



Zoning for

East Milton Square Milton

Planning Board Meeting

October 5, 2023



Photo: hshassoc.com.com

Planning Board Meeting Agenda

- 1. Suggested schedule adjustment**
- 2. Next steps**

East Milton Square Zoning Planning Board Meeting
October 5, 2023



1

Suggested schedule adjustment

East Milton Square Zoning



Study Summary

Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
Phase 1 – Data Review and Kick-off												
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



Community Forum

East Milton Square Zoning Planning Board Meeting

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Study Summary

Proposed Updated Project Timeline

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Planning Board Meeting



Community Forum

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Community Forum Follow-up

1. Online survey – duplicate engagement exercises in the meeting
2. Post with meeting presentation and recording of meeting
3. Post on Town website, email to stakeholders
4. Collect responses for about 1 month



Community Forum Logistics

1. When – suggested dates include

- Thursday 11/2
- **Monday 11/6**
- Tuesday 11/7
- Wednesday 11/8

2. Where – stakeholders expressed a desire for hosting in East Milton

3. How – in-person event (recorded)

4. Outreach – collaboration between Town and MAPC to reach community

[East Milton Square Zoning Planning Board Meeting](#)

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Community Forum Outline

Outline Agenda and Approach

1. Welcome and study introduction
2. East Milton Square today
3. **Exploring potential zoning changes**
 - **Interactive polling and exercises**
4. **Potential design guidelines**
 - **Interactive polling and exercises**
5. Examples of other rezoning efforts — Milton Village, others?
6. Other questions or thoughts
7. Next steps



Zoning concepts to be explored

- **Zoning purpose statements**
- **Zoning boundaries** (potential expansion of business district)
- **Establishing zoning subdistricts**
- **Type of zoning** (overlay or underlying zone)
- **Allowed use options** (encouraging a mix of uses that add amenity, services, and activity to the ground floor, frontage requirements on certain streets)
- **Dimensional standards** (setbacks, building height, density)
 - Building height – height variations by subdistrict, incentive-based heights
- **Parking requirements** (potential reductions, parking max)
 - District shared parking/parking agreements, shared parking by use
- **Design guidance** (streetscape, landscape, building design, sustainability)
 - Stepback to reduce visual impact of building height
- **Type of approval**

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3

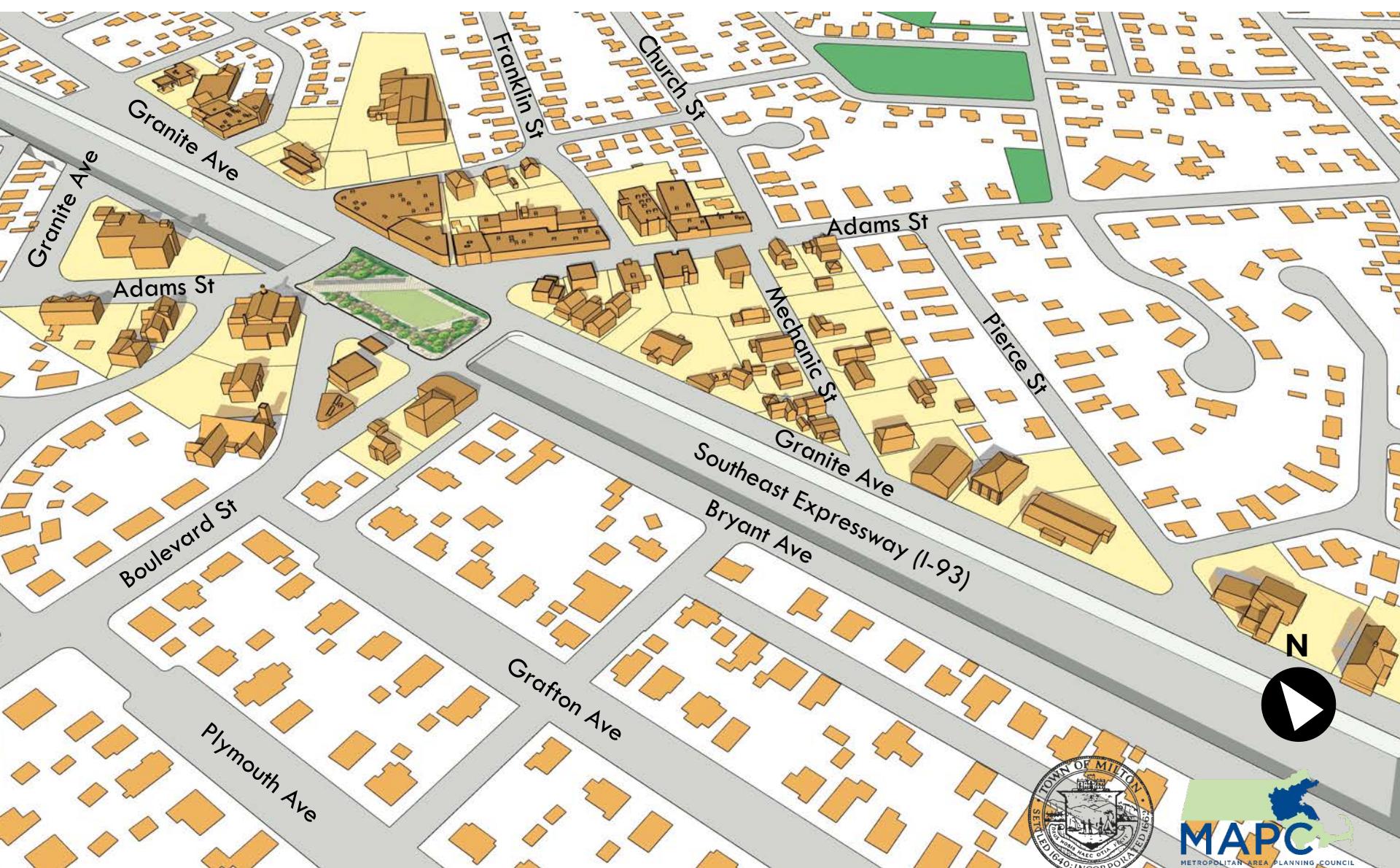
East Milton Square Initial Analysis

East Milton Square Zoning

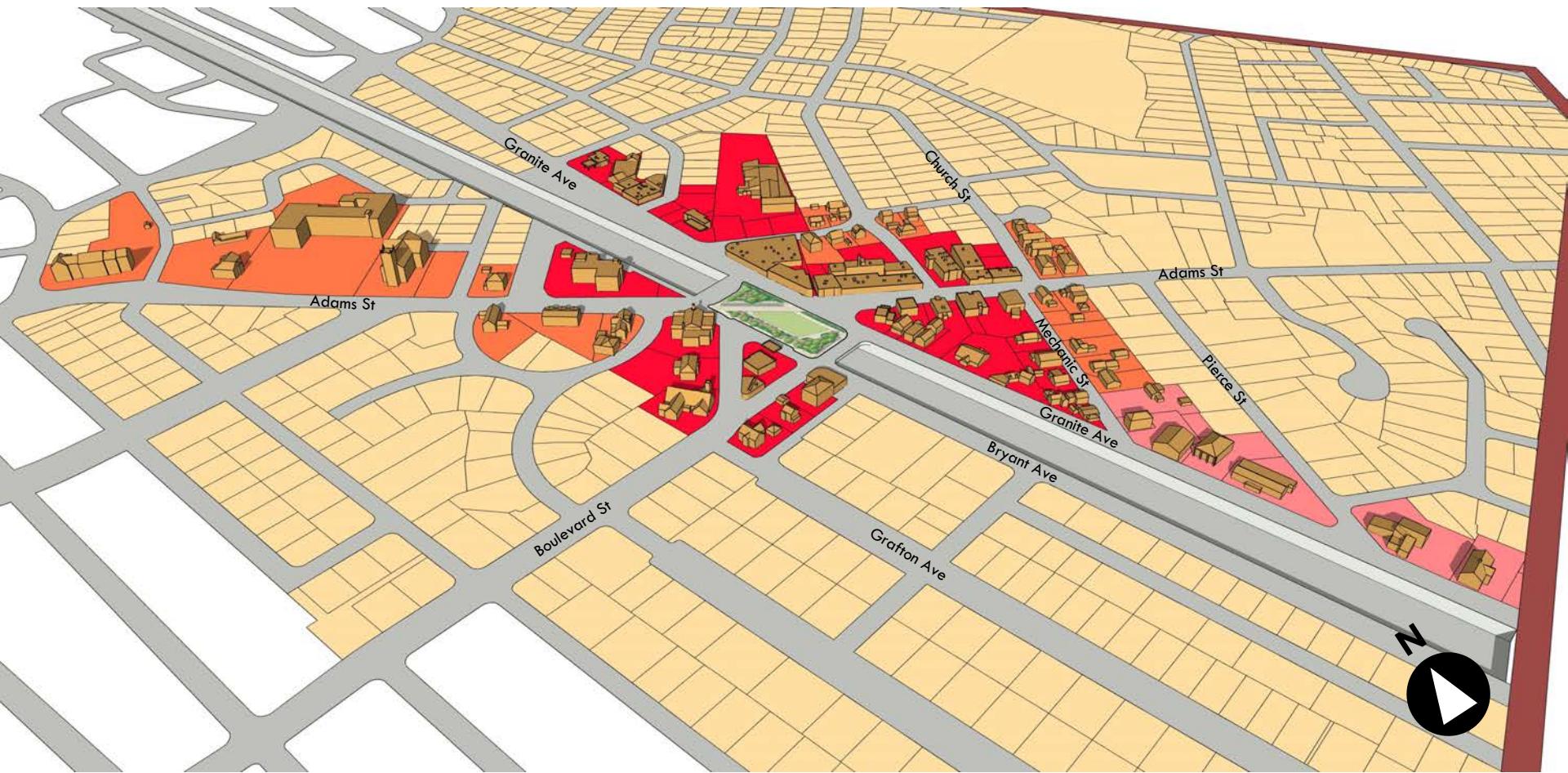


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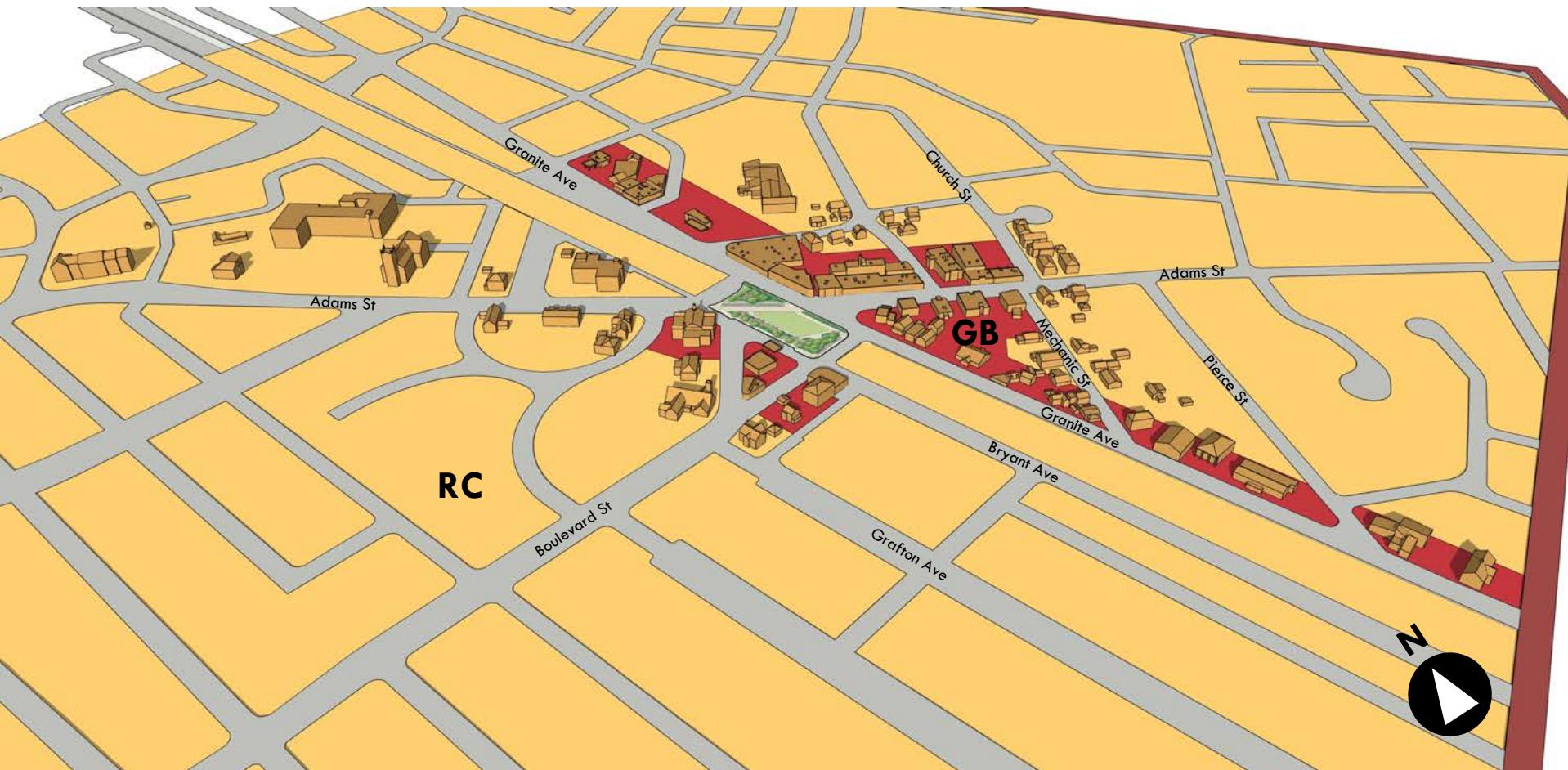
Study Area



Updated Study Area



Study Area Zoning



Legend

- General Business (Red)
- Residential C (Yellow)



Study Area Land Use



Legend

	Residential – Single Family
	Residential – Two+ Family
	Commercial – Other
	Municipal/Institutional
	Commercial – Retail/Serv./Rest.



Study Area Public/Private



Legend

- Publicly owned (Town of Milton, USPS)
- Privately owned



Study Area Year Built

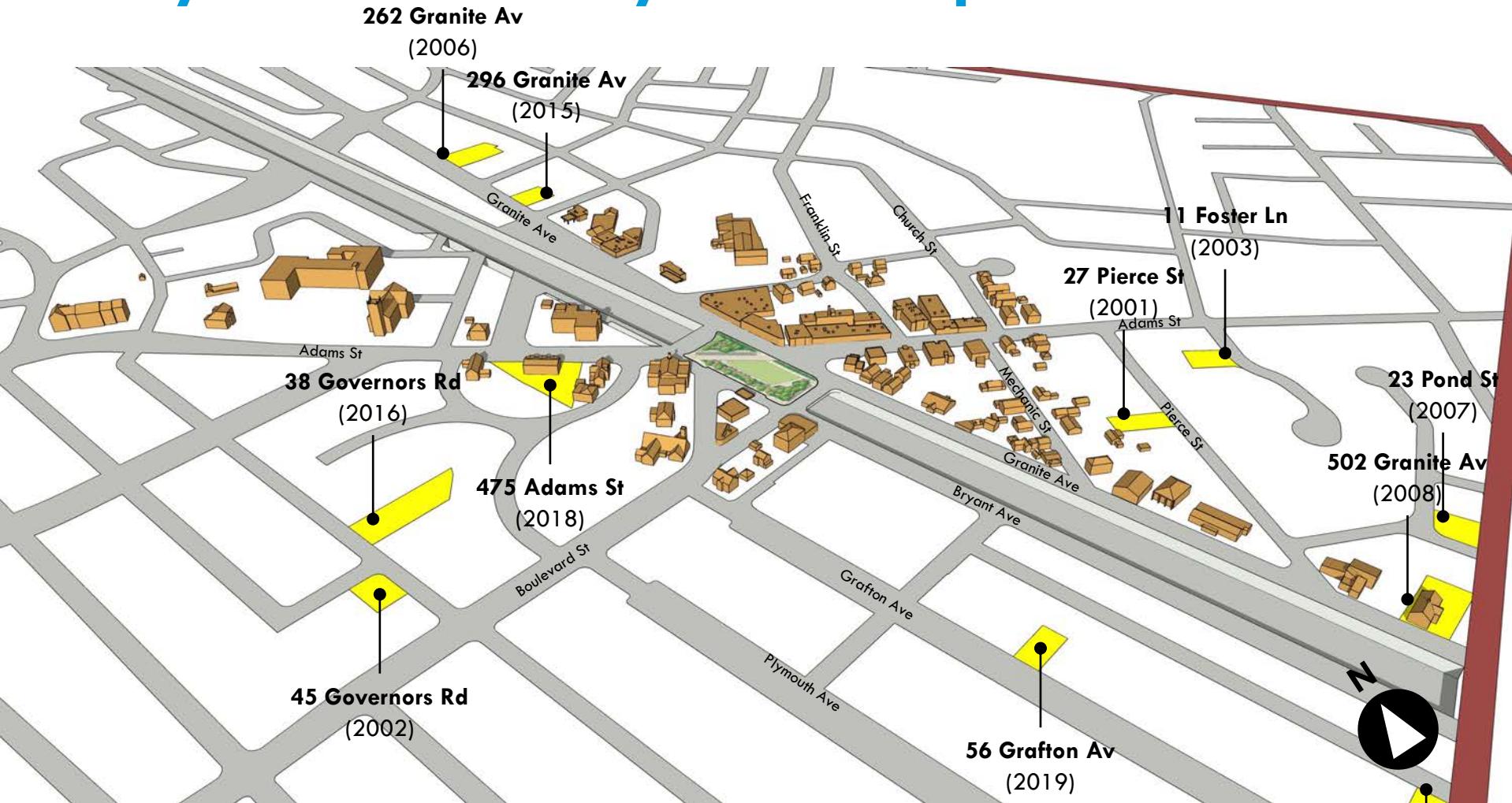


Legend

	Prior to 1920
	1921 to 1950
	1951 to 1980
	1981 to 2000
	2001 to present



Study Area Recently Built Projects



Legend

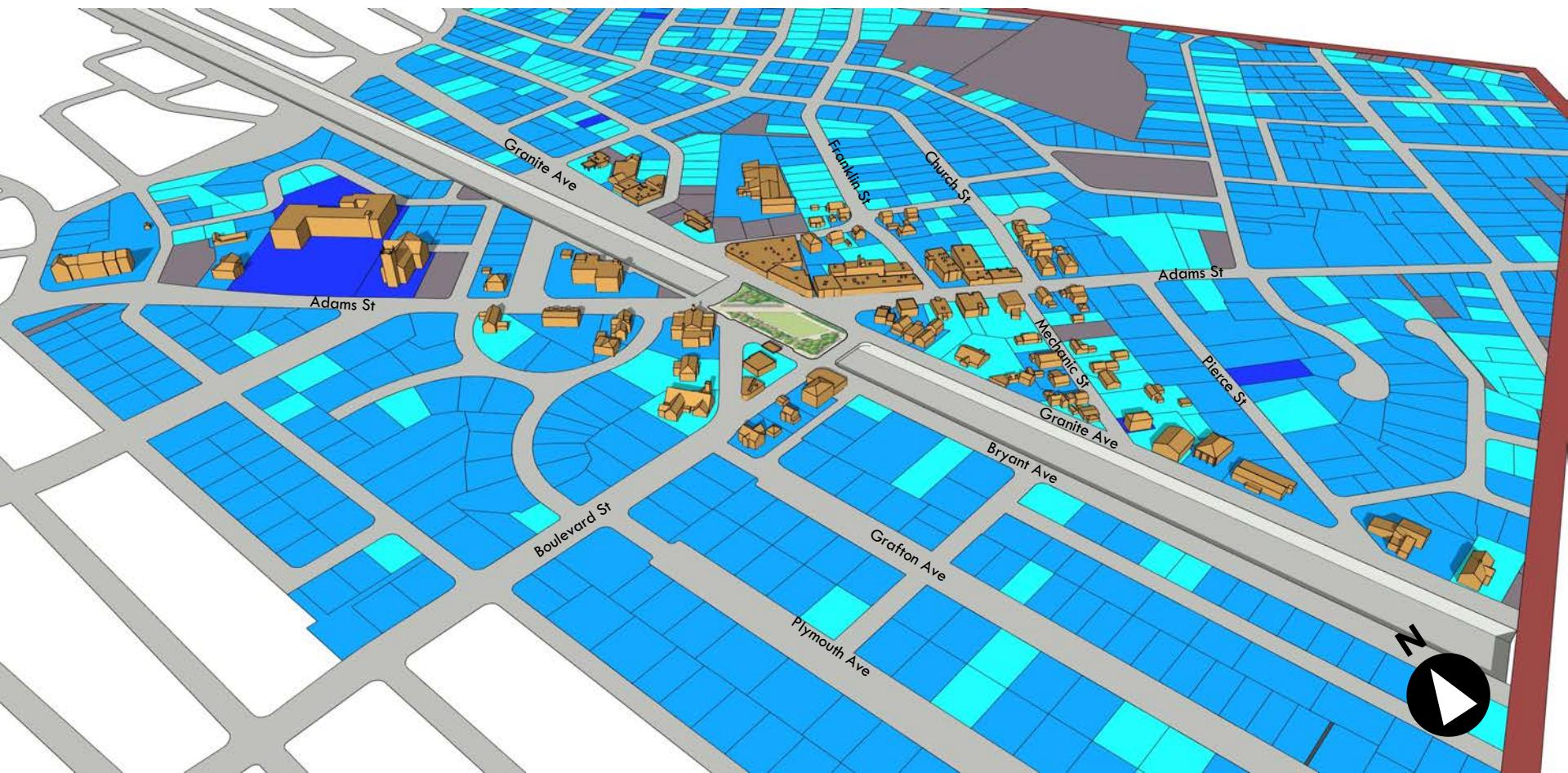
Year built after 2001 (11 properties)



Study Area Lot Size



Study Area Building Height

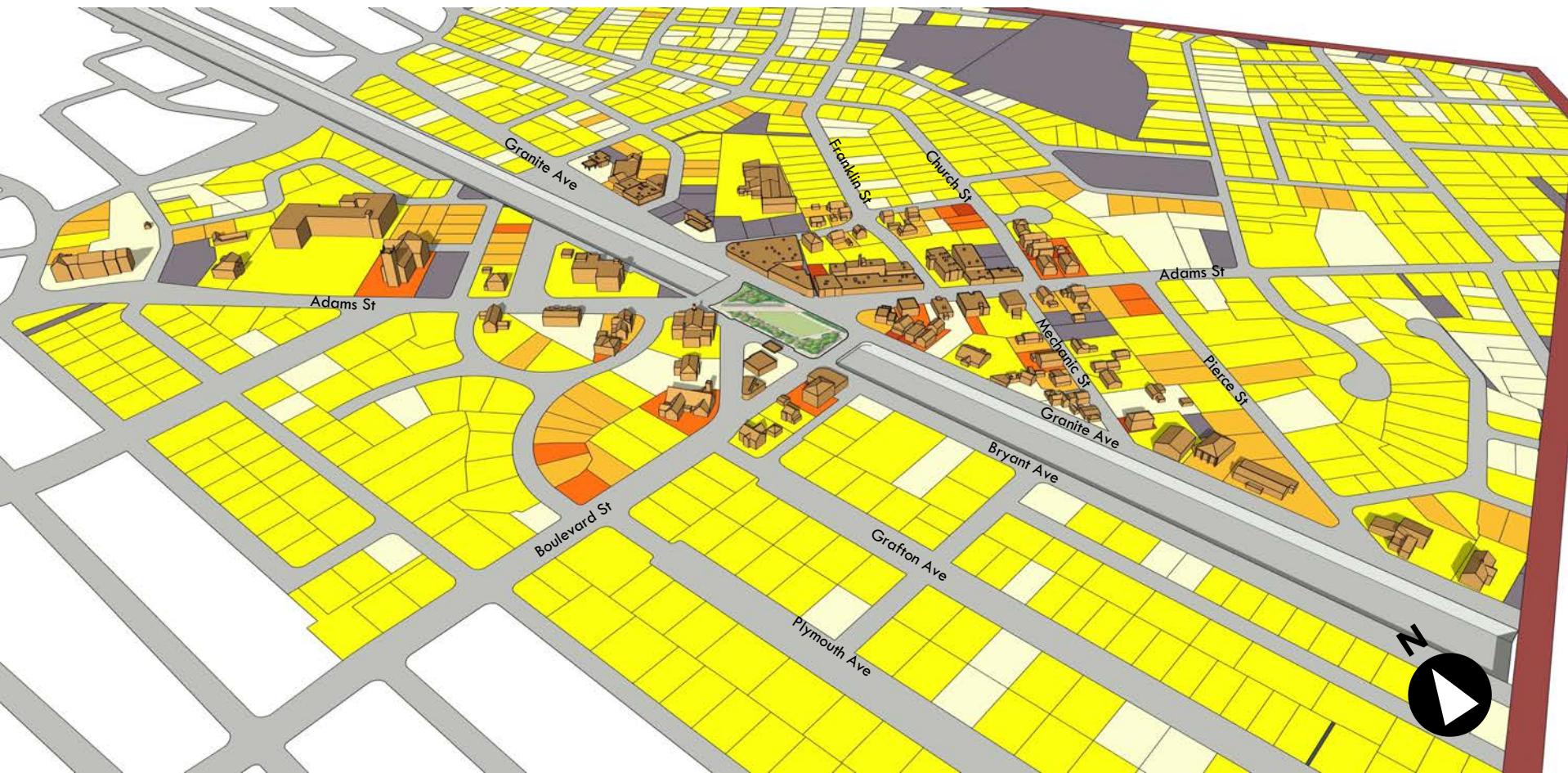


Legend

- No building (vacant land)
- 1/1.5 story
- 2/2.5 story
- 3/3.5 story



Study Area Floor Area Ratio (FAR)



Legend

	0.0 to 0.25
	0.26 to 0.50
	0.51 to 0.75
	No building



Study Area Building/Land Value



Legend

- Building value > land value
- Building value < land value





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