

Zoning for

East Milton Square Milton

Planning Board Meeting

October 5, 2023



Photo: hshassoc.com

Planning Board Meeting Agenda

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



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	<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></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>				
Phase 4 – Prep of Final Zoning and Design Guidelines										<div><div></div><div></div></div>	<div><div></div><div></div></div>	



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



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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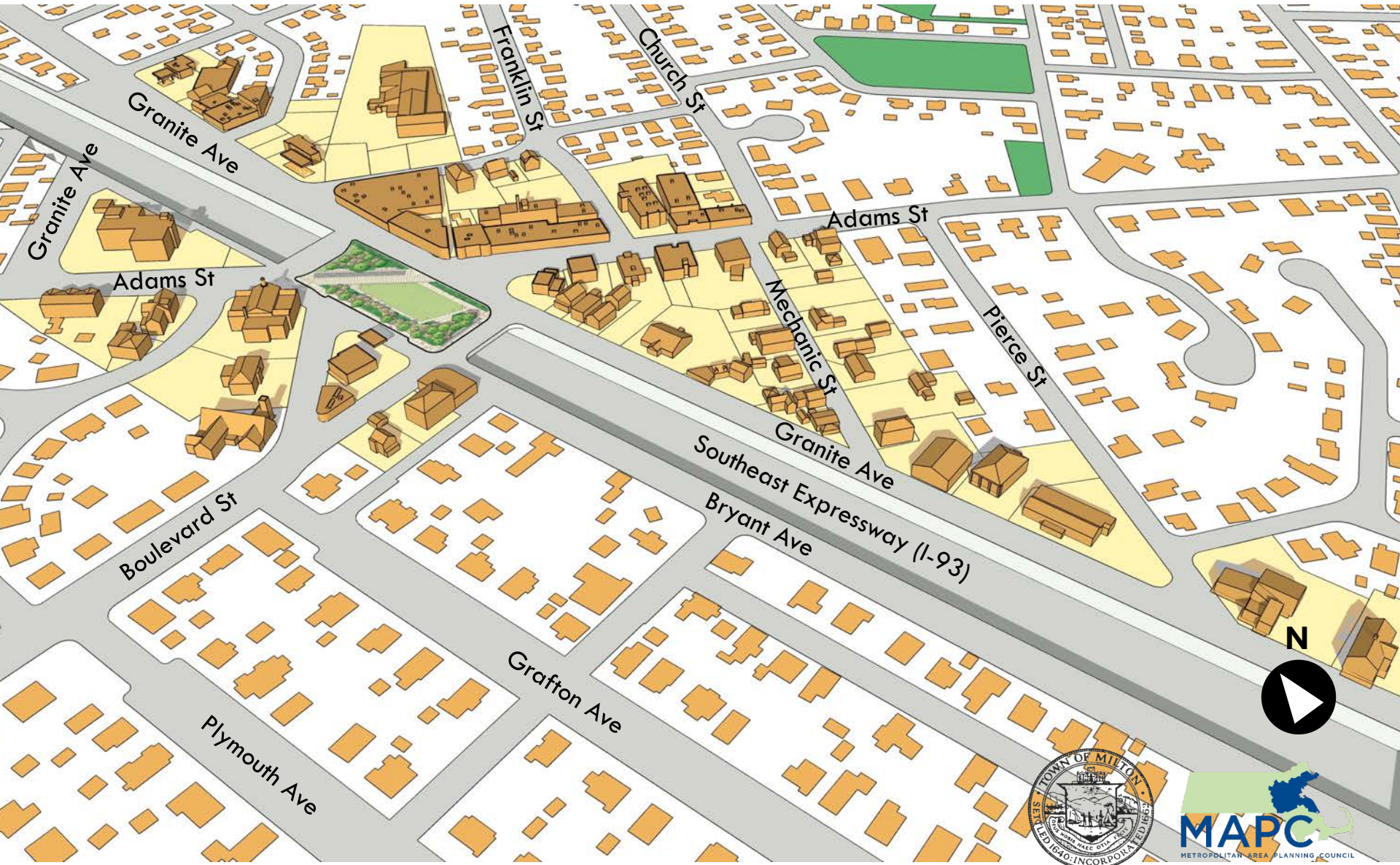
3

East Milton Square Initial Analysis

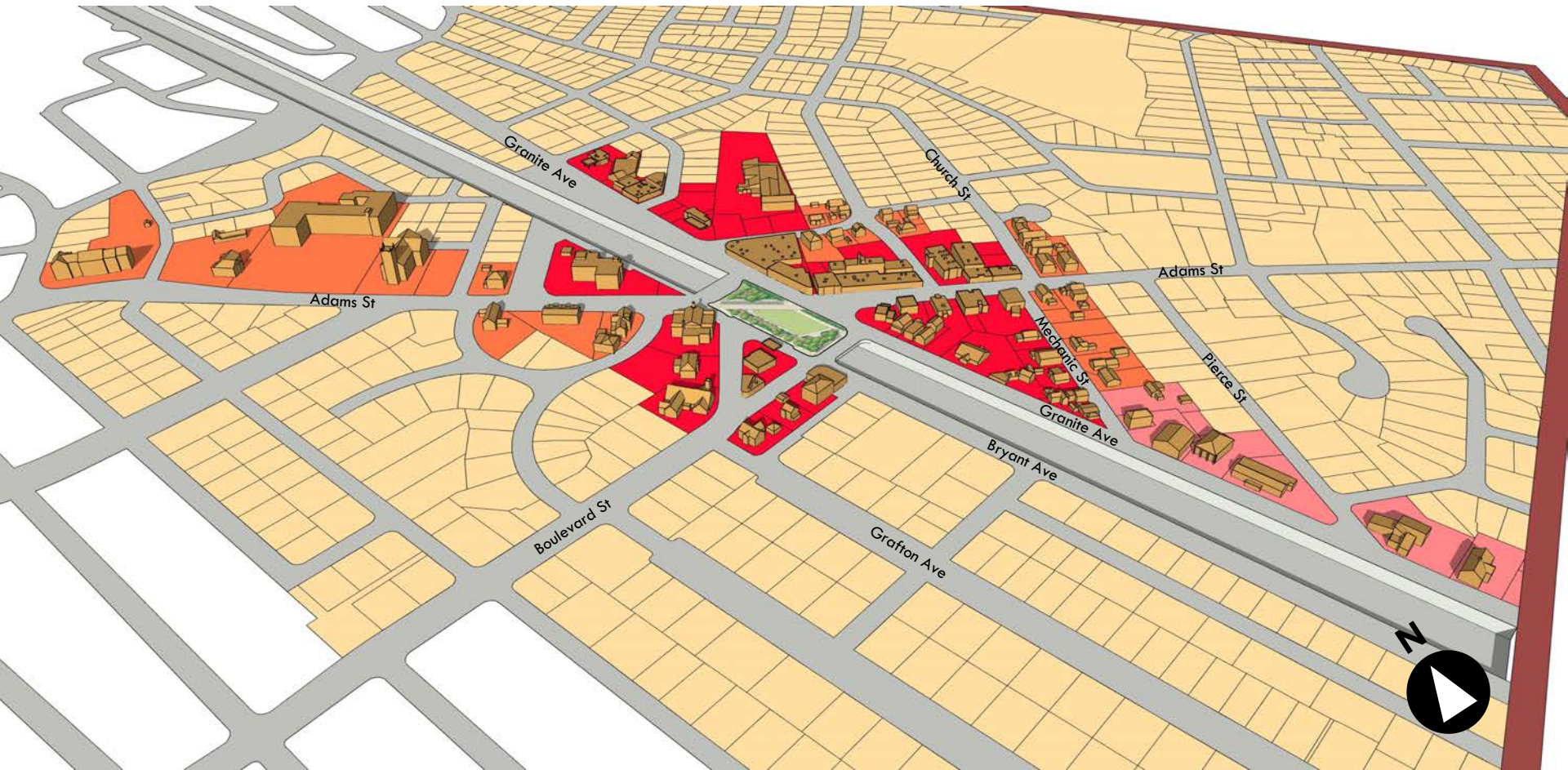
East Milton Square Zoning



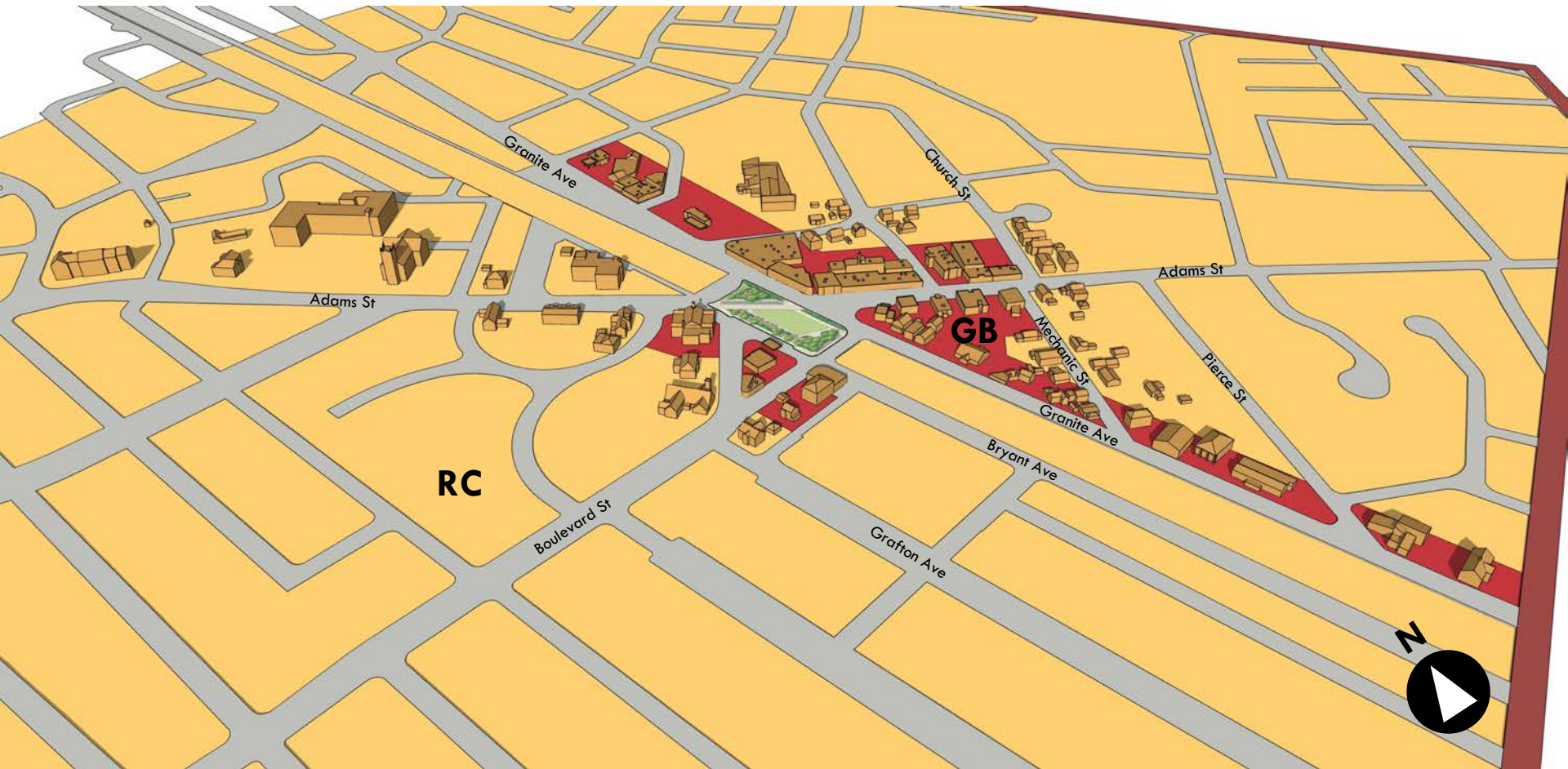
Study Area





Updated Study Area



Study Area Zoning



Legend






-  General Business
-  Residential C



Study Area Land Use



Legend



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



Study Area Public/Private



Legend

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



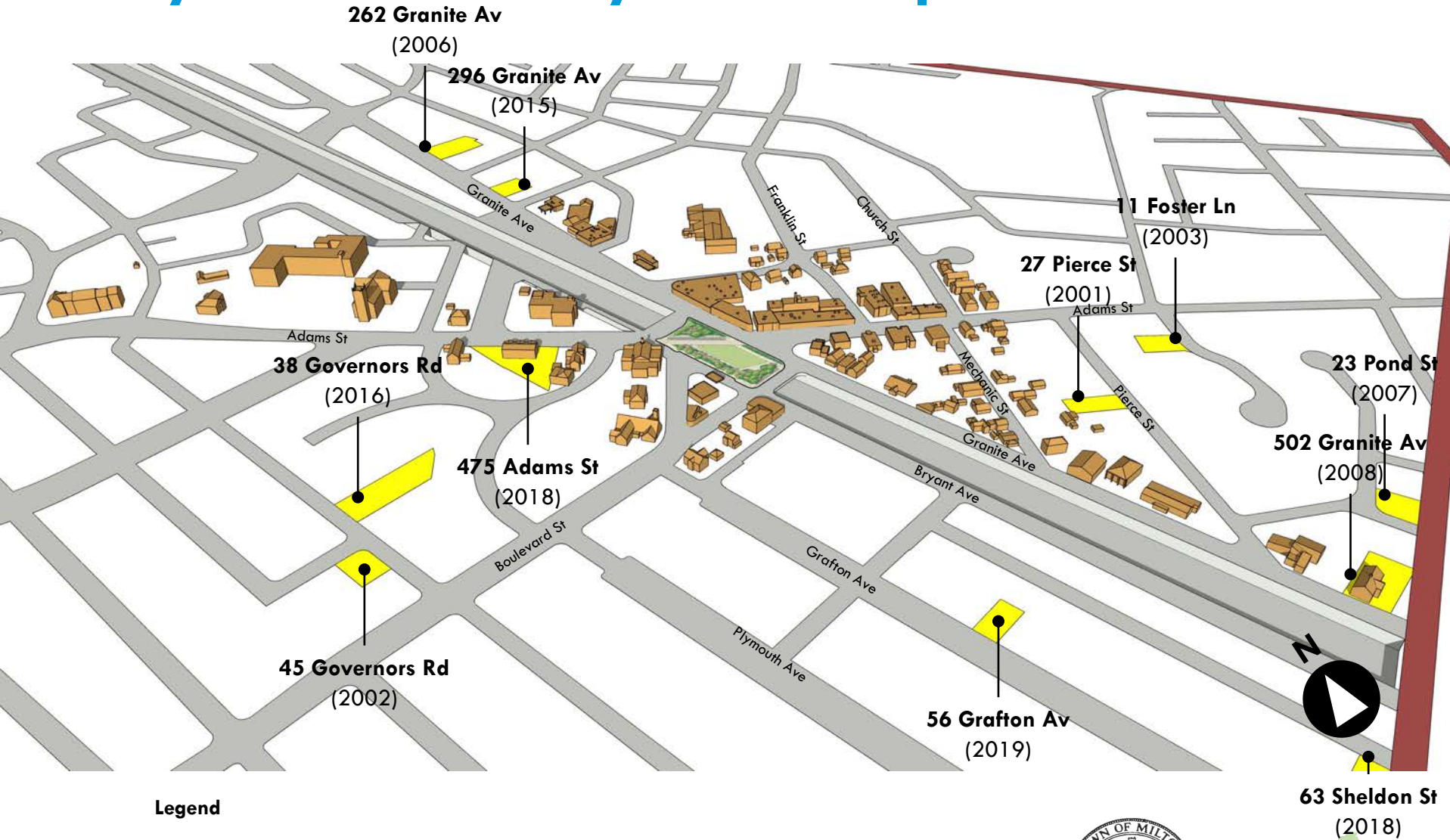
Study Area Year Built



Legend



Study Area Recently Built Projects



Legend



 Year built after 2001 (11 properties)



Study Area Lot Size

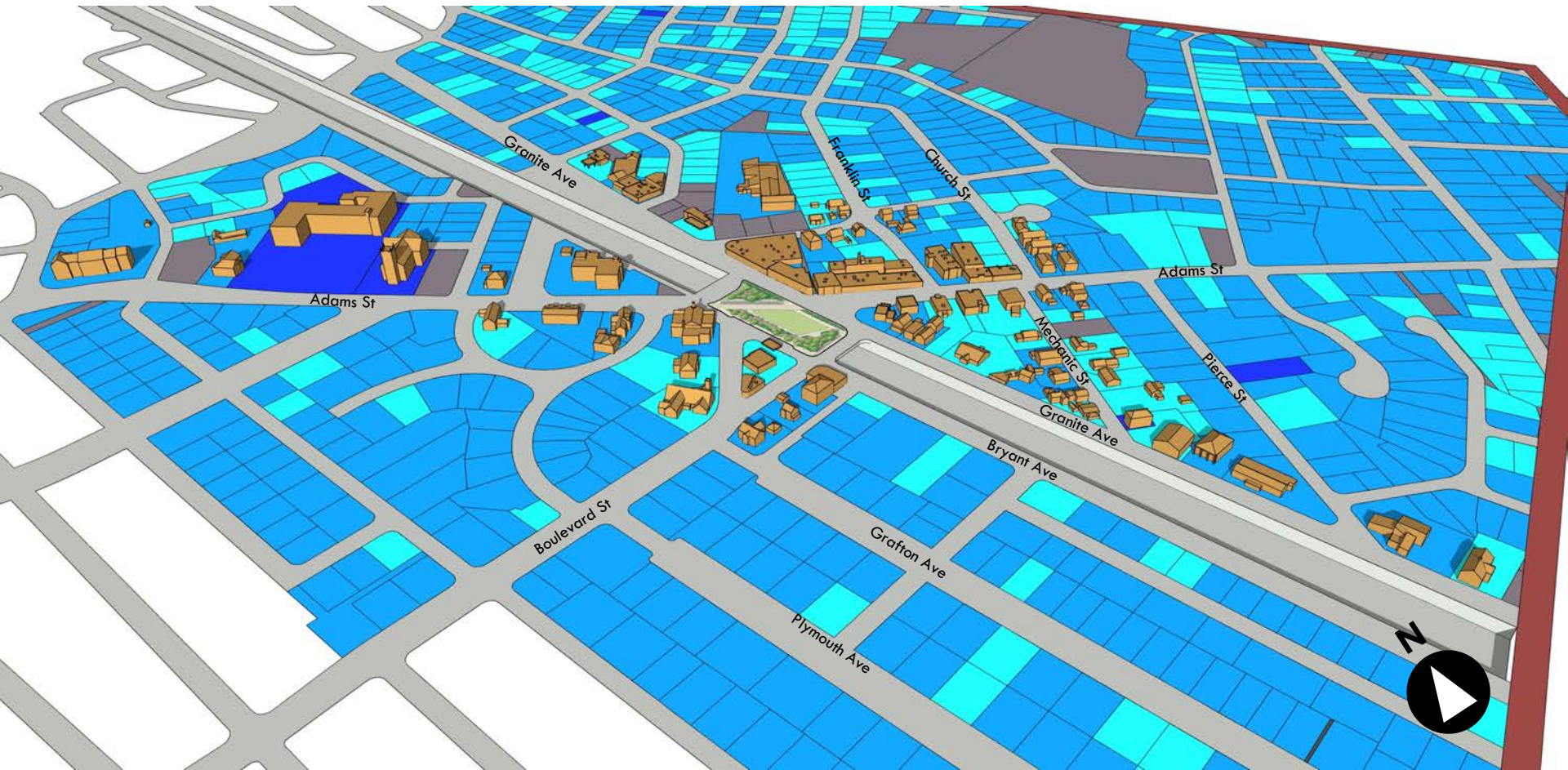


Legend

	Under 10,000 SF		60,001 to 100,000 SF
	10,001 to 30,000 SF		100,001 to 200,000 SF
	30,001 to 60,000 SF		200,000+ SF



Study Area Building Height

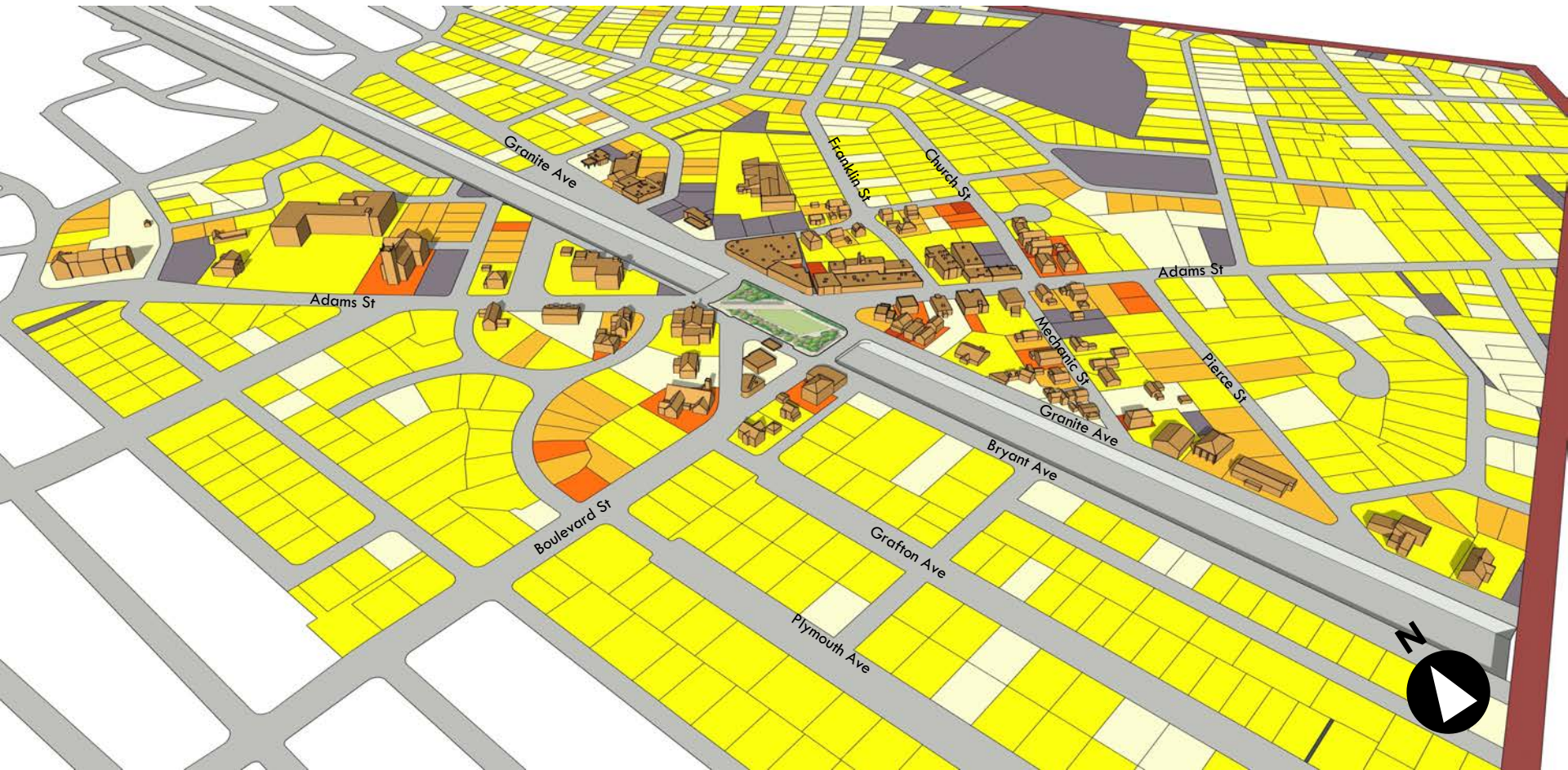


Legend


- 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		0.76 to 1.00
	0.26 to 0.50		Over 1.01
	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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