

Zoning for

East Milton Square Milton

Planning Board Meeting

May 23, 2024



Photo: hshassoc.com.com

Agenda

- 1. Community Feedback**
- 2. Recommendations**
- 3. Discussion**
- 4. 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



1

Community Feedback

East Milton Square Zoning



1 Community Feedback Overview

- March 25th community meeting
 - Live polling (approx. 34 respondents)
 - Paper surveys (approx. 9 respondents)
- Post-meeting online survey
 - Approximately 28 respondents
- Total of 71 respondents
- Overall, majority of respondents are East Milton Square residents (63%) with another 24% identifying as living in surrounding neighborhoods



1 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

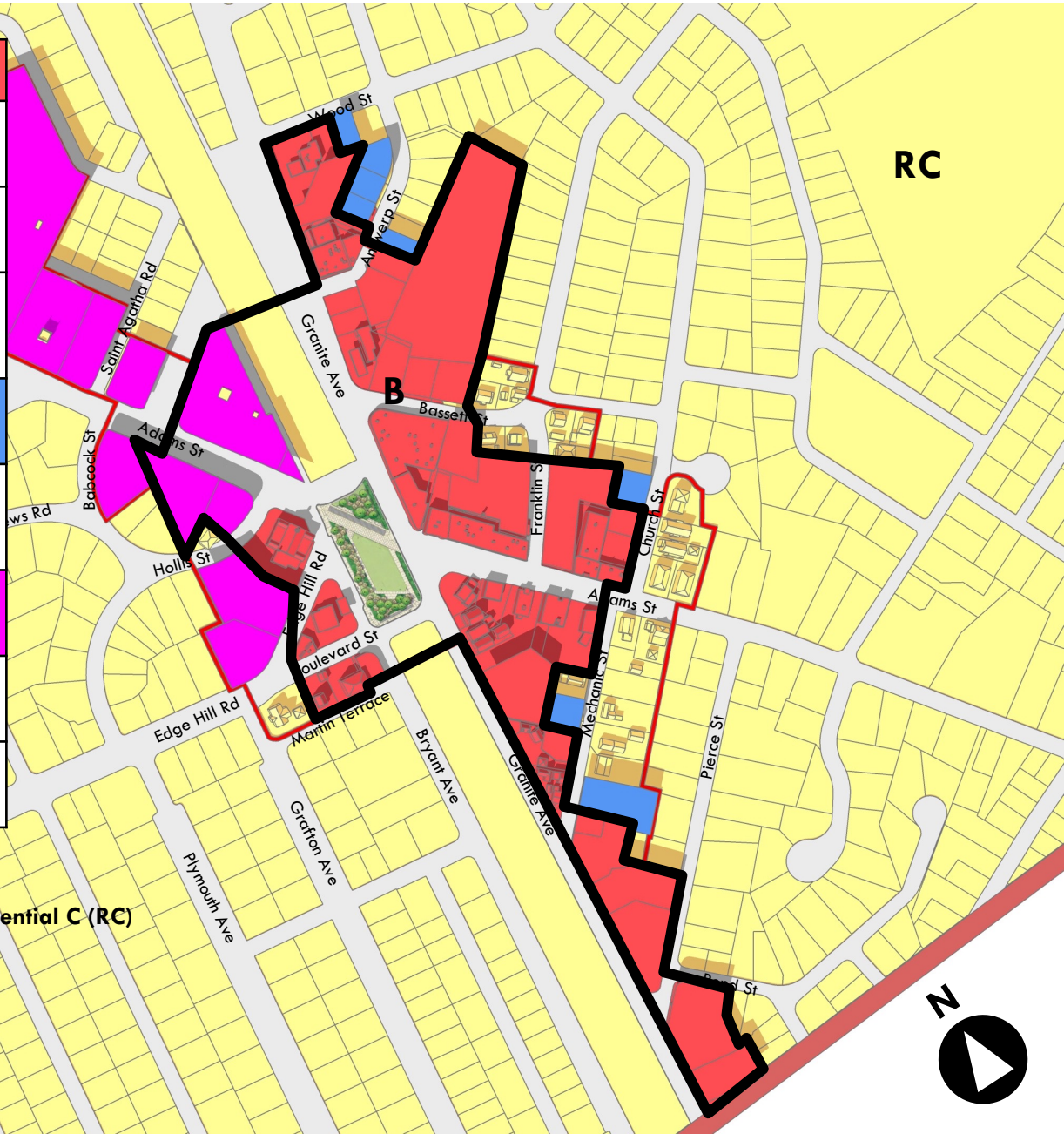
Legend



Business (B)



Residential C (RC)



1 Zoning Boundary Feedback

- **58%** of respondents “strongly support” or “support” the proposed zoning boundary
 - 24% neutral / 18% oppose
- **56%** of respondents “strongly support” or “support” removing current residential properties that are split zoned
 - 21% neutral / 22% oppose
- **70%** of respondents “strongly support” or “support” adding current non-residential properties into the district as proposed
 - 25% neutral / 4% oppose



1 Zoning Boundary Feedback

Sample Comments:

- “Restrict uses for residential abutting properties in BD”
- “Concern over post office do not turn to residential! Should stay commercial”
- “Talking with the owners of parcels that currently straddle both business and residential uses to see how they would like to be classified was suggested at the meeting.”



1 Allowed Uses Feedback

- Proposal:
 - 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
- Feedback:
 - **83%** of respondents “strongly support” or “support” the proposal
 - 10% neutral / 5% oppose
- Sample Comments:
 - “I oppose placing restrictions because that resource exists now”



1 Building Height – Potential subdistricts

Recommended Zone

Total Recommended Parcels

56

Total Height Analysis Score of “4”

10

Total Height Analysis Score of “3”

17

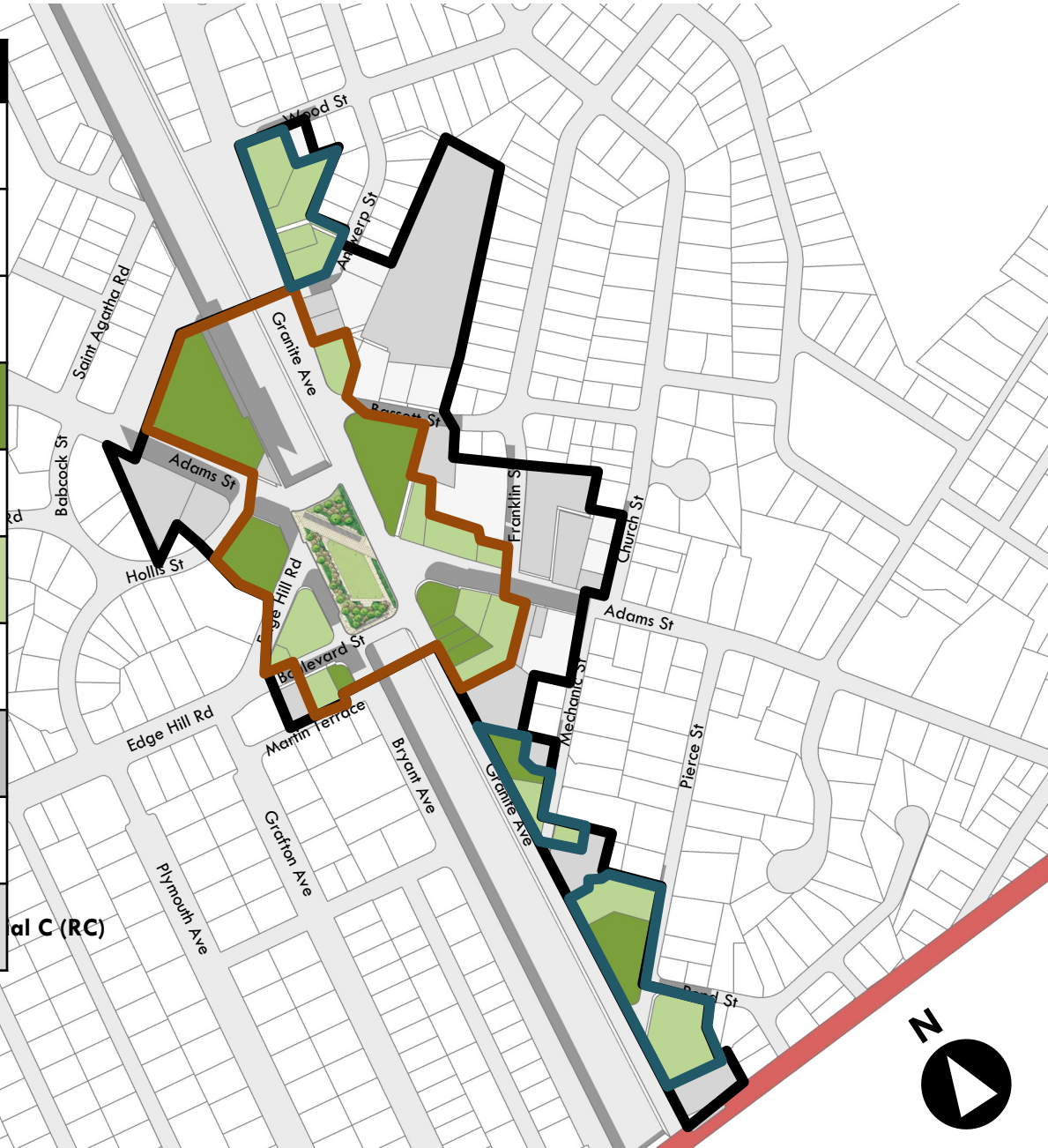
Total Height Analysis Score of “2”

18

Total Height Analysis Score of “1/0”

11

al C (RC)



1 Allowed Height Feedback

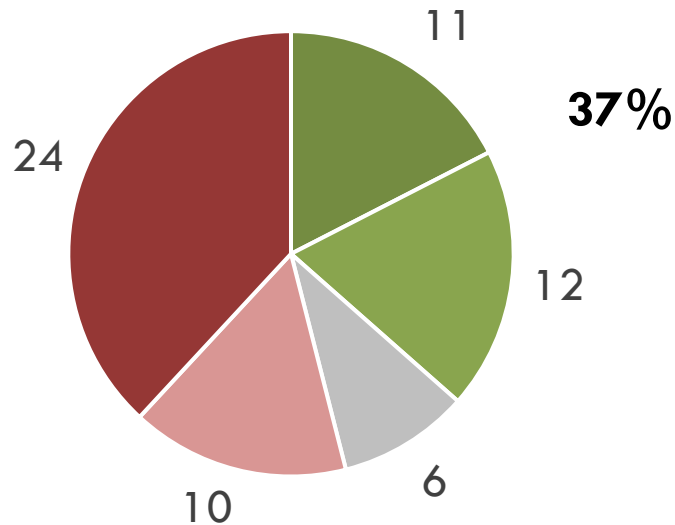
- Mixed-use by right for 3-story/45' height with site plan review
- **76%** of respondents “strongly support” or “support”
- 3% neutral
- 22% oppose

Source: “Looking Forward:
East Milton Square,” (2021)
page 29

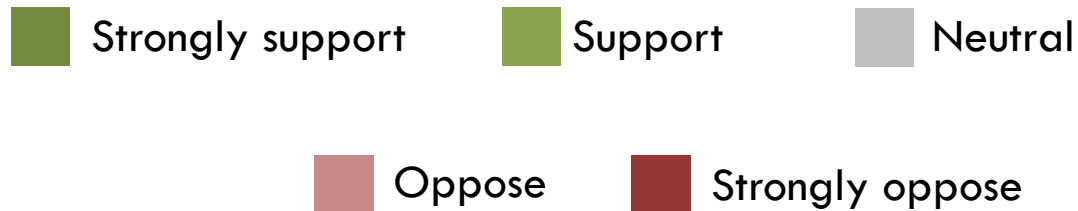
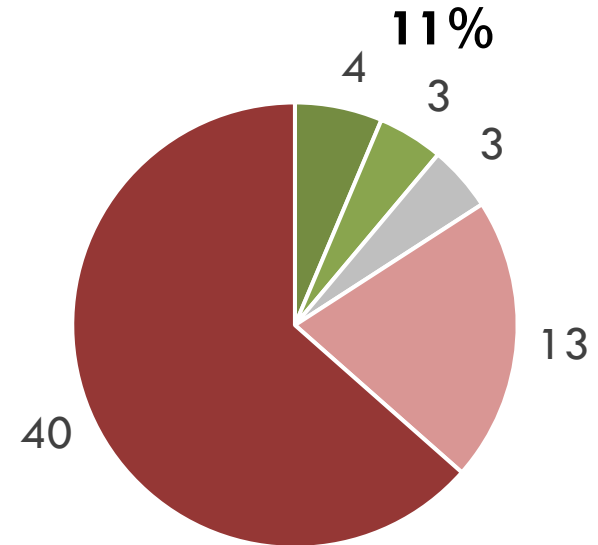


1 Allowed Height Feedback

4-story/55' height by special permit

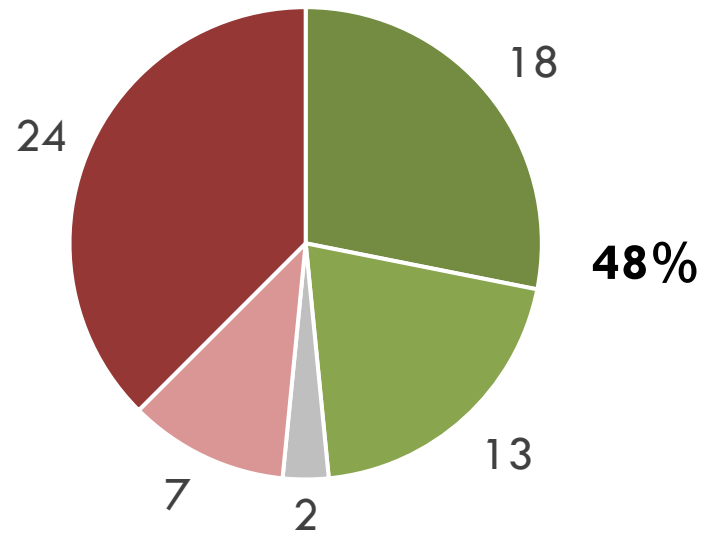


5-story/65' height by special permit

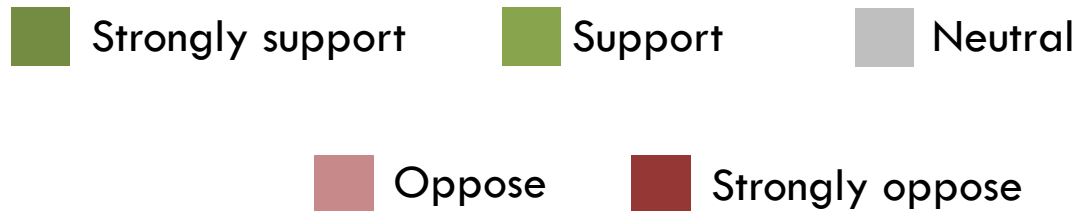
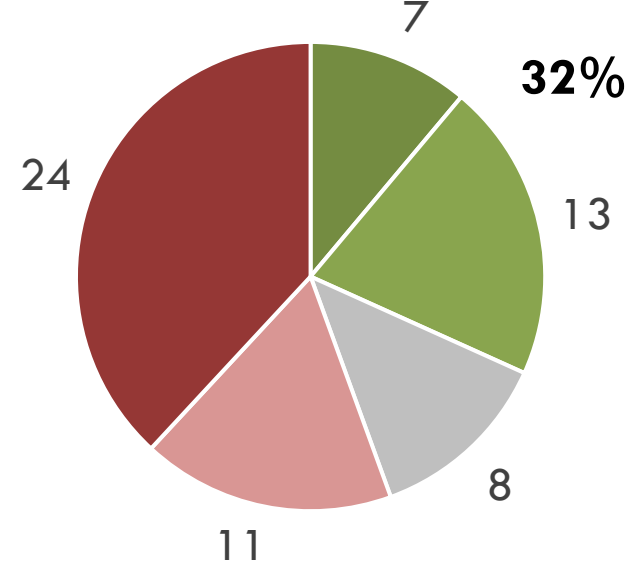


1 Required Parking Feedback

1 space/unit (residential)

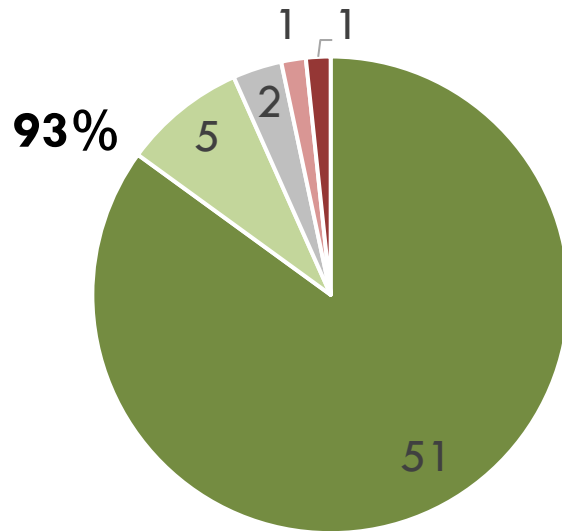


1 space/1,500 sf (commercial)



1 Required traffic and parking mitigation

Require analysis and mitigation



Strongly support



Support



Neutral



Oppose



Strongly oppose



2

Recommendations

East Milton Square Zoning



2

Recommendations

- Keep proposed zoning boundary
 - Remove current residential properties that are split zoned
 - Add current non-residential properties into the district
 - Don't extend to full "Looking Forward" boundary
- Do not allow incompatible uses
- Allow 2.5/3 stories by right with site plan review
- Allow 3.5/4 stories by special permit in limited areas
 - Require rear building stepbacks if an abutting residential property is lower in height
 - Require larger rear yard setbacks if an abutting residential property is lower in height
- Do not allow 5 stories
- Require 1 parking space/unit for residential uses
- Refine required commercial parking by use
- Allow shared parking reductions by special permit



Recommendations

- Allow 3.5/4 stories by special permit in limited areas
 - Require rear building setbacks if an abutting residential property is lower in height
 - Require larger rear yard setbacks if an abutting residential property is lower in height
 - Incentive options connected to special permit - traffic improvements, parking improvements, public realm improvements, increased affordable housing, increased open space, increased sustainability, historic preservation
- Require traffic/parking impact analyses and mitigation
- Require transportation demand management programs
- Design guidelines for “all components” – site, frontage, building, parking, landscape, signage



Recommendations

Design Guidelines – follow Milton Village outline

1. Introduction – applicability, intent, organization, process, standards
2. Historical context – brief history, architectural styles
3. Cross cutting design principles
4. Design Guidelines
 - 4.1 Building Design – siting, architectural context, building form, height, scale, massing, roofs, facades, entrances, windows, awnings, materials, secondary elements, equipment
 - 4.2 Public Realm (frontage) – streetscape, on street parking, materials, furnishings, fences
 - 4.3 Vehicular Access (site/parking) – driveways, surface parking, garage entries,
 - 4.4 Landscaping – plant materials, streetscape, parking and drive landscape, site landscape, buffers
 - 4.5 Lighting – streetscape lighting, building and site lighting, lighting intensity, fixtures, hours of operation
 - 4.6 Signage – quantity and size, design, materials, placement, illumination, awnings
 - 4.7 Sustainability – building, stormwater management, low impact development, streetscape



3

Discussion

East Milton Square Zoning



4















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	  Stakeholder Interviews											
Phase 2 – Prep of Zoning Concepts			    									
Phase 3 – Prep of Draft Zoning and Design Guidelines							   					
Phase 4 – Prep of Final Zoning and Design Guidelines										  		



Planning Board Meeting



Public Forum

East Milton Square Zoning Planning Board

May 23, 2024



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



Next Steps

- Refine zoning language based on feedback
- Draft design guidelines

