

*Zoning for*

# **East Milton Square Milton**

**Community Meeting**

March 11, 2025



Photo: hshassoc.com.com

# Planning Board Study

## Planning Board members

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

**Cheyenne Frazier**, Assistant Director of Planning and Community Development

**Julia Getman**, Senior Administrative Clerk

## Metropolitan Area Planning Council (MAPC)

- Josh Fiala, AICP AIA LEED AP

**East Milton Square Zoning** Community Meeting

March 11, 2025





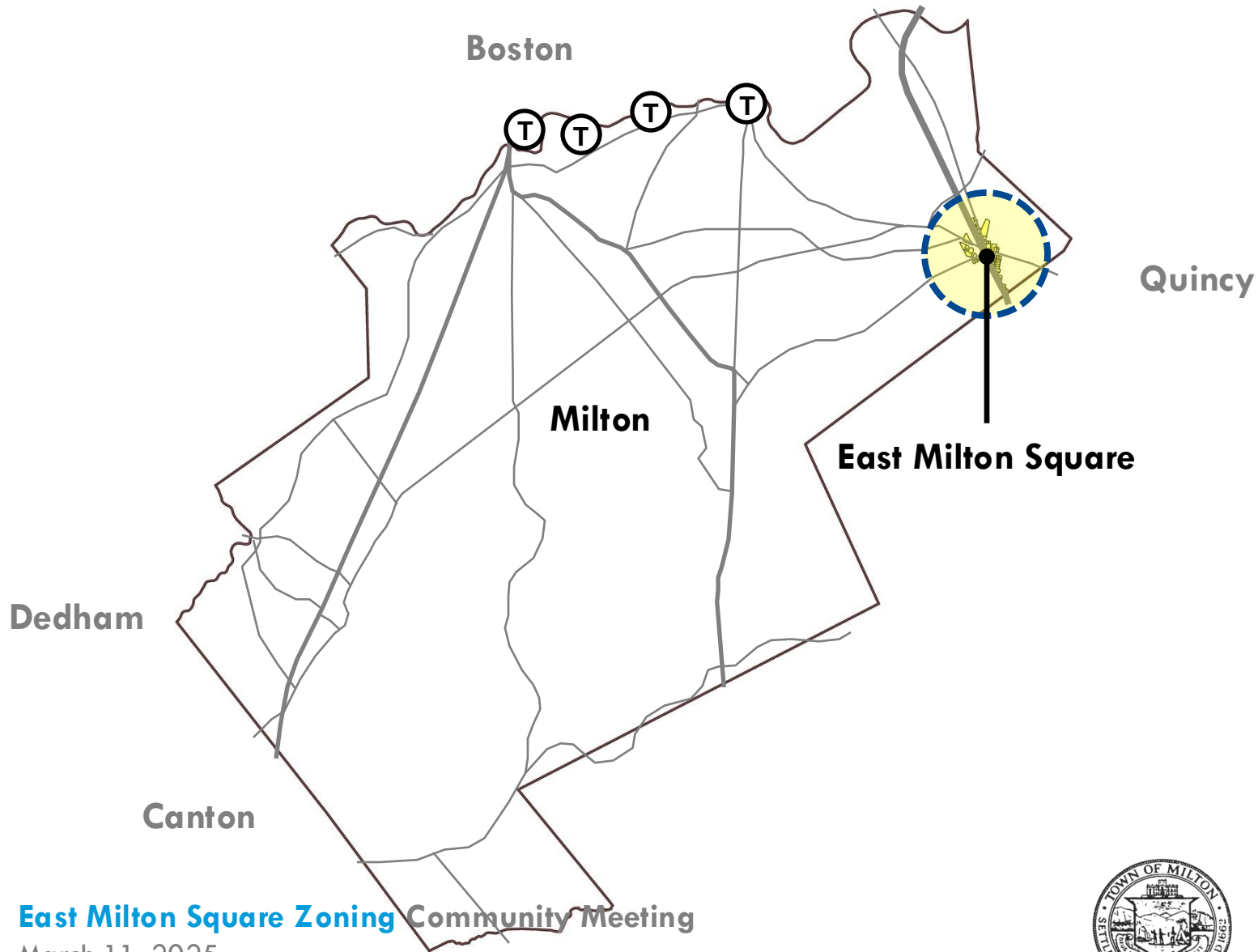


# Agenda

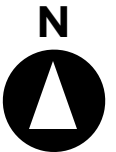
- 1. Background and recap**
- 2. Summary of proposed zoning**
- 3. Summary of proposed design guidelines**
- 4. Questions and comments**
- 5. Next steps**



# East Milton Square Locus Map



**East Milton Square Zoning** Community Meeting  
March 11, 2025





# East Milton Square today



East Milton Square Zoning Community Meeting  
March 11, 2025



# East Milton Zoning study purpose

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.**



# Purpose of this meeting

In this meeting, we plan to:

- **Provide a summary of proposed zoning for East Milton Square**
- **Discuss additional questions and comments**





1

# Background and recap

East Milton Square Zoning



# Building on past efforts

## Previous studies and analysis:

- 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)



# Building on past efforts

## Previous studies and analysis:

- 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)





# Building on past efforts

## Previous studies and analysis:

- 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)



# Building on past efforts

## Previous studies and analysis:

- **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)



# Zoning recommendation engagement

- Stakeholder interviews from 8/23 to 11/23
- Community Meetings on 11/6/23 and 3/25/24
- Community Survey 1 open (November 2023)
- Chamber of Commerce Meeting on 12/14/23
- Community Survey 2 open (April 2024)
- Planning Board meetings on 2/8/24, 3/14/24, 5/23/24, 7/18/24, 11/21/24, 1/6/25, 2/13/25











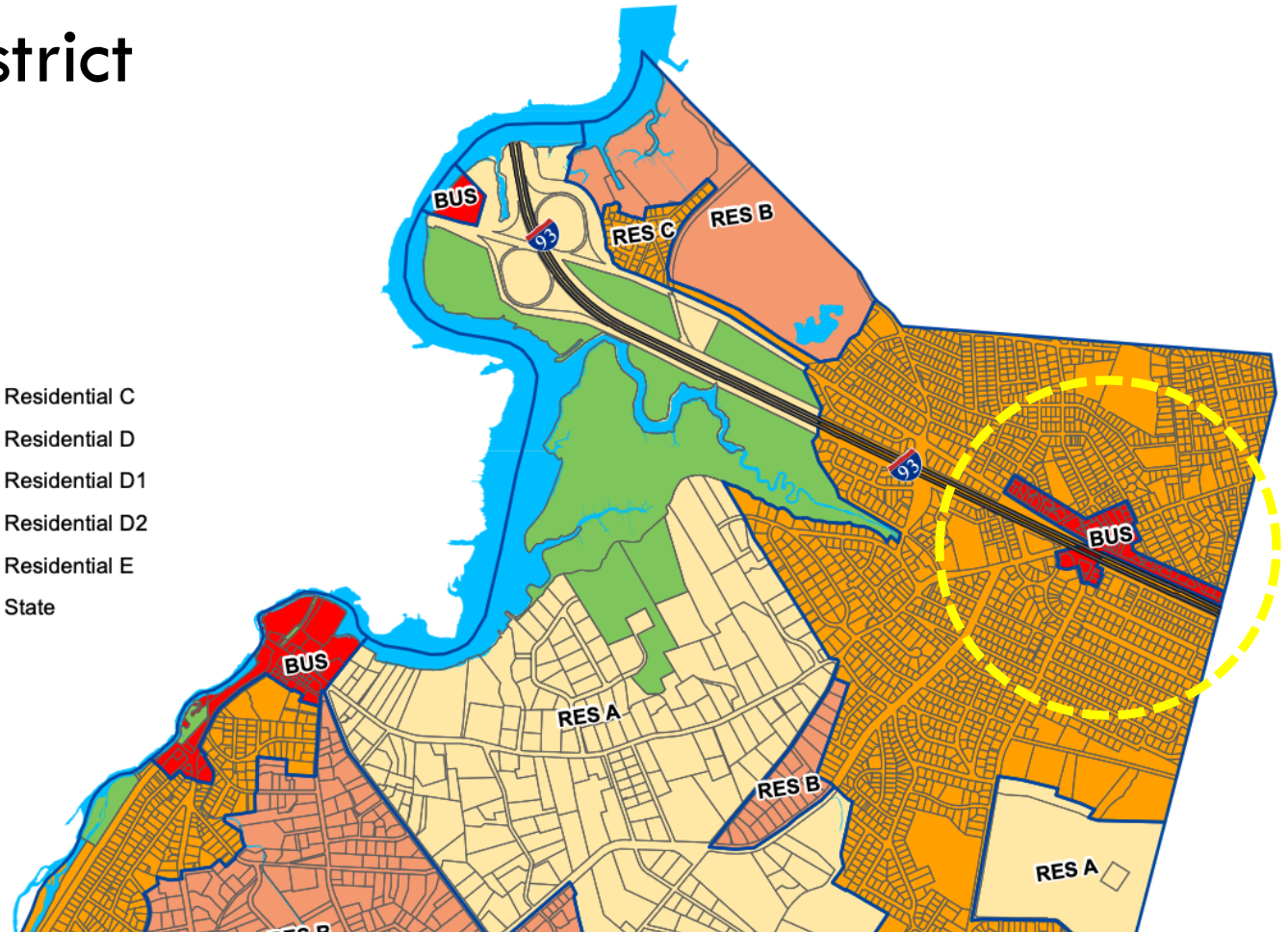
# Current Zoning Context

- Business District

## Legend

### Zoning Districts Updated by Zone Code

|  |                |   |                |
|--|----------------|---|----------------|
|  | Business       |  | Residential C  |
|  | Residential A  |  | Residential D  |
|  | Residential AA |  | Residential D1 |
|  | Residential B  |  | Residential D2 |
|  |                |  | Residential E  |
|  |                |  | State          |



East Milton Square Zoning Community Meeting

March 11, 2025



# East Milton Square Zoning

- Business District
  - Does not currently allow mixed-use development

Table with **existing zoning characteristics** – Business

|                          |       |
|--------------------------|-------|
| Minimum lot size (sf)    | none  |
| Max. height/SP (stories) | 3/5   |
| Max. height/SP (ft)      | 45/65 |
| Maximum open space       | none  |
| Maximum units per acre   | none  |
| Minimum frontage (ft)    | none  |

|                             |        |
|-----------------------------|--------|
| Front yard setback (ft)     | 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  |



# What we have heard

## Generalized community 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

## Summary of proposed zoning

East Milton Square Zoning



# Proposed zoning available

## East Milton Square Zoning

<https://www.townofmilton.org/DocumentCenter/View/7995/Draft-East-Milton-Square-Zoning-Text-20250129>

## East Milton Square Zoning Commentary

<https://www.townofmilton.org/DocumentCenter/View/7994/Draft-East-Milton-Square-Zoning-Commentary-Memo-20250129>

## East Milton Square Design Guidelines

<https://www.townofmilton.org/DocumentCenter/View/7993/Draft-East-Milton-Square-Design-Guidelines-20250129>

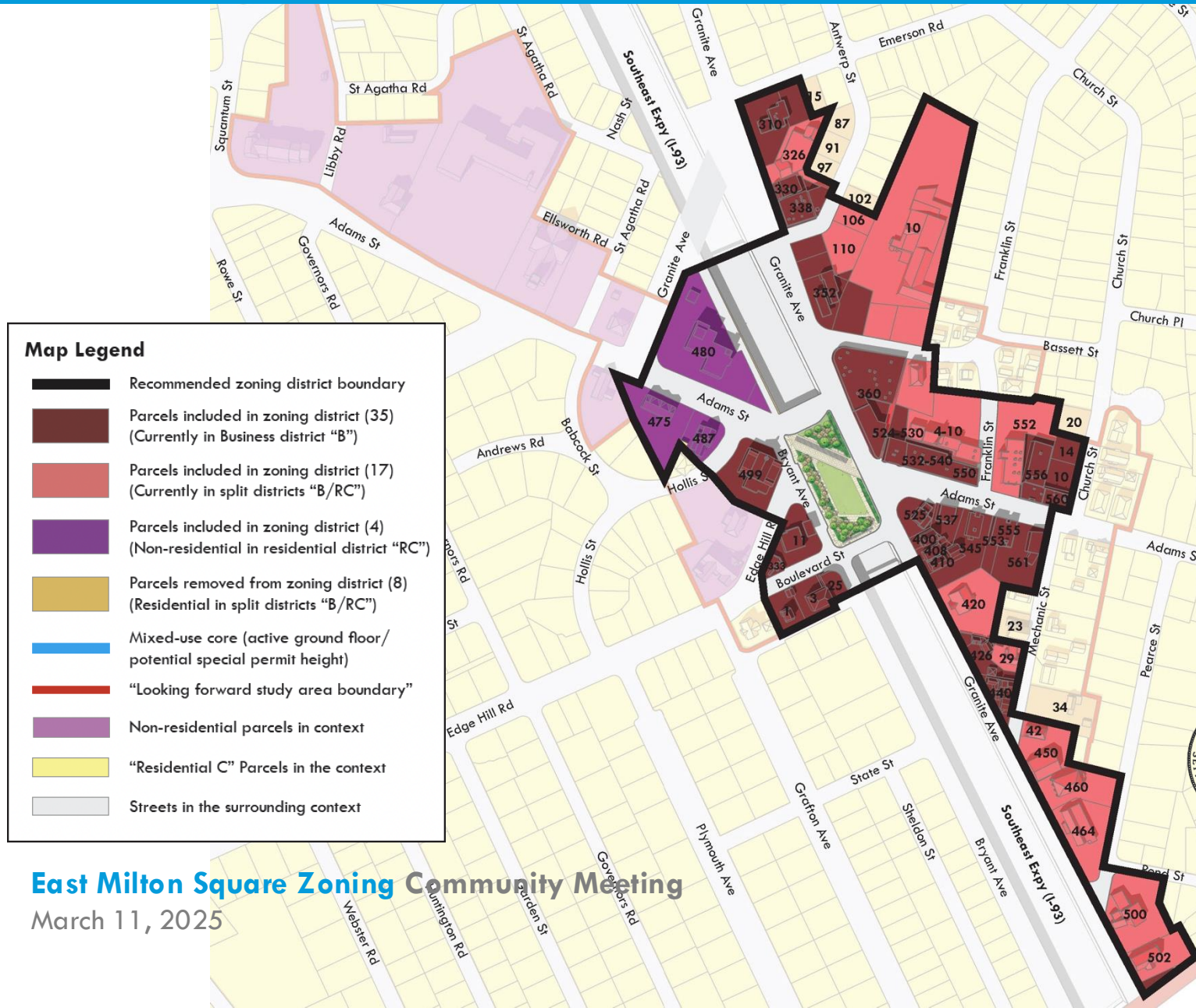


# Proposed Zoning

- In East Milton Square, mixed residential and business uses may be permitted by right with site plan review through the Planning Board for up to 3-stories and 45 feet subject to reasonable terms and
- The boundary of the East Milton Square Overlay District is shown on the current Milton Zoning Map.



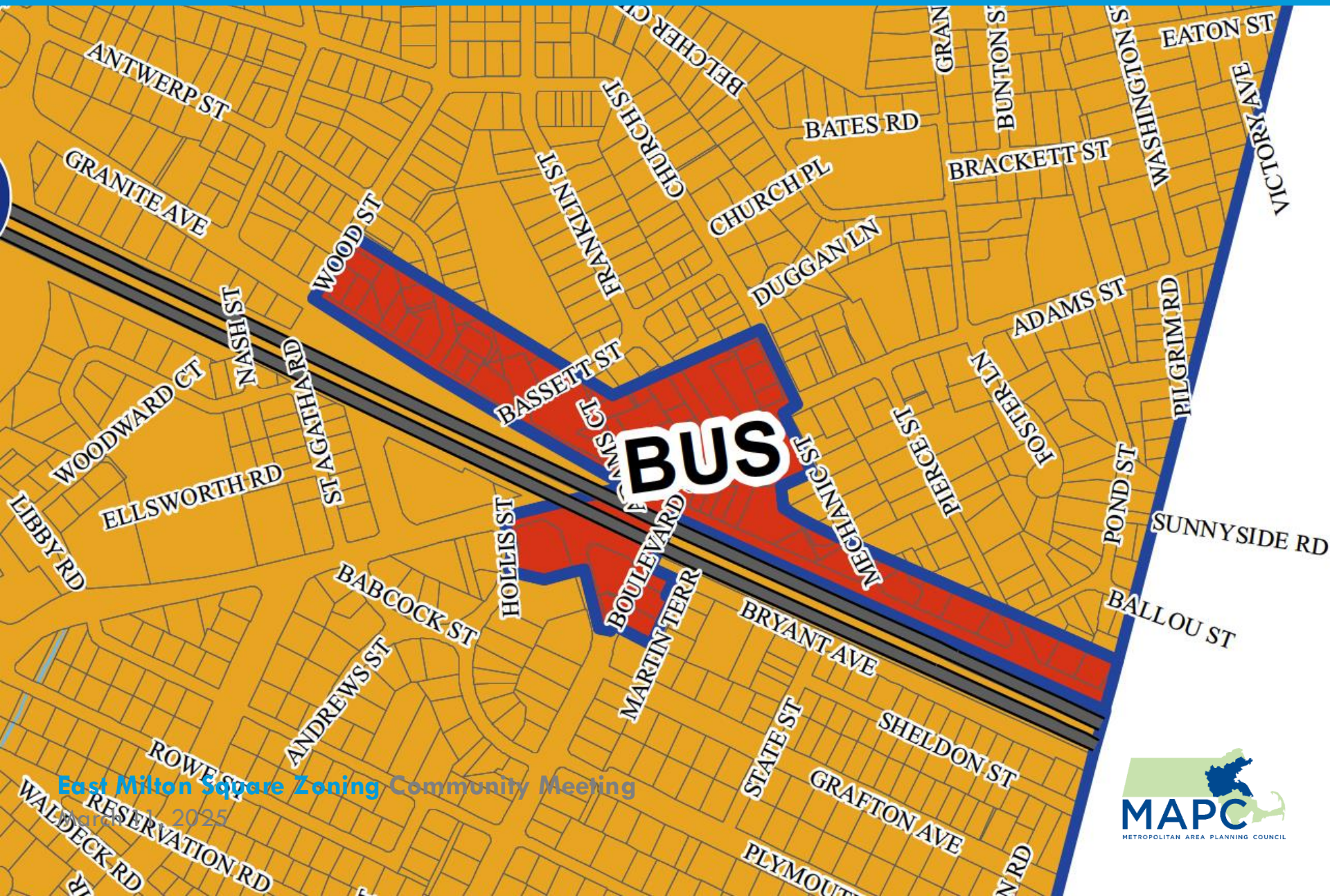
# Zoning Boundary



East Milton Square Zoning Community Meeting  
March 11, 2025



# Zoning Boundary

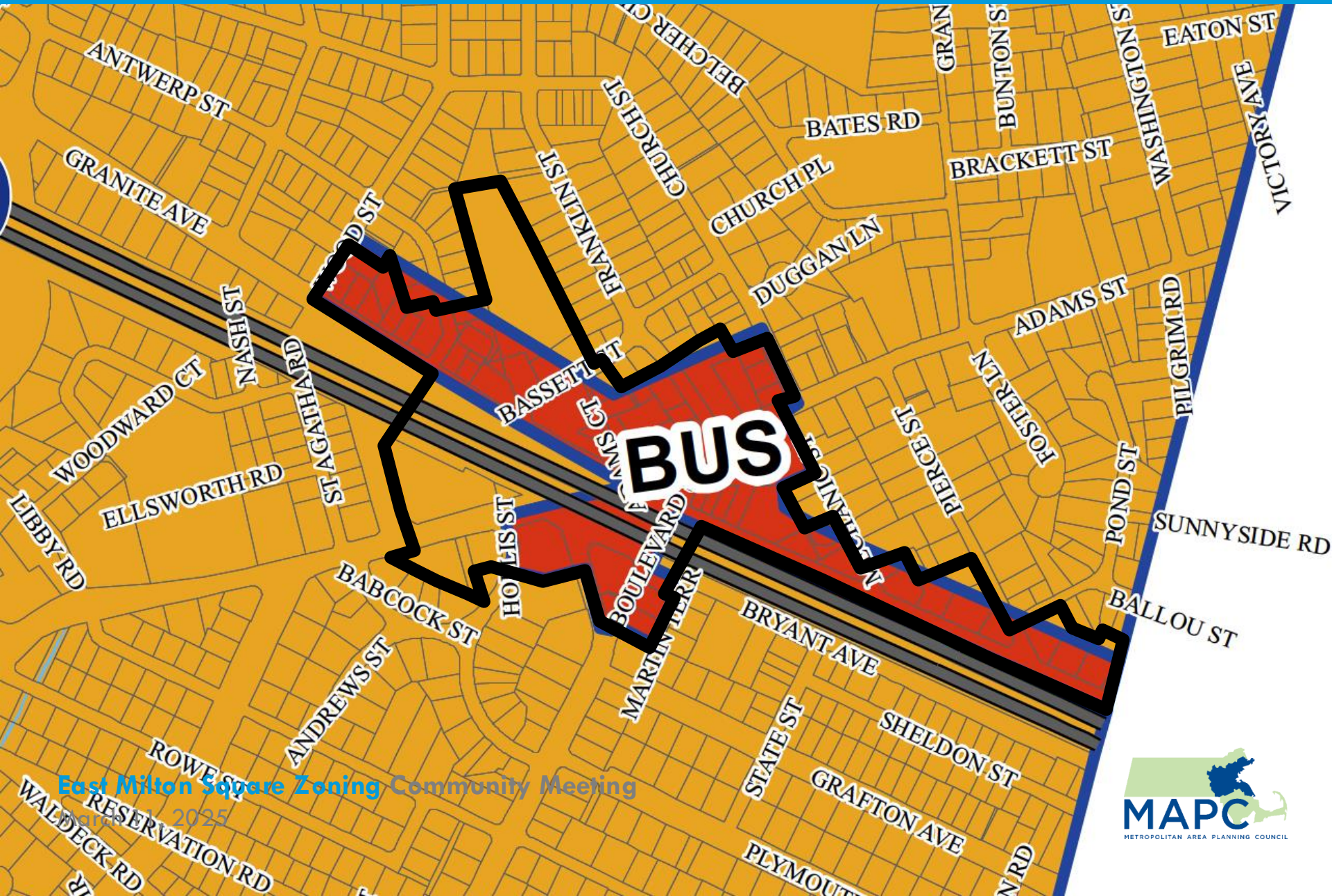


East Milton Square Zoning Community Meeting

March 11, 2025



# Zoning Boundary



East Milton Square Zoning Community Meeting

March 11, 2025

# East Milton Square Mixed-Use Overlay District

## Key components:

- |                                   |  |
|-----------------------------------|--|
| <b>A</b> Purpose                  | <b>G</b> Affordable Housing Units                        |
| <b>B</b> Allowable Uses           | <b>H</b> Parking   |
| <b>C</b> Dimensional Requirements | <b>I</b> Application Requirements                        |
| <b>D</b> Historic Preservation    | <b>J</b> Application Review Fees                         |
| <b>E</b> Design Standards         | <b>K</b> Notice, Procedures and<br>Standard for Decision |
| <b>F</b> Sign Approval            |  |





# A Purpose

This section's purpose is to allow high-quality mixed-use development that enhances East Milton Square. Successful mixed-use development shall:

- a. Strengthen walkability and safe and convenient circulation for all travel in East Milton Square
- b. Proactively and intentionally guide commercial district investment
- c. Enhance the sense of place and district identity
- d. Leverage private investments to add community amenities while reducing impacts
- e. Encourage mixed-use redevelopment and an increased variety of housing options
- f. Improve environmental sustainability and resilience in the district
- g. Preserve and enhance historic character of East Milton



# Allowable Uses

- a. Allowed uses. Mixed-use development is required with non-residential and residential uses.
- b. Non-residential uses. All business uses otherwise permissible in the East Milton Square Business District shall be allowed by-right with site plan review. Except for drive-through food service facilities, filling stations, garages, sales rooms and repair shops for motor vehicles, storage warehouses, and undertakers which are prohibited.
- c. Residential uses. Residential use shall be allowed by-right with site plan review in conjunction with one or more Non-residential uses
- d. Ground Floor Uses. At least 50% of the usable ground floor area of the building must be designed for and occupied by Non-residential uses. Where possible, this area should be designed to accommodate individual business of 1,500 square feet or less.



# C Dimensional Requirements

## a. Setbacks:

- i. Front yard setbacks no less than zero (0) feet and no more than ten (10) feet from the lot line.
- ii. Side yard setbacks are not required when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum side yard setback is ten (10) feet.
- iii. Rear yard setbacks is twelve (12) feet when the abutting use is an existing business or mixed-use. When the abutting use is an existing residential-only use, the minimum rear yard setback is twenty (20) feet.





# **C** Dimensional Requirements

## **b. Building Height:**

- i. **Maximum Height.** No building shall be erected or altered to exceed three (3) stories and forty-five (45) feet in height.

## **c. Ground Story Height:**

The minimum ground story height in a new building shall be twelve (12) feet clear for properties with frontage on Adams Street, Granite Avenue, Bryant Avenue, and Bassett Street.

## **d. Open Space:**

All properties must provide a minimum of 10% open space. Minimum open space may include hardscape pedestrian plazas, extensions of the sidewalk/public realm, planting of street trees, pocket parks, balconies, roof decks, or off-site improvements to existing open space amenities.



# D Historic Preservation

Buildings constructed in whole or substantial part before 1940 shall be preserved as part of an adaptive reuse mixed-use redevelopment.

- a. Purpose. The preservation of buildings of historical significance and an expansion of the economic options for historic properties
- b. Definitions. Preservation shall include preservation or restoration of a building's exterior appearance
- c. Guidance. a building constructed before 1940 need not be preserved if the Planning Board, after seeking the advice of the Historical Commission, determines that the building lacks substantial architectural significance
- d. Approval. Project approval may require restoration
- e. Waivers. At the discretion of the Planning Board through site plan review, relief from dimensional or parking requirements



# E Design Standards

Positively contribute to the legacy and character of East Milton Square while enhancing livability for surrounding residents ... define street frontage by occupying street edges with an active ground floor and filling gaps between existing buildings ... configure the building layout and building massing to shape outdoor spaces by placing buildings at the edges of the outdoor space and located active ground floor uses, and transparent ground floor facades at those locations ... define streets edges, corners, and intersections ... consolidate and share off-street parking efficiently across lot lines, improve streetscapes and walkability by minimizing curb cuts, and contribute to livability through the creation of pocket parks, additional outdoor spaces, and new outdoor amenities ... visually attractive and compatible with the context



# E Design Standards

In addition, each building shall meet the following standards:

- i. Context sensitive
- ii. Public realm expansion
- iii. Historical context, heritage and legacy
- iv. Context-sensitive height and scale
- v. Context-sensitive width and scale
- vi. Active ground floor at active sidewalks
- vii. Highlight windows and doors as design features
- viii. Attractive from all sides
- ix. Integrate and conceal mechanical equipment
- x. Reduce visual impact of parking
- xi. Reduce impact of vehicular access
- xii. Integrate site landscape, lighting, signs



# Affordable Housing Units

- a. 12% of total units for a project with less than 25 units  
15% of total units for a project with 25 units or more  
Affordable to households whose annual income shall not exceed 80% of the then current Area Median Income (AMI)
- b. All affordable units shall be integrated ... distributed /// and comparable
- c. To the maximum extent permissible, preference shall be given to Milton residents and employees





# H Parking

- a. Business Parking. Minimum parking requirements for business uses shall follow Parking Requirements in Business Districts  
the Planning Board may increase or decrease the minimum number of business parking spaces required
- b. Residence Parking. Shall be a minimum of one parking space for each residential unit.
- c. Off-site Parking may be provided to fulfill parking requirements associated with a parking agreement
- d. Shared Parking Reductions if they collectively serve different uses or collectively serve multiple uses across multiple sites as approved by the Planning Board
- e. Other Parking Reductions for car-share vehicles, increased bicycle parking and amenities, on-demand shuttler services, or other transportation demand management techniques
- f. Bicycle Parking



# I Application Requirements

- a. Plan meeting site plan requirements
- b. If building prior to 1940, refer to Milton Historical Commission
- c. If building prior to 1940 include narrative
- d. Professional studies calculating the impact of development on town services, parking, traffic, and if adverse impact, mitigating strategies
- e. Narrative describing parking and transportation infrastructure and discussion of off-site transportation impacts
- f. Narrative describing compliance with Design Standards
- g. Architectural renderings, building elevations, existing conditions survey



# I Application Review Fees

Planning Board may determine that assistance of outside consultants is warranted ... may require that an applicant pay a review fee



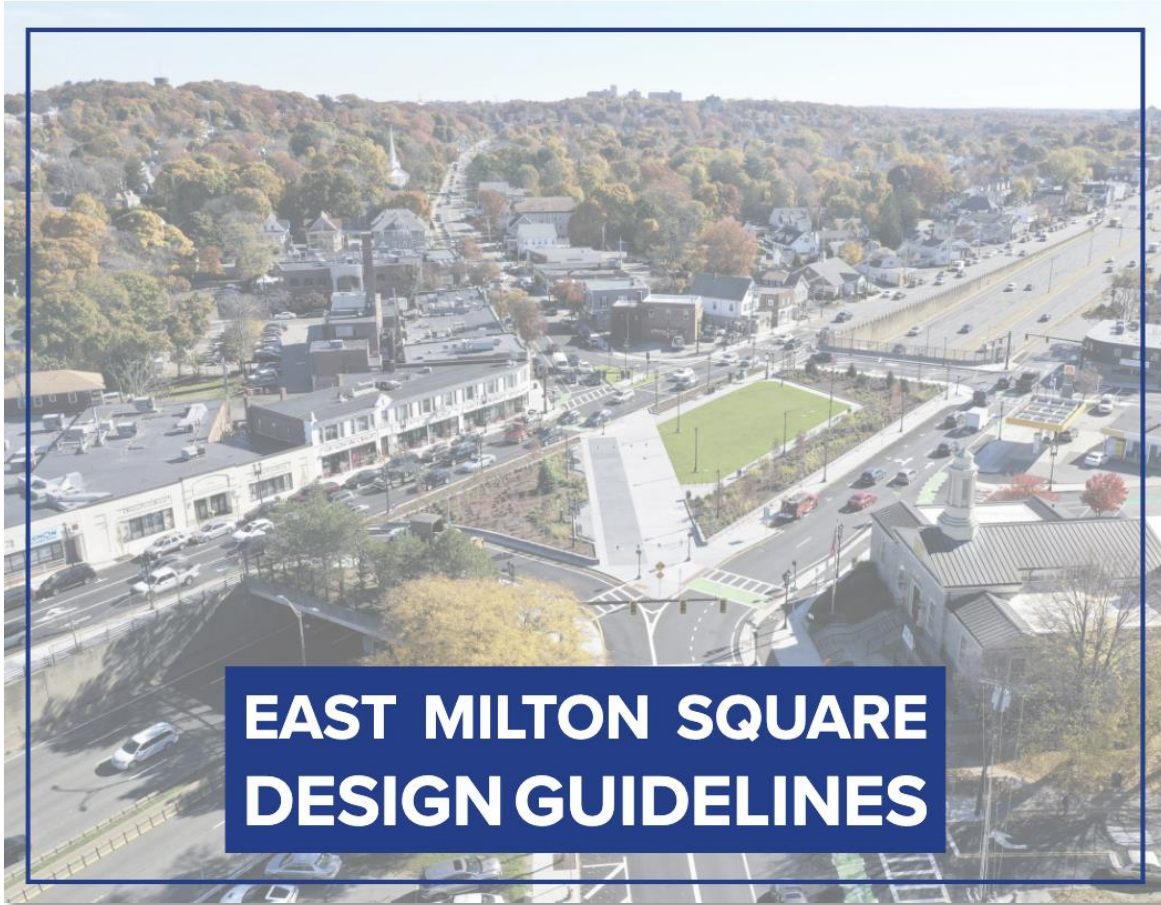
# 3

## Summary of proposed design guidelines

East Milton Square Zoning



# East Milton Square Design Guidelines



Cover image credit: Howard Stein Hudson

## CONTEXT

|                      |
|----------------------|
| ... 6                |
| yles ... 8           |
| esign ... 11         |
| Milton Square ... 11 |

## DESIGN GUIDELINES

|                     |        |
|---------------------|--------|
| A. Building design  | ... 12 |
| B. Public Realm     | ... 23 |
| C. Vehicular access | ... 28 |
| D. Landscaping      | ... 30 |
| E. Lighting         | ... 34 |
| F. Signage          | ... 36 |
| G. Sustainability   | ... 38 |

East Milton Square Design Guidelines | 2

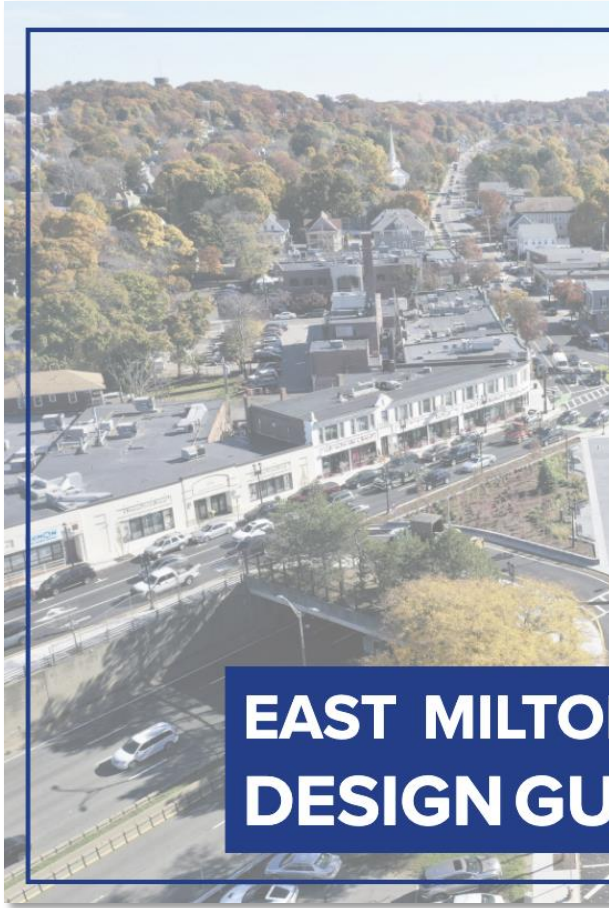
**East Milton Square Zoning** Community Meeting

March 11, 2025





# East Milton Square Design Guidelines



## EAST MILTON SQUARE DESIGN GUIDELINES

### CONTENTS

#### INTRODUCTION

|                  |       |
|------------------|-------|
| 1. Applicability | ... 3 |
| 2. Intent        | ... 3 |
| 3. Organization  | ... 3 |
| 4. Process       | ... 4 |
| 5. Standards     | ... 4 |

#### HISTORY AND CONTEXT

|   |        |
|---|--------|
| 1. Brief History  | ... 6  |
| 2. Architectural styles                                   | ... 8  |
| 3. Cross cutting design principles for East Milton Square | ... 11 |

#### DESIGN GUIDELINES

|                     |        |
|---------------------|--------|
| A. Building design  | ... 12 |
| B. Public Realm     | ... 23 |
| C. Vehicular access | ... 28 |
| D. Landscaping      | ... 30 |
| E. Lighting         | ... 34 |
| F. Signage          | ... 36 |
| G. Sustainability   | ... 38 |

Cover image credit: Howard Stein Hudson

East Milton Square Design Guidelines | 2

**East Milton Square Zoning** Community Meeting

March 11, 2025



# East Milton Square Design Guidelines

## History and Context

1. Brief History
2. Architectural styles
3. Cross cutting design context for East Milton Square

### 368-380 and 524-550 Granite Avenue – Adams Building

**Year** – c. 1928      **Style** – Colonial Revival  
**Height** – 2 stories      **Setback** – 0 feet  
**Use** – Commercial

**History** – The major commercial block in East Milton Square business district.

**Key Features** – The first floors are dominated by large display windows with smaller windows on the upper floors. The buildings are constructed of brick with a sheathing of granite with carved decorative details. This includes decoration of columns framing the windows, pilasters with capitals, a frieze, and projecting cornice. The facade is divided into smaller bays.



Image credit: Google Maps

### 499 Adams Street – U.S. Post Office

**Year** – c. 1936      **Style** – Classical Revival  
**Height** – 2 stories      **Setback** – 25 feet  
**Use** – Post Office

**History** – Property constructed during the Roosevelt administration

**Key Features** – The exterior walls are constructed of local granite supplied by Serifinelli Granite Company of West Quincy laid in a random pattern. The plain mass of the building is broken into smaller elements that match the surrounding context. The most prominent feature of the building is a well detailed central tower. The roof form features prominent gable ends symmetrically designed.



Image credit: Google Maps

### 334 Edge Hill Road – Milton Art Center

**Year** – c. 1936      **Height** – 1 story w/ basement  
**Setback** – 45 feet      **Style** – Georgian  
**Use** – Milton Art Center, originally a Milton public library

**History** – Originally designed as the East Milton Branch Library

**Key Features** – The library building was built of Harvard brick. It has a pedimented entrance with a slightly projecting central feature. The building features a heavily dentilled cornice and pediment.



Image credit: Google Maps

East Milton Square Design Guidelines | 9

# East Milton Square Design Guidelines

## A. Building design

1. Siting of structures
2. Architectural context
3. Building form
4. Roofs
5. Facades
6. Entrances and doors
7. Windows
8. Awnings and canopies
9. Materials
10. Cupolas, chimneys
11. Service equipment



Facade composition example, image credit: torreyarchitecture.com



Defining distinct facade bays, image credit: MAPC



Facade composition example, image credit: unionstudioarch.com



Facade composition example, image credit: buildingsofnewengland.com



Facade composition example, image credit: MAPC



Entrances and storefronts, image credit: MAPC



Entrance and storefront example, image credit: retailgear.com

East Milton Square Design Guidelines | 19



# East Milton Square Design Guidelines

## B. Public Realm

1. Streetscape design
2. On street parking
3. Materials
4. Street furnishings
5. Accessibility
6. Walls, fences

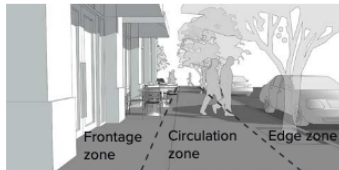
### Zoning Design Standard:

#### Public realm expansion

New building and site layouts, including front setbacks, shall respond to the context of the adjacent sidewalk. Where the sidewalk width is less than or equal to 6 feet at the building frontage, new buildings shall provide a setback within the build-to range defined in Section C.a. to expand the width of the sidewalk to a minimum of 10 feet to allow for additional outdoor amenities and activity.



Public realm, image credit: MAPC



Sidewalk zones, image credit: MAPC

- (2) The pedestrian thoroughway should always be provided. When space allows for additional parts of the sidewalk, it should be allocated in the following order of priority: the circulation zone, then the frontage zone, then the edge zone.
- (3) Where a furnishing and utility zone does not exist and it is not feasible to provide one, applicants are encouraged to provide the elements it would typically contain within the lot frontage zone. These include pedestrian scale lighting, street trees, benches, planters, and waste receptacles.
- (4) Materials: At a minimum, poured-in-place concrete walks should be provided. Asphalt paving is not acceptable. The use of bricks or pavers made from concrete, clay, or stone is highly encouraged with due consideration to long-term accessibility and maintenance. Pedestrian areas should have a minimum of 4" of reinforced concrete on an appropriate sub-base, with a minimum of 6" for

any areas that will experience vehicular traffic, (for example, driveway crossings). All curbs should be made from vertical granite. Durable stone, brick, or concrete are recommended for crosswalks as they hold up better than paint. Permeable pavements, iron gratings, and other devices that reduce stormwater runoff and support healthy tree growth are highly encouraged.

- (5) Applicants are encouraged to provide new or improved curb extensions and crosswalks at intersections or mid-block crossings to improve pedestrian safety and comfort. Careful traffic and parking analyses should be completed to determine the best location and design of these improvements. Desired improvements include providing higher quality materials and landscaping in curb extensions and furnishing and utility zones, providing raised crosswalks that are at the grade of sidewalks, improving existing crosswalks with durable materials like brick or stone pavers or textured and colored pavement, and providing an intermediate island or median in a crosswalk to serve as a refuge for pedestrians.

### 4. Street Furnishings

Street furnishings, including bollards, light posts, signage, benches, trash barrels, planters, bike racks, and kiosks, should facilitate the safety, comfort, and appeal of the street by following a logical placement and using quality design and materials.



Enhanced crosswalk, image credit: locationshub.com

# East Milton Square Design Guidelines

## C. Vehicular access

### 1. Driveways and alleys

### 2. Location of lots

#### C. Vehicular access

Vehicle parking and access to a site should be designed to minimize negative impacts on the pedestrian realm and the natural environment.

#### 1. Driveways and Alleys

The number and width of driveways should be minimized to reduce traffic movements into and out of streets and to maintain the integrity of sidewalks.

##### Zoning Design Standard:

##### Reduce impact of vehicular access

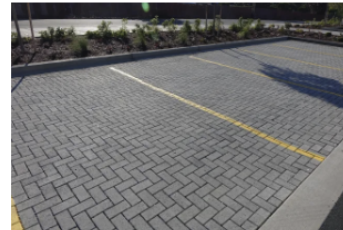
Vehicular access to the site shall be integrated with the design of the public realm and property frontage to minimize the access width and potential negative impacts on the pedestrian environment.

- (1) Generally, there should not be more than one curb cut per development site.
- (2) Driveways should be as narrow as practicable to minimize impervious surfaces and ensure slow motor vehicle speeds. The width of a driveway should not exceed twelve feet where it crosses a sidewalk.
- (3) Driveways should be located at least 50 feet from an intersection or another driveway and should be designed to provide safe sight distances for entering and exiting vehicles, especially the visibility of pedestrians on sidewalks.

- (4) Where a driveway crosses a sidewalk, it should match the grade, slope, and materials of the sidewalk to maintain a continuous pedestrian surface and signal the priority of the pedestrian path over the vehicular access.
- (5) Shared driveways serving multiple uses should be used whenever possible to simplify vehicular circulation patterns and reduce the number of locations with potential conflicts between cars and pedestrians. Where possible, driveways or alleys should provide shared access between lots.

#### 2. Location of Surface Lots and Entrance to Garages

Parking structures and surface lots should be designed and located to maintain the visual and functional continuity of sidewalks for pedestrians, minimize visibility of parked cars, provide safe access for vehicles and pedestrians, and accommodate flexible uses.



Parking designed as small plaza, image credit: mutualmaterials.com

East Milton Square Design Guidelines | 28



# East Milton Square Design Guidelines

## D. Landscaping

1. Plant materials
2. Streetscape
3. Parking landscaping
4. Site landscaping
5. Buffers

- (1) Plantings are encouraged to visually break up the mass of buildings, to define the edges of outdoor spaces, pathways, and other site elements.



Generous landscape beds, image credit: southernbotanical.com

- (2) Planting beds should be at least 3 feet wide. A planting bed should be at least 6 feet wide when it is adjacent to a parking space with a bumper overhang. Planting beds should have uncompacted loam that is at least six inches deep. Where space for planting beds is not sufficient, pots and planters are encouraged.



Small park example, image credit: trythisinc.org



District amenities, image credit: MAPC



Landscape parking buffer, image credit: deeproot.com

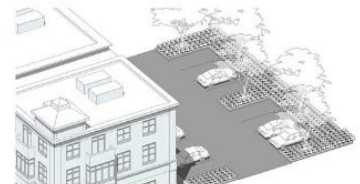
### 5. Buffers

Plantings and site features should shield views of objectionable elements of development from adjacent properties, public ways, and public spaces.

- (1) Buffer plantings should be provided, as appropriate, around surface parking areas, dumpsters, service areas and necessary utility components. The dimensions of buffers will be determined on a case-by-case basis depending on the site conditions and the method of screening.
- (2) Retaining existing vegetation is preferred over new planting if it achieve the same purpose.
- (3) Fences are not considered to be an adequate screen unless combined with plantings.



Fence example, image credit: minneapolis2040.com



Buffer plantings at parking, image credit: MAPC

# East Milton Square Design Guidelines

## E. Lighting

1. Streetscape lighting
2. Building and site lighting
3. Lighting intensity and control of glare
4. Lamps and fixtures
5. Hours of operation

- (3) Using the BUG rating (backlight, uplight, glare), as provided by the manufacturer, a light fixture should be selected with the lowest possible number, ideally 0 or 1. Values greater than B4, U2, or G2 are strongly discouraged.
- (4) All lighting should employ full cut-off fixtures at 90 degrees to reduce glare, light trespass, and night sky pollution. Fixtures that cutoff below 90 degrees are preferred.
- (5) Lighting of the night sky should be avoided. Flood or area lighting is not acceptable. Light that reflects off of building surfaces and pavement and into the night sky should be avoided.

#### 4. Lamps and Fixtures

Lamps and fixtures should be designed and scaled to be appropriate to the style and size of the adjacent buildings and to support a pedestrian-scale streetscape.

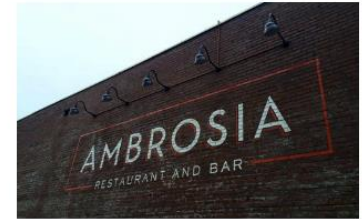


Existing street lights, image credit: MAPC

- (1) Lamps should have a warm color temperature similar to incandescent light or candlelight. Blue light should be avoided. The correlated color temperature (CCT), measured in Kelvin (K), of the light fixture shall not exceed 2700 K. The warmest possible color temperature (lowest Kelvin value) should be chosen. The color rendering index of all light fixtures must be sixty-five (65) or higher.
- (2) Luminaries with the International Dark-Sky Association's Fixture Seal of Approval are recommended.
- (3) The use of high-pressure sodium vapor or mercury vapor lamps is not allowed.
- (4) The use of LED lamps is encouraged if the intensity, coverage, and color of the light matches traditional light sources.
- (5) Cobra head light fixtures are not permitted.
- (6) Traditionally styled light fixtures are preferred, including gooseneck fixtures and post top colonial fixtures.



Existing street lights, image credit: locationshub.com



Sign lighting example, image credit: barnlight.com



Sign lighting in the district, image credit: MAPC



Sign lighting in the district, image credit: locationshub.com

East Milton Square Design Guidelines | 35

# East Milton Square Design Guidelines

## F. Signage

1. Quantity and size
2. Design and materials
3. Placement and illumination
4. Awnings, canopy, and marquee sign

### 3. Placement and Illumination

Signs should be placed and illuminated in a way that enhances the appearance of the building while not obscuring windows and other features or drawing undue attention.

- (1) Signs that dominate the building facade or compromise architectural features such as arches, moldings, cornices, or windows are strongly discouraged.
- (2) Where appropriate, signs should be organized within a sign band or frieze integrated into the overall facade, preferably located above a storefront window.
- (3) Window signs, meant to be seen by pedestrians from a few feet away, should complement and not obscure window displays.
- (4) Signs painted on glass are acceptable if they are limited to one per window and do not cover more than 20% of the window area.
- (5) One projecting sign or "blade sign" may be allowed for each commercial tenant along each side of the building that has an entrance to that business. A projecting sign should be attached in such a way as to leave a minimum of eight feet clear below the lowest part of the sign. A projecting sign should be centered on a vertical pier or column, not centered on a wall opening such as a door, window or storefront.



Coordinated blade sign, awning, and window sign, image credit: kilbournegroup.com



Coordinated blade sign and sign band, image credit: signarama-toronto.ca



Coordinated sign band, image credit: opentable.com

- (6) Signs should not be internally illuminated. Light fixtures that illuminate the sign from above, such as gooseneck fixtures, are encouraged.
- (7) Flashing, color changing, LED, digital, and neon signs are not allowed.

East Milton Square Design Guidelines | 37



# East Milton Square Design Guidelines

## G. Sustainability

1. Building sustainability
2. Stormwater management/LID
3. Streetscape Sustainability

### 2. Stormwater Management/LID

Low Impact Development (LID) techniques, such as vegetated swales and rain gardens, should be seamlessly integrated into the overall landscape design.

- (1) The post-construction peak runoff rate for the one-year, twenty-four (24) hour rain event shall not exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application.
- (2) Projects should maintain or achieve predevelopment hydrology through low impact development (LID) techniques that infiltrate, filter, store, evaporate, and detain storm water close to its source.
- (3) Identify, map, and preserve the site's natural features and environmentally sensitive areas such as natural drainage ways, areas where stormwater currently infiltrates, and soils, including information about soil permeability.
- (4) Delineate potential building envelopes, to avoid environmental resource areas and appropriate buffers, and minimize grading, clearing, and destruction of natural drainage ways and permeable soils.
- (5) Reduce impervious surfaces wherever possible by minimizing the number of parking spaces, the size of parking spaces, parking aisle widths, and driveway widths; using shared parking areas and shared driveways; and using porous pavement or permeable pavers.
- (6) Manage stormwater using smaller, decentralized, low-tech stormwater management techniques to attenuate flows, infiltrate, clean, and recharge stormwater. Recommend techniques, include:
  - Lengthening flow paths and maximize sheet flow
  - Grassed channels/swales
  - Water quality swales
- Bioretention areas & rain gardens
- Tree filters
- Vegetated filter strips
- Cisterns and rain barrels
- Green roofs and green walls
- Constructed wetlands
- Subsurface gravel wetlands
- Infiltration trenches, chambers, or basins
- Re-use of stormwater to replace water used for irrigation, toilet flushing, or industrial processes.
- Ensuring that new fill or soils brought to site do not reduce the infiltration capacity of the site.
- Ensuring that all work is planned and executed to avoid compaction of top-soil and subsoils.



Rain garden example, image credit: landscapeinstitute.org



Rain barrel example, image credit: atlanticfertilisers.co.za



Green wall example, image credit: pinimg.com

East Milton Square Design Guidelines | 39

# 4

## Questions and comments

East Milton Square Zoning





5

## Next steps

East Milton Square Zoning



# Next Steps

- Proposed zoning placed on the Annual Town Meeting warrant by the Planning Board
- Encourage Town Meeting members to vote to support this community-based zoning recommendation



# Proposed zoning available

## East Milton Square Zoning

<https://www.townofmilton.org/DocumentCenter/View/7995/Draft-East-Milton-Square-Zoning-Text-20250129>

## East Milton Square Zoning Commentary

<https://www.townofmilton.org/DocumentCenter/View/7994/Draft-East-Milton-Square-Zoning-Commentary-Memo-20250129>

## East Milton Square Design Guidelines

<https://www.townofmilton.org/DocumentCenter/View/7993/Draft-East-Milton-Square-Design-Guidelines-20250129>



*Zoning for*

# East Milton Square Milton

**Community Meeting**

March 11, 2025



Photo: hshassoc.com.com



# Example Zoning Illustrations

561 Adams Street

East Milton Square Zoning Community Meeting  
March 11, 2025

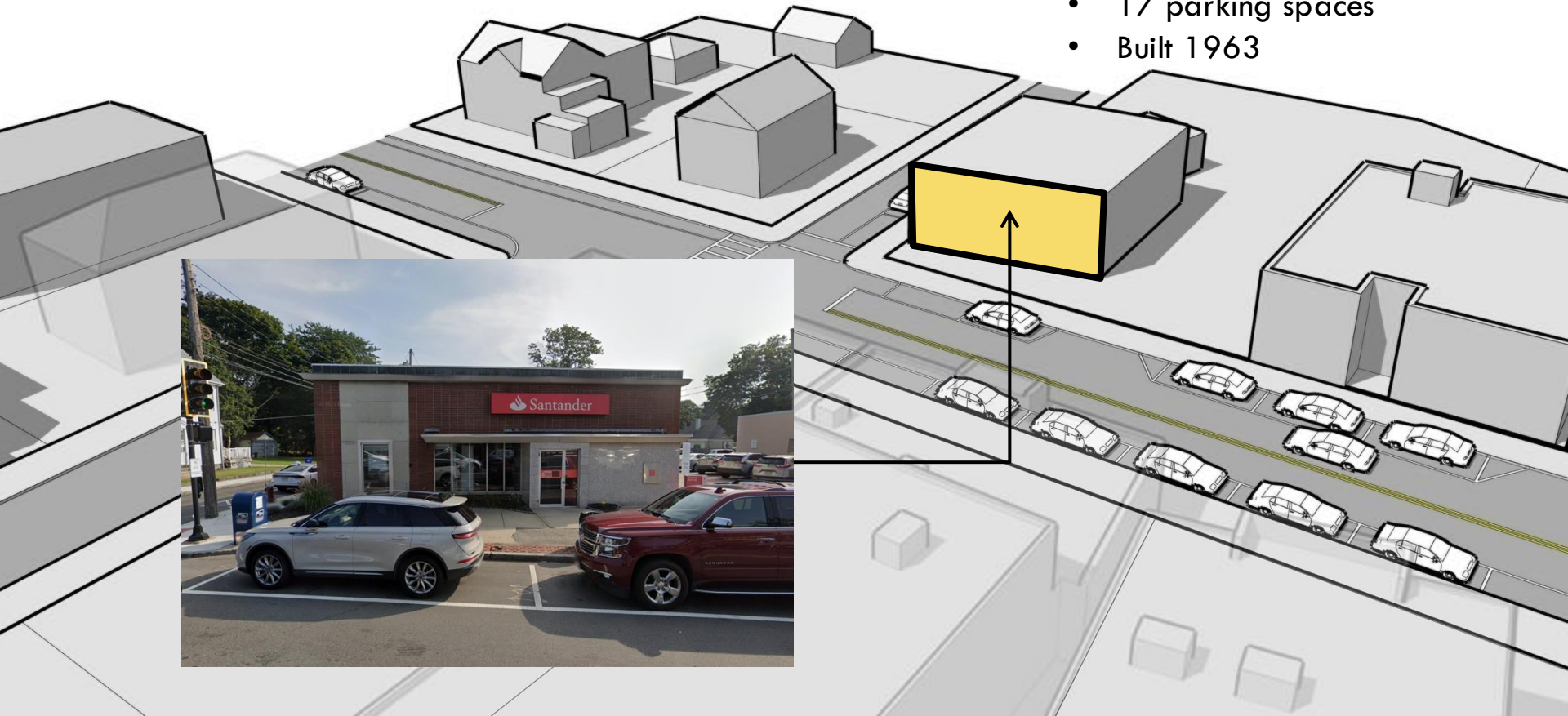




# Example Zoning Illustrations

## 561 Adams Street

- Lot: 0.39504 acres
- Lot: 17,207 square feet
- Building: 1-story
- Building: 5,757 GSF
- 17 parking spaces
- Built 1963



East Milton Square Zoning Community Meeting

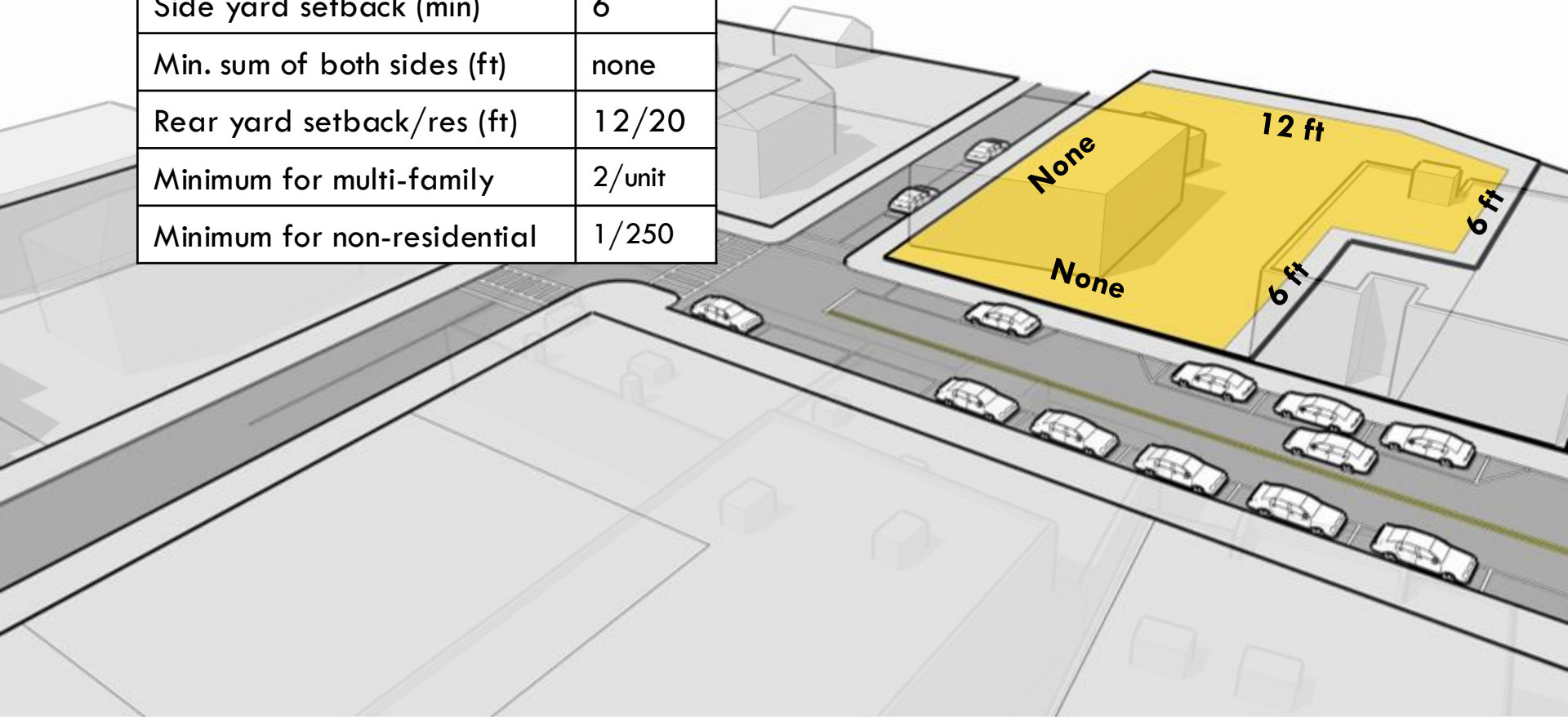
March 11, 2025



# Example Zoning Illustrations – Current “B”

Table with **existing zoning characteristics** – Business

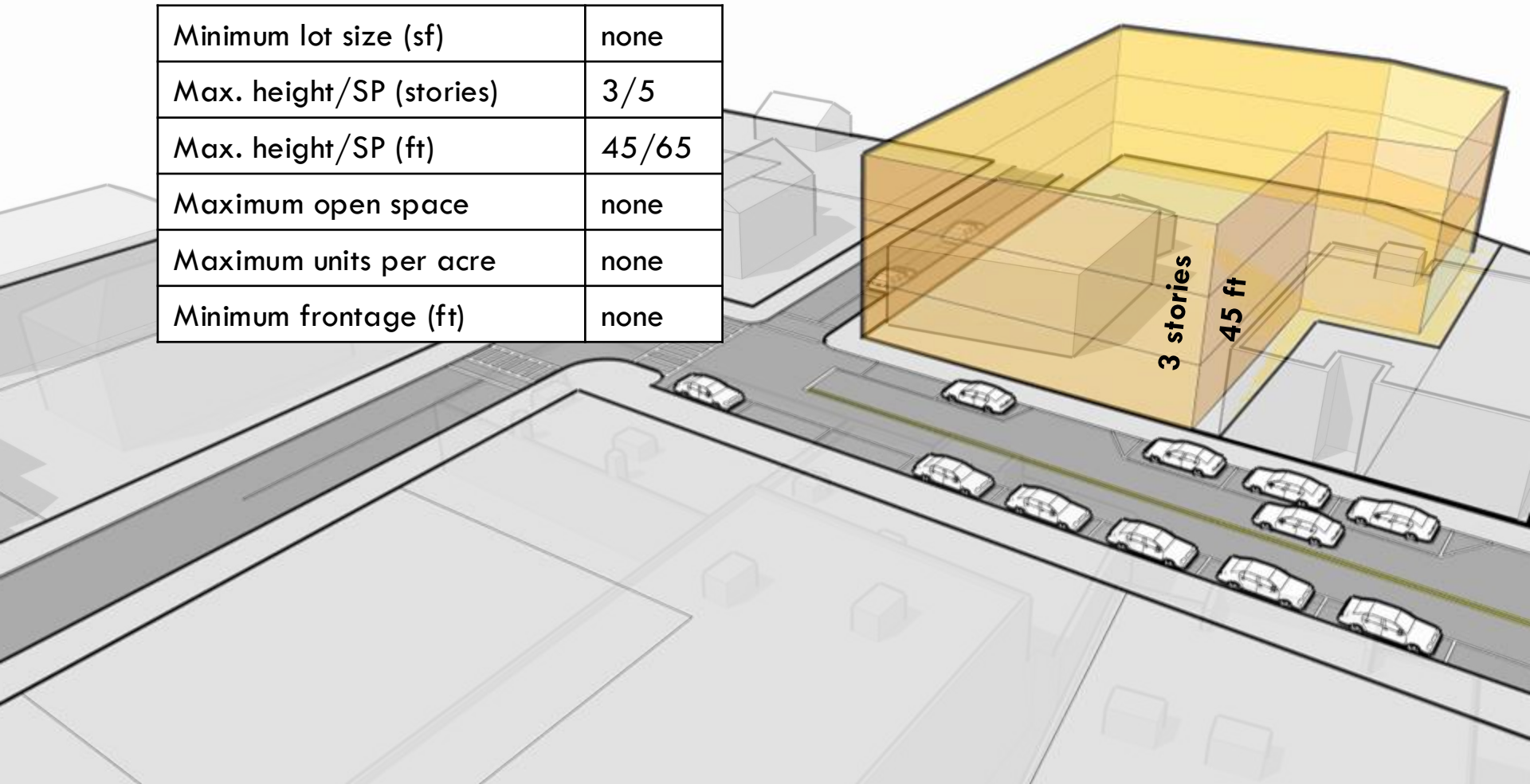
|                             |        |
|-----------------------------|--------|
| Front yard setback (ft)     | none   |
| Side yard setback (min)     | 6      |
| Min. sum of both sides (ft) | none   |
| Rear yard setback/res (ft)  | 12/20  |
| Minimum for multi-family    | 2/unit |
| Minimum for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



# Example Zoning Illustrations – Current “B”

Table with **existing zoning characteristics** – Business

|                          |       |
|--------------------------|-------|
| Minimum lot size (sf)    | none  |
| Max. height/SP (stories) | 3/5   |
| Max. height/SP (ft)      | 45/65 |
| Maximum open space       | none  |
| Maximum units per acre   | none  |
| Minimum frontage (ft)    | none  |

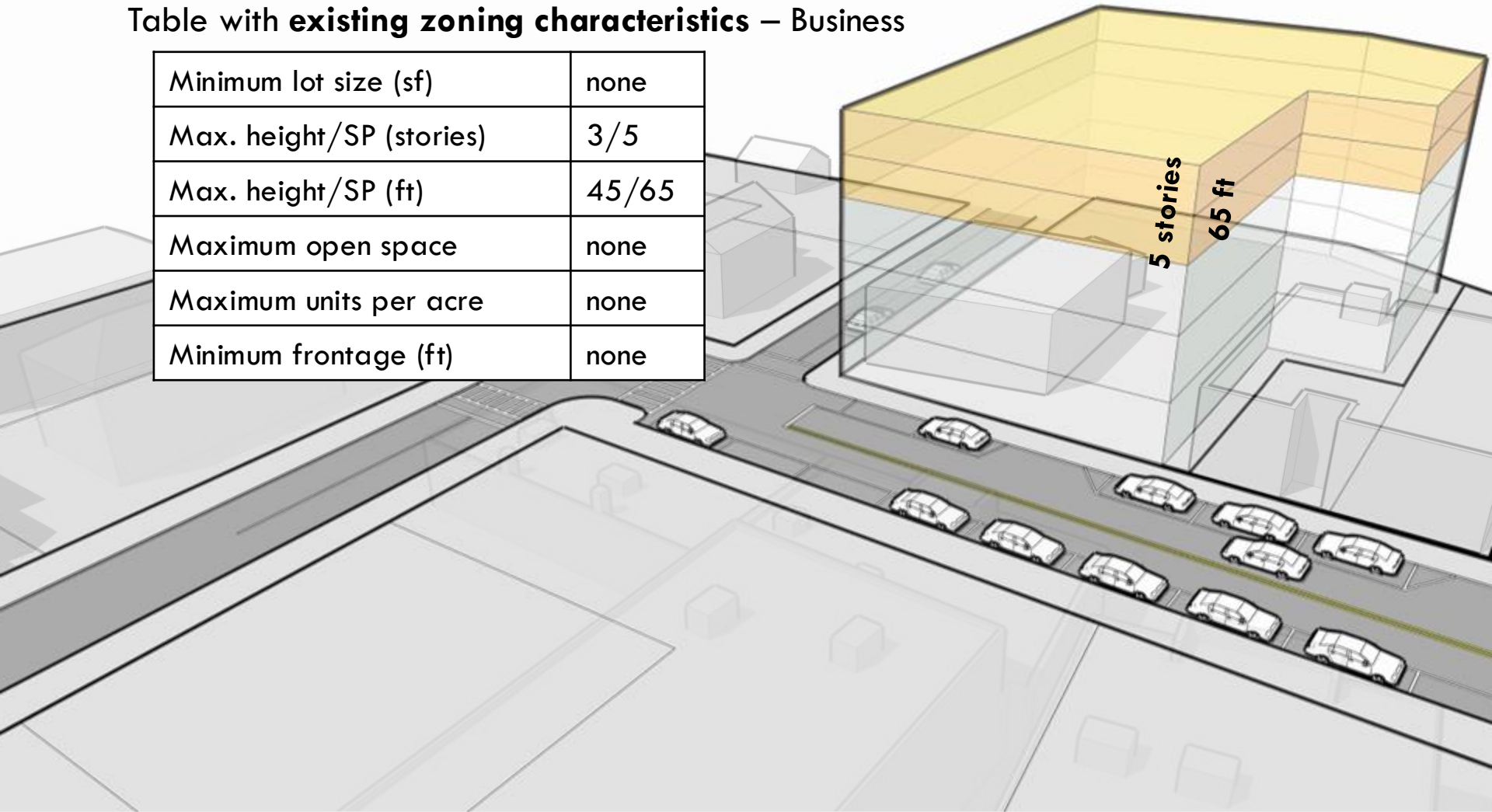




# Example Zoning Illustrations – Current “B”

Table with **existing zoning characteristics** – Business

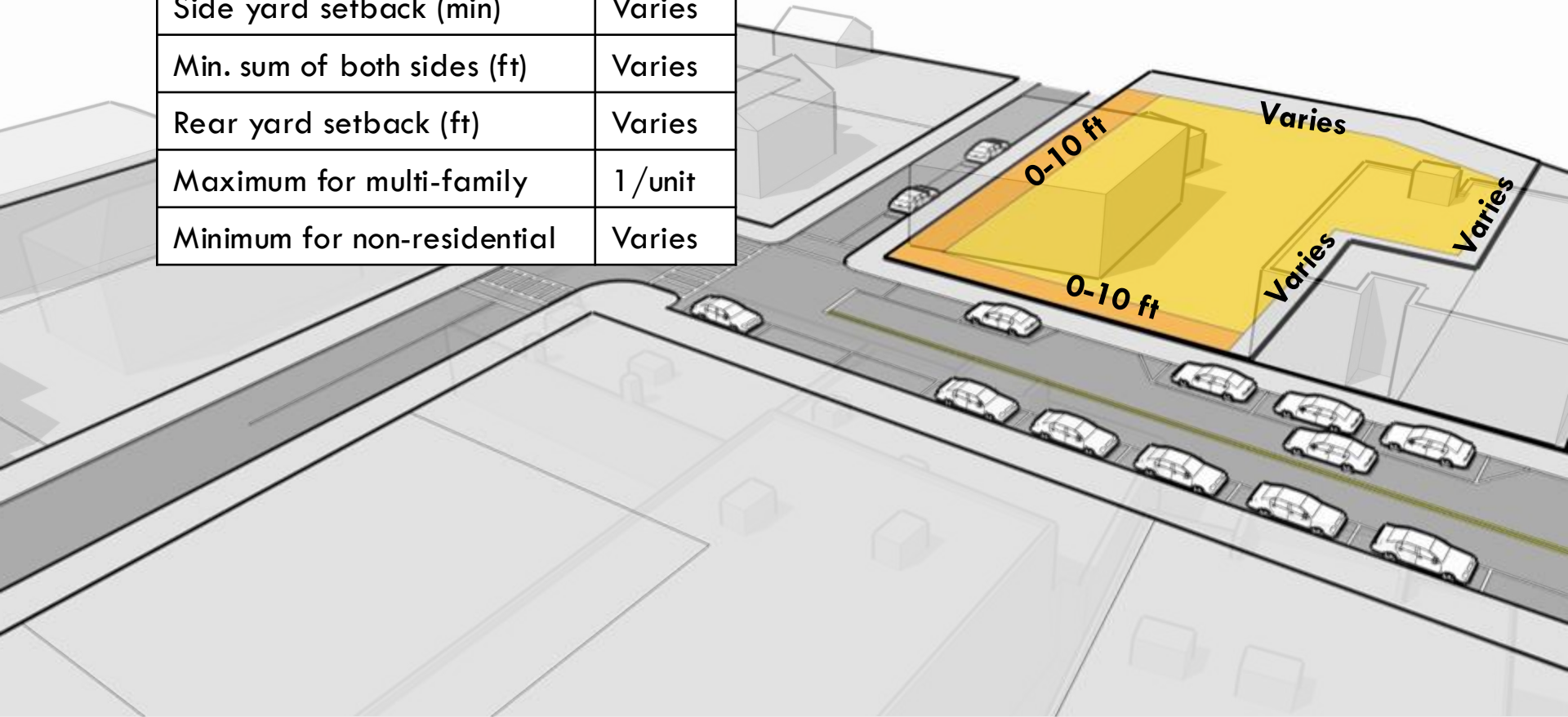
|                          |       |
|--------------------------|-------|
| Minimum lot size (sf)    | none  |
| Max. height/SP (stories) | 3/5   |
| Max. height/SP (ft)      | 45/65 |
| Maximum open space       | none  |
| Maximum units per acre   | none  |
| Minimum frontage (ft)    | none  |



# Example Zoning Illustrations – Proposed

Table with **East Milton Square Mixed-Use Overlay**

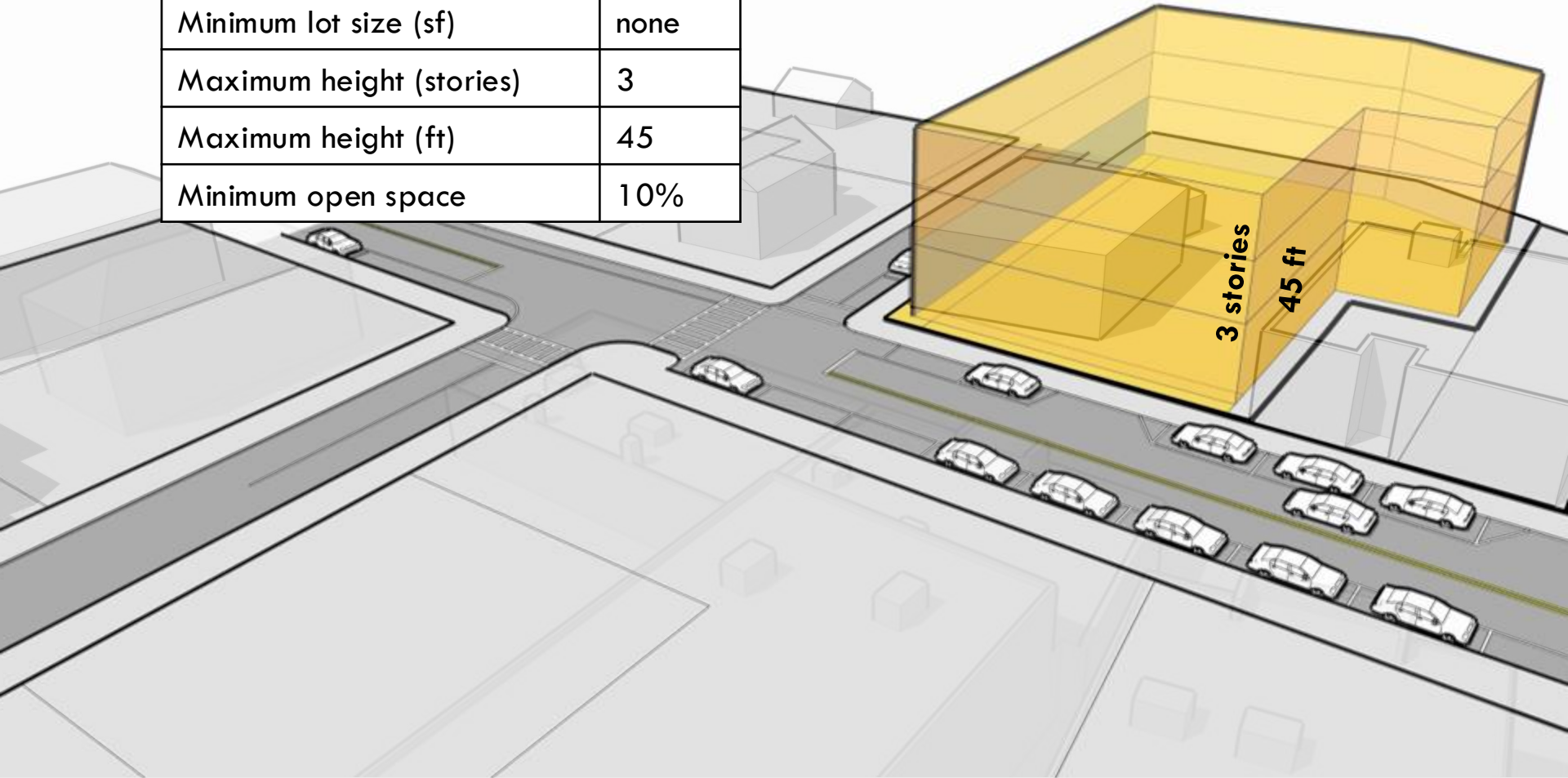
|                             |         |
|-----------------------------|---------|
| Front yard setback (ft)     | 0-10    |
| Side yard setback (min)     | Varies  |
| Min. sum of both sides (ft) | Varies  |
| Rear yard setback (ft)      | Varies  |
| Maximum for multi-family    | 1 /unit |
| Minimum for non-residential | Varies  |



# Example Zoning Illustrations – Proposed

Table with **East Milton Square Mixed-Use Overlay**

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





# East Milton Square Zoning

## Building form



East Milton Square Zoning Community Meeting

March 11, 2025

