses

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# Community Poll 3: Draft Uses and Characteristics

## 3 Draft Uses and Zoning Characteristics

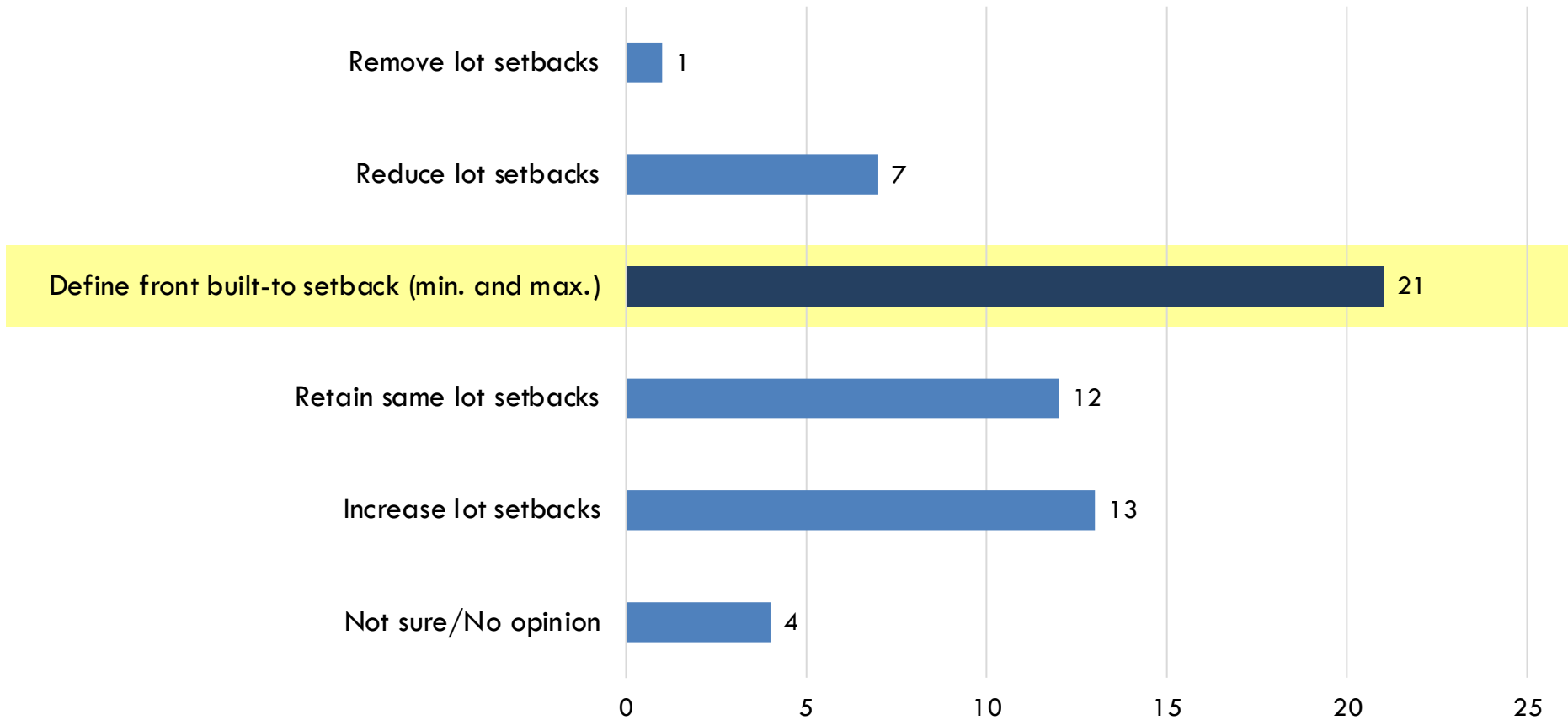
- 3A. What is your reaction to not allow the future uses listed as inconsistent with the district?



# D Draft dimensional characteristics - setback

Community Feedback:

**What option seems most appropriate for lot setbacks?**



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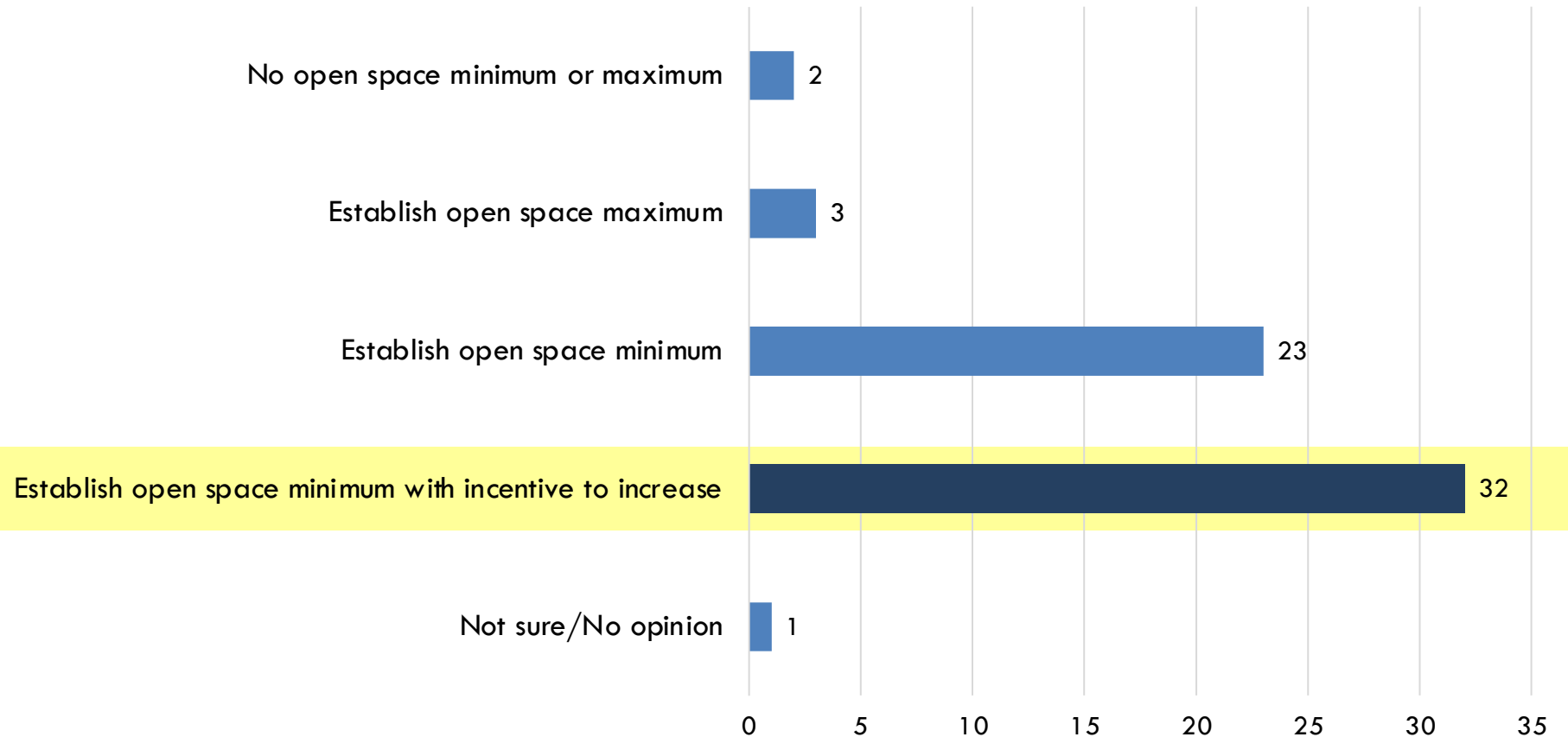
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# Draft dimensional characteristics - open

Community Feedback:

**What option seems most appropriate for required open space?**



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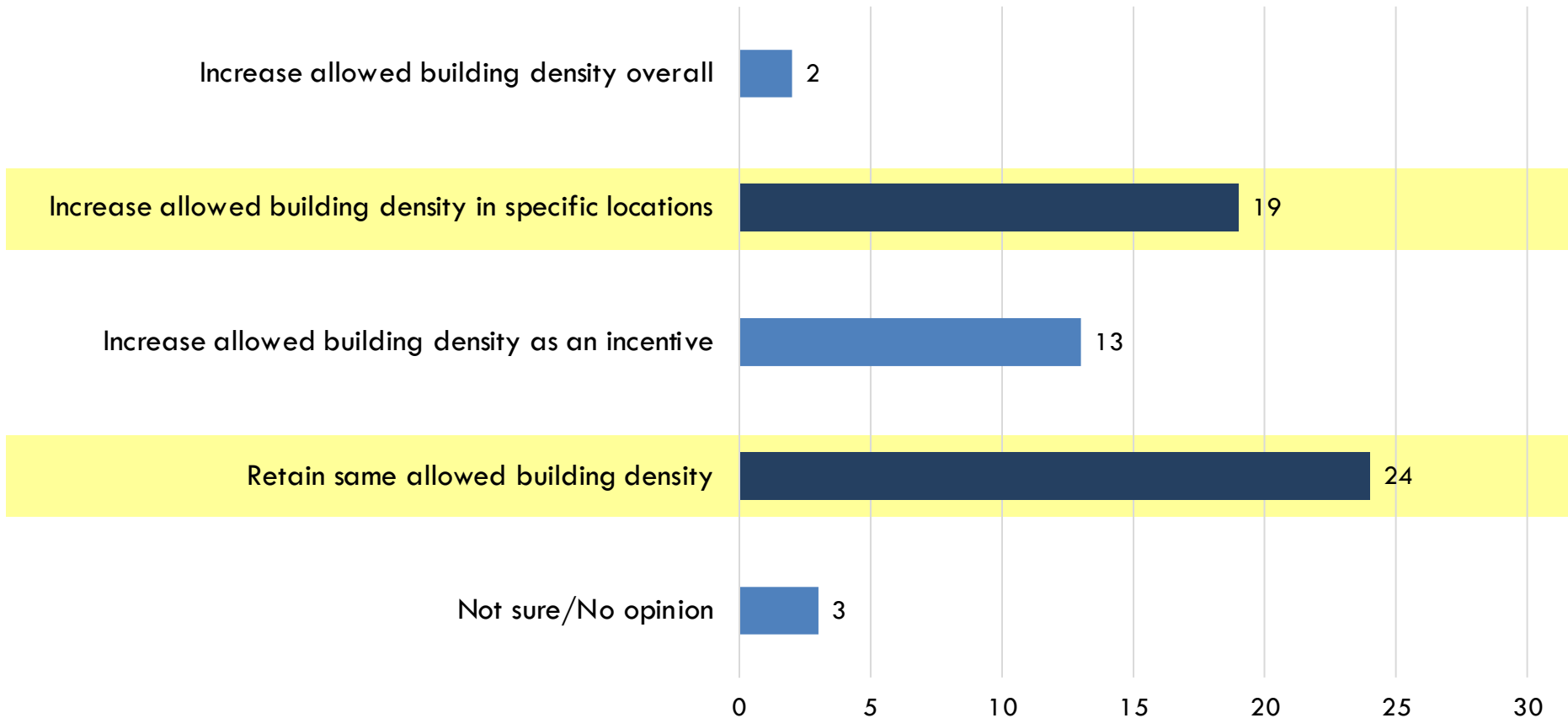
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# D Draft dimensional characteristics - density

Community Feedback:

**What option seems most appropriate for building density?**



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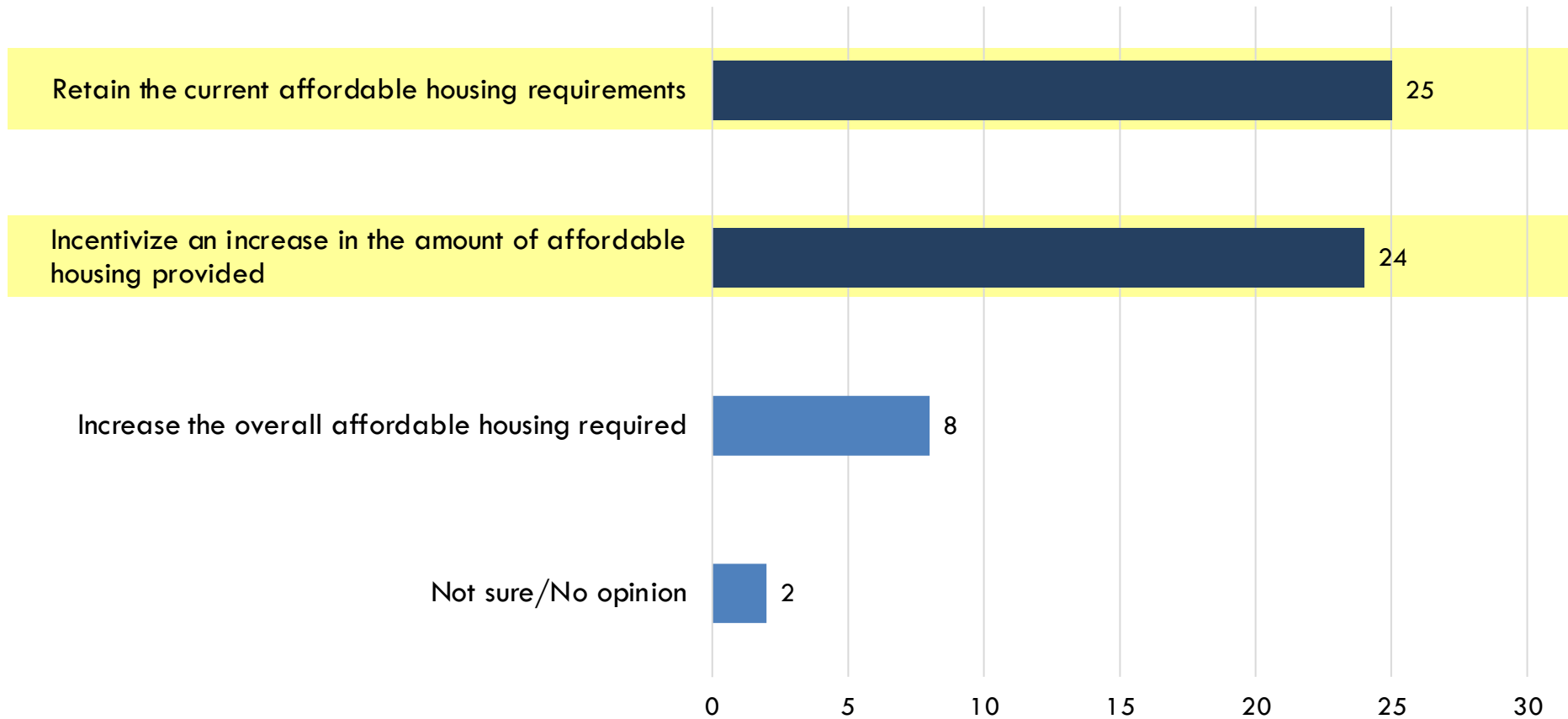
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# D Draft dimensional characteristics - afford

Community Feedback:

**What option seems most appropriate for affordable housing requirements?**



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# D Draft dimensional characteristics

## Initial Draft:

- Setbacks, define front built-to setback (0 ft min – 10 ft max)  
*(most supported)*
- Side and rear yard setback dependent on abutting context
- Open space requirement 10% with incentive to increase  
*(most supported)*
- Affordability for 10% of units



# D Draft dimensional characteristics

Table with **existing zoning characteristics** – Business

Minimum lot size (sf)	none
Max. height/SP (stories)	3/5
Max. height/SP (ft)	45/65
Minimum open space	none
Affordable housing req.	none
Minimum frontage (ft)	none

Front yard setback (ft) (min/max)	none
Side yard setback (min)	6
Min. sum of both sides (ft)	none
Rear yard setback/res (ft)	12/20
Minimum for multi-family	2/unit
Minimum for non-residential	1/250

Table with **proposed zoning characteristics** – East Milton Square

Minimum lot size (sf)	0
Maximum height (stories)	3
Maximum height (ft)	45
Minimum open space	10%
Affordable housing req.	10%
Minimum frontage (ft)	none

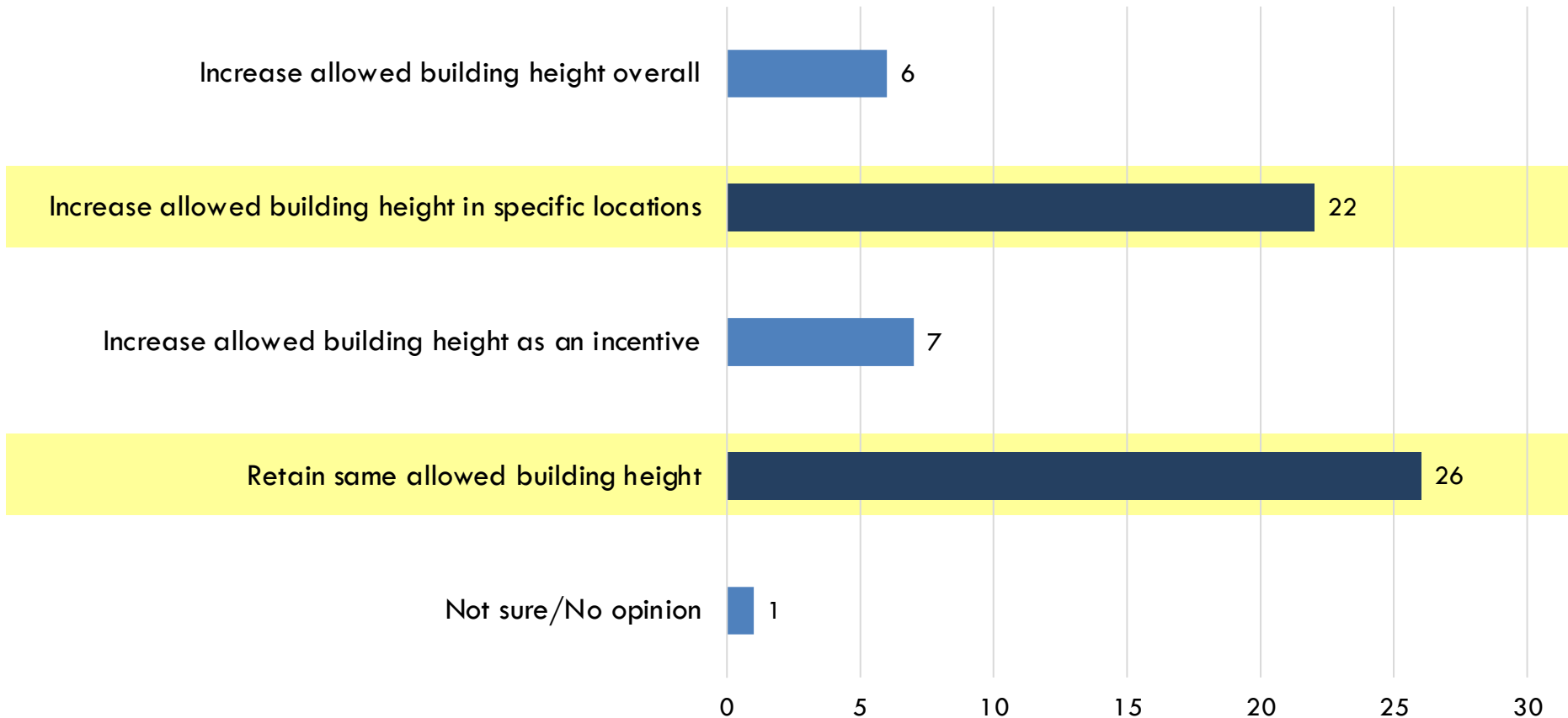
Front yard setback (ft) (min/max)	0/10
Side yard setback (min)	6 (varies)
Min. sum of both sides (ft)	none
Rear yard setback (ft)	12/20 varies
Maximum for multi-family	1/unit
Minimum for non-residential	1/1,500



# D Draft dimensional characteristics - height

Community Feedback:

**What option seems most appropriate for building height?**



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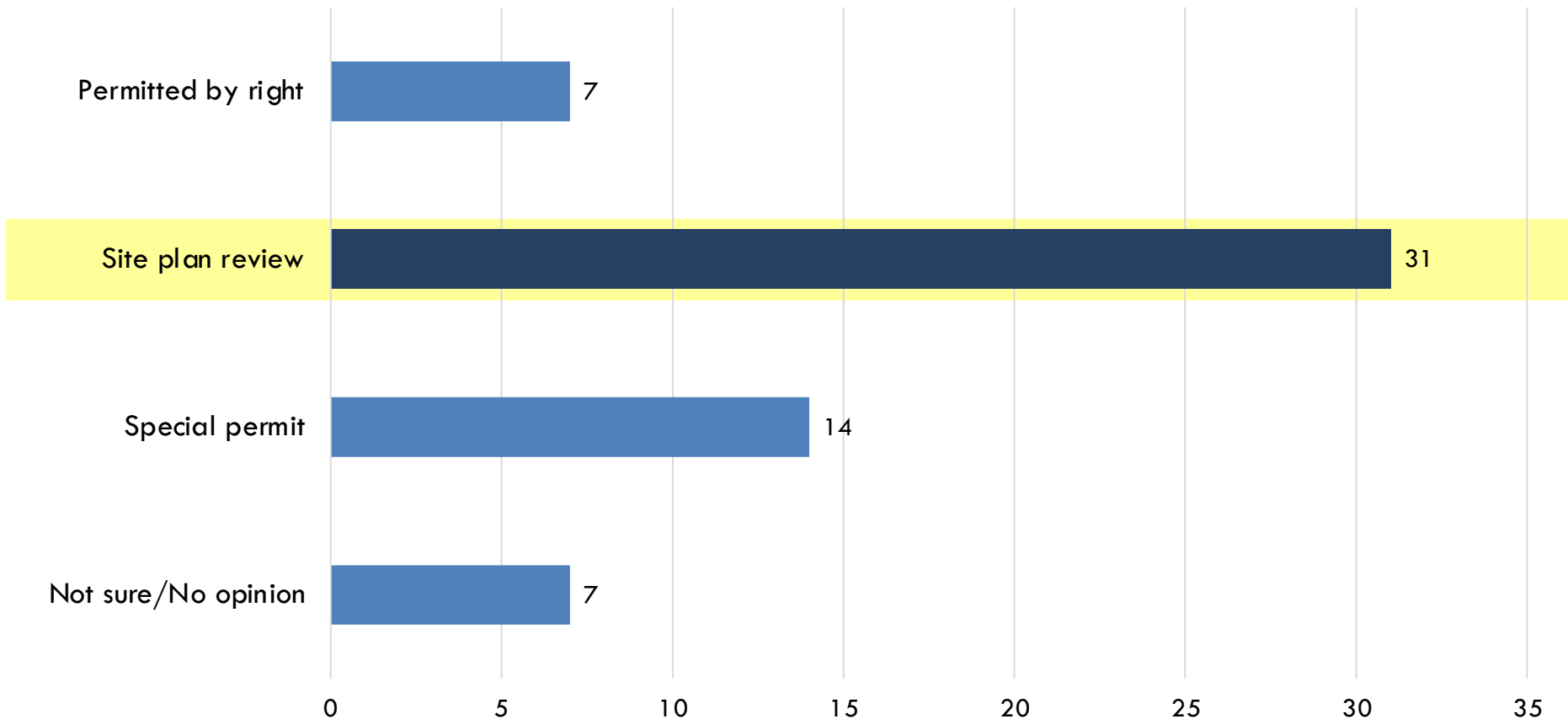
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# Draft dimensional characteristics

Community Feedback:

**In general, what seems most appropriate for the type of approval required?**



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# Draft dimensional characteristics

## Community Feedback:

### Would you support any of the following approval incentives?

Allowing by right as a base with site plan review for a larger incentive-based project

7

Allowing site plan review as a base with special permit for a larger incentive-based project

21

Retaining site plan review for both base and incentive-based projects

13

Retaining special permit for both base and incentive-based projects

12

Not sure/No opinion

7

0

5

10

15

20

25

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# D Draft dimensional characteristics

## Initial Draft:

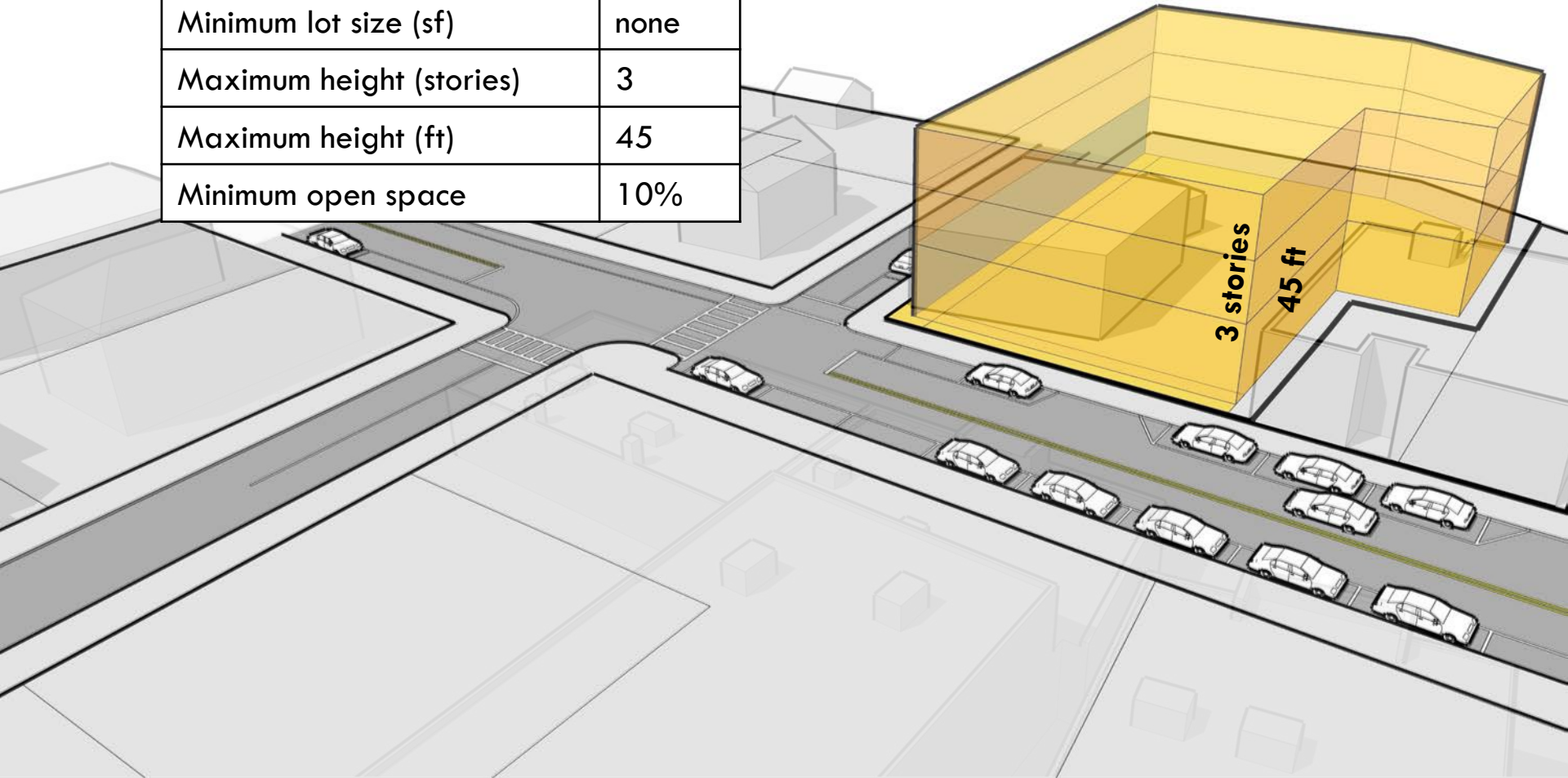
- Height of up to 3-stories by Site Plan Review (*most supported*)
- 4-stories by Special Permit in specific locations, upper story stepback above 3 stories (*most supported*)
- 5 –stories by Special Permit and incentives in specific locations, upper story stepback above 3 stories



# D Draft dimensional characteristics

Table with **Initial Draft zoning characteristics – mixed-use by right**

Minimum lot size (sf)	none
Maximum height (stories)	3
Maximum height (ft)	45
Minimum open space	10%



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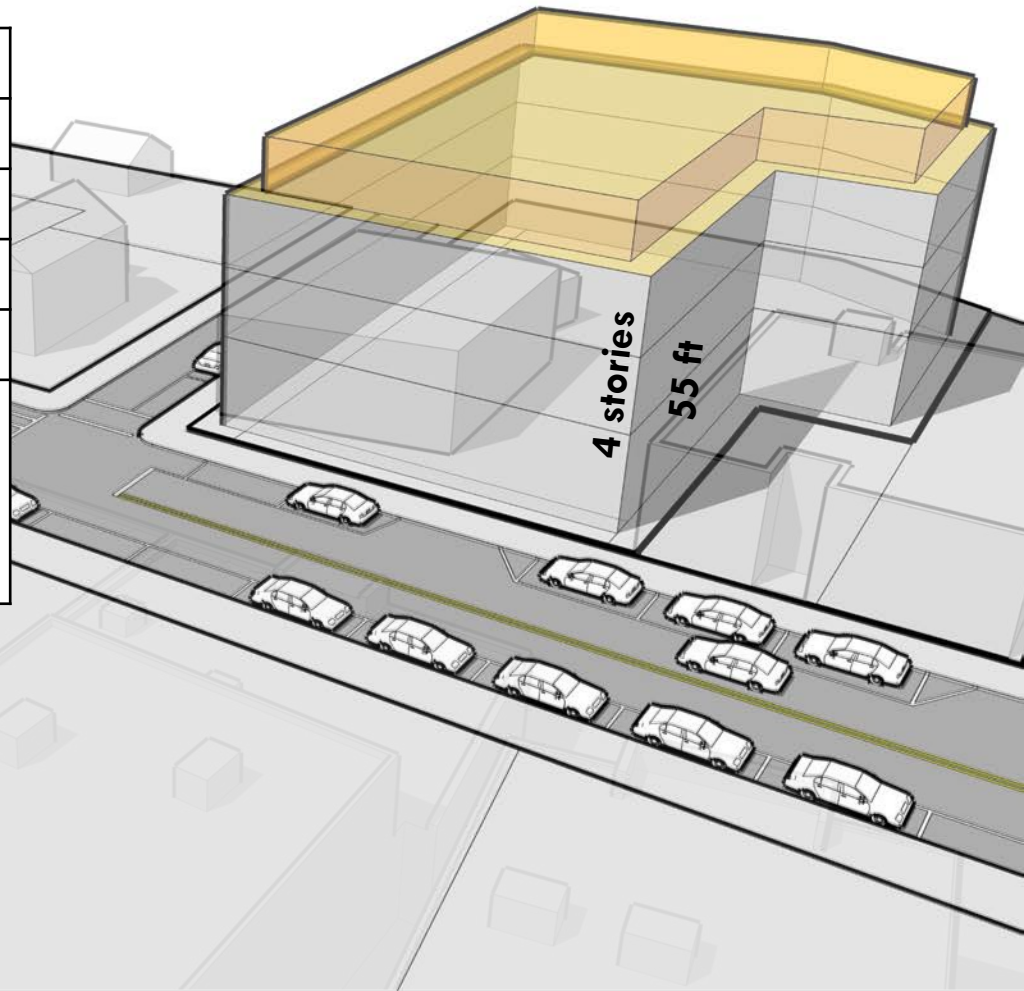
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# D Draft dimensional characteristics

Table with **Initial Draft zoning characteristics – mixed-use by special permit**

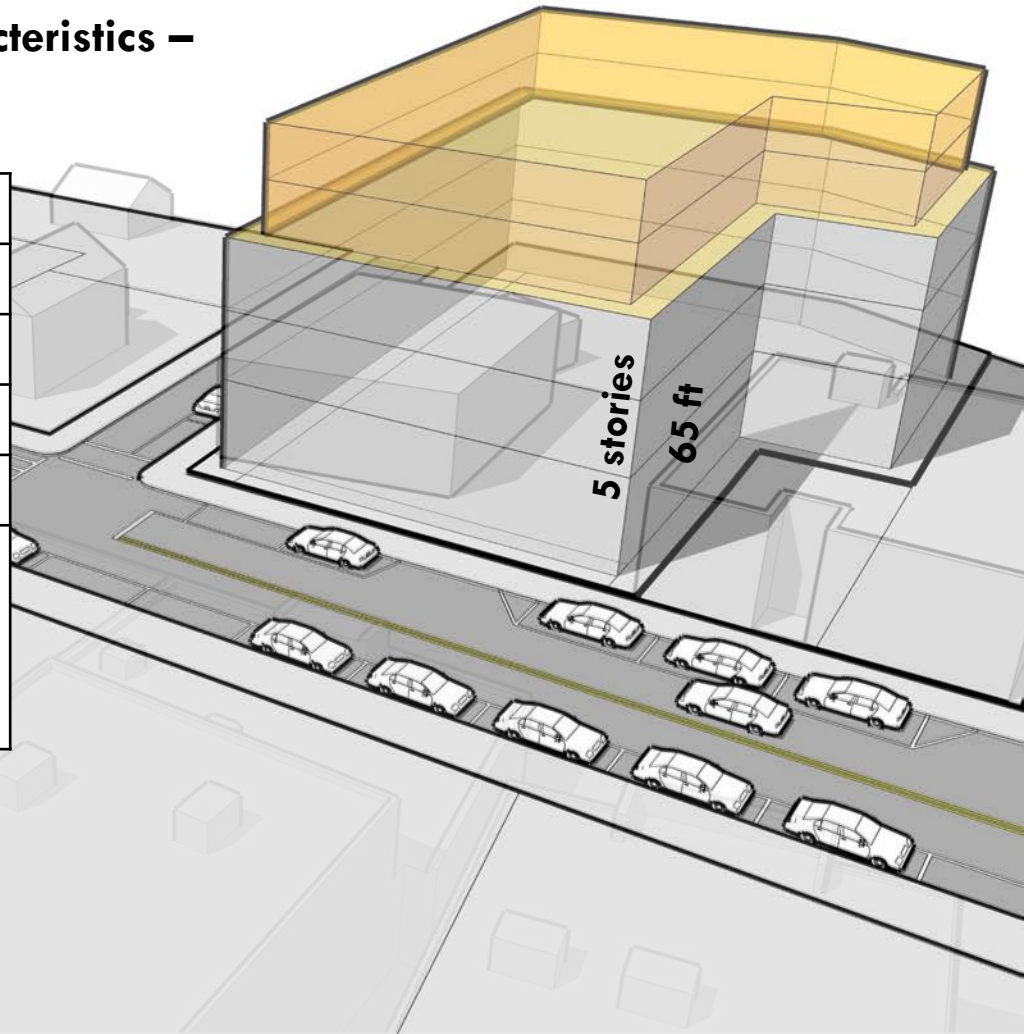
Minimum lot size (sf)	none
Maximum height (stories)	4
Maximum height (ft)	55
Minimum open space	10%+
Stepback required (ft)	5
Additional incentives for open space, parking, traffic, public realm, affordability, preservation, sustainability	



# D Draft dimensional characteristics

Table with **Initial Draft zoning characteristics – mixed-use by special permit**

Minimum lot size (sf)	none
Maximum height (stories)	5
Maximum height (ft)	65
Minimum open space	10%+
Stepback required (ft)	5
Additional incentives for open space, parking, traffic, public realm, affordability, preservation, sustainability	



# D Draft dimensional characteristics

## Approval

### Initial Draft:

- Change type of approval based on scale of project
- Mixed-use development including up to 3-stories approval by site plan review (most supported)
- Mixed-use development including tiers at 4-stories and 5-stories approval by special permit depending on subdistrict with incentives and conditions (most supported)



# Community Poll 3: Draft Uses and Characteristics

## 3 Draft Uses and Zoning Characteristics

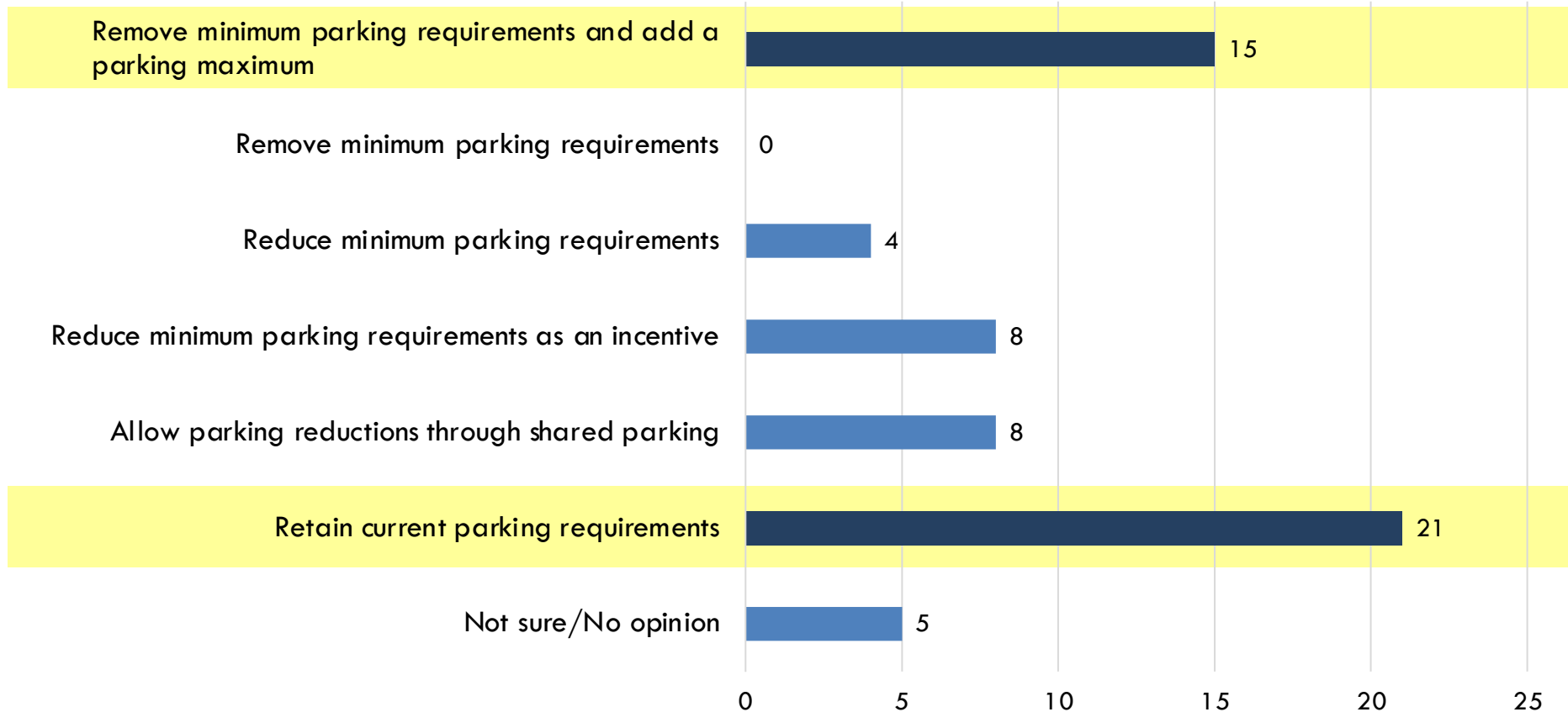
- 3B. Your reaction to allow mixed-use by right for 3-story/45' height with site plan review?
- 3C. Your reaction to allow special permit option for 4-story/55' height with specific conditions?
- 3D. Your reaction to allow special permit option for 5-story/65' height with specific conditions?



# **E** Draft parking requirements

## Community Feedback:

### What option seems most appropriate for parking requirements?



# **E** Draft parking requirements

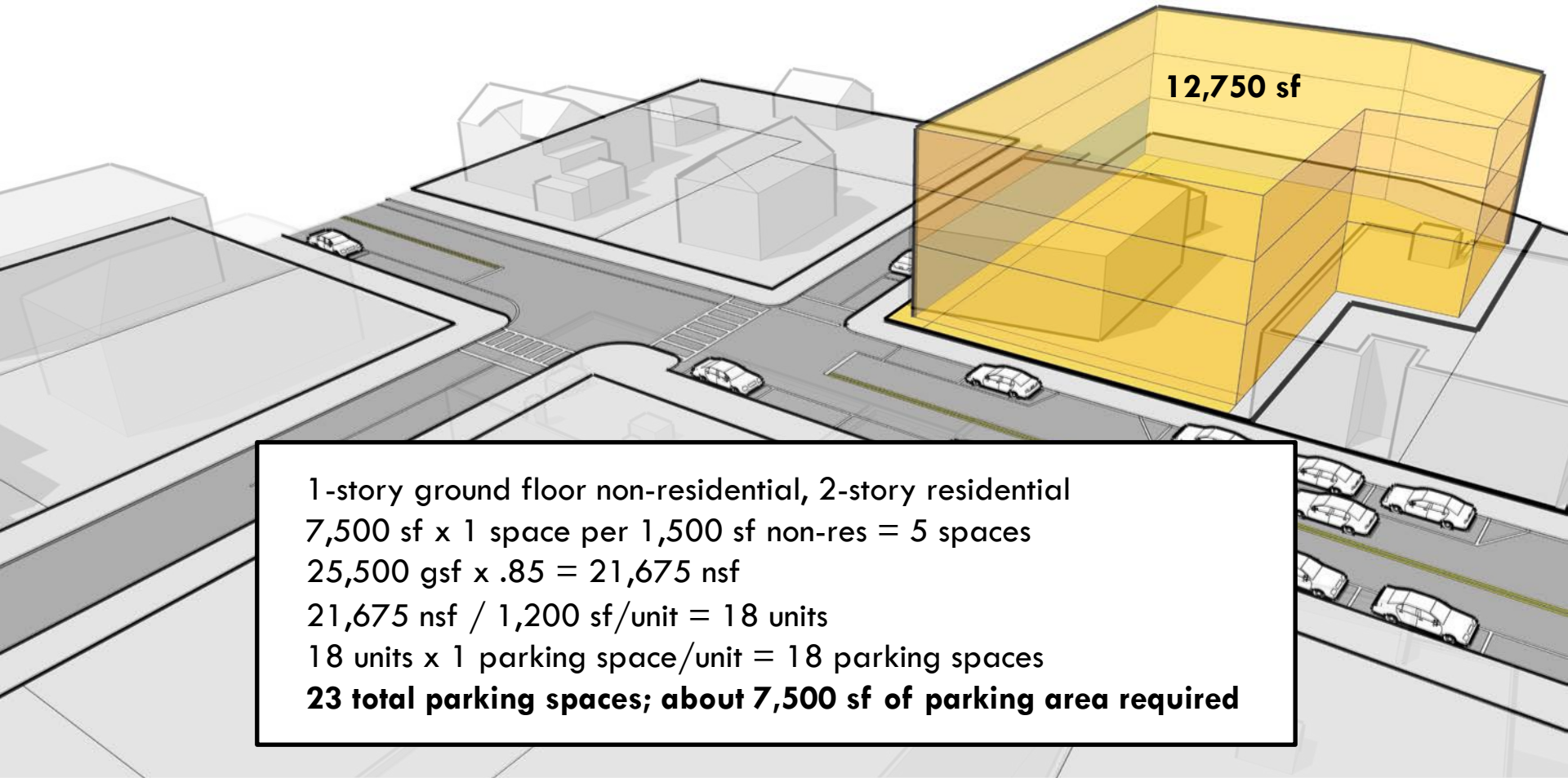
## Initial Draft:

- Minimum 1 space per unit for multi-family
- Minimum 1 per 1,500 square feet non-residential
- Shared parking reductions allowed
- Require shared district parking
- Coordinate district wide parking management



# E Draft parking requirements

Table with **Initial Draft zoning characteristics – mixed-use by right**



1-story ground floor non-residential, 2-story residential  
 $7,500 \text{ sf} \times 1 \text{ space per } 1,500 \text{ sf non-res} = 5 \text{ spaces}$   
 $25,500 \text{ gsf} \times .85 = 21,675 \text{ nsf}$   
 $21,675 \text{ nsf} / 1,200 \text{ sf/unit} = 18 \text{ units}$   
 $18 \text{ units} \times 1 \text{ parking space/unit} = 18 \text{ parking spaces}$   
**23 total parking spaces; about 7,500 sf of parking area required**

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# Draft parking requirements

## Walkability (Walk Score)

**Very Walkable** ?

Milton, Massachusetts, 02186

Commute to **Downtown Quincy**

 11 min  19 min  15 min  51 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Milton Apartments on Redfin**

[Looking for a home for sale in Milton?](#)

Walk Score  
**82**

**Very Walkable**

Most errands can be accomplished on foot.

Transit Score  
**28**

**Some Transit**

A few nearby public transportation options.

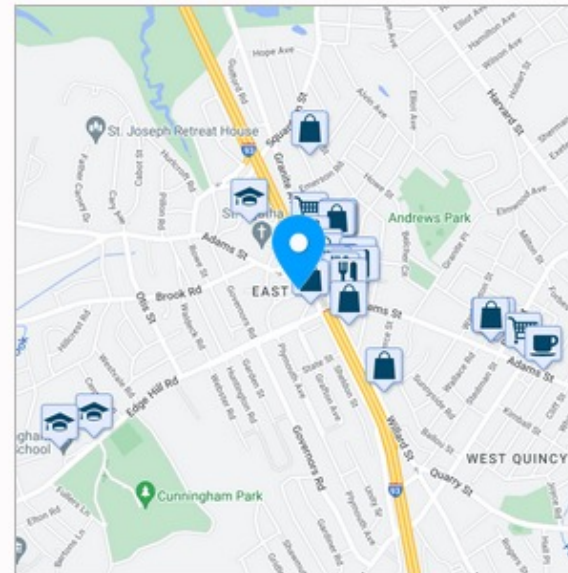
Bike Score  
**46**

**Somewhat Bikeable**

Minimal bike infrastructure.

[About your score](#)

[Add scores to your site](#)



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# E Draft parking requirements

## Perfect Fit Parking Study



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# **E** Draft parking requirements

## Perfect Fit Parking Study

**185 multifamily properties surveyed – 10 highlighted for location similarities**

Address	Transit (Rapid or commuter)	Walk Score	Parking supply	Parking Utilization Rate	Corrected parking supply
215-232 Blue Hills Avenue, Roxbury	No	78	1.15	54%	0.62
125 Edgemere Road, West Roxbury	No	44	1.17	84%	0.98
250 First Avenue, Charlestown	No	67	1.53	67%	1.02
400A Georgetown, Hyde Park	No	27	1.11	80%	0.89
2 Hancock Street, Quincy	No	48	1.61	66%	1.06
15 Mann Street, West Roxbury	No	55	0.91	90%	0.82
237 Quincy Street, Dorchester	No	82	0.29	97%	0.28
1522 VFW Parkway, West Roxbury	No	52	1.11	68%	0.75
459 Walnut Avenue, Jamaica Plain	No	88	0.63	47%	0.30
45 Winter Street, Quincy	No	56	0.83	75%	0.62
East Milton Square (for reference)	No	82	TBD	TBD	TBD
Average:		60	1.03	73%	0.73

**East Milton Square Zoning** Community Meeting

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# Community Poll 3: Draft Uses and Characteristics

## 3 Draft Uses and Zoning Characteristics

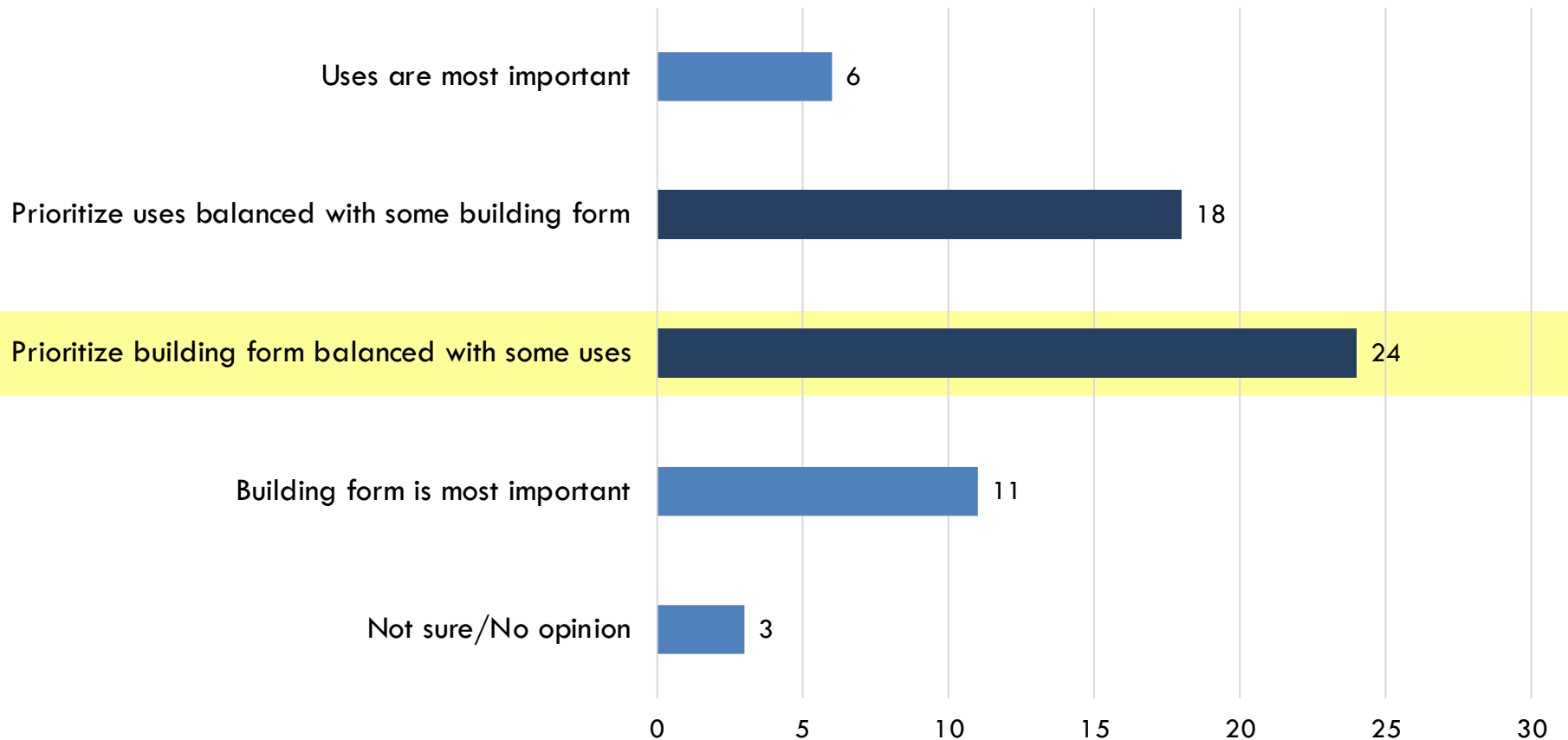
- 3E. What is your reaction to reduce required residential parking to 1 space per unit minimum?
- 3F. What is your reaction to reduce required commercial parking to 1 space per 1,500 square feet minimum?



# F Other considerations

## Community Feedback:

**What option seems most appropriate for emphasizing building form in regulations?**



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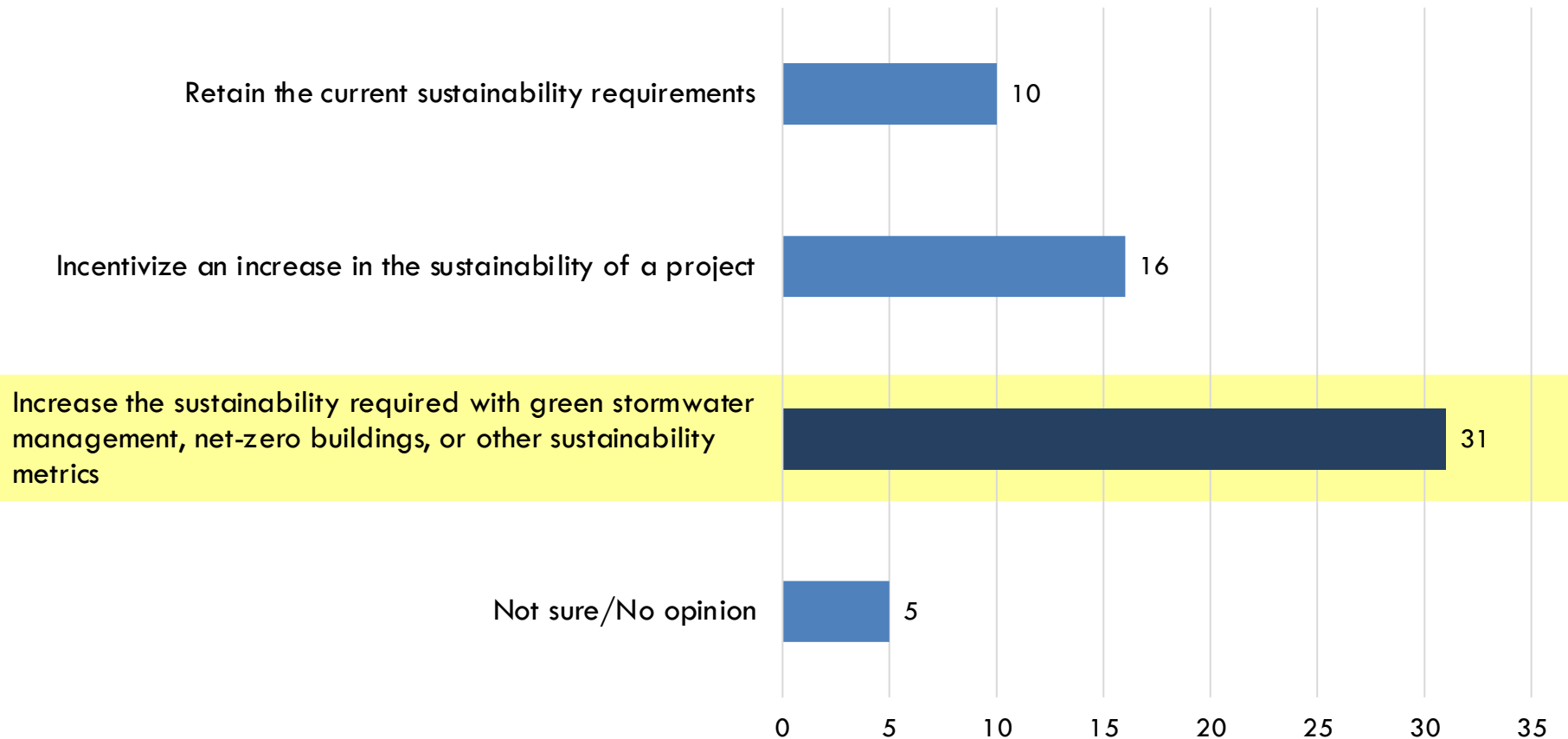
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## F Other considerations

Community Feedback:

**What option seems most appropriate for sustainability requirements?**



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# **F** Other considerations

## Initial Draft:

- **Require traffic and parking impact analyses**
- Traffic improvements
- Transportation demand management (transit connections, transit passes, Zipcar)
- Parking improvements
- Public realm improvements
- Affordable housing
- Increased open space
- Sustainability enhancements
- Historic preservation



# Community Poll 3: Draft Uses and Characteristics

## 3 Draft Uses and Zoning Characteristics

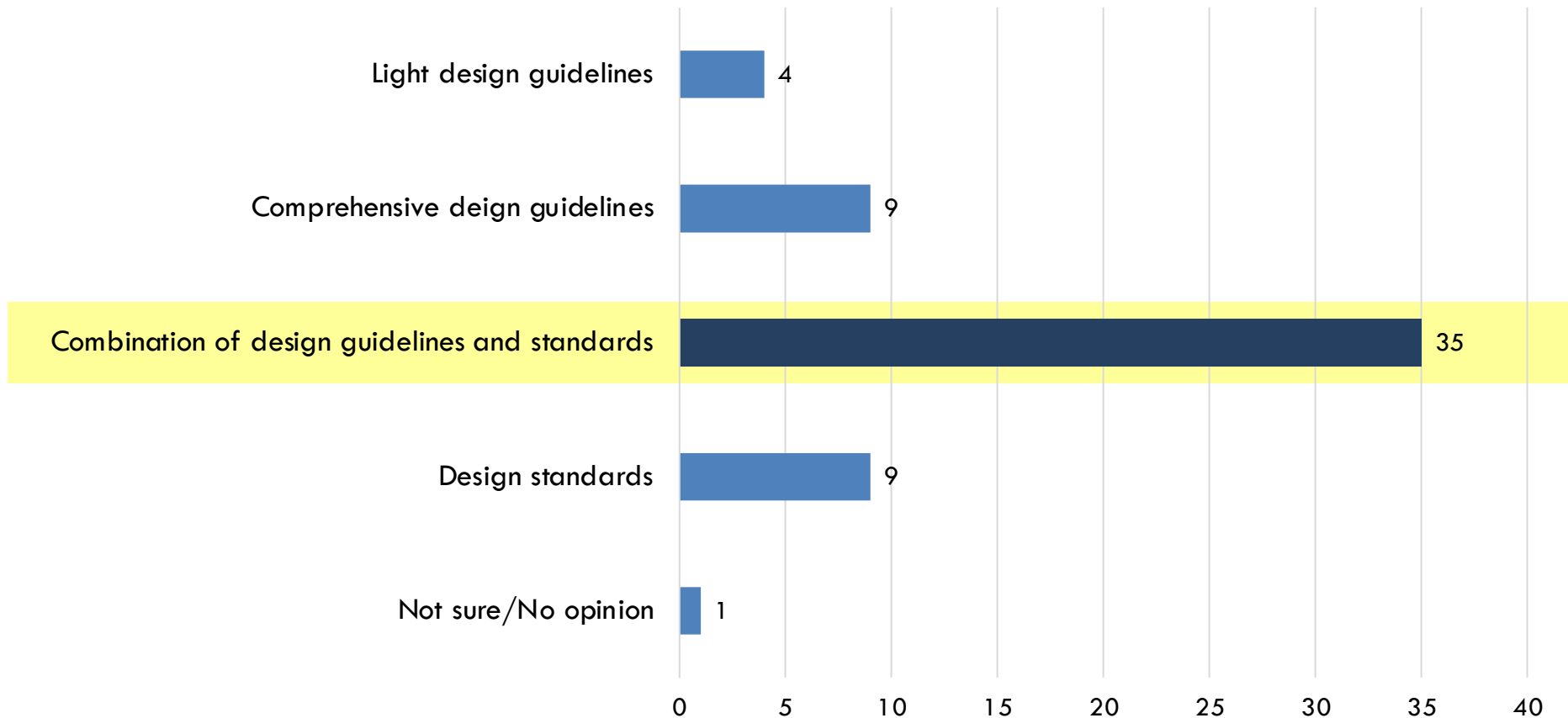
- 3G. What is your reaction to requiring traffic and parking impact analyses and mitigation?



# F Other considerations: Design Guidance

Community Feedback:

**What option seems most appropriate for the type of design guidance?**



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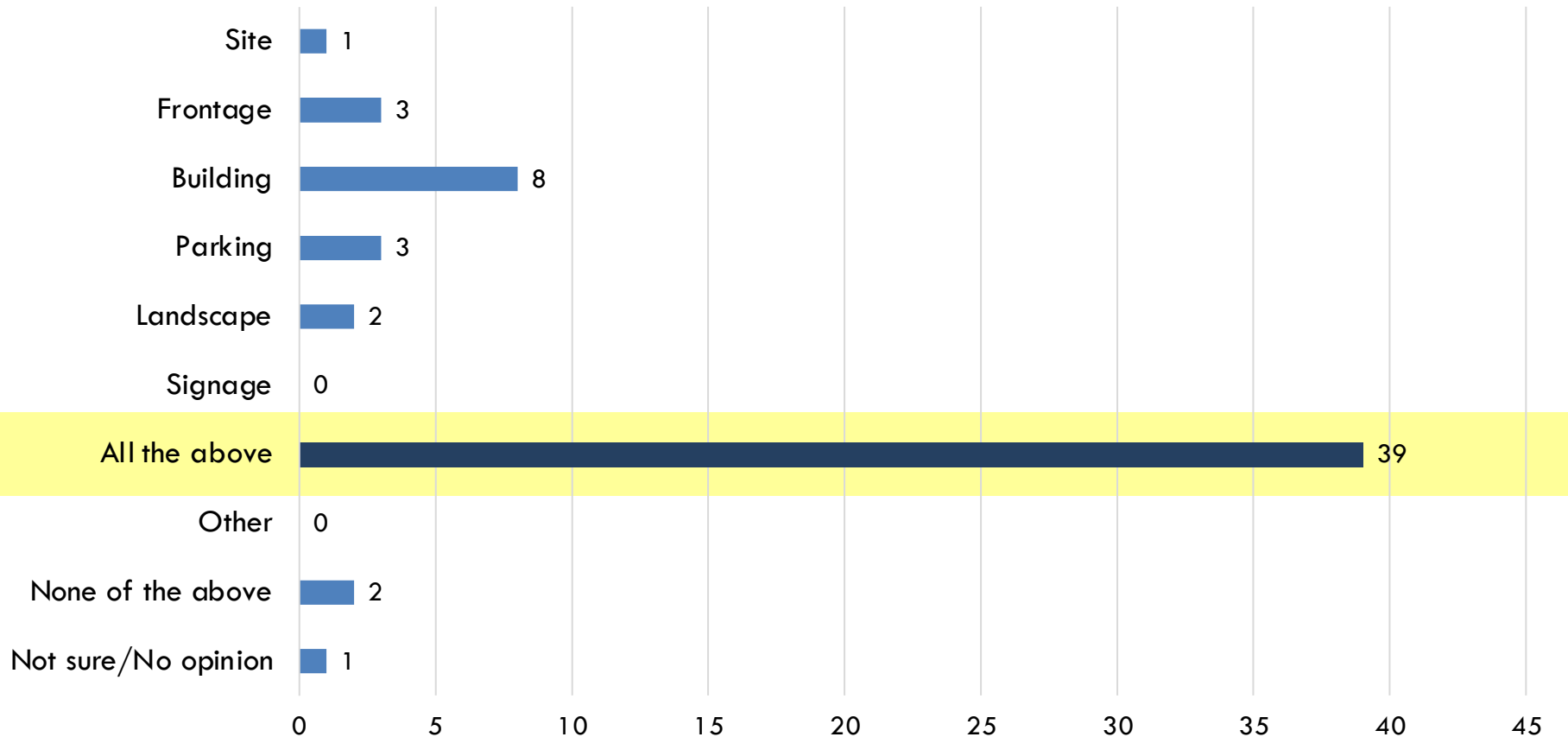
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# F Other considerations: Design Guidance

Community Feedback:

**What option seems most appropriate for content of design guidance?**



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# F Other considerations: Design Guidance

## Initial Draft:

- All the guideline topics (*most supported*)
  - Site
  - Frontage
  - Building
  - Parking
  - Landscape
  - Signage



# Community Poll 3: Draft Uses and Characteristics

## 3 Draft Uses and Zoning Characteristics

- 3H. How would you continue to refine the proposed uses and zoning characteristics?



4

# Additional feedback

East Milton Square Zoning



# Community Poll 3: Additional Feedback

## 4 Additional Feedback

- 4A. Do you have any other comments?



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## Next steps

East Milton Square Zoning



# Next Steps

## Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
Phase 1 – Data Review and Kick-off	<div><div></div><div></div></div> <div>Stakeholder Interviews</div>											
Phase 2 – Prep of Zoning Concepts			<div><div></div><div></div><div></div><div></div><div></div><div></div></div>									
Phase 3 – Prep of Draft Zoning and Design Guidelines							<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>			
Phase 4 – Prep of Final Zoning and Design Guidelines										<div><div></div><div></div></div>	<div><div></div><div></div></div>	



Planning Board Meeting



Public Forum

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# Next Steps

## Phase 1 – Data Review and Kick-off

- 1.1 Review of past planning studies
- 1.2 Data analysis
- 1.3 Draft community engagement strategy
- 1.4 Initial considerations of zoning district

## Phase 2 – Preparation of Draft Zoning Concepts

- 2.1 Outreach to stakeholders
- 2.2 Development of initial zoning concepts
- 2.3 Presentation of initial zoning concepts

## Phase 3 – Preparation of Draft Zoning Language and Design Guidelines

- 3.1 Refinement of zoning and design concepts
- 3.2 Development of zoning language and design guidelines
- 3.3 Presentation of refined zoning

## Phase 4 – Preparation of Final Zoning for Preferred Zoning Approach

- 4.1 Finalization of zoning and design guidelines
- 4.2 Preparation for Public Hearings and Town Meeting
- 4.3 Presentation at Public Hearing

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# Next Steps

- Refine zoning concepts based on your feedback
- Translating concepts into zoning language
- Continue to work with the Planning Board on design guidelines to complement the zoning



# Additional Feedback

- **Public comment and questions**
  - Focusing on the refined zoning concept and approach
- **Open house and detailed comments**
- **Follow-up survey for those unable to attend**



# Additional Feedback

## Key components:

- A** Draft zoning boundary
- B** Draft approach to uses
- C** Draft dimensional characteristics
- D** Draft parking requirements
- E** Other considerations



# Additional Feedback

- A Qualtrics follow-up survey is available for those unable to attend:

**<https://bit.ly/EastMiltonSqZoning-Survey032524>**



# Additional Feedback

Town of Milton  
**Zoning Updates for East Milton Square** Community Meeting 3/25/24

**COMMUNITY FEEDBACK**

Use your phone to join the interactive survey, TEXT: MAPCPOLL TO: 22333, OR fill in this form and return at the end of the meeting

**1 Welcome and Introductions**

**1A. What is your primary relationship to East Milton Square? (Choose one)**  
☐ Resident ☐ Business owner ☐ Property owner ☐ Work in the district ☐ Visitor/patron ☐ Other/prefer not to answer

**1B. Where do you live? (Choose one)**  
☐ East Milton Square ☐ Surrounding neighborhoods ☐ Milton ☐ Surrounding Town ☐ Other/prefer not to answer

**1C. How often do you visit East Milton Square? (Choose one)**  
☐ Daily ☐ Weekly ☐ Monthly ☐ A few times per year ☐ Not very often

**2 Draft Zoning Boundary**

**2A. What is your reaction to the proposed zoning boundary? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**2B. What is your reaction to removing current residential properties with split zoning? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**2C. What is your reaction to adding current non-residential properties into the district? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**2D. How would you continue to refine the proposed zoning boundary? (Fill in the blank)**

**3 Draft Uses and Zoning Characteristics**

**3A. What is your reaction to not allow the future uses listed as inconsistent with the district? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3B. Your reaction to allow mixed-use by right for 3-story/45' height w/ site plan review? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3C. Your reaction to allow special permit option for 4-story/55' height w/ specific conditions? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3D. Your reaction to allow special permit option for 5-story/65' height w/ specific conditions? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3E. What is your reaction to reduce required residential parking to 1 space per unit minimum? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3F. What is your reaction to reduce required commercial parking to 1 space per 1,500 sf min.? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3G. What is your reaction to requiring traffic and parking impact analyses and mitigation? (Choose one)**  
☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

**3H. How would you continue to refine the proposed uses and zoning characteristics? (Fill in the blank)**

**4 Do you have any other comments? (Fill in the blank)**

Page 1

**Zoning for East Milton Square**  
**In-progress Mixed-use Zoning Proposal**

**Draft Approval Type** (Community feedback preferred voting review to project)  
• Change type of approval based on scale of project  
• Mixed-use development up to 3-stories approval by the plan review  
• Mixed-use development above 3-stories by special permit depending on subdistrict, incentives, and conditions

**Draft Zoning Uses** (Community feedback preferred narrowing to desired uses only)  
• Add "mixed-use" as an allowed use (by site plan review and special permit)  
• Remove currently allowed commercial uses: "sales rooms and repair shops for motor vehicles," "garages," "filling stations," "storage warehouses," and "undertakers"  
• Remove currently allowed residential uses: "residential only uses permitted in Residence AA, A, B, or C districts"

**Draft Purpose Statement** (Community feedback preferred "all" order reflects preferences expressed)  
• Strengthen walkability and safe and convenient circulation for all travel  
• Proactively and intentionally guide commercial district investment  
• Enhance the sense of place and district identity  
• Leverage Private Investments to add community amenities while reducing impacts  
• Incentivize mixed-use redevelopment and an increased variety of housing options  
• Improve environmental sustainability and resilience of the area

**Draft Zoning Map** (Community feedback preferred retaining the current business district boundary)

**Draft Zoning Characteristics**

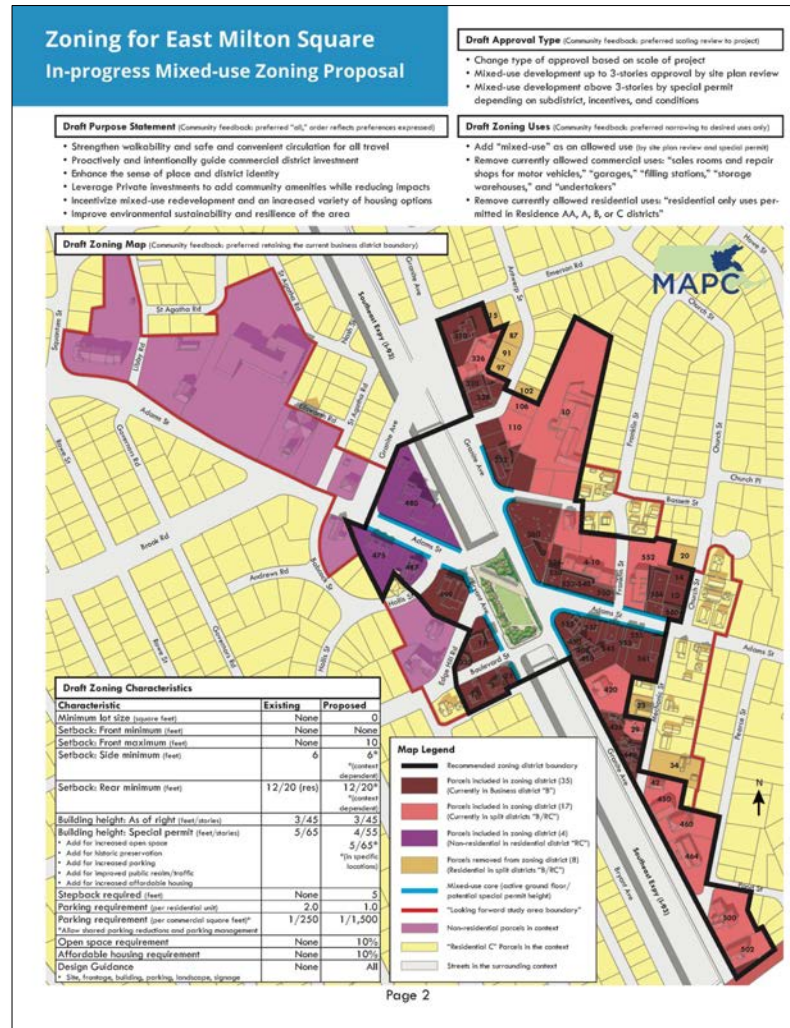
Characteristic	Existing	Proposed
Minimum lot size (square feet)	None	0
Setbacks: Front minimum (feet)	None	None
Setbacks: Front maximum (feet)	None	10
Setbacks: Side minimum (feet)	6	6*
Setbacks: Rear minimum (feet)	12/20 (res)	12/20*
Building height: As of right (feet/stories)	3/45	3/45
Building height: Special permit (feet/stories)	5/65	4/55
• Add for increased open space		5/65*
• Add for historic preservation		
• Add for increased parking		
• Add for improved public realm/traffic		
• Add for increased affordable housing		
Stepback required (feet)	None	5
Parking requirement (per residential unit)	2.0	1.0
Parking requirement (per commercial square feet)	1/250	1/1,500
• Allow shared parking, reduction and parking management		
Open space requirement	None	10%
Affordable housing requirement	None	10%
Design Guidance	None	All

\* In specific locations

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# Additional Feedback



## East Milton Square Zoning Community Meeting

March 25, 2024



*Zoning for*

# East Milton Square Milton

**Community Meeting**

March 25, 2024



Photo: hshassoc.com