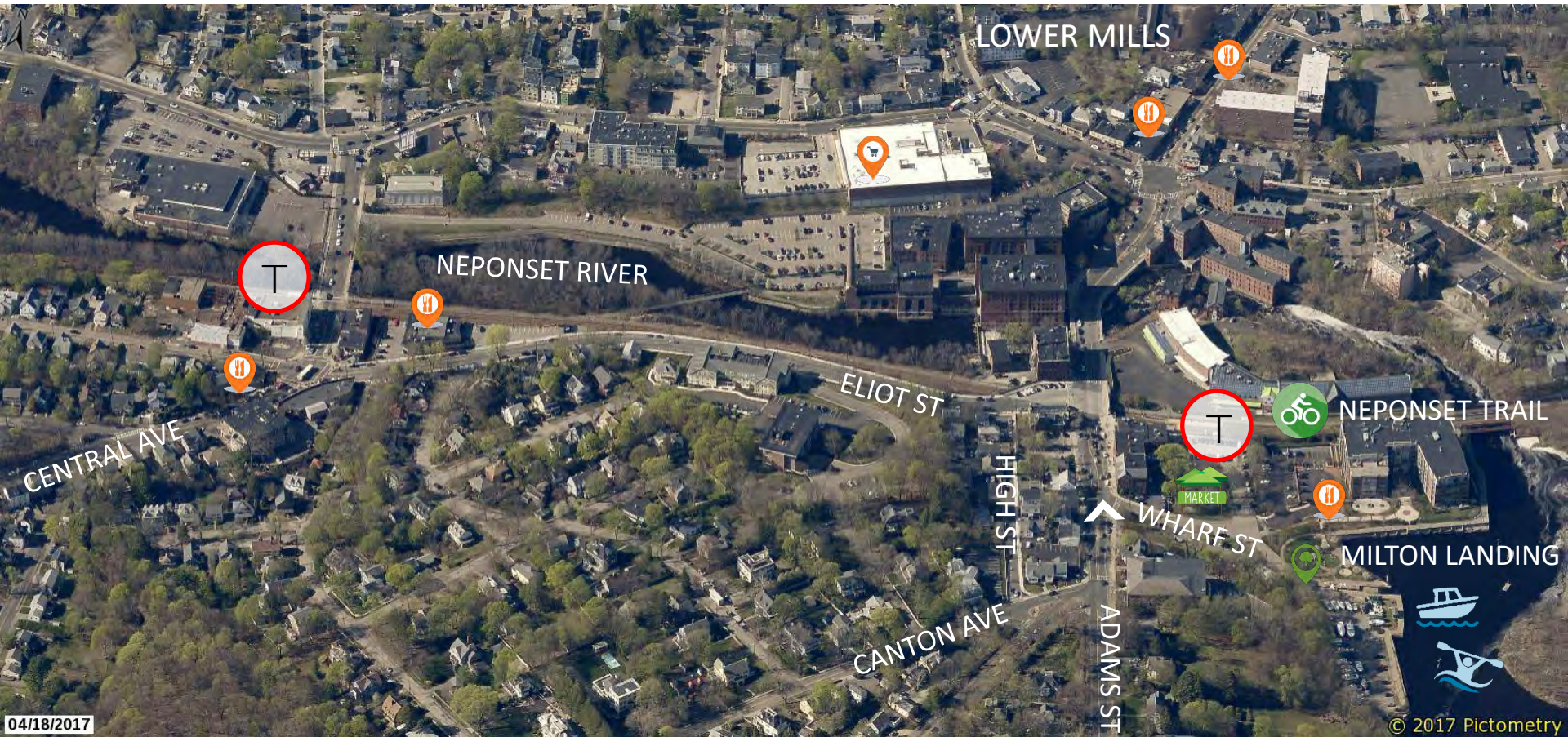


Milton Village Business District: The Location

Planning Director, Bill Clark
Former Assistant Town Planners,
Tim Czerwinski and Lauren Masiar
MAPC – Metropolitan Area Planning Council
BETA Group Inc., Traffic & Parking Consultant

Master Plan Implementation Committee
Cheryl Tougias (Planning Board), Chair
Katie Conlon (Select Board)
Dick Burke
Taber Keally
Liz Miller



Milton Village Business District: Boundary

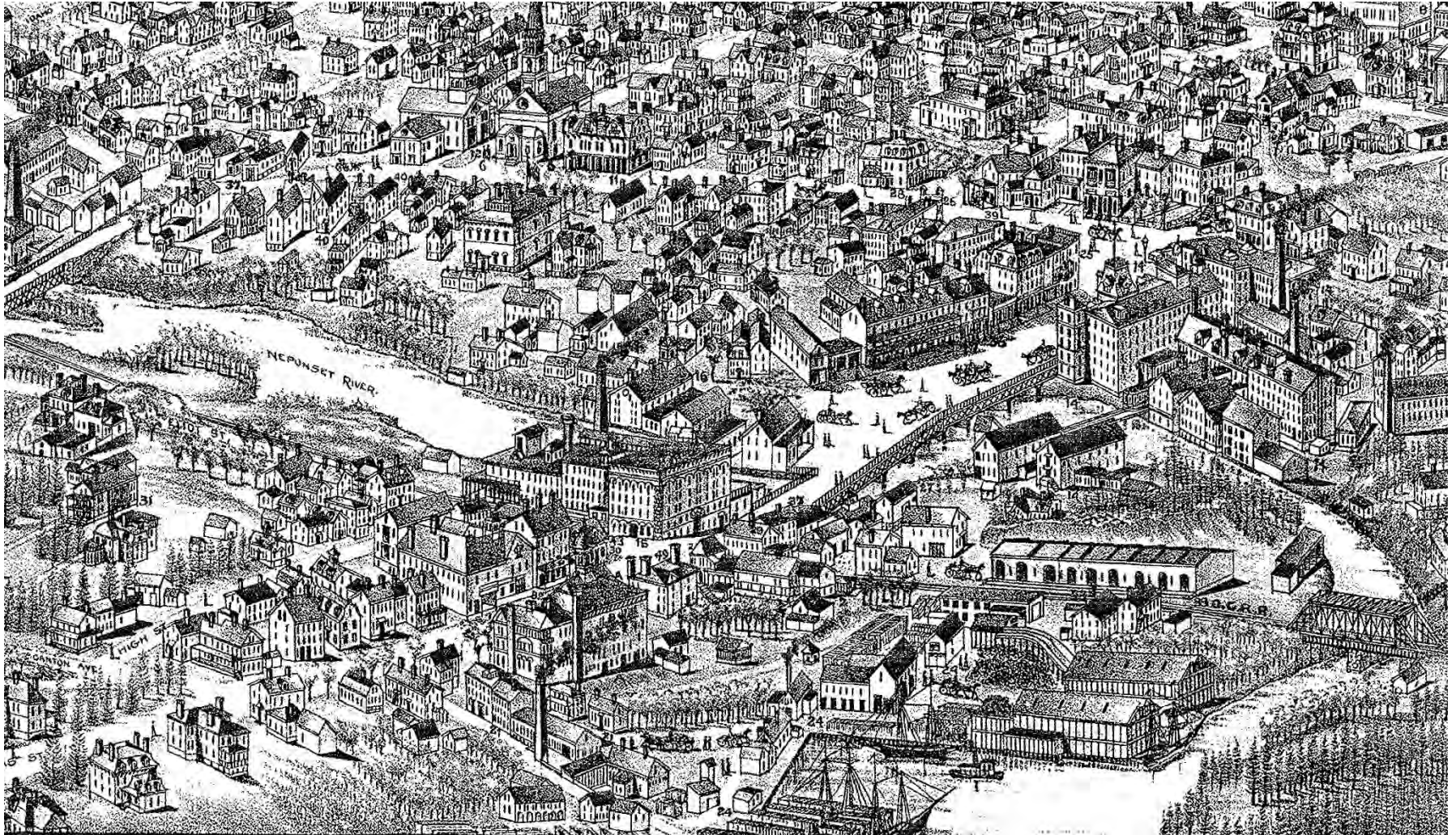


Milton - Lower Mills 1890



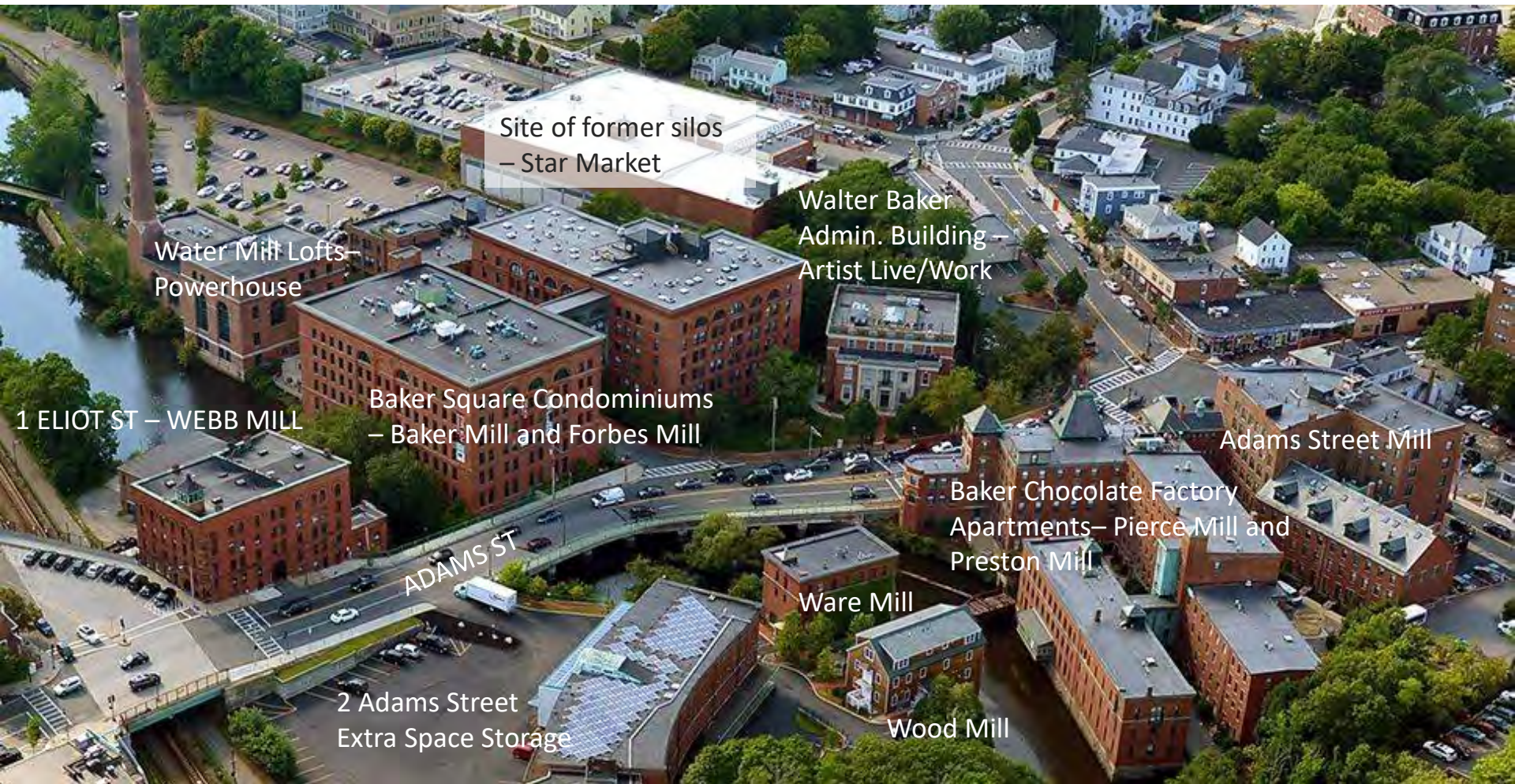
Milton Village Business District: Historic Context

Milton - Lower Mills 1890



Milton Village Business District: Historic Context

Milton - Lower Mills & the Baker Chocolate Co. est. 1780, sold to General Mills, moved in 1965
Buildings vacant for decades



Milton Village Business District: Historic Context

1 Eliot Street (c.1882 in the Romanesque Style – Webb Mill of Baker Chocolate Co.)



Milton Village Business District: Historic Context

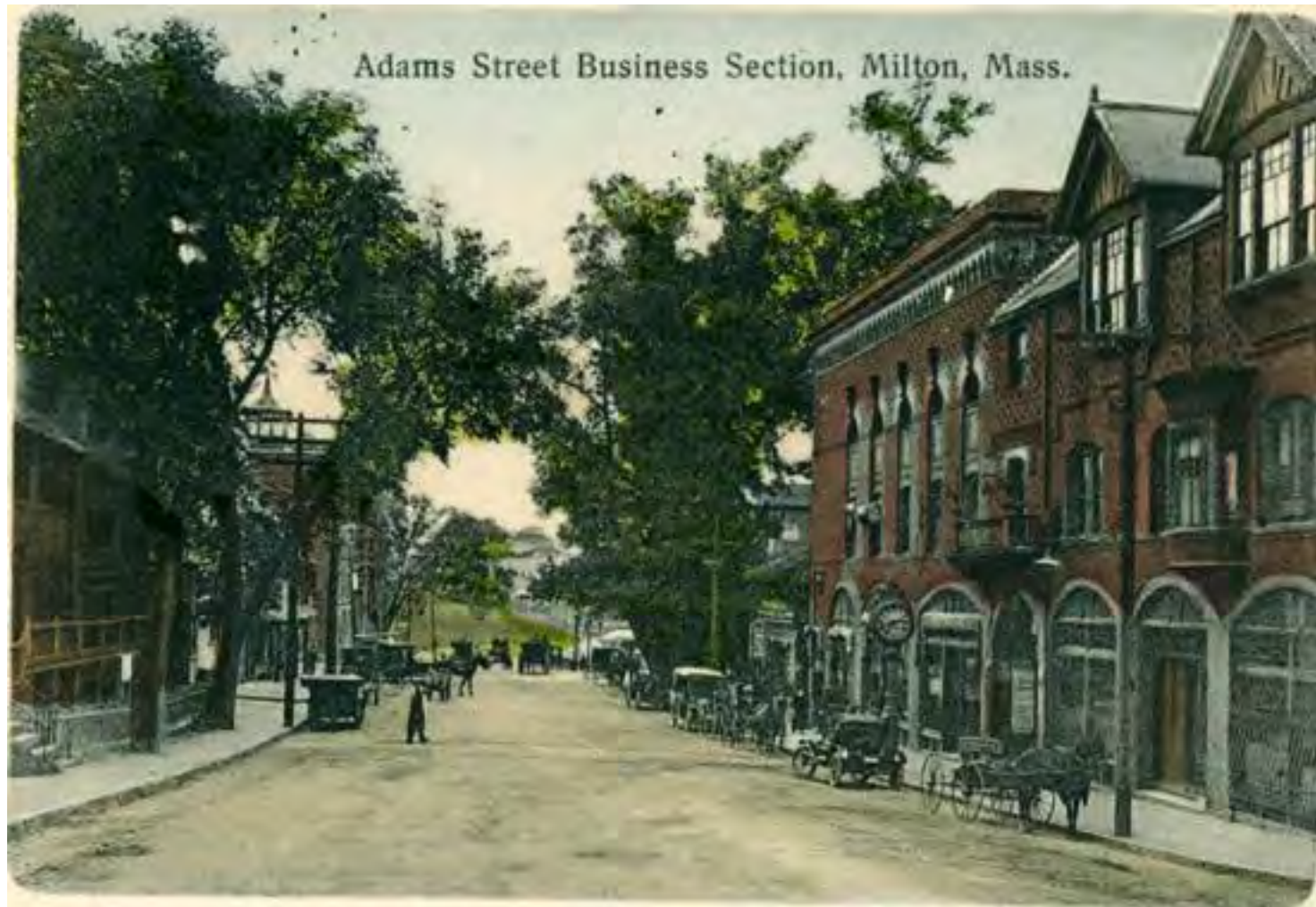
Milton Atlas 1896

<https://www.flickr.com/photos/mastatelibrary/9679006801/in/album-72157635398738536/>



Milton Village Business District: Historic Context

Adams Street Looking North Towards Dorchester



Milton Village Business District: Historic Context

Adams Street Looking North Towards Dorchester



Milton Village Business District: Today

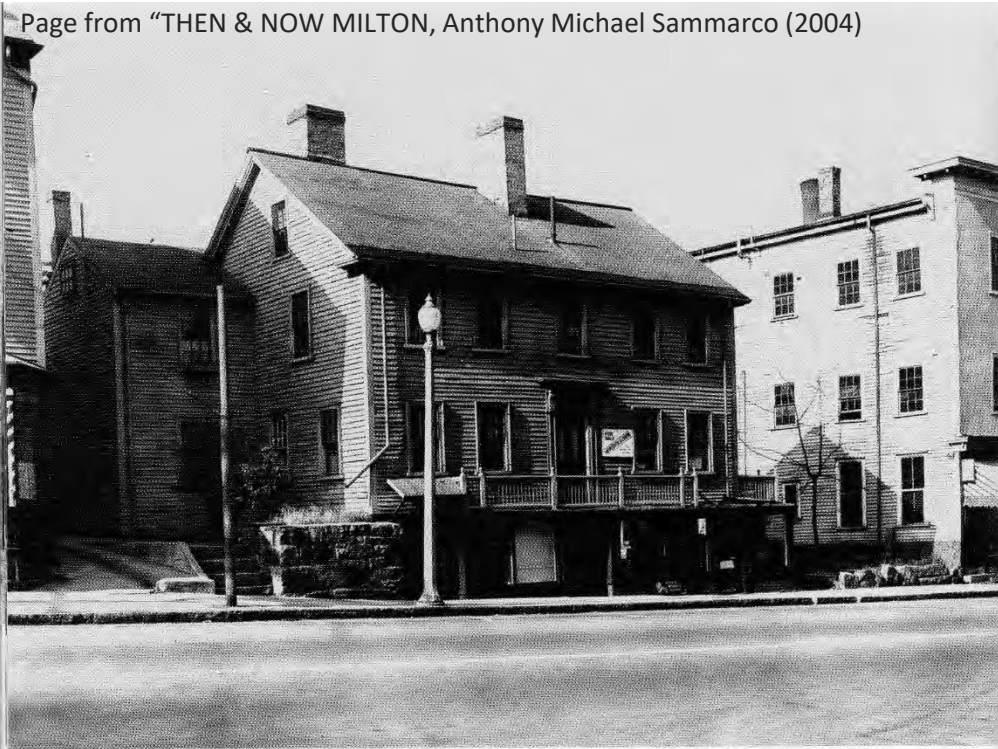
Adams Street Looking North Towards Dorchester



Milton Village Business District: Historic Context

59 Adams Street

Page from "THEN & NOW MILTON, Anthony Michael Sammarco (2004)



Maj. Phineas Paine built this house c. 1805 on Adams Street in Milton Village, which was a true mill village with residences, stores, and craftsmen shops all located in the area. On the left is a corner of the Fenno House, now 71 Adams Street, and on the right is Lemuel Crossman's livery stable, which burned in 1953. The site of the Paine House became a Jenney gas station in the 1950s, and today it is a drive-through Citizens Bank. (Courtesy of the Milton Historical Society.)

Milton Village Business District: Historic Context

5 Canton Avenue

Page from "THEN & NOW MILTON, Anthony Michael Sammarco (2004)



The Rising Sun Tavern was a noted inn located on Canton Avenue between High and Adams Streets. Stagecoaches traveling to and from Boston changed horses here while passengers refreshed themselves with warm food and potent libations before they resumed their journey. Today, the Chapman, Cole, and Gleason Funeral Home occupies the site. (Courtesy of the Milton Historical Society, Whiting collection.)



Milton Village Business District: Today

High Street at Eliot Street



Milton Village Business District: Today

High Street Looking North



Milton Village Business District: Today

26 High Street (c. 1904) and 30 High Street (c. 1793)



Milton Planning Board May 24, 2018

Milton Master Plan Implementation Committee: Analysis and Recommendations: September 23, 2019

Milton Village Business District: Today

Adams Street at Eliot Street



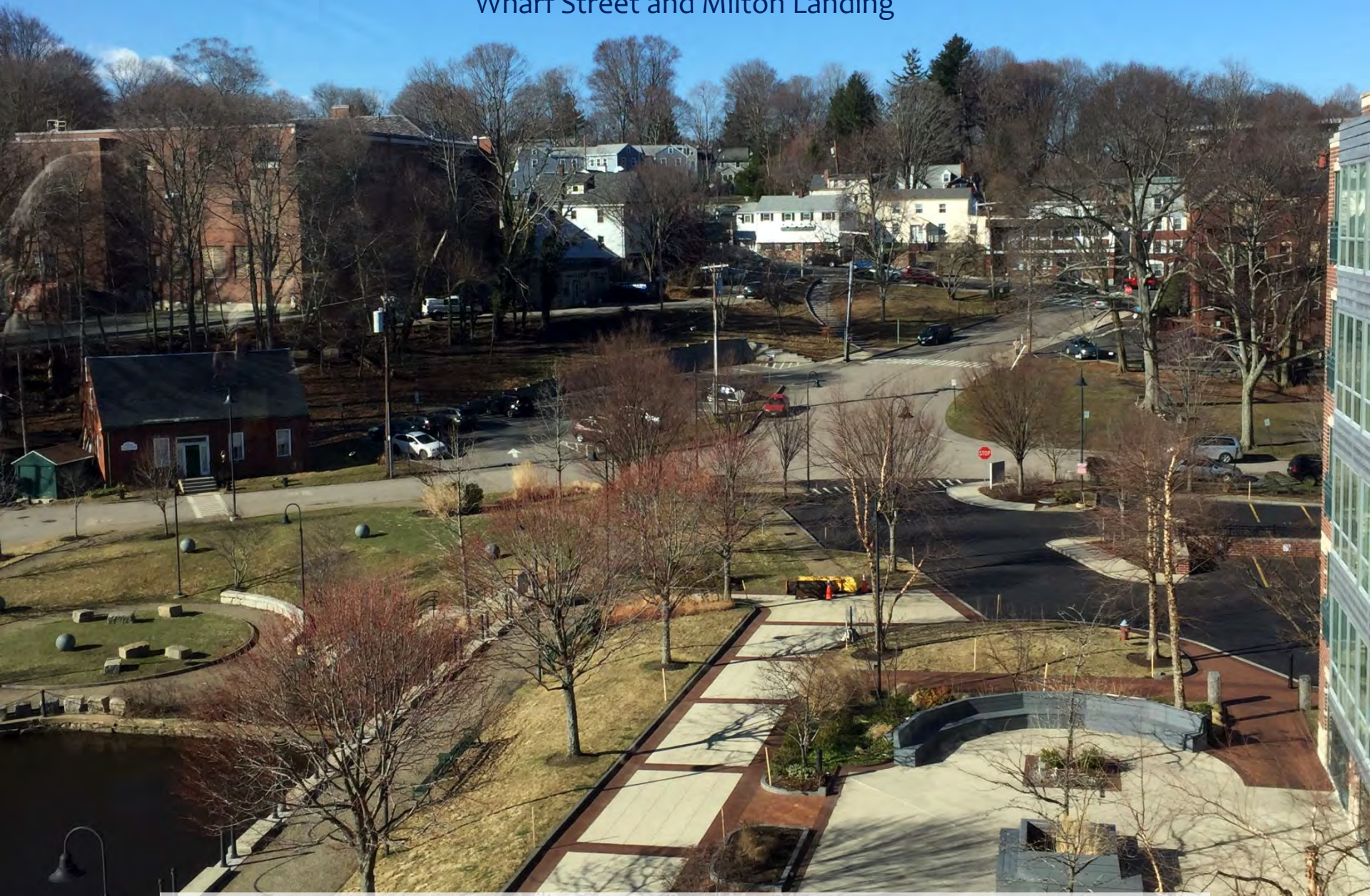
Milton Village Business District: Historic Architecture

50-64 Adams Street (c.1881 in the Queen Anne Style)



Milton Village Business District: Today

Wharf Street and Milton Landing



Milton Planning Board May 24, 2018

Milton Master Plan Implementation Committee: Analysis and Recommendations: September 23, 2019

Milton Village Business District: Mixed-Use Overlay

WHY CHANGE MILTON VILLAGE (ZONING)?

Master Plan – 1 of the Key Recommendations:

Create a vision for each commercial district that encourages:

- housing over retail
- more variety in housing types, including smaller, more affordable housing
- additional retail and dining opportunities
- pocket parks
- streetscape improvements

Goals of Mixed-Use Overlay District:

- Enhance the character of the district
- Invite investment and economic development
- Promote Mixed-Use Development
- Strengthen District Vitality
- Preserve history
- Increase range of housing types and affordability
- Strengthen tax base
- Mitigate potential impacts

Milton Village Business District: Mixed Use Overlay

WHY CHANGE MILTON VILLAGE (ZONING)?

MILTON ADOPTED ZONING IN 1938

- Sets allowed uses
- Sets dimensional regulations that limit location, size, and height of buildings

MILTON VILLAGE WAS LARGELY BUILT BY 1938 AND IS CONTRARY TO THE ZONING

Shortcomings of Current Business Zoning:

- Does not allow multi-family housing
- No provision for affordable housing
- Minimal dimensional standards
- No design standards
- No historic preservation provisions
- Parking requirements require too much land
- Limited options for economic development
- Lacking vitality -- village as a social space

Milton Village Business District: Historic Property

98-100 Adams Street (#98 Swift Hat Shop built c.1790 in the Colonial Style)



Milton Village Business District: Today

50 Canton Avenue at Adams Street



Milton Village Business District: Location Assets



Walk Score® Get Scores Find Apartments My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

5 Canton Avenue

Milton, Massachusetts, 02186

Commute to **Downtown Milton**

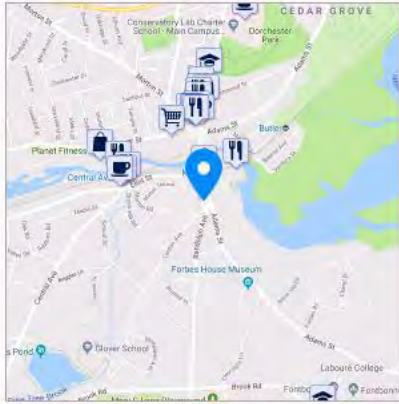
6 min 24 min 9 min 31 min View Routes

Favorite **Map**

Walk Score 75 **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 60 **Good Transit**
Many nearby public transportation options.

Bike Score 69 **Bikeable**



5 Canton Avenue has a Walk Score of 75 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

5 Canton Avenue is a two minute walk from the Mattapan Trolley at the Milton stop.

Milton Village Business District: Location Assets



“When there’s restaurants, when there’s coffee shops, and when there’s places to go, then the neighborhood becomes more desirable.”

– Ken Casey of the Dropkick Murphys
“Dorchester Lower Mills is Hot” - Chronicle 01.23.2019



Milton Village Business District: Zoning Tools

PRESERVATION THROUGH BYLAWS AND ORDINANCES



MASSACHUSETTS HISTORICAL COMMISSION
William Francis Galvin, Secretary of the Commonwealth
Chair, Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, MA 02125
www.sec.state.ma.us/mhc
mhc@sec.state.ma.us / 617-727-8470

ZONING TOOLS CAN AID IN
MAINTAINING HISTORIC CHARACTER
WHILE ALLOWING FOR ECONOMIC
OPPORTUNITY

VILLAGE CENTER ZONING IS ONE
SUGGESTED TOOL (p.79)

- TO PRESERVE EXISTING HISTORIC BUILDINGS, ALLOW FOR MIXED USES AND ENCOURAGE NEW CONSTRUCTION THAT IS COMPATIBLE WITH THE SCALE OF EXISTING
- OFTEN ESTABLISHED THROUGH AN OVERLAY ZONE
- RECOGNIZES THAT ON-SITE PARKING REQUIREMENTS CAN DESTROY THE CHARACTER OF THE DISTRICT



Milton Village Business District: Zoning Tools

Mixed Use Zoning *A Citizens' Guide*



Prepared by the
Metropolitan Area Planning Council
with support from
The Minuteman Advisory Group on Interlocal Coordination and
the Commonwealth's Priority Development Fund

OVERLAY DISTRICT VERSUS CHANGING UNDERLYING DISTRICT:

(Technical Appendix)

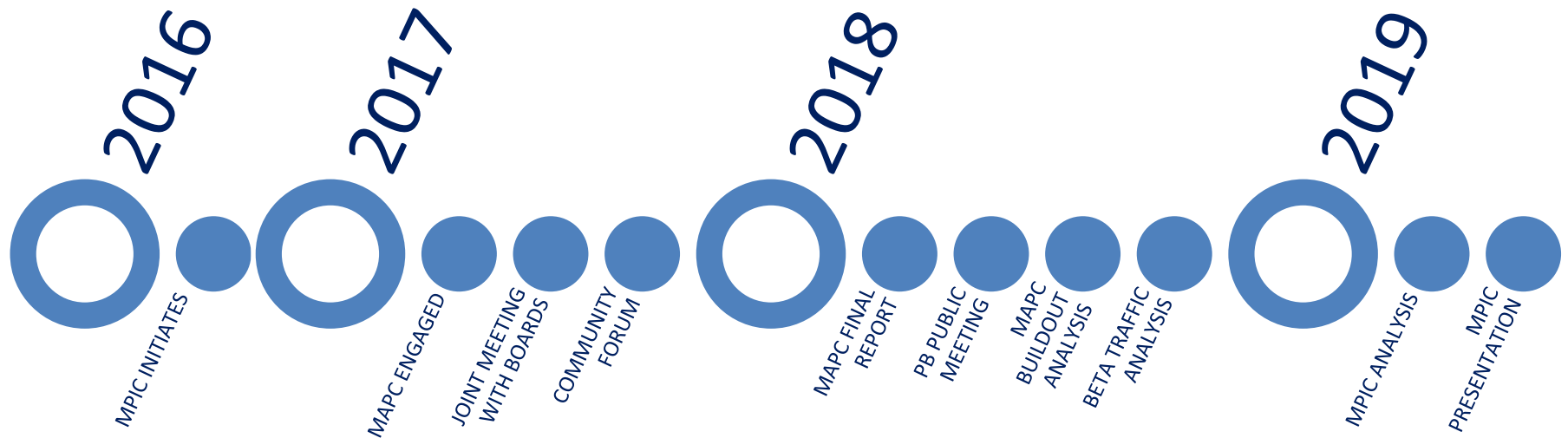
OVERLAY DISTRICT IS SUPERIMPOSED
OVER EXISTING DISTRICT AS AN
ALTERNATIVE, THE EXISTING DISTRICT
REMAINS

CHANGING THE UNDERLYING ZONING
TO ALLOW A MIX OF USES BY RIGHT
WOULD ONLY ENABLE THE MIX OF USES
BY RIGHT, BUT WOULD NOT REQUIRE IT
NOR WOULD IT CONTROL IT VIA SPECIAL
PERMIT PROCESS

SPECIAL PERMIT PROCESS ALLOWS THE
PLANNING BOARD TO REQUIRE HIGH
QUALITY DEVELOPMENT WITH THE
OPTION TO SAY NO

Milton Village Business District: MPIC Process

Project Schedule and Milestones



40 PUBLIC MPIC MEETINGS

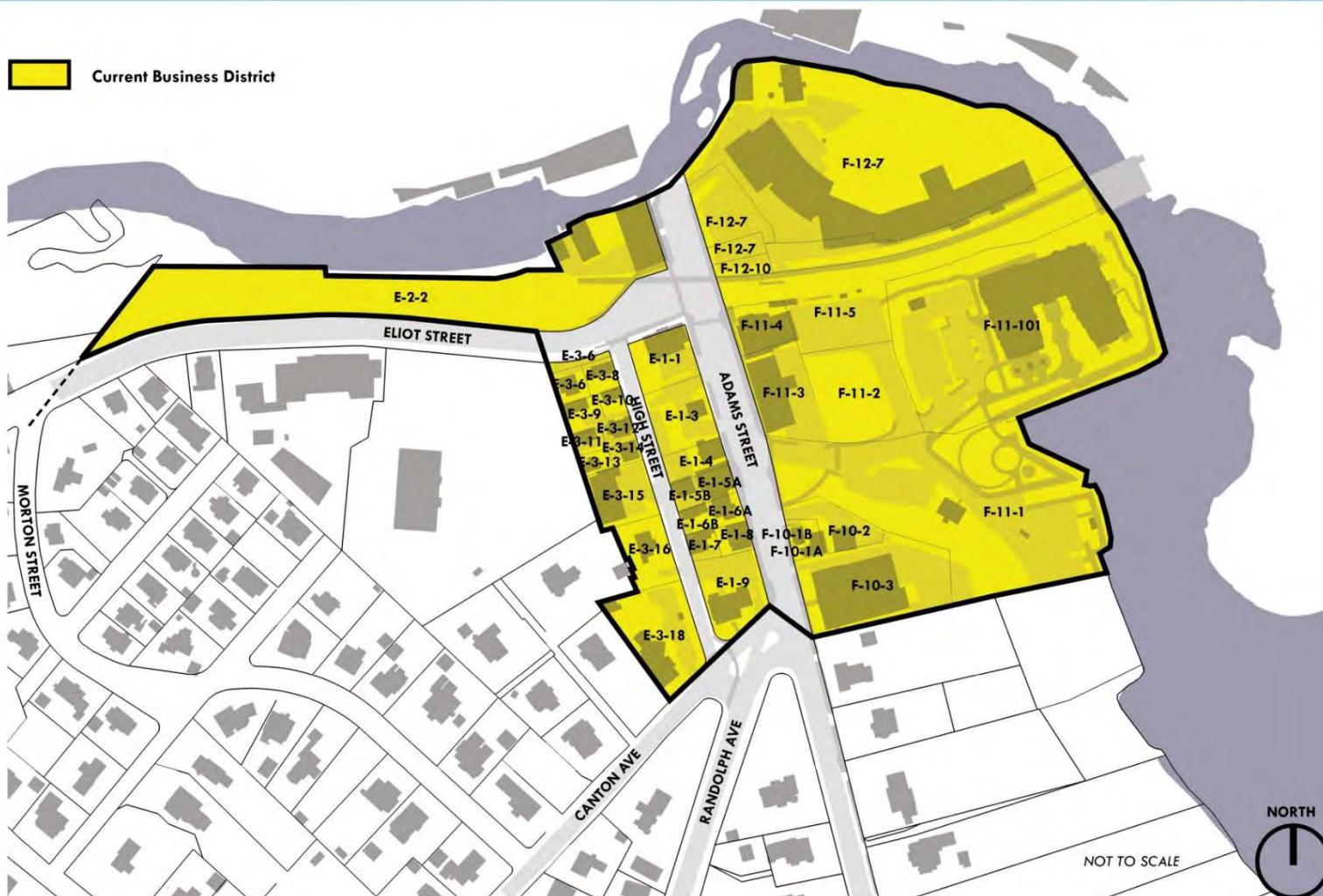
Outreach to Select Board, Planning Board, Historical Commission, Milton Village/Central Ave. Revitalization Committee, neighborhood associations, property and business owners

Updates at 3 Annual Town Meetings

Milton Village Business District: MAPC

Milton Village Mixed-use

Zoning District Boundary and Parcels:



Milton Village Business District: MAPC

Zoning Comparisons - Existing

Existing Zoning B

Milton Village

Minimum Lot Size

Not defined

Maximum Building Height

3-story (5-story by SP)

45' (65 by SP)

Ground Floor Business

Not defined

Maximum FAR

Not defined

Parking

1/250

Affordable Inclusionary

None

Central Ave PUD

(36 Central Ave)

Minimum Lot Size

20,000 SF

Maximum Building Height

4-story

45'

Ground Floor Business

Required

Maximum FAR

1.5, Bonus up to 1.725

Parking

4/1000 and 1/BDR

Affordable Inclusionary

10%

Milton Village/

Central Ave PUD

(88 Wharf Street)

Minimum Lot Size

80,000 SF

Maximum Building Height

6-story

65'

Ground Floor Business

Business use required

Maximum FAR

0.8, Bonus up to 20%

Parking

2/unit

Affordable Inclusionary

None

Milton Village Business District: MAPC

Precedent Projects and Zoning

Residences at Brook Hill

36 Central Avenue



32,472 sf

4-stories, 46 feet

18 residential units

*Approved under Central Avenue
Planned Unit Development

Residences at Milton Landing

88 Wharf Street



164,666 sf

6-stories, 65 feet

73 residential units

*Approved under Planned Unit
Development

Milton Village Business District: MAPC

MASONIC BUILDING EXAMPLE – 50-64 Adams Street

Assessor's Data:

Lot Size: 15,900 SF

Gross Area: 25,928 SF

Building Height: 3-story, 4-story (rear)
Over 50' on Adams Street

Lot Coverage: 54% (Building footprint of 25,928 gross area divided by 3 floors)

FAR: 1.63 (25,928 gross area/15,900 lot area)



Milton Village Business District: MAPC

MASONIC BUILDING EXAMPLE – 50-64 Adams St.

Existing Parking: 16 spaces

Existing Ratio: 1/1,620 SF (25,928 sf gross area)

Existing Zoning: 1/250 sf
= 103 spaces required

Overlay Zoning: 1/500 sf = 52 spaces required

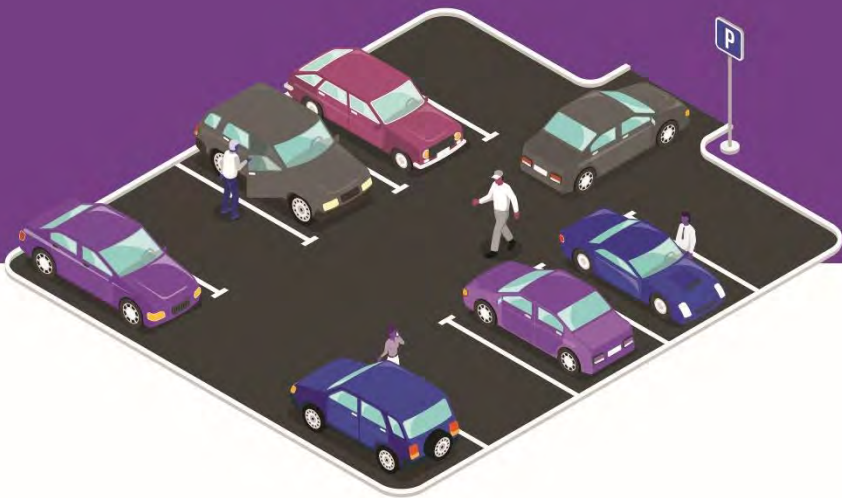


Milton Village Business District: Parking

Metro Boston

Perfect Fit Parking Initiative

Phase II Executive Summary



**Metropolitan Area
Planning Council**

July 2019



Excess Parking Has Real Consequences

- Fewer, more expensive housing units
- More spaces means more vehicles, increasing traffic

Parking requirements are uniform across town, not informed by data about demand

Many residents are using alternative transportation options:

ride-hailing
bike-sharing
car-sharing

Supply is largest indicator of demand, more spaces attracts car-owning households

Milton Village Business District: Parking

Baker Chocolate Factory Apartments

133 rental residential units:

11 studios averaging 630 sf

81 one-bed averaging 719 sf

- High demand for 1-bedrooms

41 two-bed averaging 991 sf

94 parking spaces = 0.7 / unit

- Adequate supply per manager

Baker Square Condominiums

175 residential condominiums

310 parking spaces = 1.8 / unit

Milton Hill House

65 rental units in 3 buildings:

7 studios, 16 one-bed, 42 two-bed

- High demand for 1-bedrooms

98 parking spaces = 1.5 / unit

- Adequate supply per owner

88 Wharf Street

73 residential condominiums, 7,000 sf commercial

133 residential spaces = 1.8 / unit

10 commercial spaces

3 handicap, 0 guest spaces

2 Adams (unbuilt, 2002 special permit)

21 residential spaces = 1.5 spaces / unit exclusive + 21 shared

42 commercial (34 restaurant)

36 Central Avenue

18 residential, 3 commercial units

18 deeded spaces = 1 / unit + 16 shared spaces

13 commercial spaces = 1 / 600 sf

Milton Village Business District: Mixed-Use Overlay

MIXED-USE ZONING

- Allows multi-family residential above first floor commercial (mixed-use) on lots of at least 3,500 sf
- Requires a rigorous Special Permit process with the Planning Board
- Changes underlying zoning to eliminate current allowable uses: drive-through, used car lots, car dealerships, gas stations, vehicle repair shops, sexually oriented businesses
- Allowable height unchanged at 3 stories or 45 feet – **MPIC recommends 35'**
- Incorporates design standards
- Includes bonus incentives for historic preservation, public realm and Milton Landing improvements, and affordable housing – **4 stories and 45'**



Milton Village Business District: Mixed-Use Overlay



MIXED-USE ZONING

- Incentives apply only to Adams Street properties, not High Street
- Incentives are only granted at the discretion of the Planning Board
- Incentive allows an additional story/10 feet in height (same height as Central Avenue PUD)
- Requires 10% of residential units to be affordable and count towards the Subsidized Housing Inventory
- Reduces number of parking spaces required, allows parking to be located off-site within the district
- 1 space /500 sf of commercial
- 1 space / **studio & 1-bed**
- **1.5 spaces / 2-bed MPIC recommendation**
- **2 spaces / 3-bed + MPIC recommendation**

Milton Village Business District: MAPC Build-Out Analysis

Parcel by parcel analysis

- Many parcels are unlikely to change
- Some will change through renovation with new uses
- Some with change through redevelopment
- Change will occur over a period of years or even decades

Business District Build-Out:

64,000 sf

- Parking is determining factor
- 1 / 250 sf = 290 sf of parking for every 250 sf of commercial space

Mixed-Use Overlay Build-Out:

142,000-154,000 sf

- less than size of 88 Wharf

123-156 residential units

- 925 sf average unit sizes
- double # units in less sf than 88 Wharf since average unit size is smaller

Net increase of 77,000 sf over existing zoning, with a 30,000 sf reduction of commercial

Milton Village Business District: BETA Traffic & Parking

Existing Conditions Traffic Study

- Traffic signal at intersection of Adams Street, Randolph and Canton Avenues recommended
- Notes residual queuing along Adams Street from the intersection of Adams and Washington Streets and Dorchester Avenue – signalization improvements here are necessary for further improvements in Milton

Existing Public Parking Analysis

- **102** on-street spaces in the district
- **66%** weekday occupancy
- High Street experiences higher duration than allowed

Build-Out Traffic Analysis

- Medical/dental office has 1.4x more trips than other office and 8x more than residential with 1st floor commercial
- Standard office has 6x more trips than residential with 1st floor commercial
- Level of service at intersections does not change with build-out
- Increase in queue lengths with build-out

Recommendations:

- Improvements to pedestrian signal at Adams and Eliot Streets intersection
- Addition of a southbound right-turn lane at the Adams Street and Randolph Avenue intersection

Milton Village Business District: Economic Impact

TAX ANALYSIS BASED ON MAPC BUILD-OUT ANALYSIS – MOST LIKELY – CHANGE THROUGH REDEVELOPMENT ONLY

PROPERTY	FY18 TAX	ESTIMATED TAX	ADDITIONAL TAX
2 Adams Street - Extra Space Storage Parking Lot		\$ 115,700	\$ 115,700
Based on 2007 PB Special Permit		\$ 17,300	\$ 17,300
Restaurant Sales Tax			\$ -
		\$ 10,000	\$ 10,000
59 Adams Street - Citizen's Bank Kiosk	\$ 13,000	\$ 100,000	\$ 87,000
65-71 Adams, 73-79 Adams, 26 High Street (common ownership)	\$ 34,000	\$ 90,000	\$ 56,000
90 Adams Street - F.A. King & Sons	\$ 8,500	\$ 68,000	\$ 59,500
98 Adams Street - Swift Hat Shop	\$ 2,100	\$ 4,000	\$ 1,900
100-102 Adams	\$ 6,500	\$ 30,000	\$ 23,500
5 Canton Avenue - formerly Dolan & Chapman Funeral Home	\$ 20,000	\$ 98,000	\$ 78,000
25 High Street - Fugazzotto Dental	\$ 24,000	\$ 76,000	\$ 52,000
POTENTIAL INCREASE IN TAX REVENUE			\$500,900

Milton Village Business District: Mixed-Use Overlay

Proposed Milton Village Mixed-Use Planned Unit Development

September 24, 2018

Potential Build-out Analysis

Illustration - Full Potential Build-out Existing Zoning - (Most Likely)

Approx. 68,000 SF Total New

Approx. 68,000 SF New Commercial

Approx. 0 New Residential units

Approx. 0 Off-site parking spaces needed



Milton Village Business District: Mixed-Use Overlay

Proposed Milton Village Mixed-Use Planned Unit Development

September 19, 2018

Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

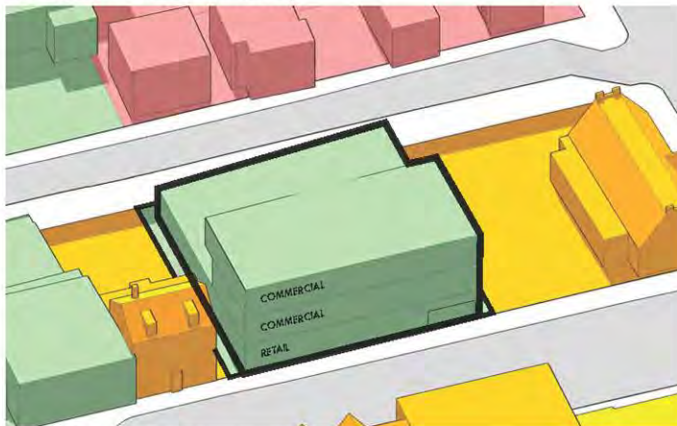


CURRENT PROPERTY

PARCEL ID E-1-3
ADDRESS 59 ADAMS ST
OWNER CITIZENS BANK
LOT AREA 11,605 SF
BUILDING AREA 840 GSF
FAR 0.07
USE DRIVE-THRU ATM
YEAR BUILT 1982



Potential under current zoning



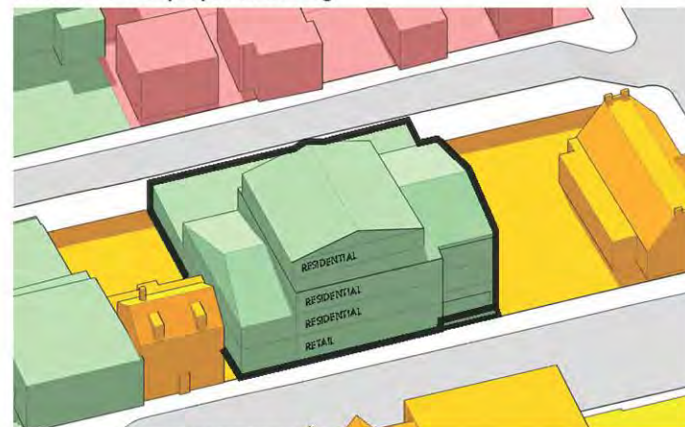
CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
BUILDING AREA APPROX. 11,000 GSF
COMMERCIAL APPROX. 11,000 SF
RESIDENTIAL 0 SF, 0 UNITS
PARKING 42 SPACES (ON-SITE), 0 SPACES (OFF-SITE)



Net Increase
From current to proposed
8,000 SF
14 UNITS

Potential under proposed zoning

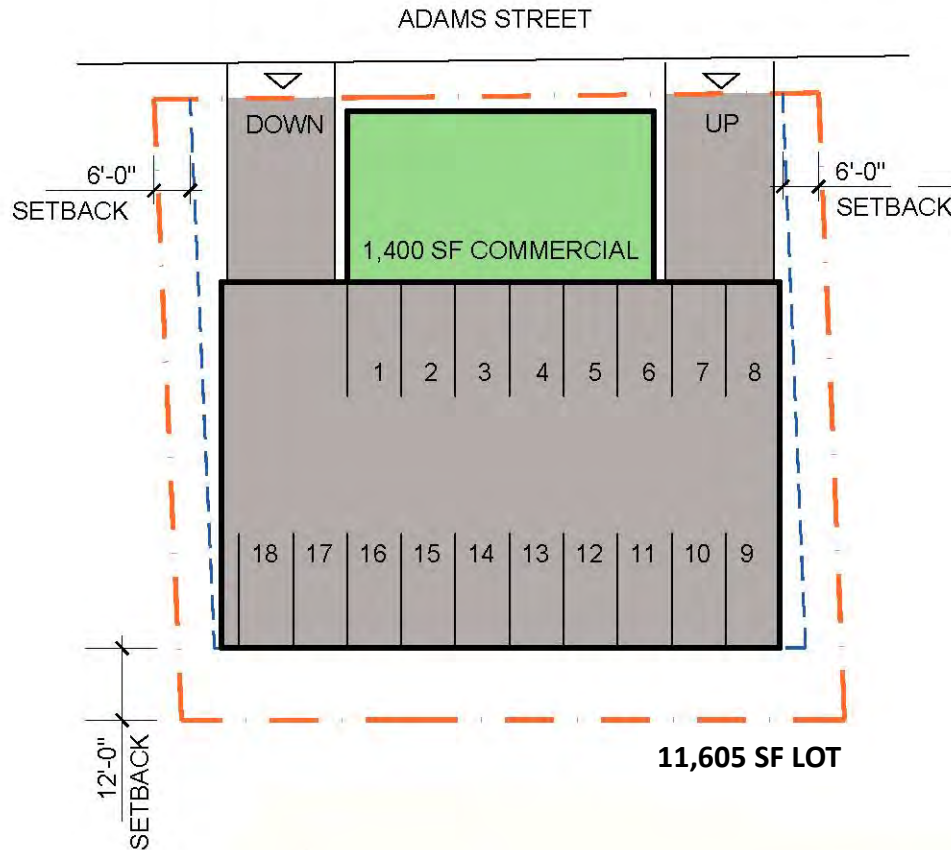


PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 4-STORIES, 59 FEET
BUILDING AREA APPROX. 19,000 GSF
COMMERCIAL APPROX. 3,600 SF
RESIDENTIAL APPROX. 15,400 SF, 14 UNITS
PARKING 34 SPACES (ON-SITE), 0 OFF-SITE (SURPLUS)
DENSITY 60% LOT COVERAGE, 1.65 FAR

Milton Village Business District: Mixed-Use Overlay

EXISTING BUSINESS ZONING: 59 ADAMS STREET EXAMPLE



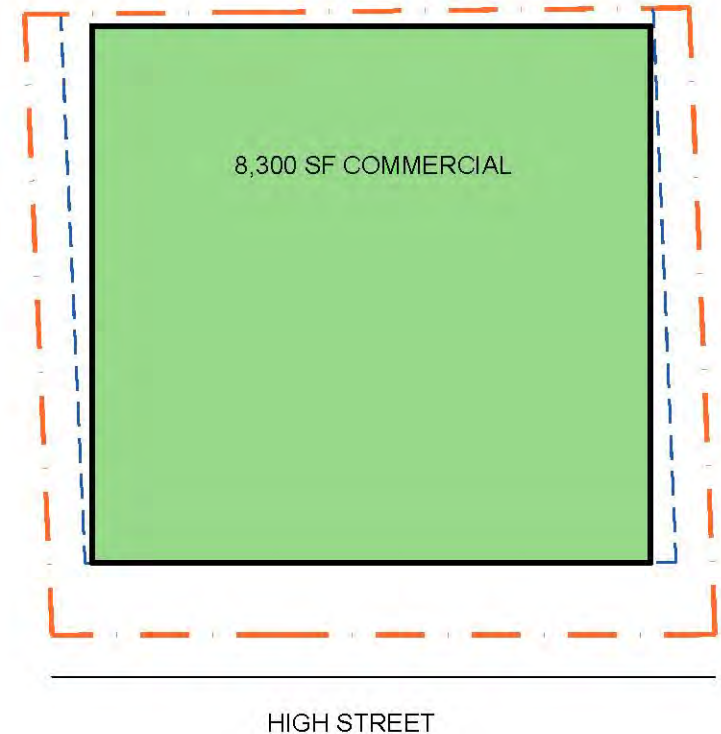
DIMENSIONAL STANDARDS:

SIDE YARD SETBACK: 6 FT. / REAR YARD SETBACK: 12 FT.

PARKING REQUIREMENT: 1 SPACE / 250 SF

HEIGHT LIMIT: 3 FLOORS / 45 FT.

5 FLOORS / 65 FT. BY SPECIAL PERMIT



LOT AREA: 11,605 SF

LOT AREA WITHIN SETBACKS: 9,060 SF

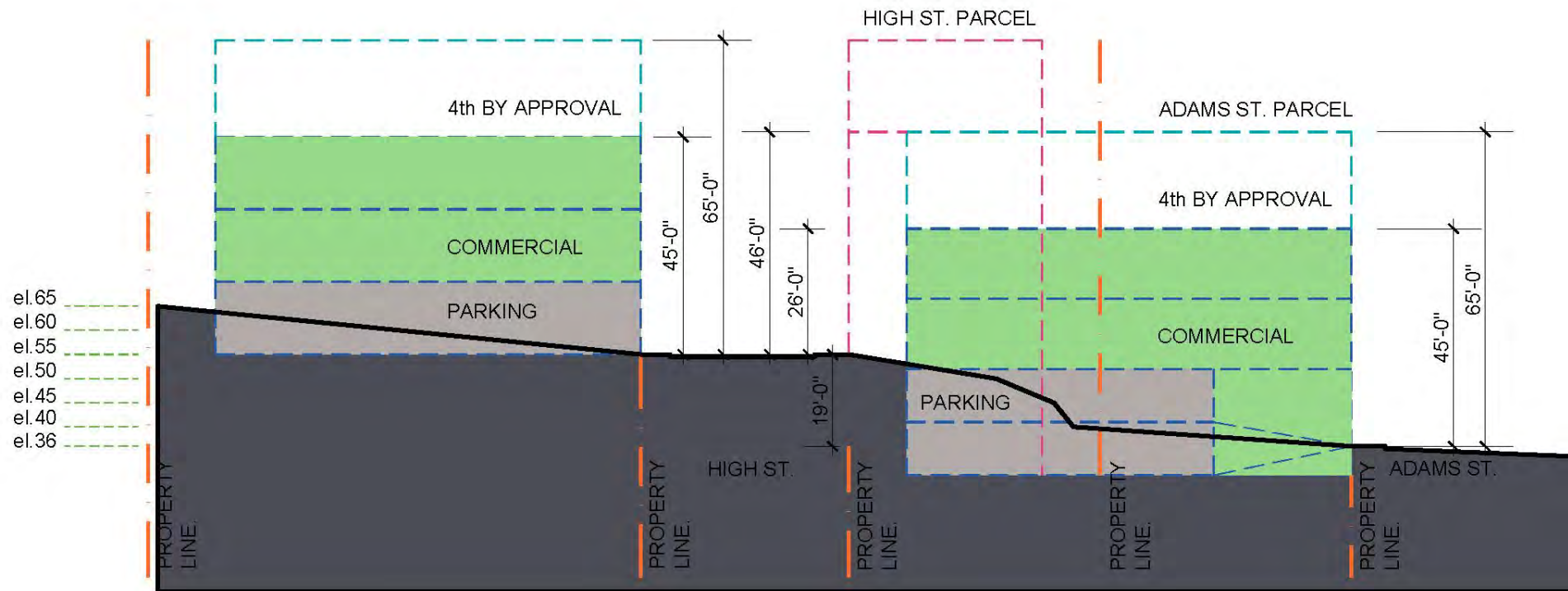
9,060 X 3 FLOORS = 27,180 SF ALLOWED

27,180 SF / 250 SF / SPACE = 109 PARKING SPACES
REQUIRED

**36 PARKING SPACES X 250 = 9,000 SF ALLOWED
BASED ON 36 PARKING SPACES**

Milton Village Business District: Mixed-Use Overlay

EXISTING BUSINESS ZONING: 59 ADAMS STREET EXAMPLE



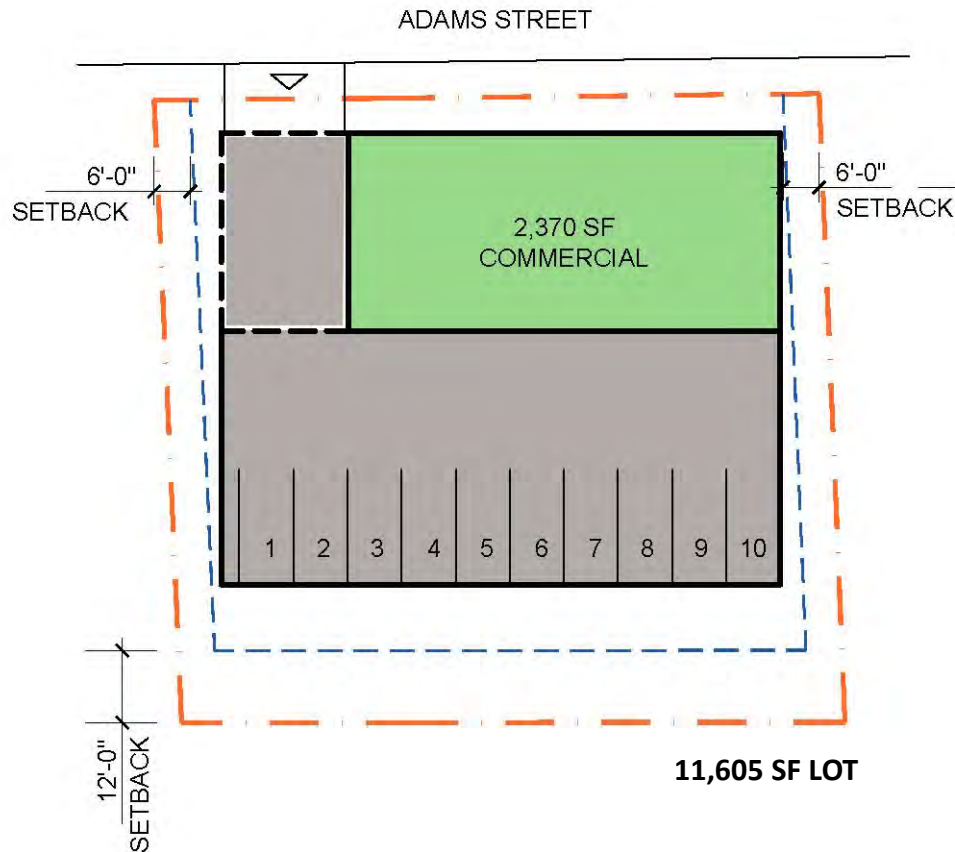
PARKING REQUIREMENT: 1 SPACE / 250 SF

HEIGHT LIMIT: 3 FLOORS / 45 FT.

5 FLOORS / 65 FT. BY SPECIAL PERMIT

Milton Village Business District: Mixed-Use Overlay

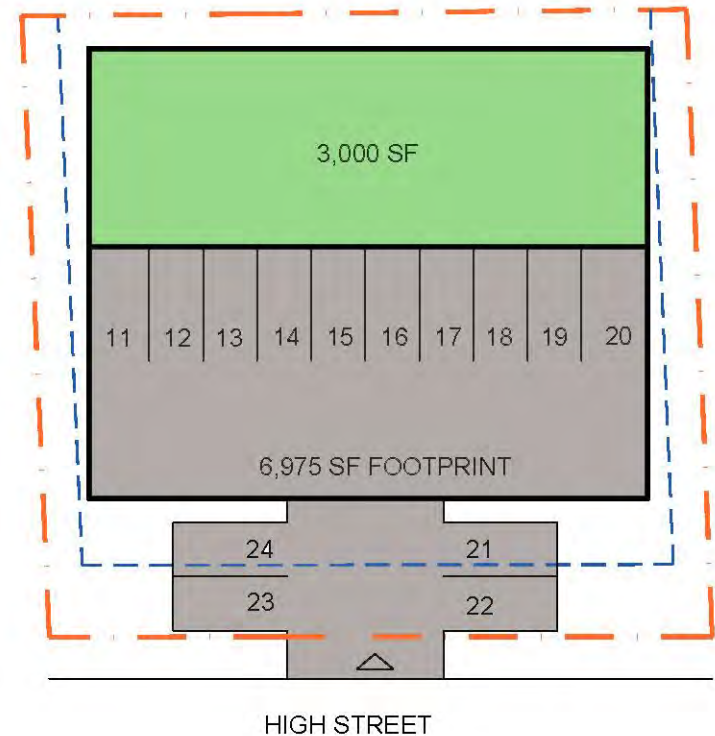
MAPC DRAFTED ZONING: 59 ADAMS STREET EXAMPLE



PARKING REQUIREMENT: 1 SPACE / 500 SF COMMERCIAL
1 / RESIDENTIAL UNIT

LOT COVERAGE: 60%

FLOOR AREA RATIO MAXIMUM: 1.65 WITH BONUS



LOT AREA: 11,605 SF

LOT COVERAGE AT 60% = 6,963 SF

FLOOR AREA RATIO (FAR) 1.65 = 11,605 x 1.65 = 19,148

4,740 SF COMMERCIAL + 13,950 SF RESIDENTIAL =

18,690 SF TOTAL

4,740 / 500 SF = 10 PARKING SPACES COMMERCIAL

24 SPACES - 10 = 14 SPACES RESIDENTIAL

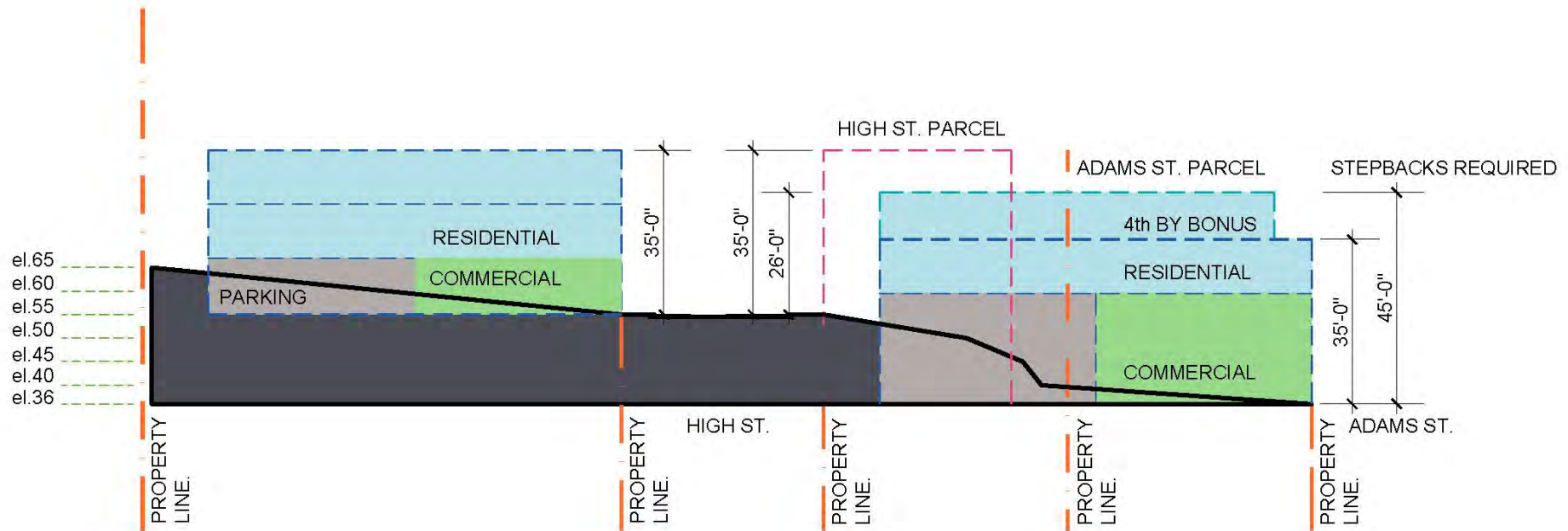
14 SPACES AT 1 SPACE / UNIT = 14 UNITS

MAPC DRAFTED ZONING: 59 ADAMS STREET EXAMPLE



Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



DIMENSIONAL STANDARDS:

PARKING REQUIREMENT: 1 SPACE / 500 SF COMMERCIAL

1 SPACE / UNIT FOR STUDIOS & 1-BED, 1.5 FOR 2-BED, 2 FOR 3-BED+

HEIGHT LIMIT: 3 FLOORS / 45 FT. ~~35 FT.~~

4 FLOORS / ~~55 FT.~~ 45 FT. WITH BONUS – ADAMS STREET ONLY

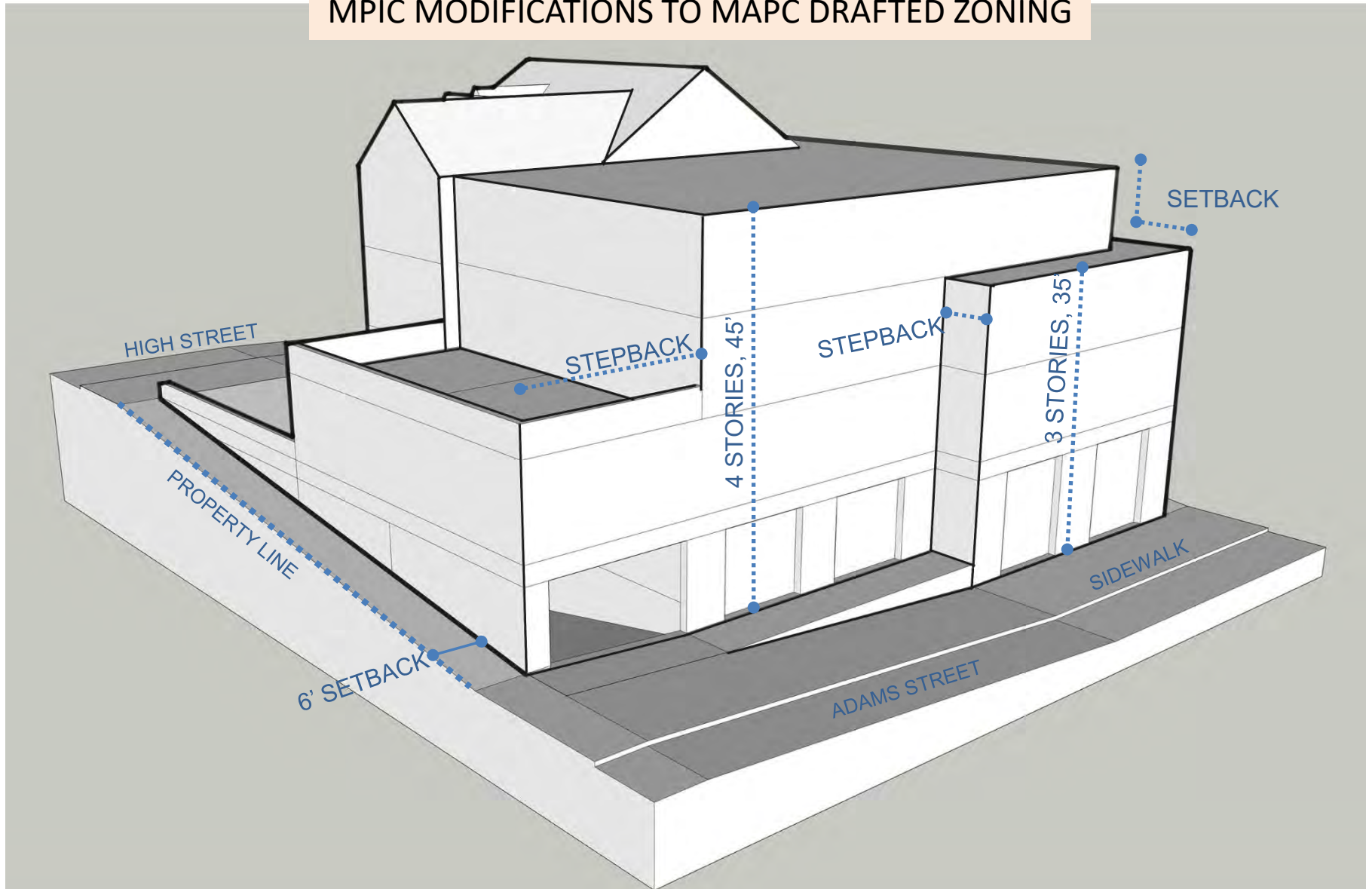
LOT COVERAGE: 60%

FLOOR AREA RATIO MAXIMUM: 1.65 WITH BONUS

ADDITIONAL DESIGN STANDARDS

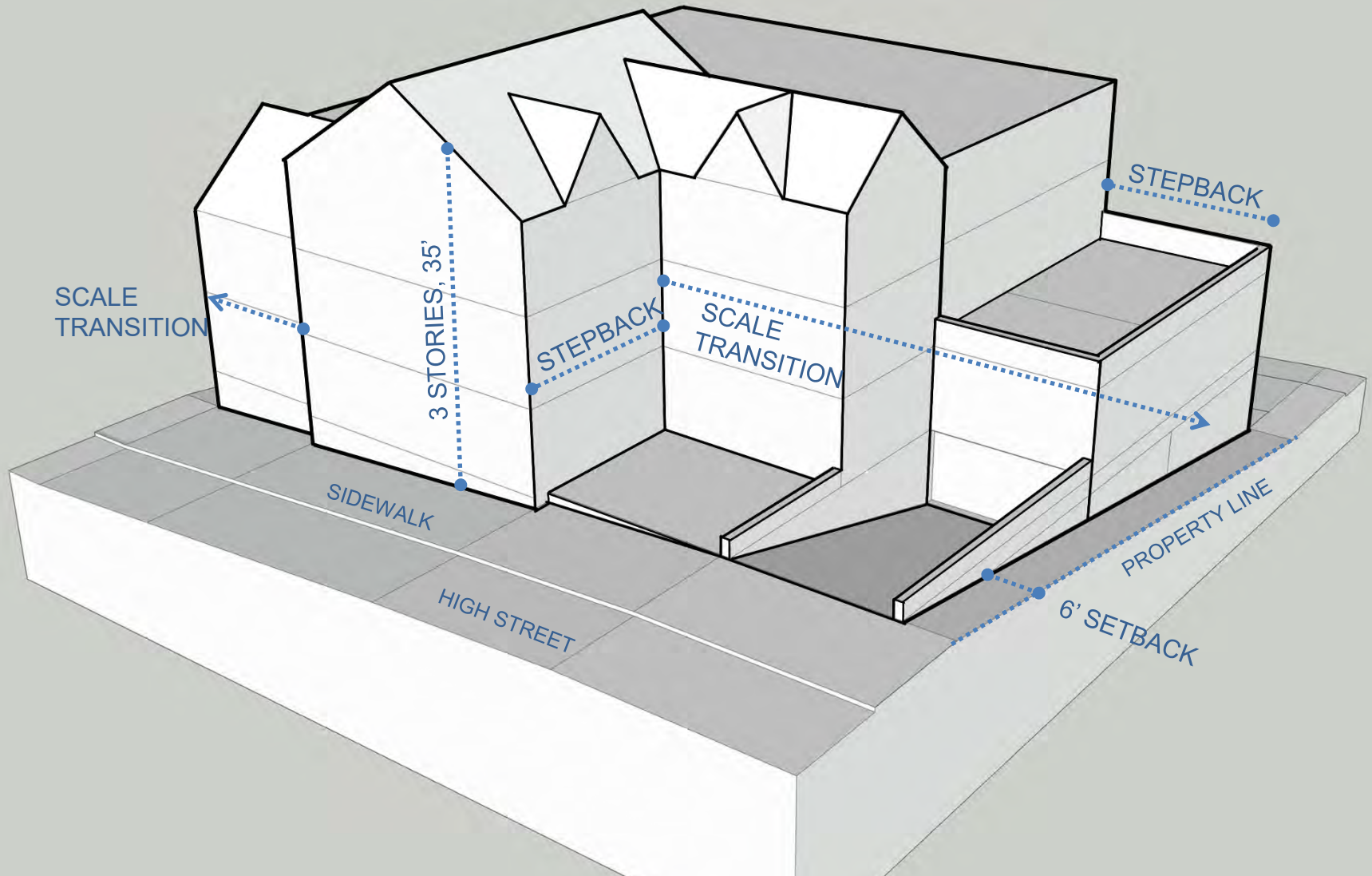
Milton Village Business District: Design Standards

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



Milton Village Business District: Design Standards

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



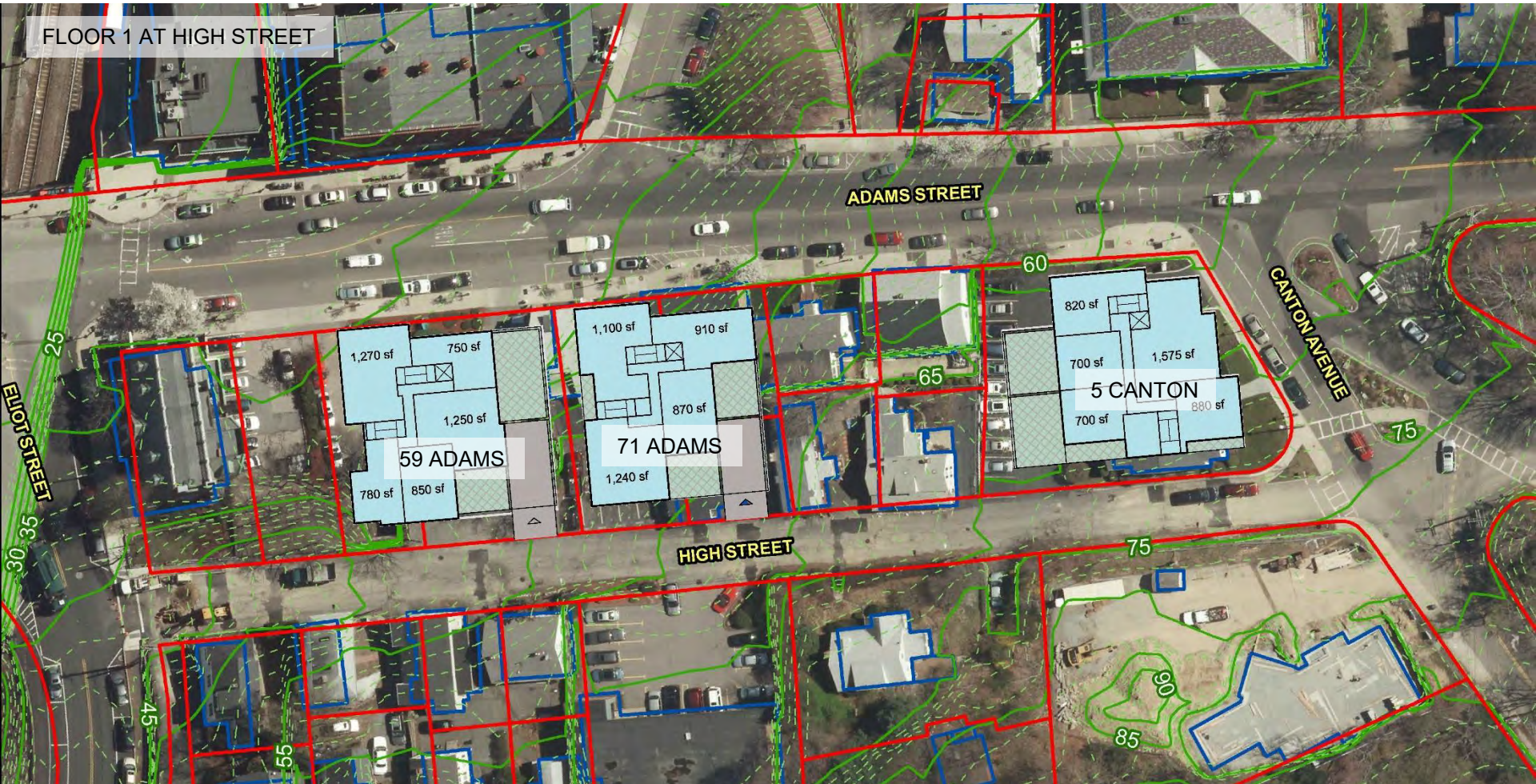
Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



Milton Village Business District: Mixed-Use Overlay

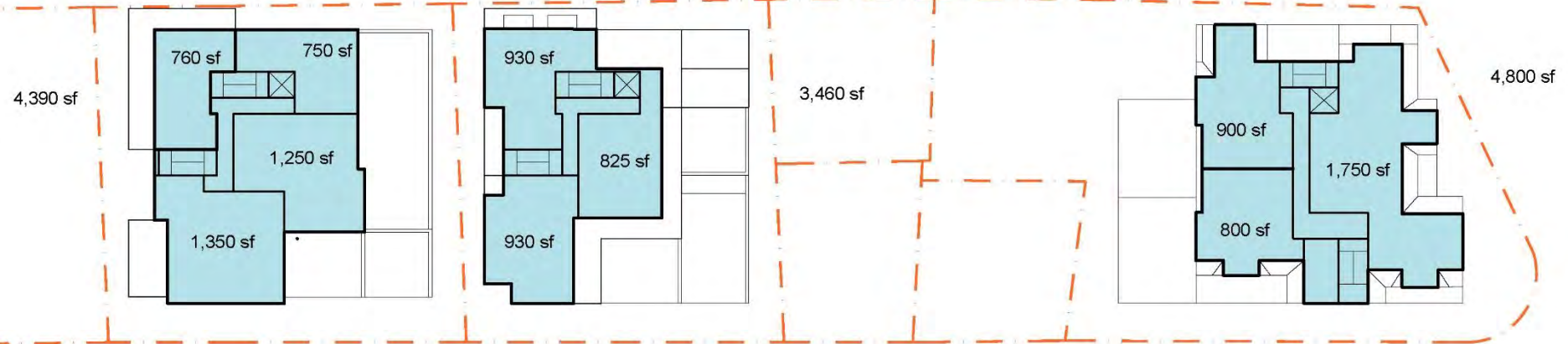
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



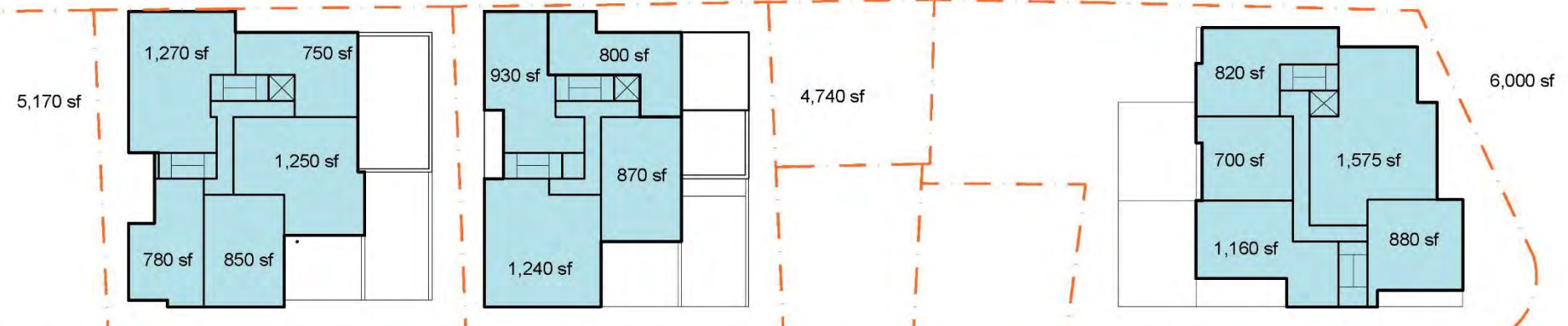
Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING

FLOOR 4



FLOOR 3



11,630 sf parcel x 0.60 = 6,978 sf
 11,630 x 1.65 = 19,190 sf
 20,020 sf total area
 4,100 sf commercial
 14 residential units
 8 commercial spaces
 14 residential spaces = 1.0/unit

10,470 sf parcel x 0.60 = 6,282 sf
 10,470 x 1.65 = 17,275 sf
 17,250 gsf total area
 3,270 sf commercial
 11 residential units
 6 commercial spaces
 13 residential spaces = 1.2/unit

13,330 sf parcel x 0.60 = 8,000 sf
 13,330 x 1.65 = 21,995 sf
 19,730 sf total area
 1,770 sf commercial
 13 residential units
 4 commercial spaces
 24 residential spaces = 1.8/unit (4 tandem)

Milton Village Business District: Mixed-Use Overlay

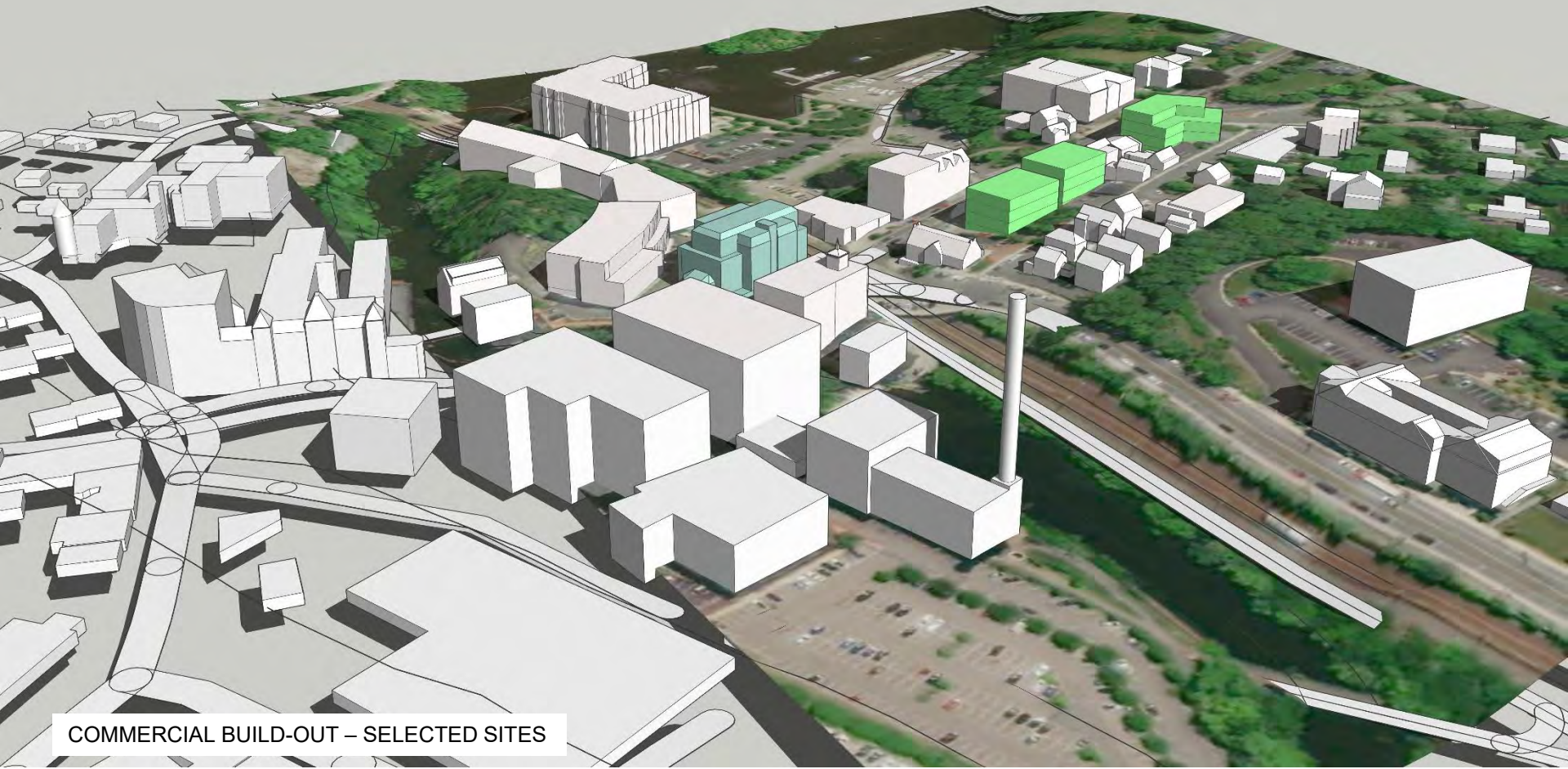
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

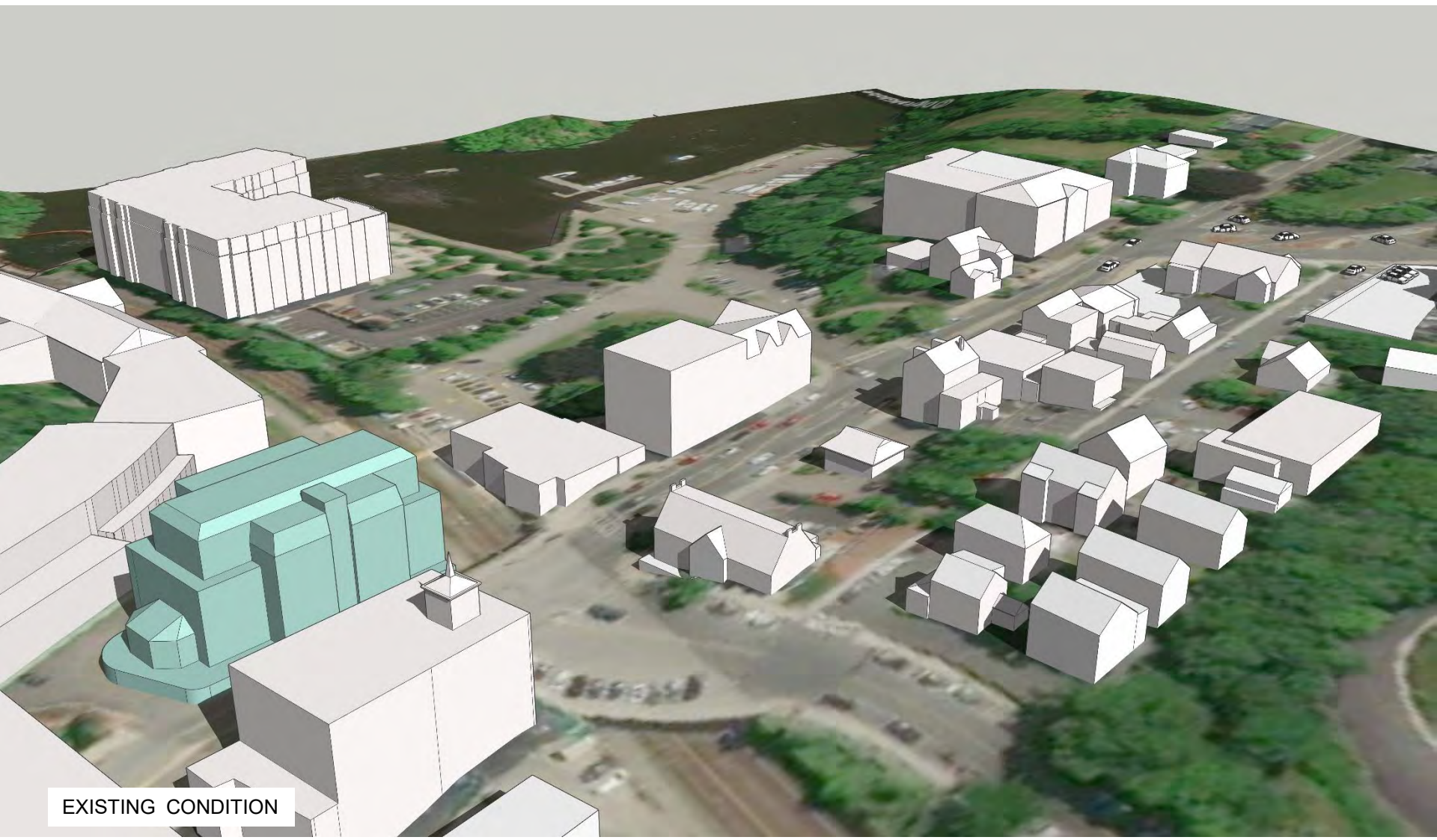
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

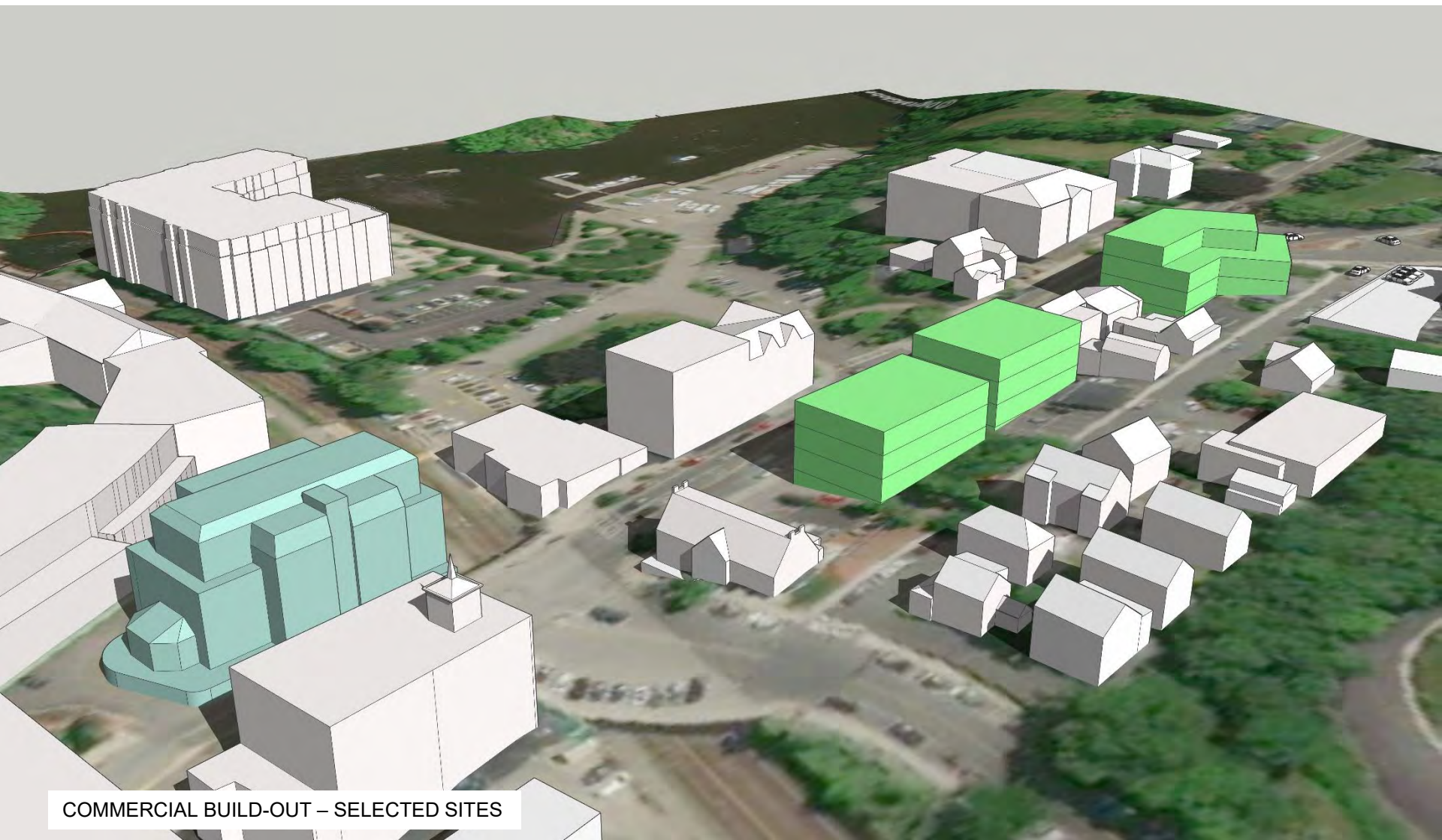
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

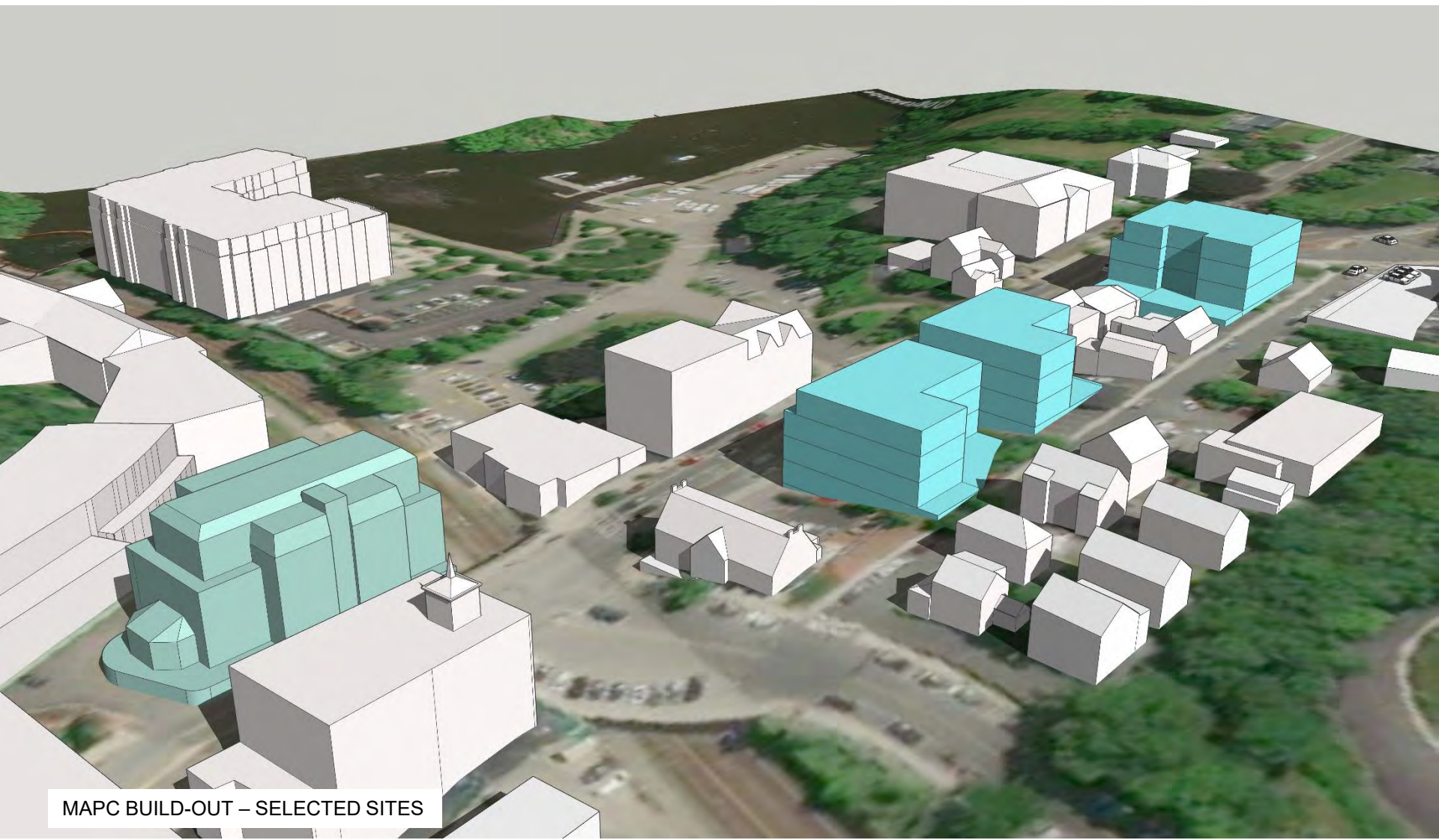
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

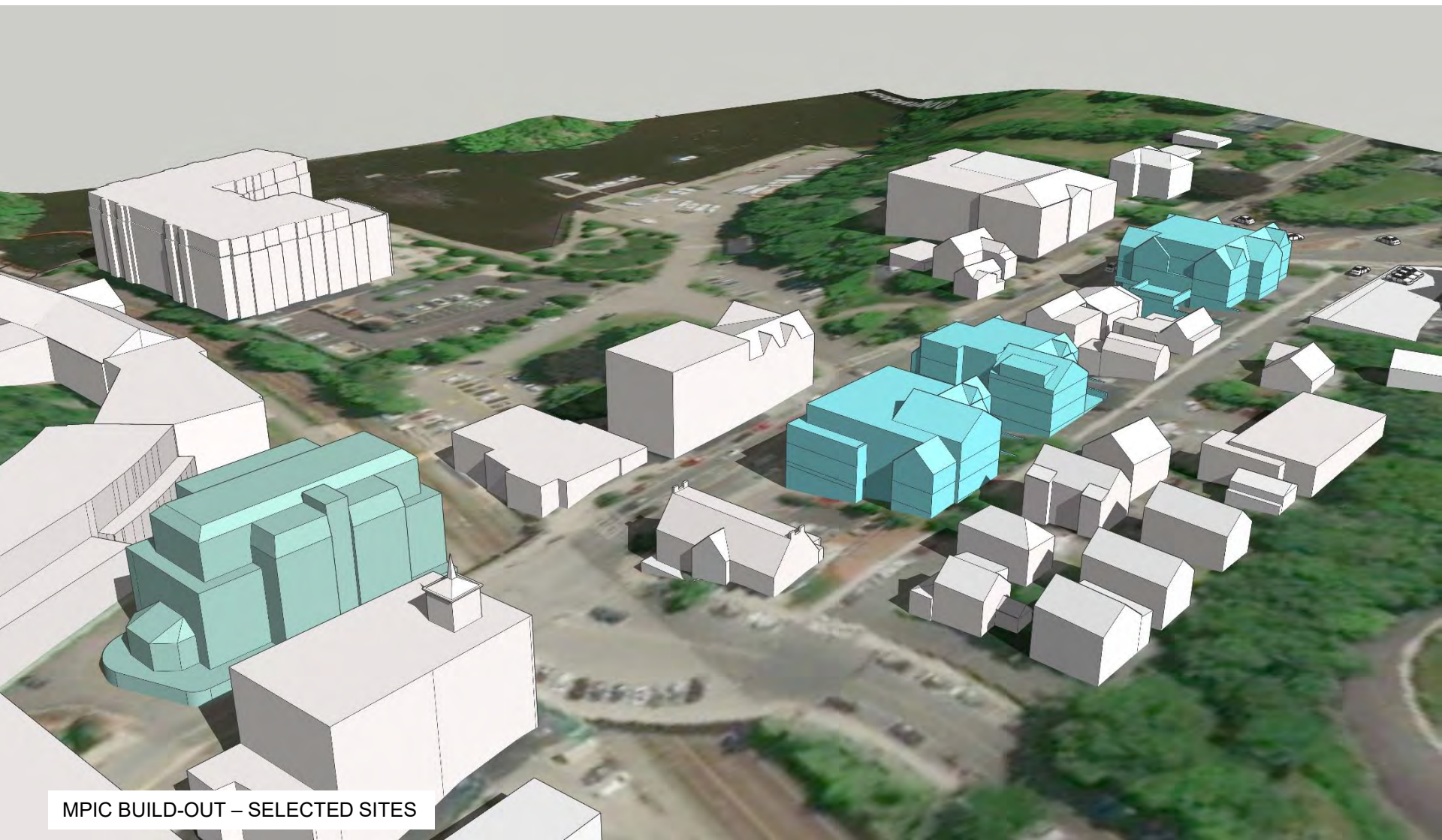
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

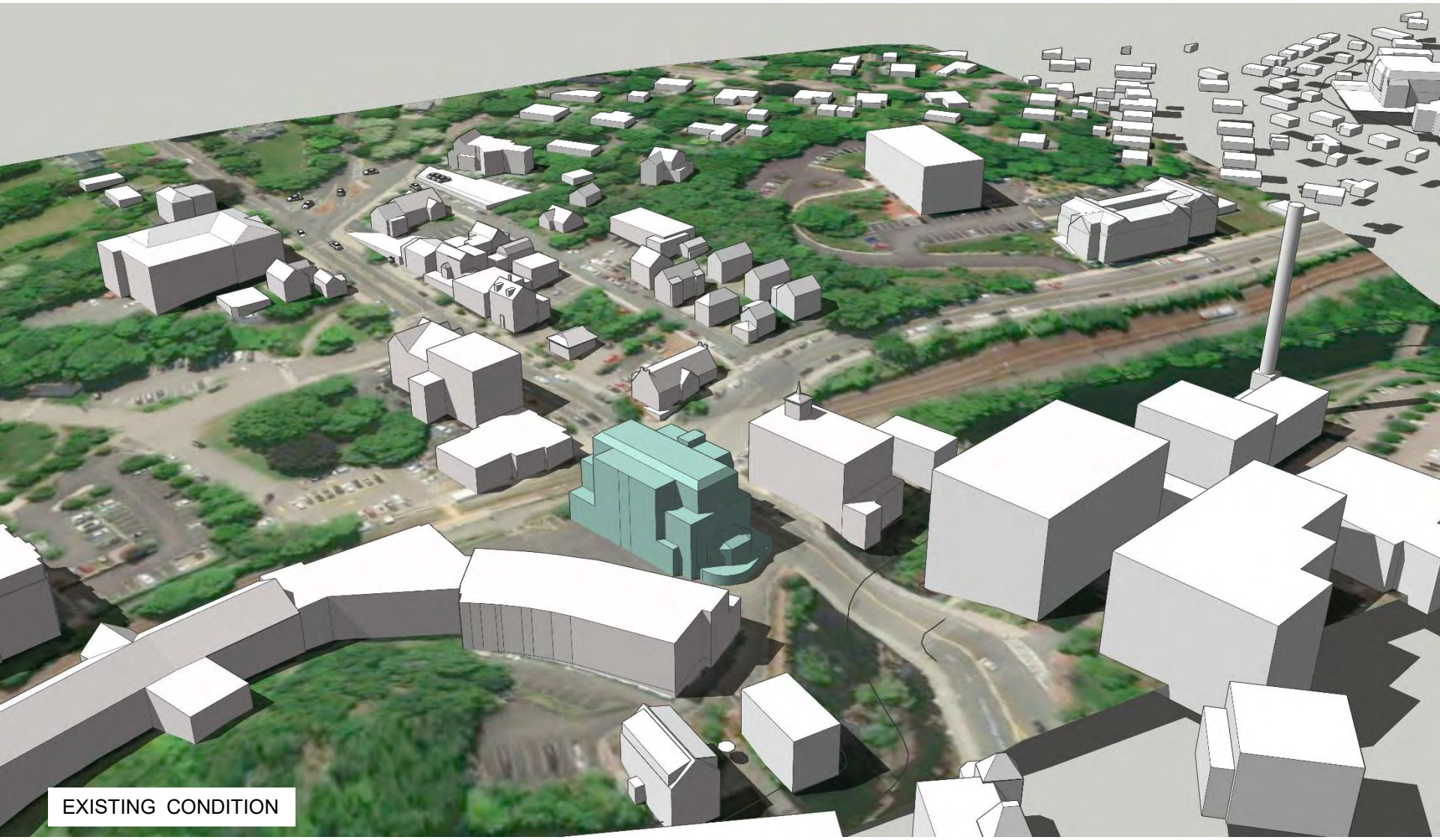
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

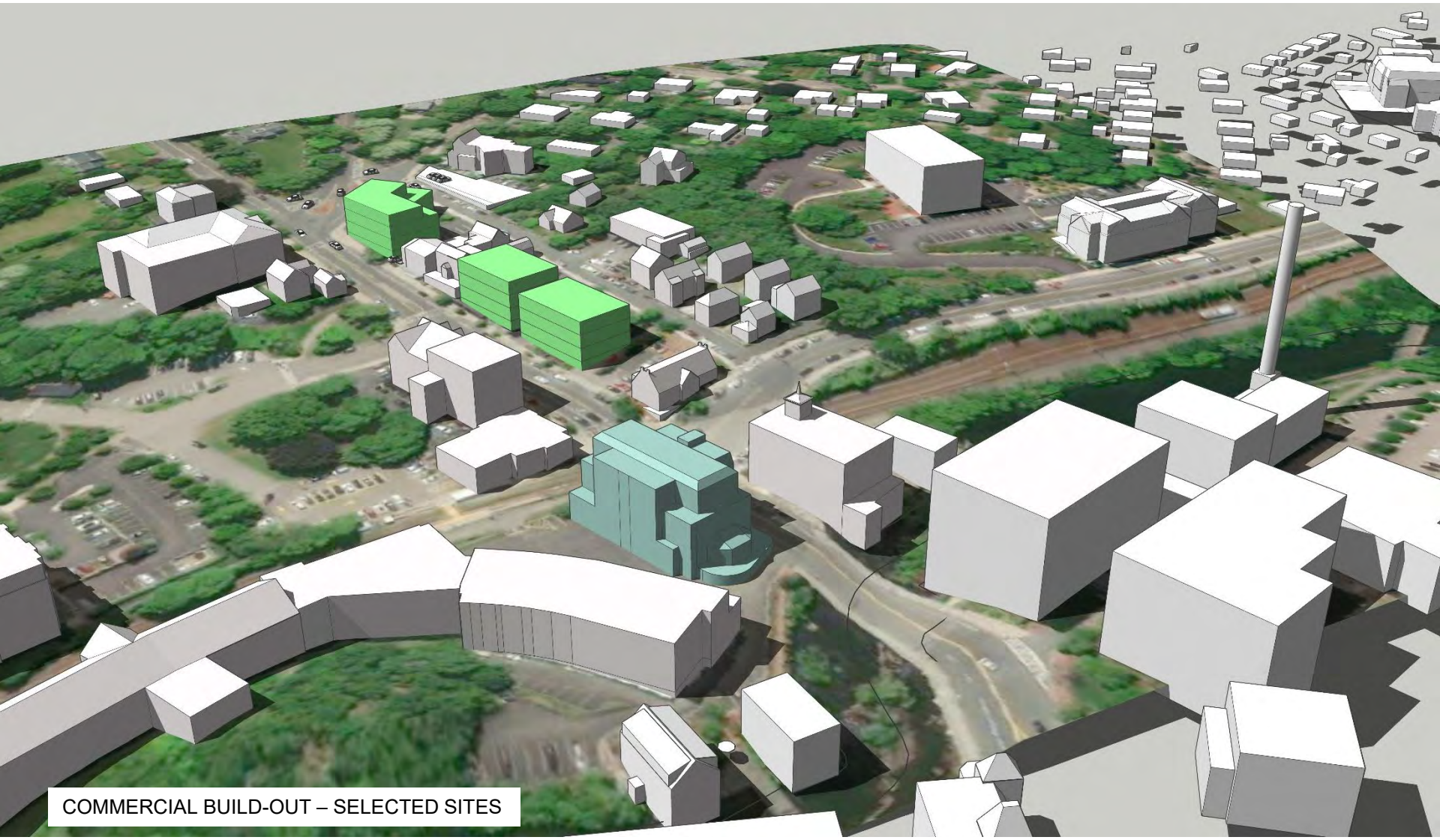
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

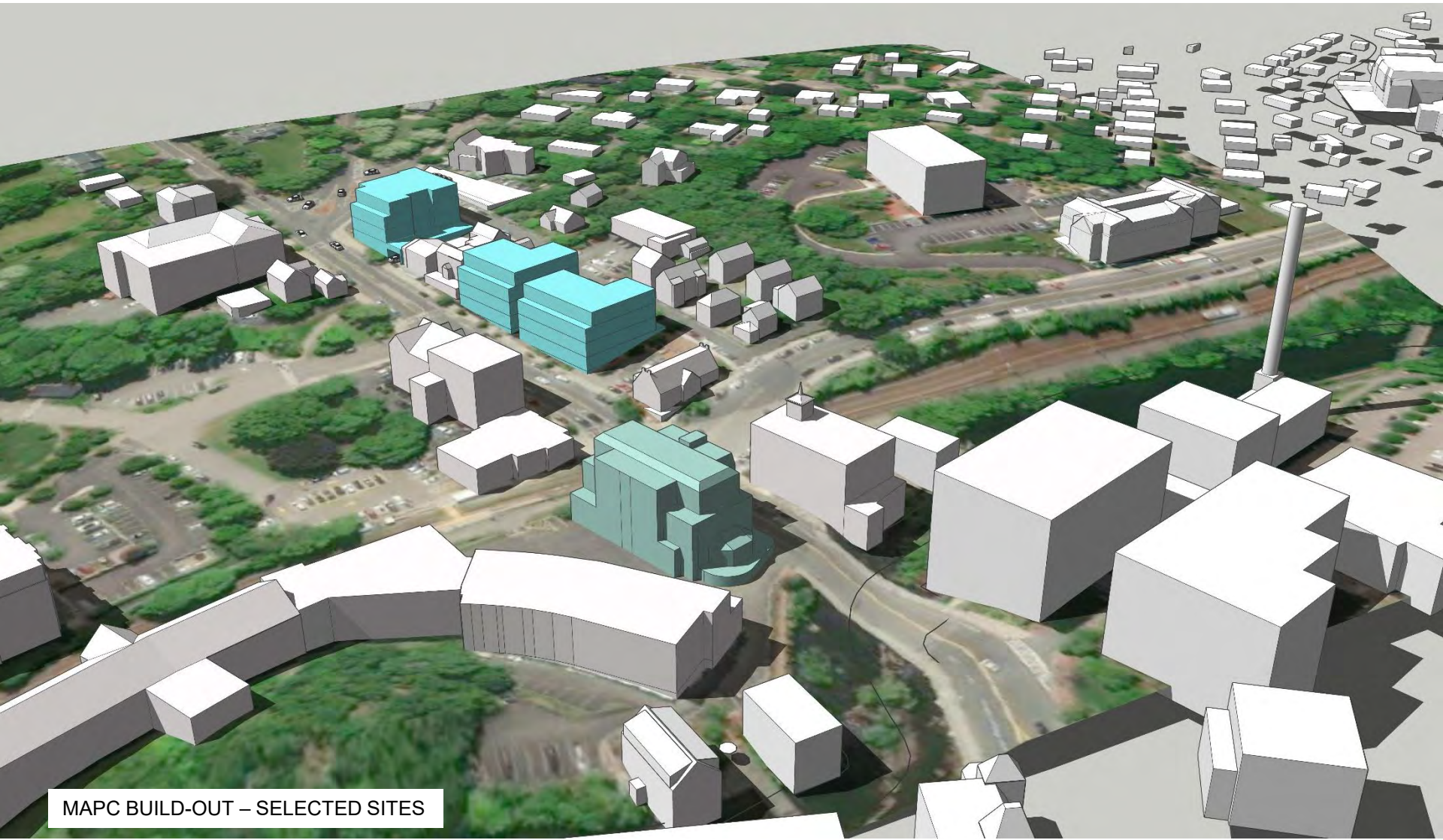
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

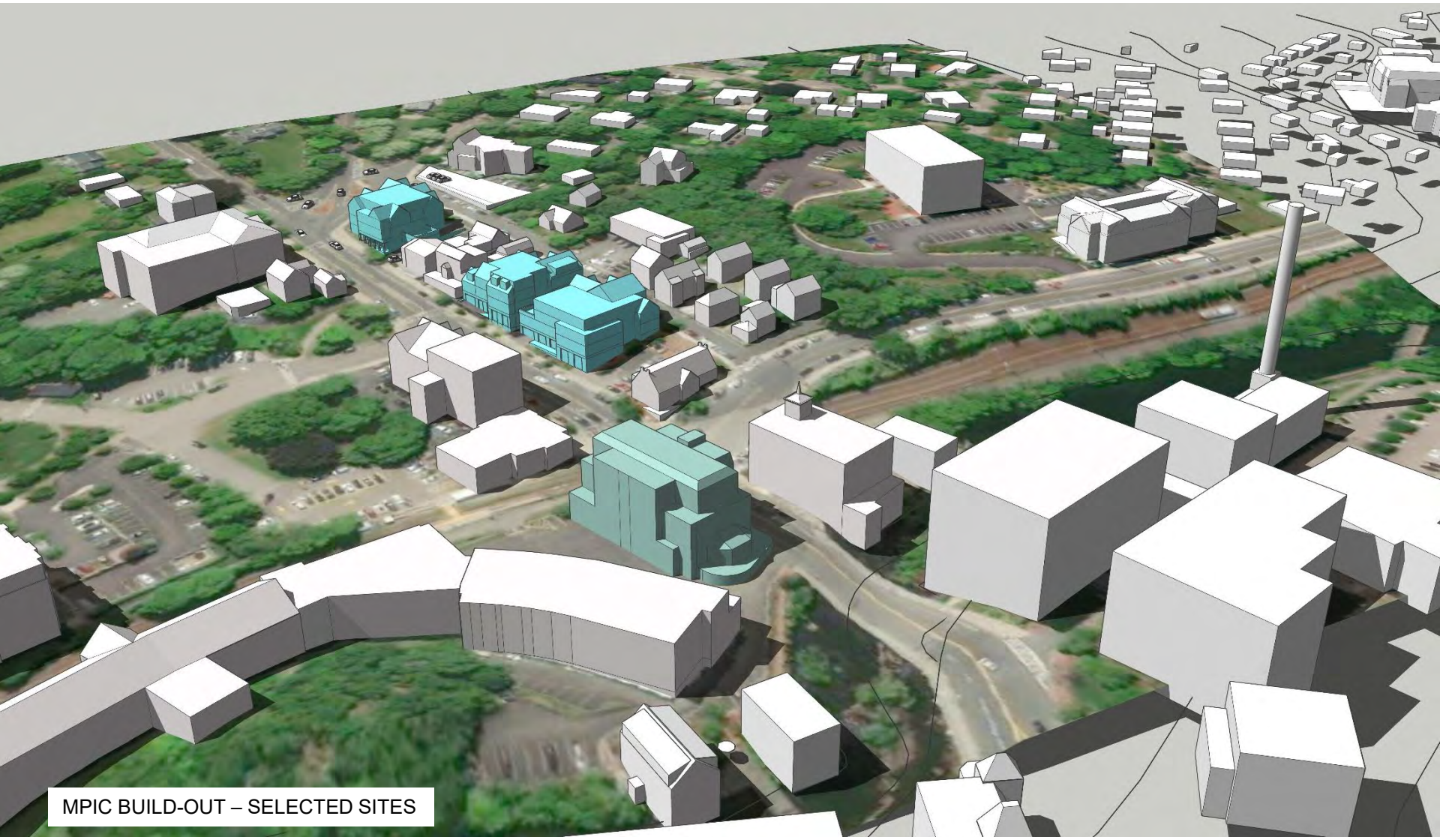
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILDOUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

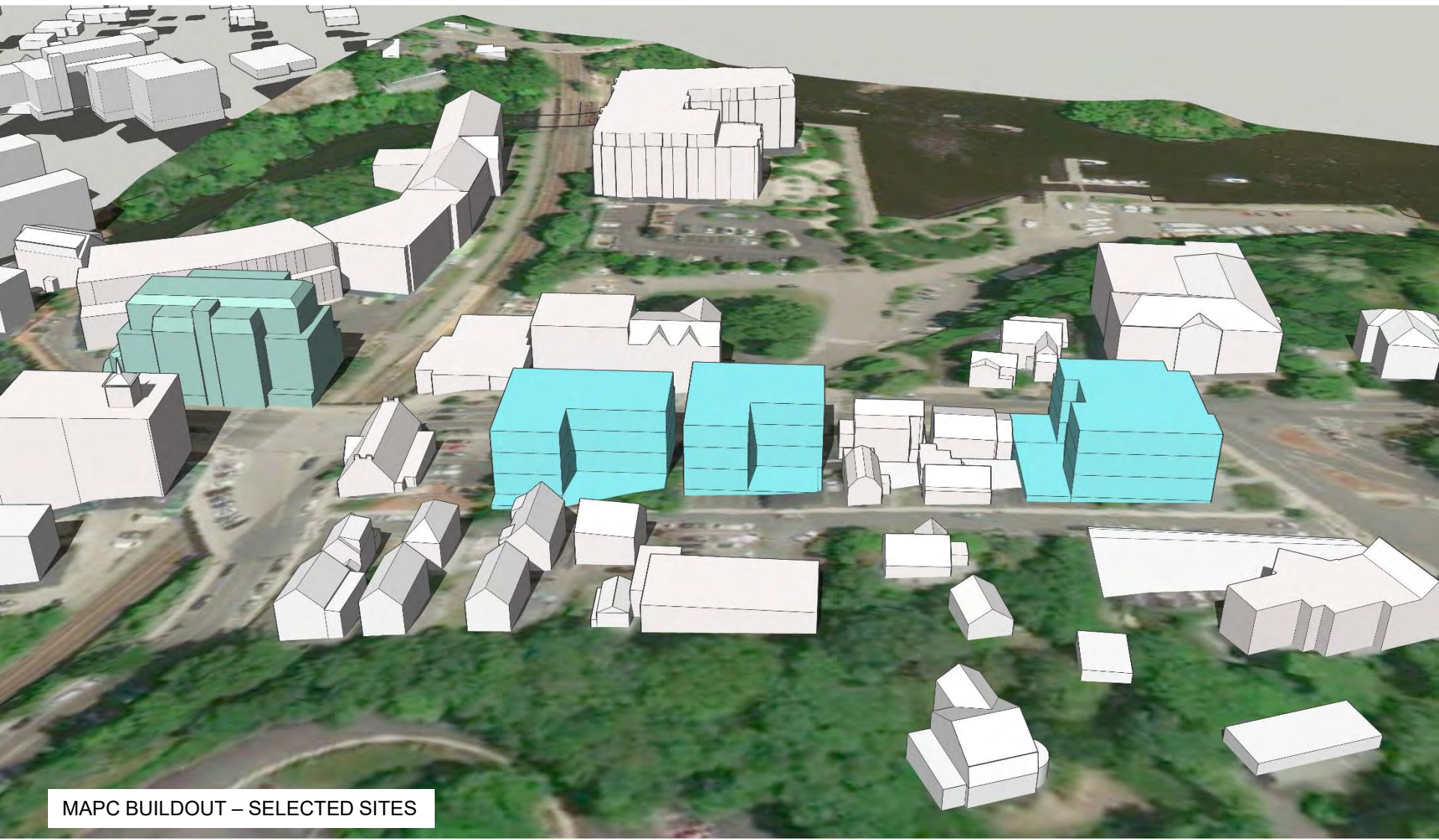
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

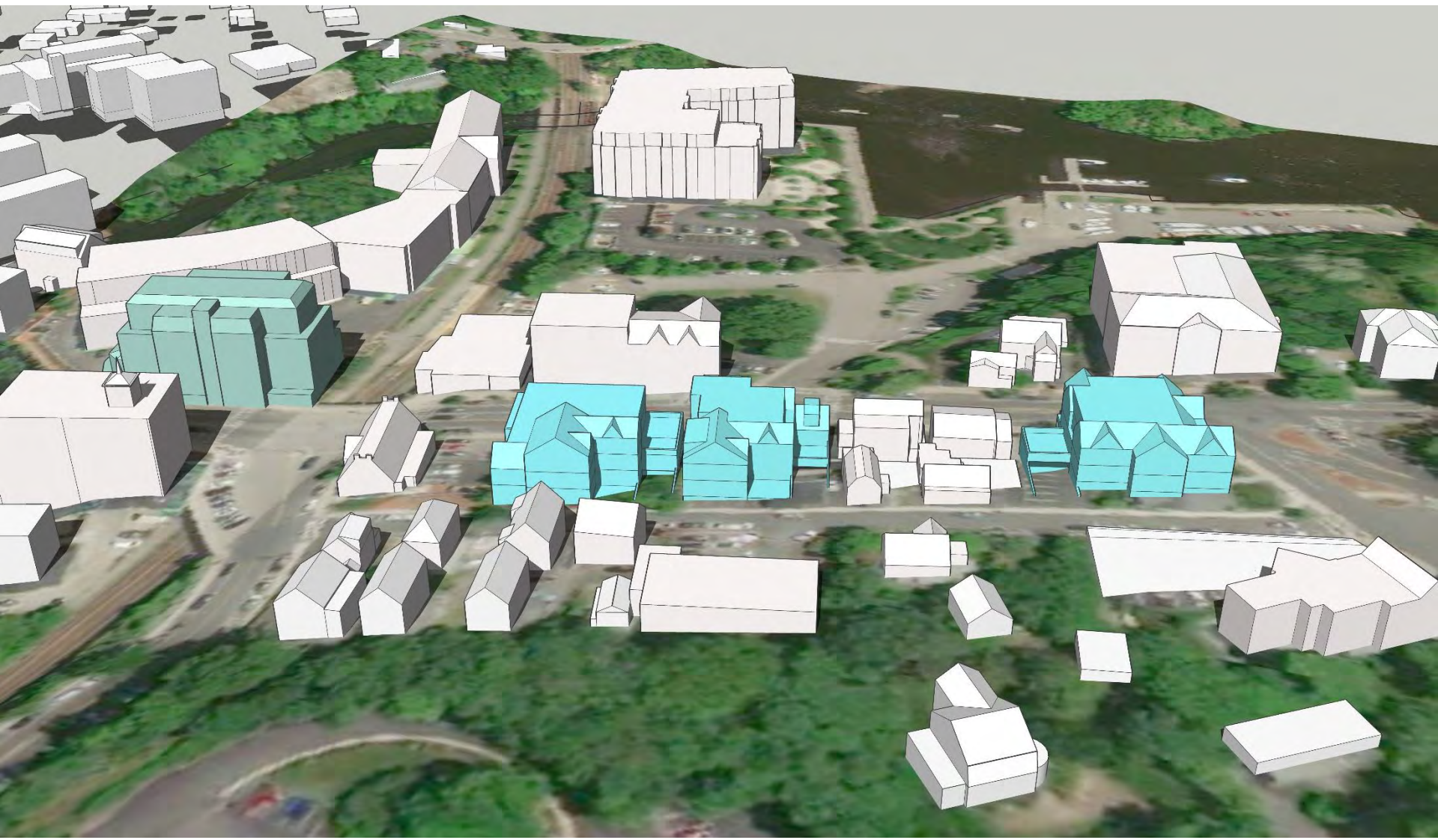
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILDOUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



EXISTING CONDITION

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



COMMERCIAL BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MAPC BUILDOUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

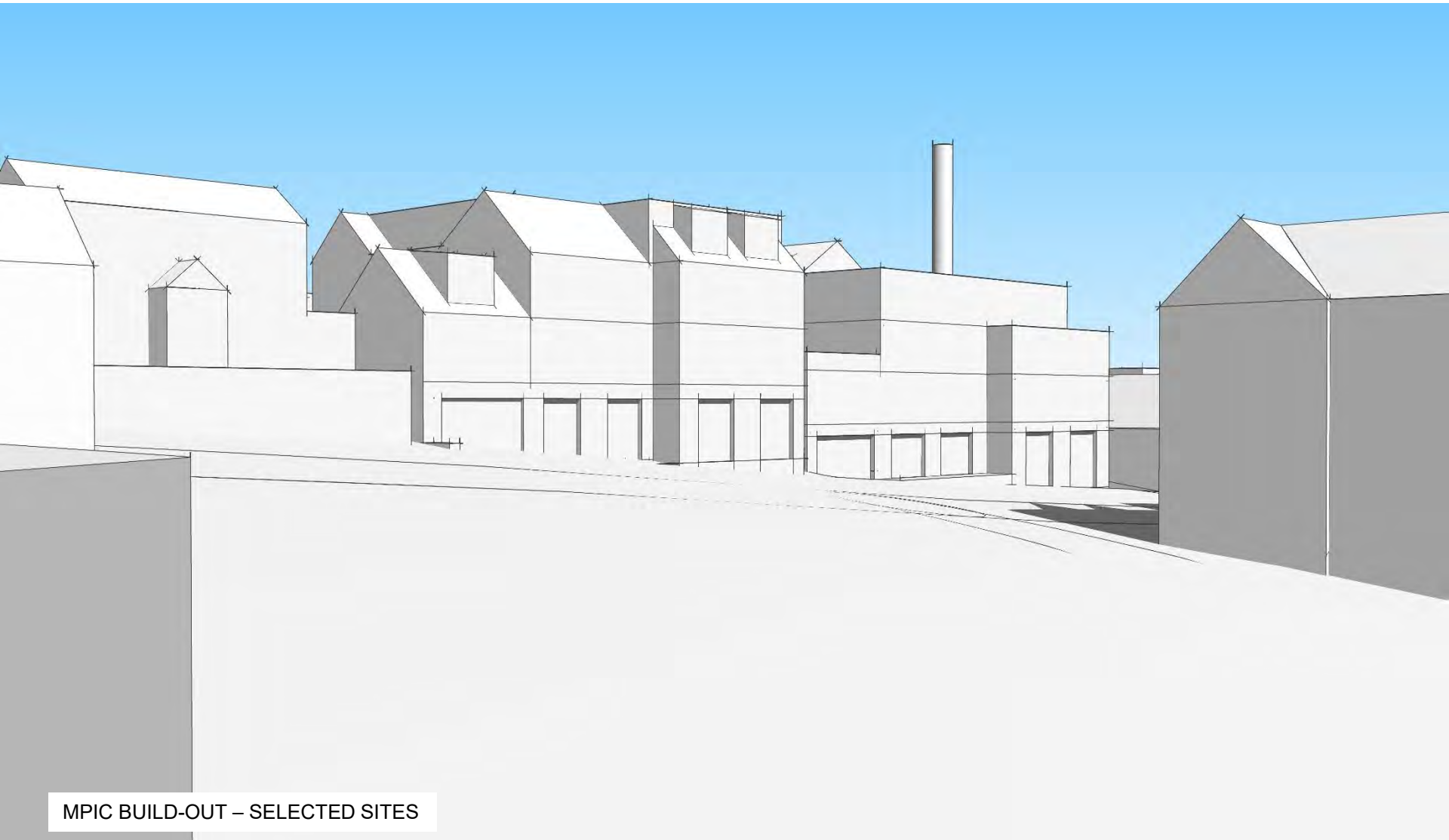
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

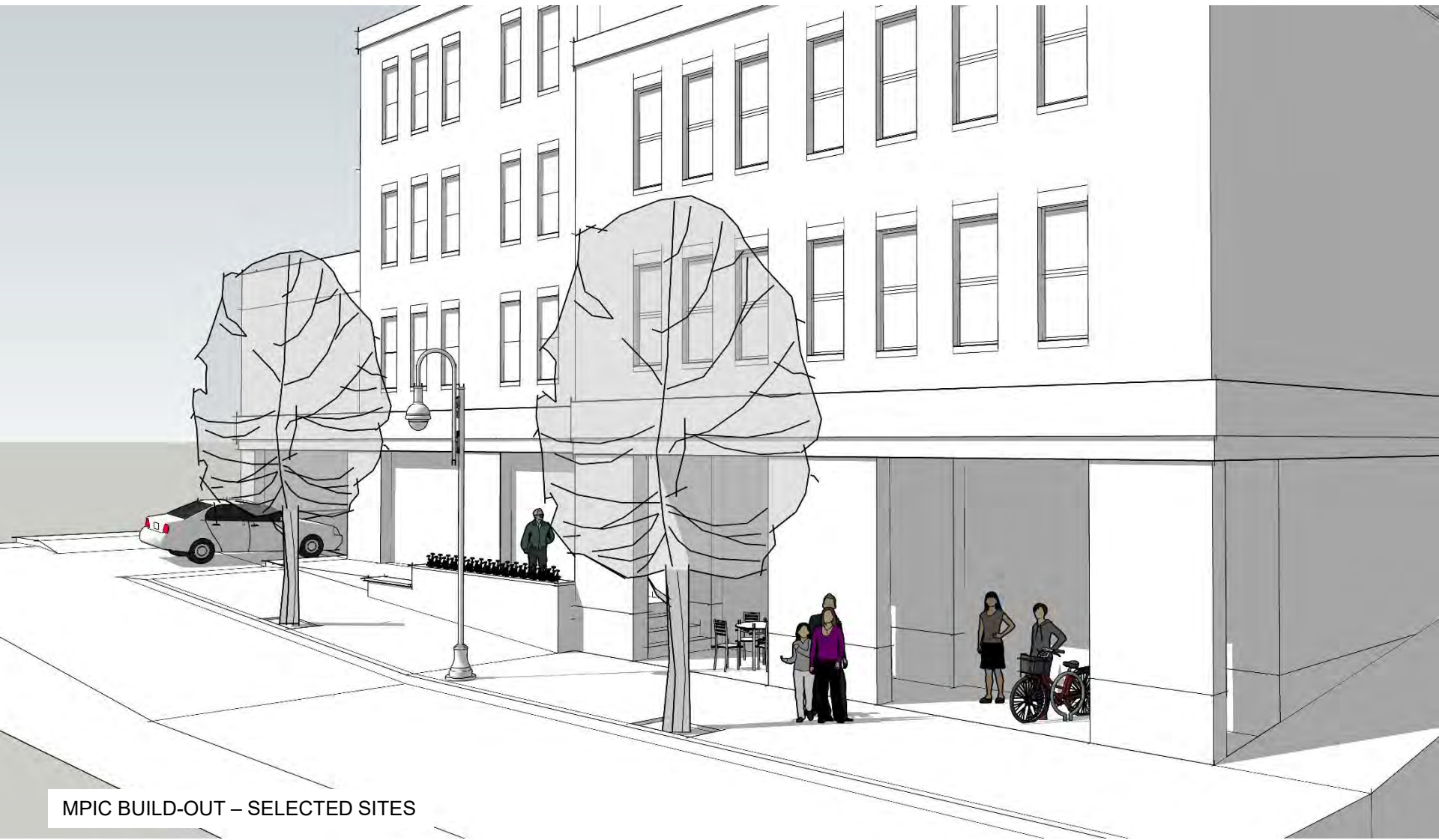
MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

MPIC MODIFICATIONS TO MAPC DRAFTED ZONING



MPIC BUILD-OUT – SELECTED SITES

Milton Village Business District: Mixed-Use Overlay

NEXT STEPS

Planning Board is the municipal body with the authority to initiate an amendment to the local zoning bylaw (M.G.L. c. 40A § 5)

- *Planning Board is required to hold public hearings on amendments*
- *Amendments are sent to Select Board for consideration for warrant*
- *Select Board submits to Warrant Committee for review & recommendation*
- *2/3 vote of Town Meeting required for adoption*
- *Attorney General review required before put in effect*

STUDIES, REPORTS, PRESENTATIONS ON THE TOWN WEB SITE:

<https://www.townofmilton.org/master-plan-implementation-committee/pages/presentations-studies>

EMAIL COMMENTS TO PLANNING DEPARTMENT