



*Zoning for*

# **East Milton Square Milton**

## **Planning Board Meeting**

**February 8, 2024**



Photo: hshassoc.com.com

# Agenda

- 1. Summary of community feedback**
- 2. Initial zoning concept and approach**
- 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

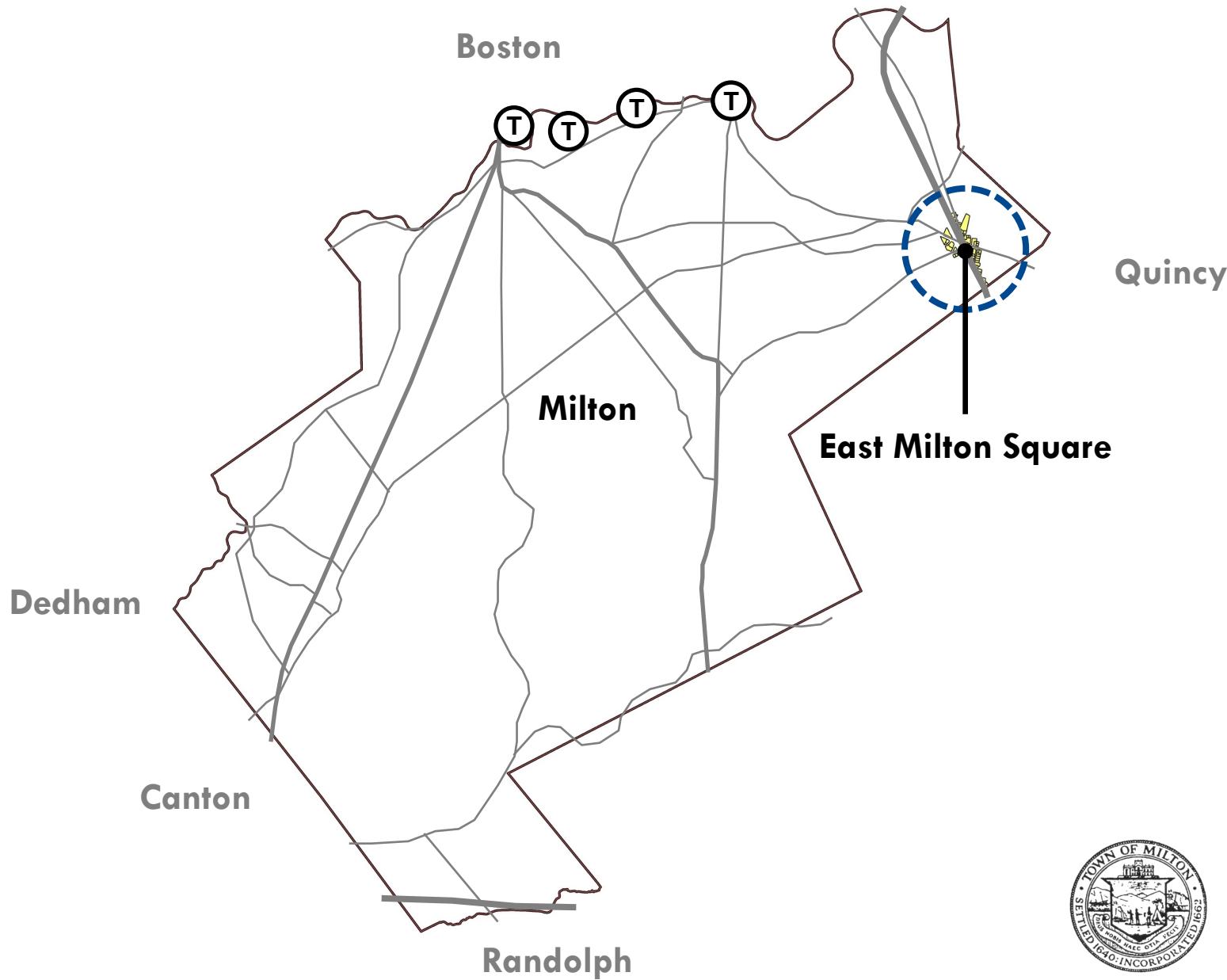
**Josh Eckart-Lee**, Assistant Director of Planning and Community Development

**East Milton Square Zoning Community Meeting**

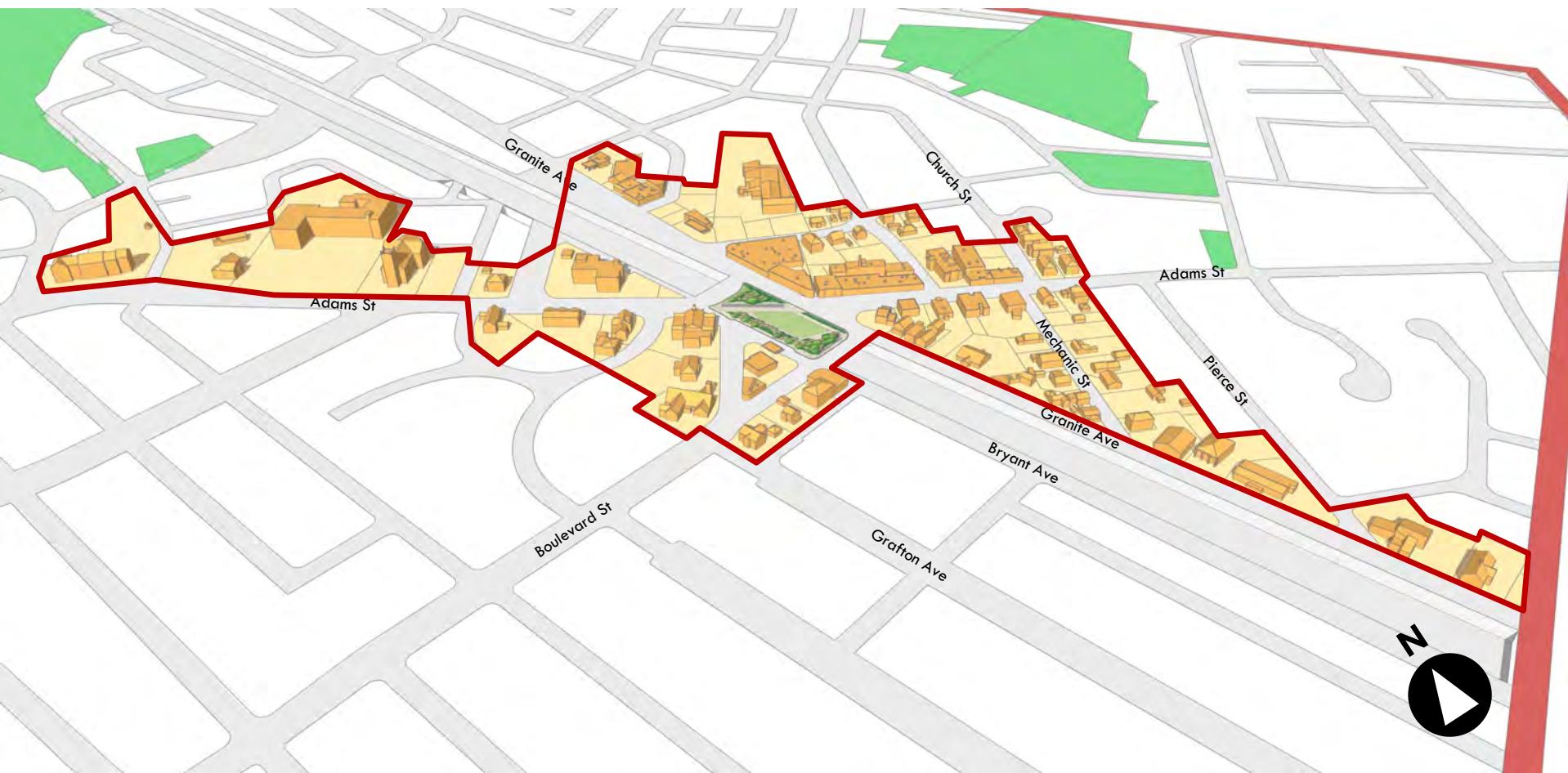
February 8, 2024



# East Milton Square Locus Map



# East Milton Square



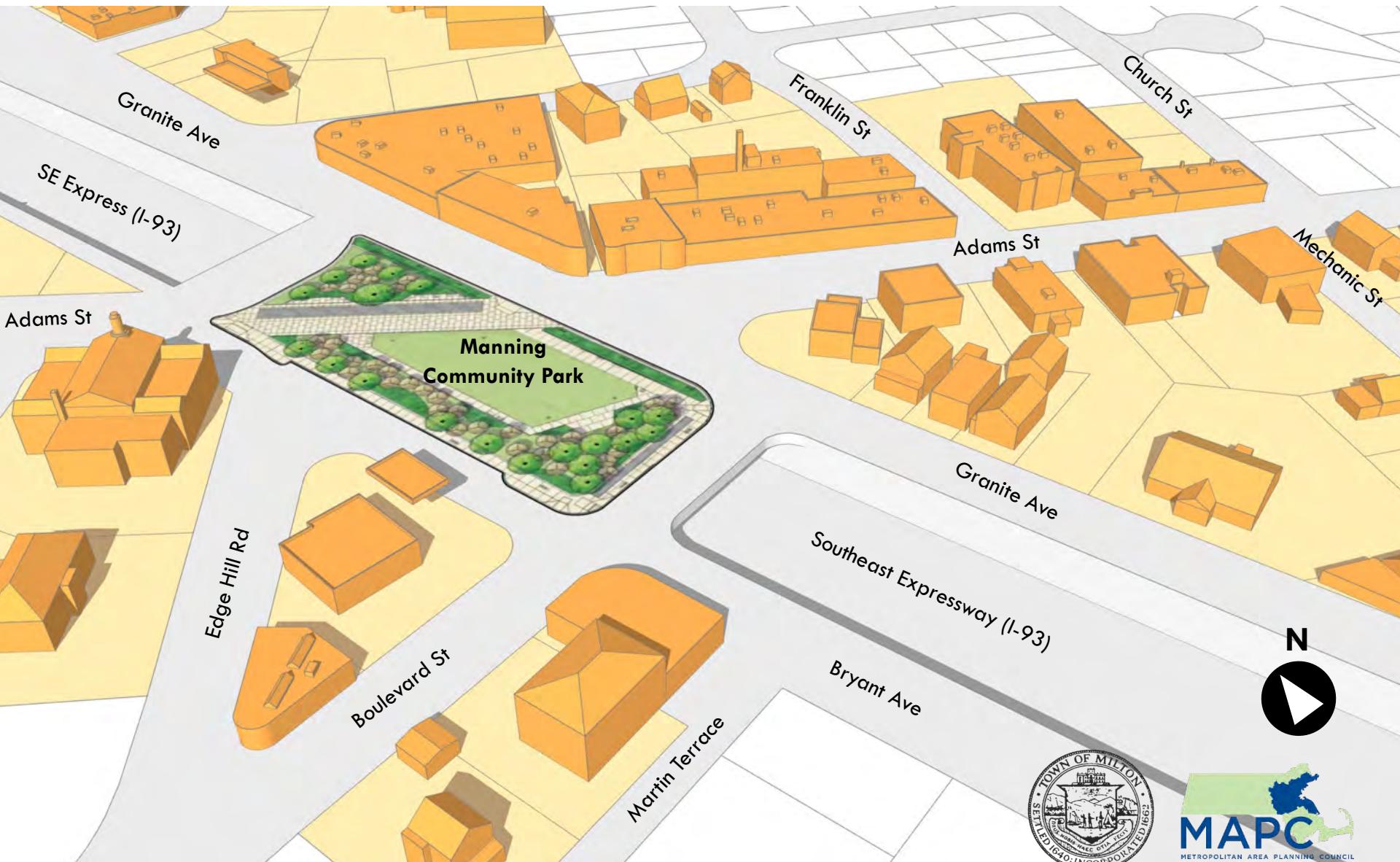
## Legend

- Residential – Single Family
- Residential – Two+ Family

- Commercial – Retail/Serv./Rest.
- Commercial – Other
- Municipal/Institutional



# East Milton Square



# Planning Board Study

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.**



# Structure of Presentation

- What we have done
- What we have heard
- How we are responding to feedback
- Discussion



1

# Summary of community feedback

East Milton Square Zoning



Photo: hshassoc.com.com

# Community Feedback

Feedback collected at:

- Stakeholder interviews from 8/23 to 11/23
- Community Meeting on 11/6/23
- Community Survey open from 11/6/23 to 1/3/24
- Chamber of Commerce Meeting on 12/14/23

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# Community Feedback

Feedback collected:

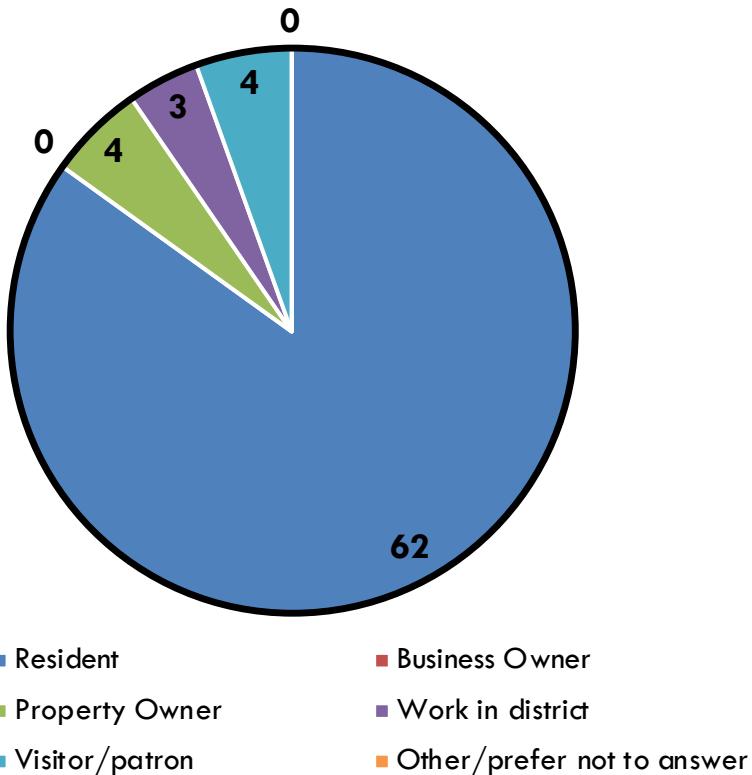
- 1 Who is participating
- 2 East Milton Square vision, challenges, opportunities
- 3 Feedback on potential zoning changes
- 4 Feedback on potential examples
- 5 Open feedback



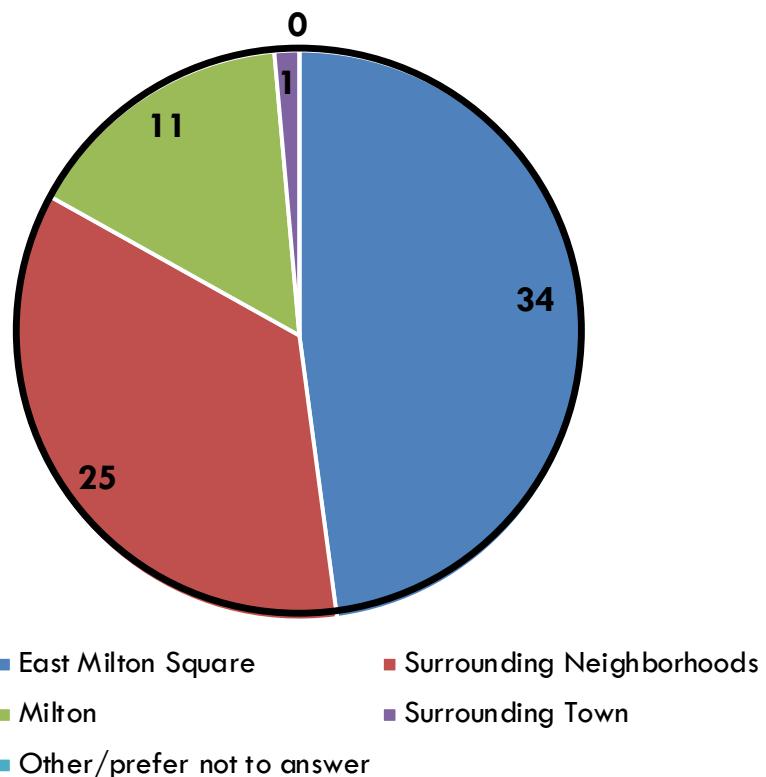
# Who is participating

Survey Question:

**What is your primary relationship to East Milton Square?**



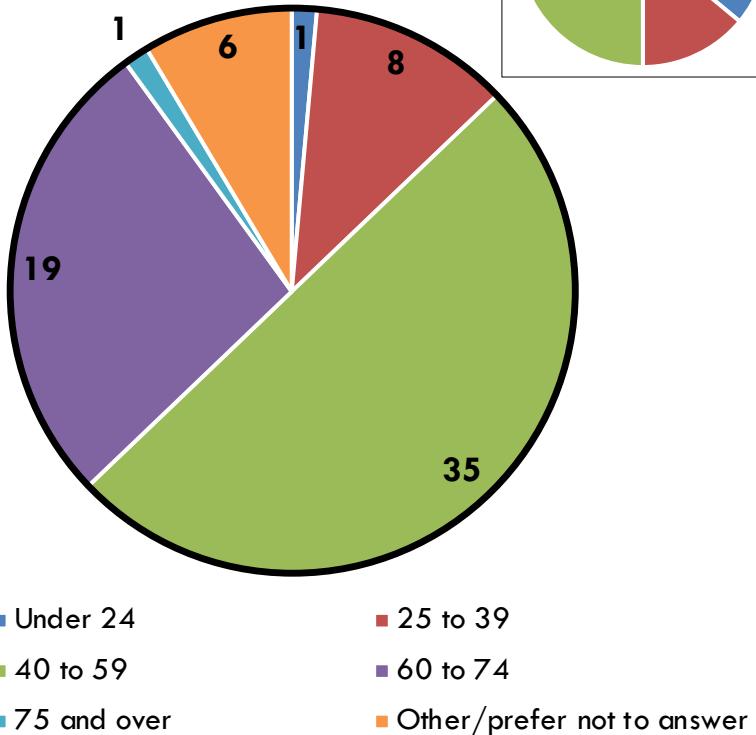
**Where do you live?**



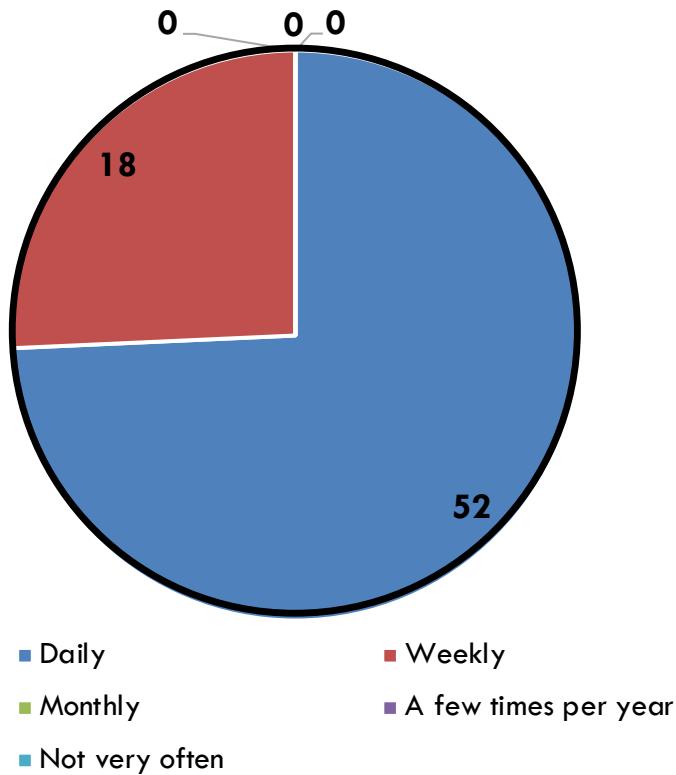
# Who is participating

Survey Question:

What is your age?



How often do you visit East Milton Square?



# Vision, challenges, opportunities

Survey Question:

## What is your top priority for East Milton Square?

Response	Number	Percent of total
Traffic and congestion concerns	27	22%
Pedestrian safety/walkability/safety	18	14%
Parking concerns	12	10%
Attract interesting and relevant businesses	9	7%
More variety of retail and dining options	8	6%
Protect against overdevelopment	7	6%
Vibrant mixed use	5	4%
Livability	4	3%
Several responses with 3: Responsible development; More liveliness, vitality, amenities, expansion; Keep character/feel	3	2%

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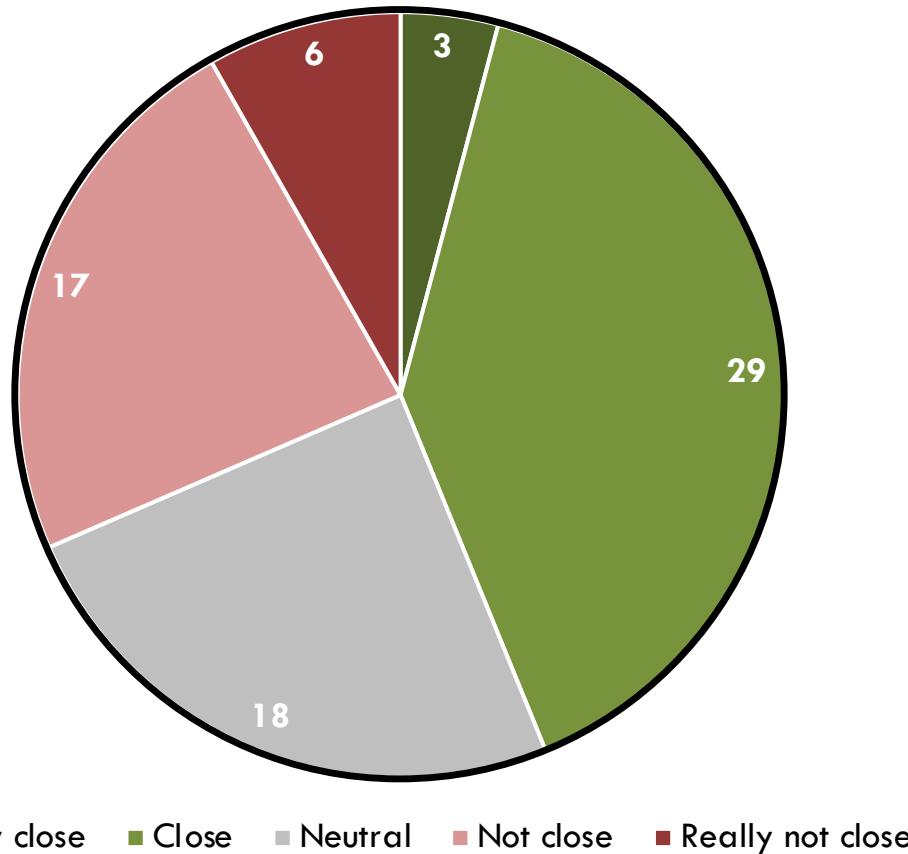
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# Vision, challenges, opportunities

Survey Question:

**How close is East Milton Square to your ideal vision?**



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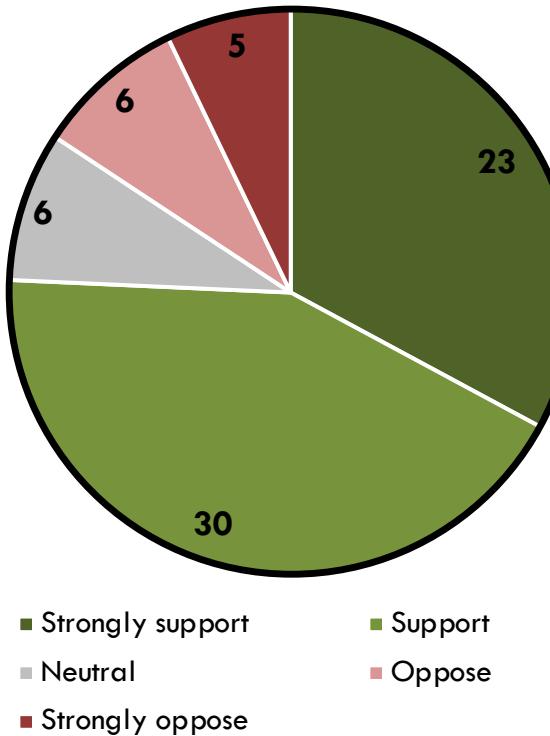
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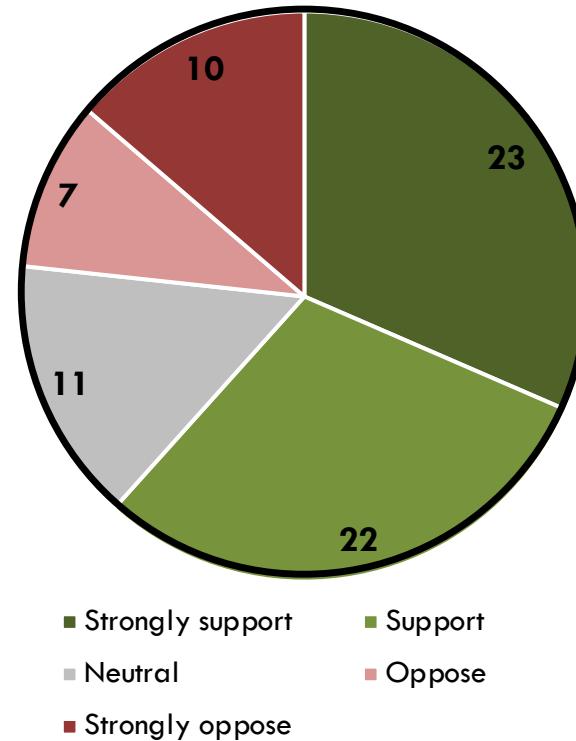
# Vision, challenges, opportunities

Survey Question:

**Do you generally support additional private or public investment in East Milton Square?**



**Do you generally support updating the zoning in East Milton Square?**



# Vision, challenges, opportunities

## Survey Question:

**What is your biggest concern with updating the zoning in East Milton Square?**

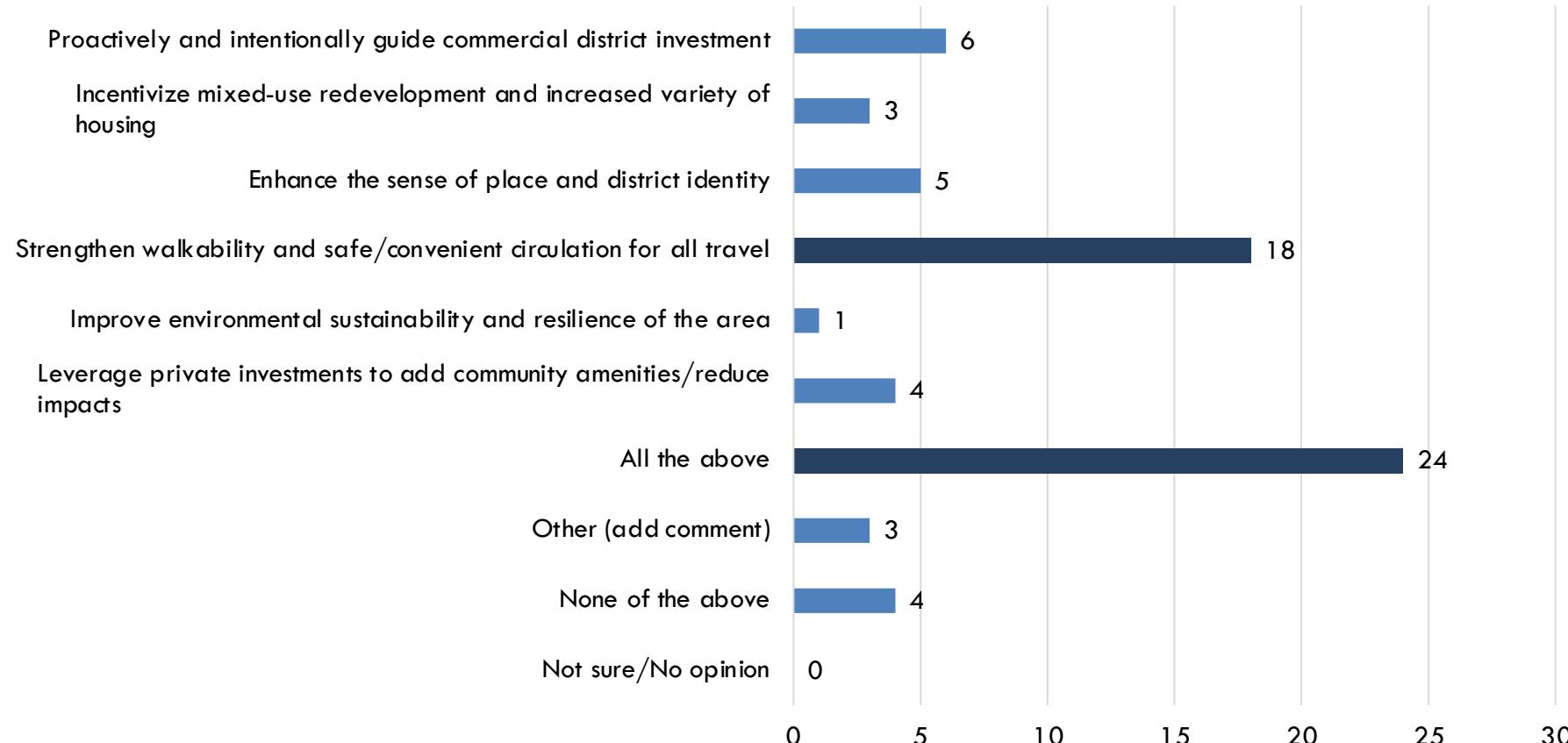
Response	Number	Percent of total
Traffic/adding traffic/congestion	29	25%
Parking/parking enforcement	11	10%
Overdevelopment/too much density	13	11%
Impacts in neighborhoods (traffic, congestion, density)	7	6%
Keep historic, attractive, cohesive village look and feel	7	6%
Height/buildings that are too tall	5	4%
Safety/pedestrian safety	4	4%
Not enough infrastructure (transportation, services, schools)	4	4%
Threatens to infringe on residential neighborhoods	3	3%
Concerns (parking, traffic, character) defeat update effort	3	3%



# Feedback on potential zoning changes

Survey Question:

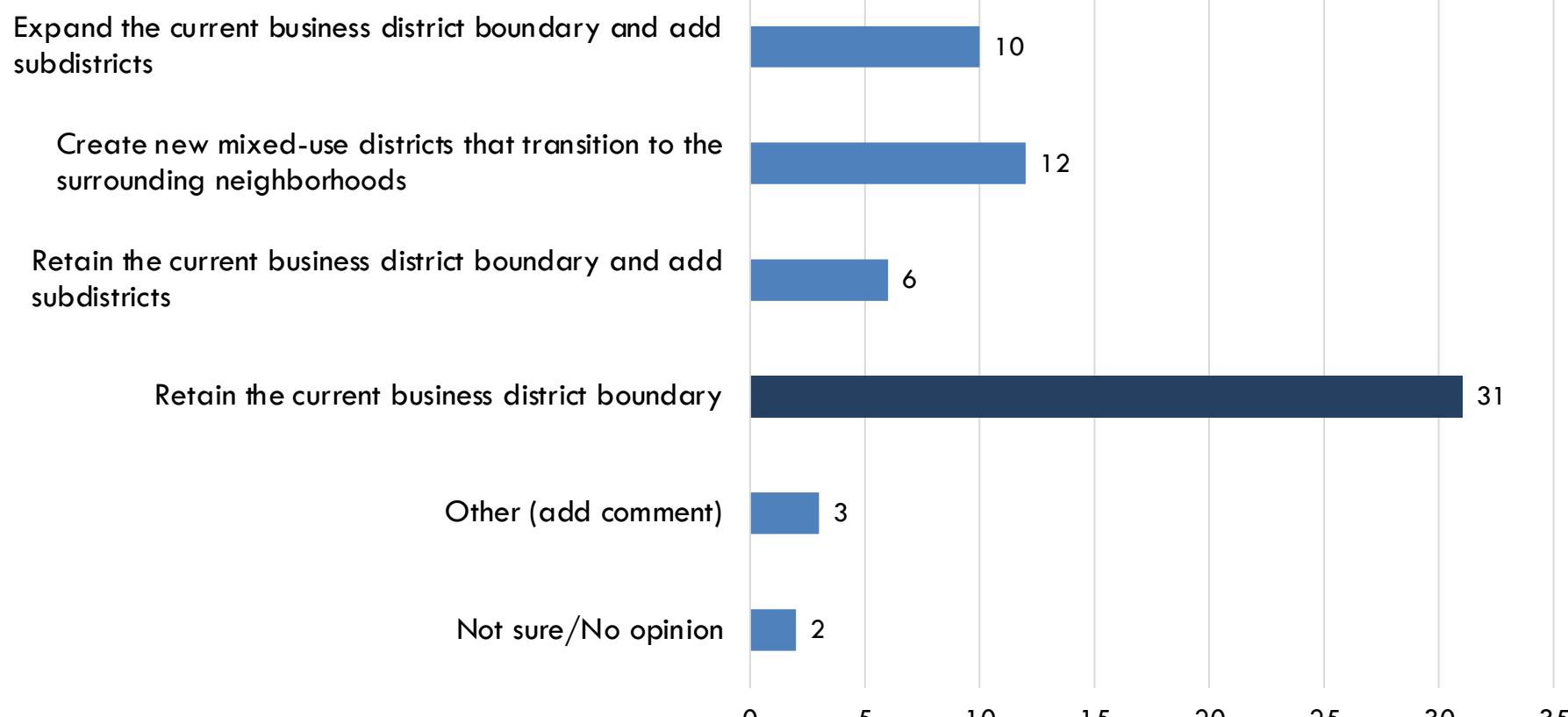
**What zoning purpose seems most appropriate for East Milton Square?**



# Feedback on potential zoning changes

Survey Question:

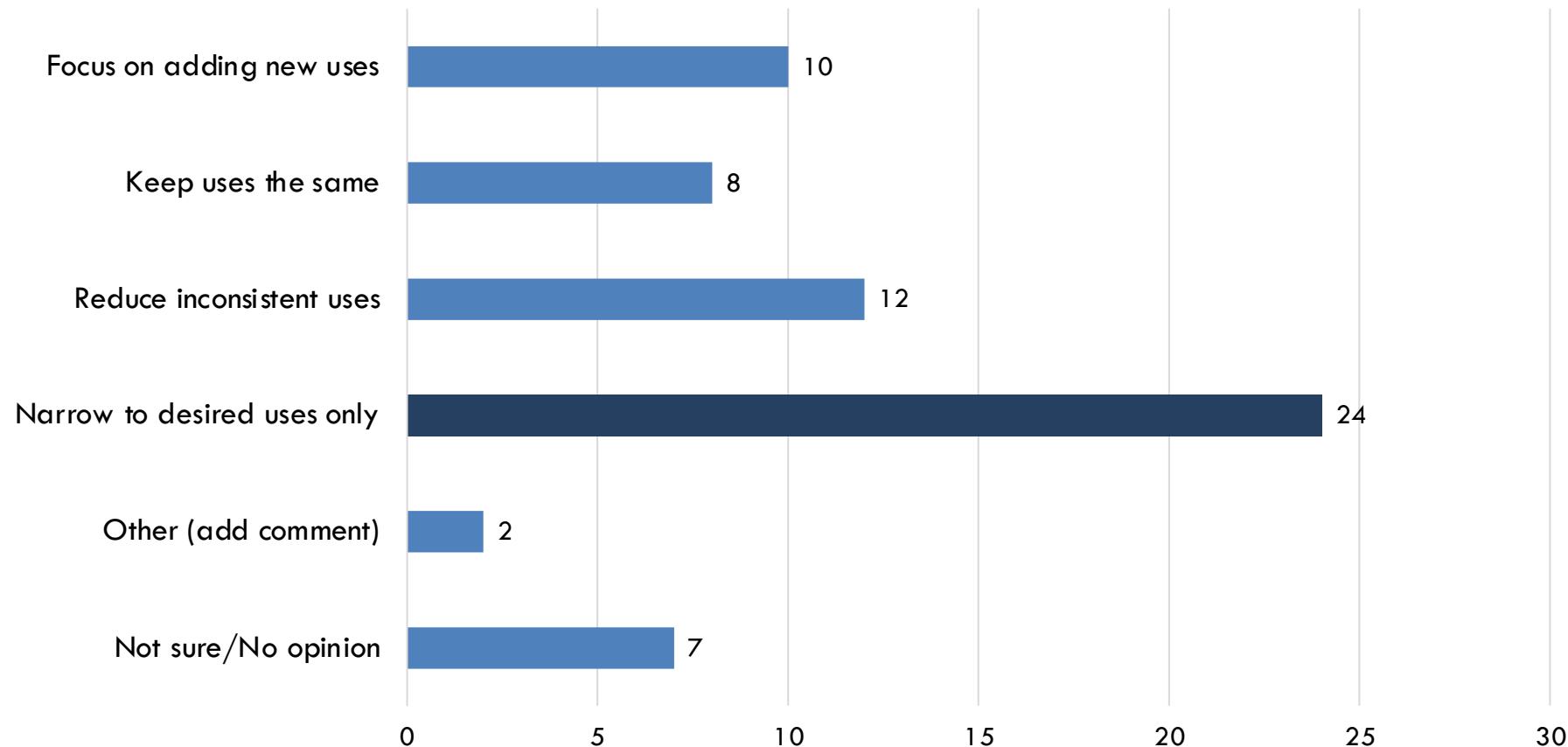
**What option seems most appropriate for the boundary of zoning changes?**



# Feedback on potential zoning changes

Survey Question:

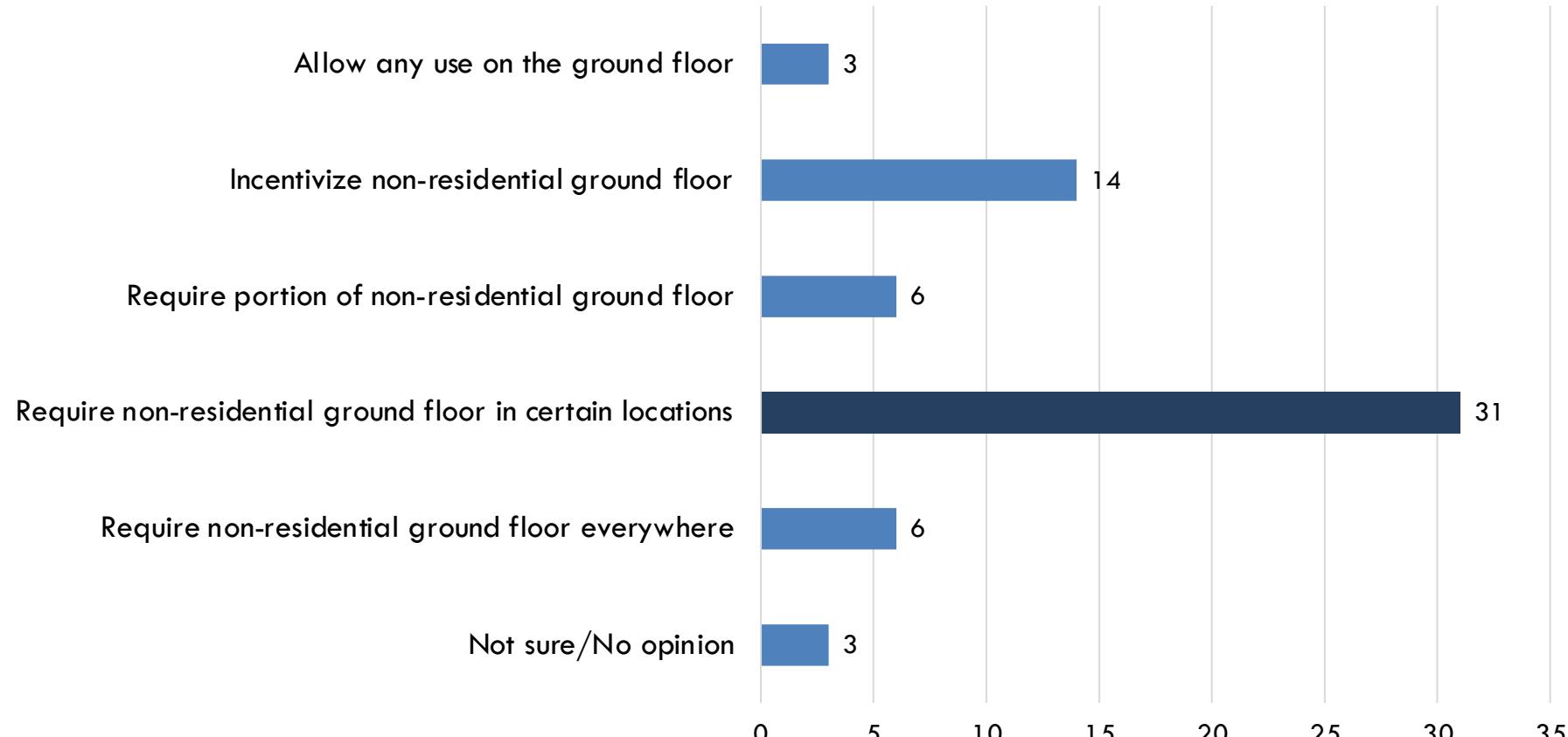
**What option seems most appropriate for use regulations?**



# Feedback on potential zoning changes

Survey Question:

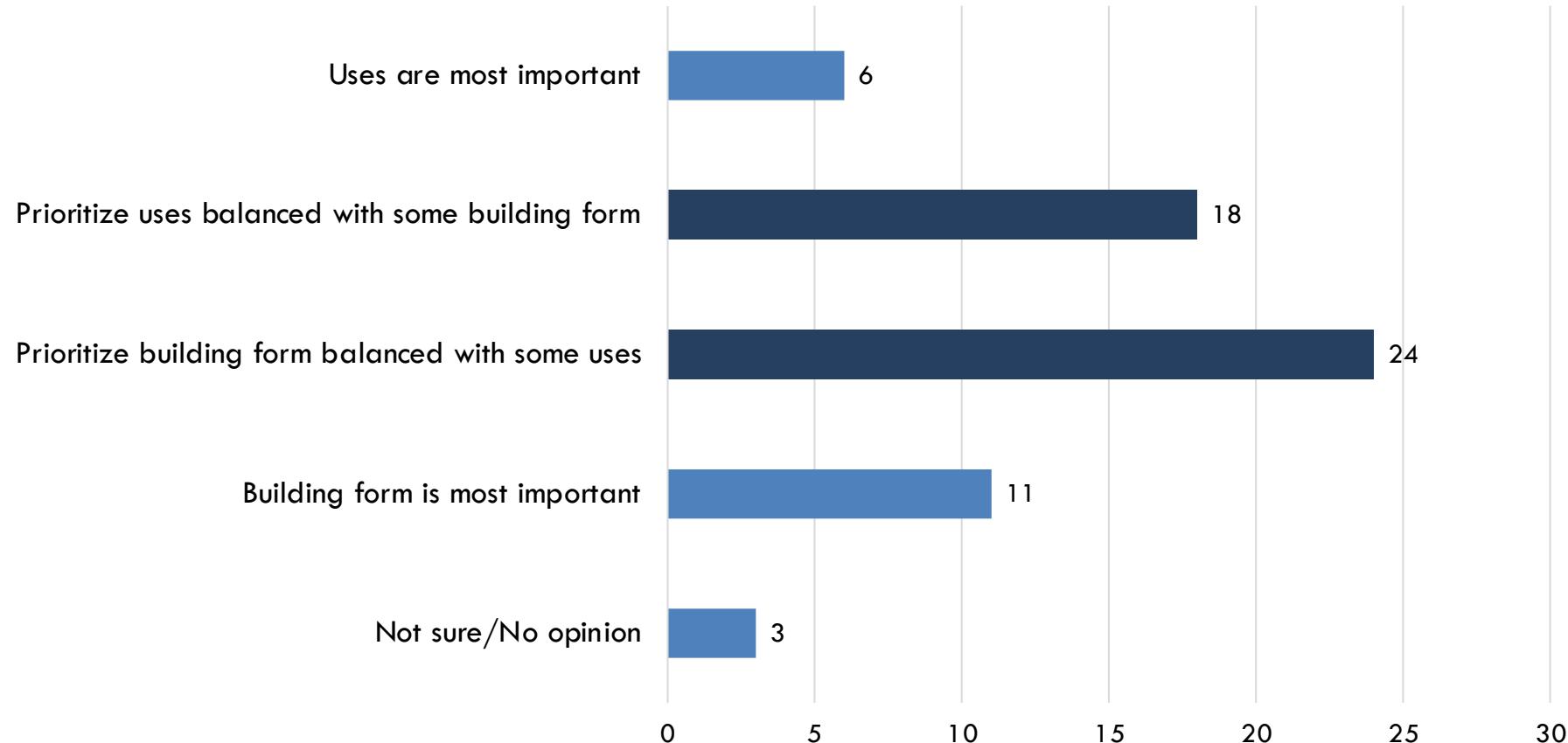
**What option seems most appropriate for ground floor use regulations?**



# Feedback on potential zoning changes

Survey Question:

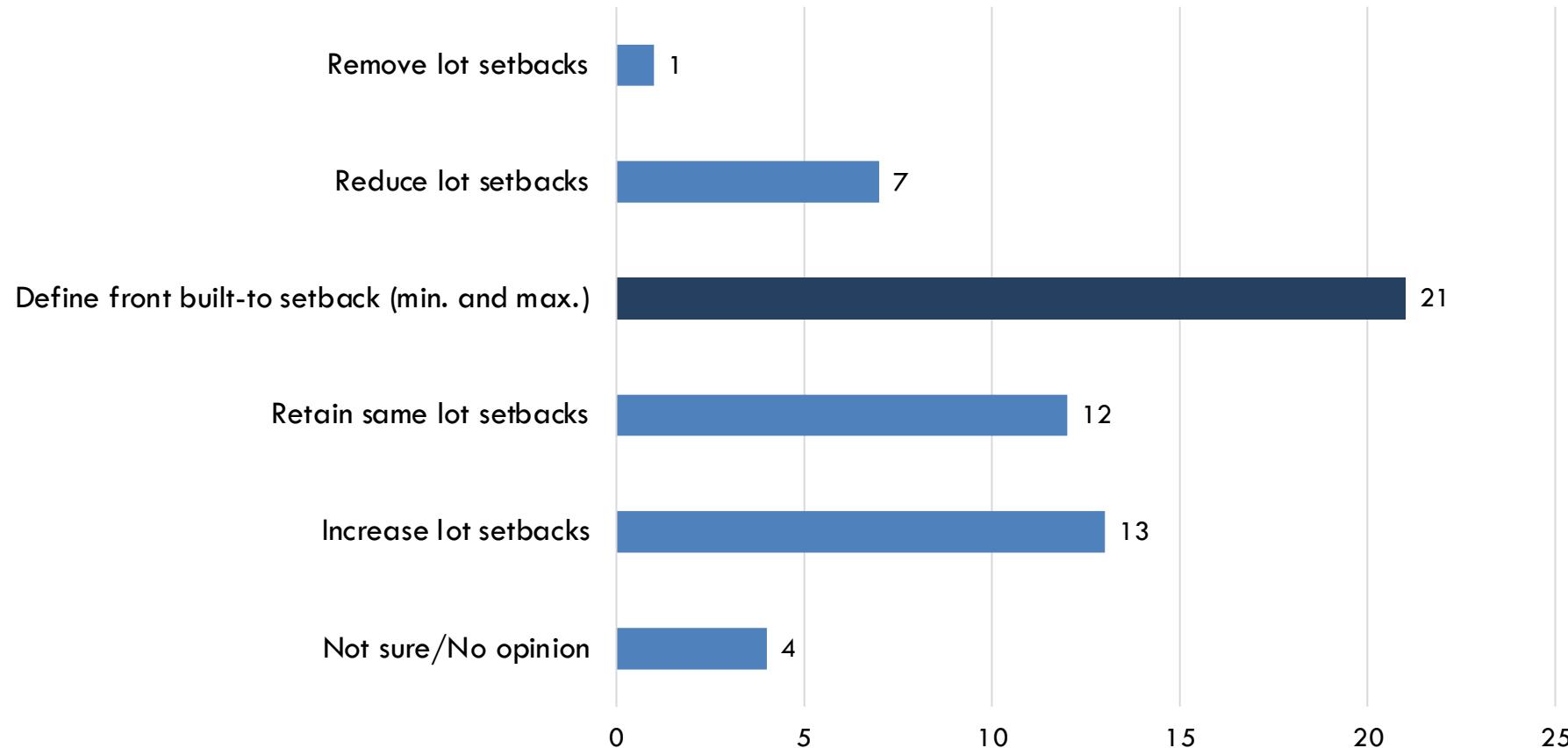
**What option seems most appropriate for emphasizing building form in regulations?**



# Feedback on potential zoning changes

Survey Question:

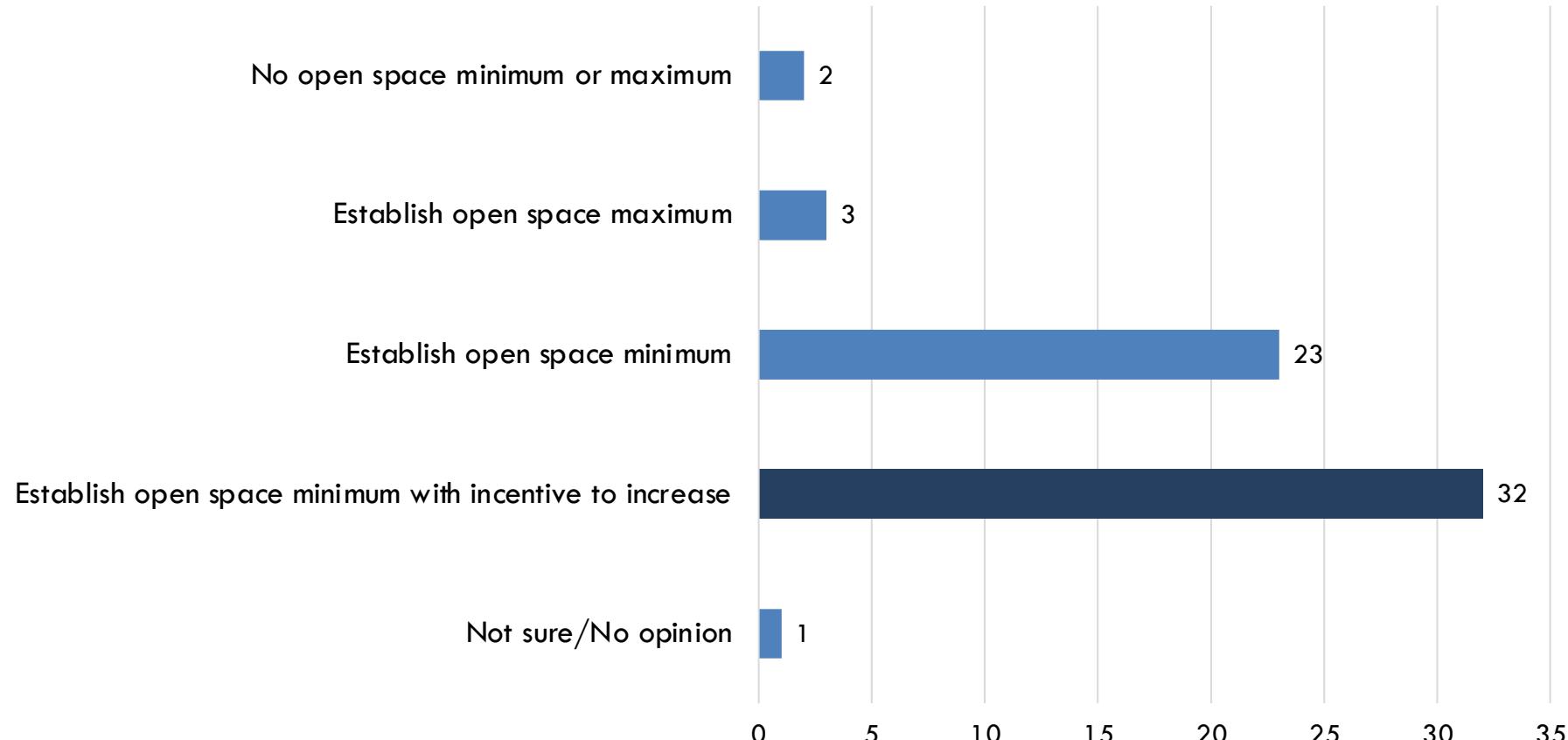
**What option seems most appropriate for lot setbacks?**



# Feedback on potential zoning changes

Survey Question:

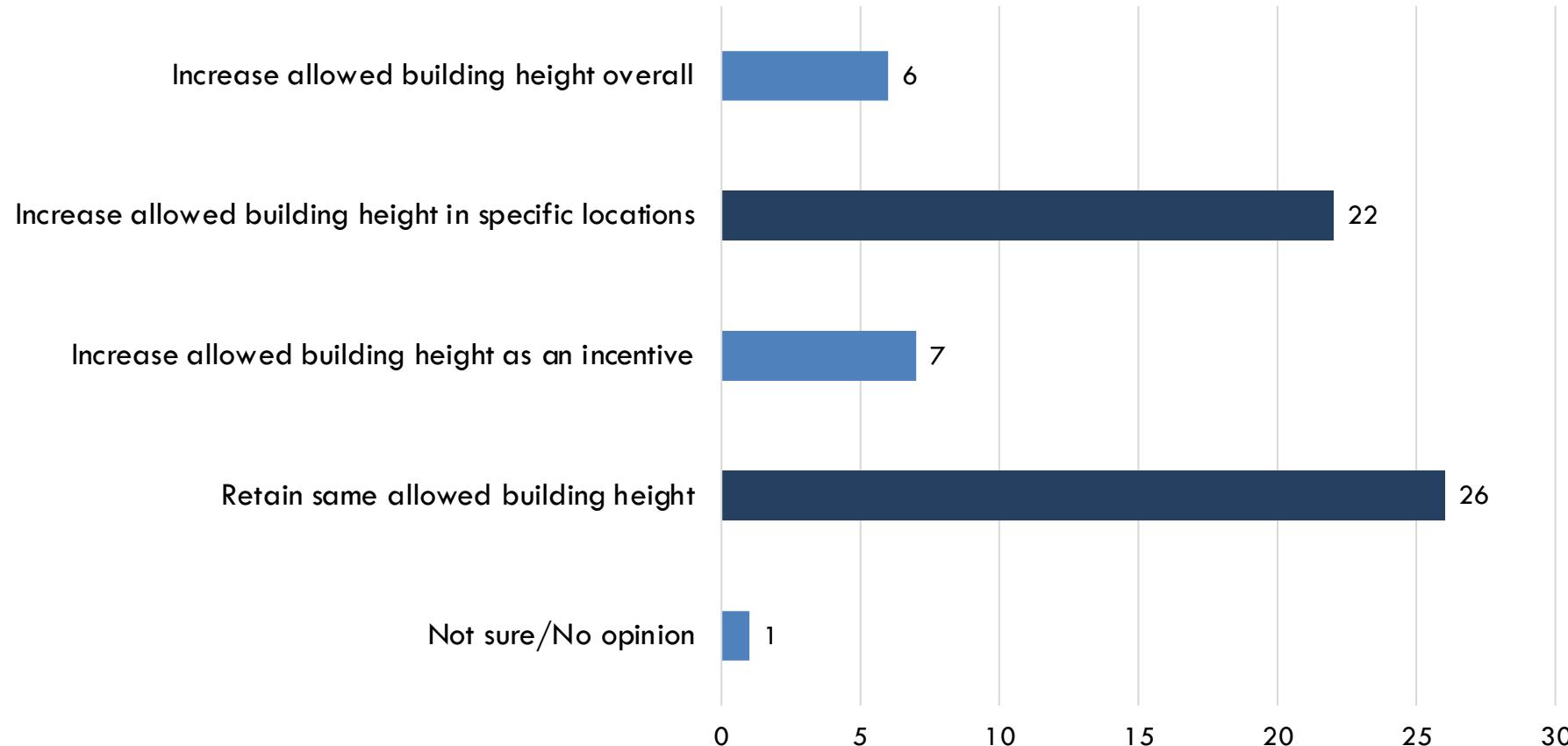
**What option seems most appropriate for required open space?**



# Feedback on potential zoning changes

Survey Question:

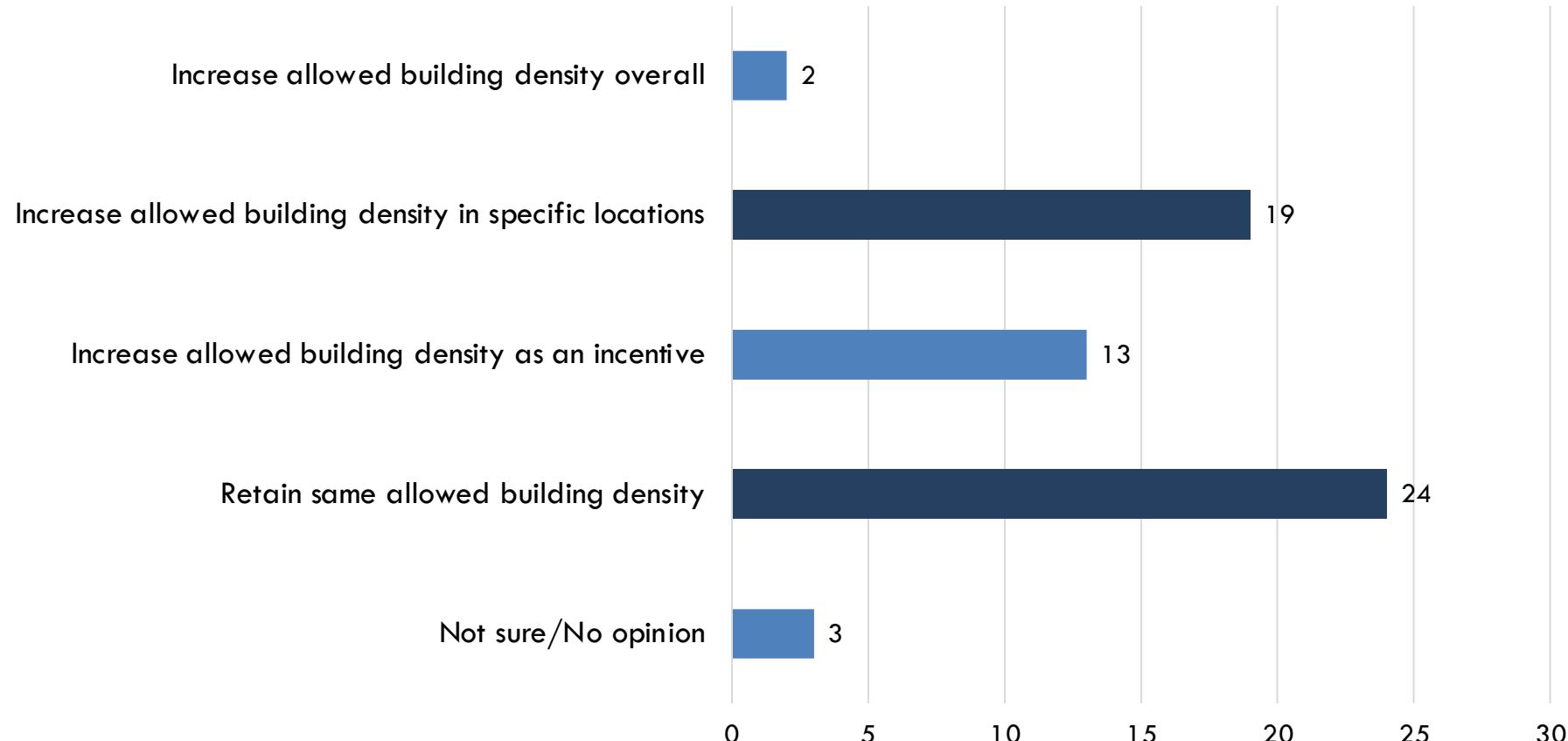
**What option seems most appropriate for building height?**



# Feedback on potential zoning changes

Survey Question:

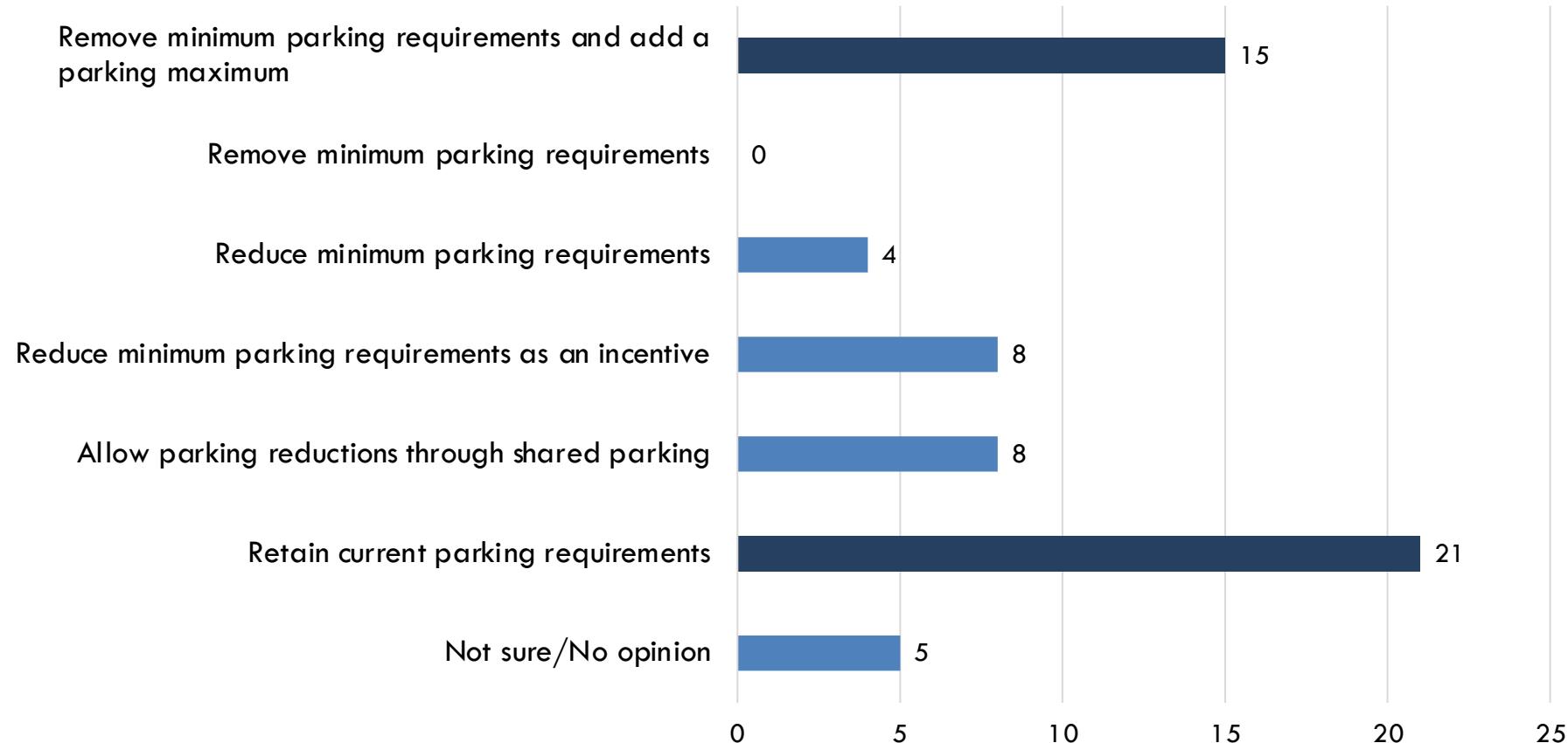
**What option seems most appropriate for building density?**



# Feedback on potential zoning changes

Survey Question:

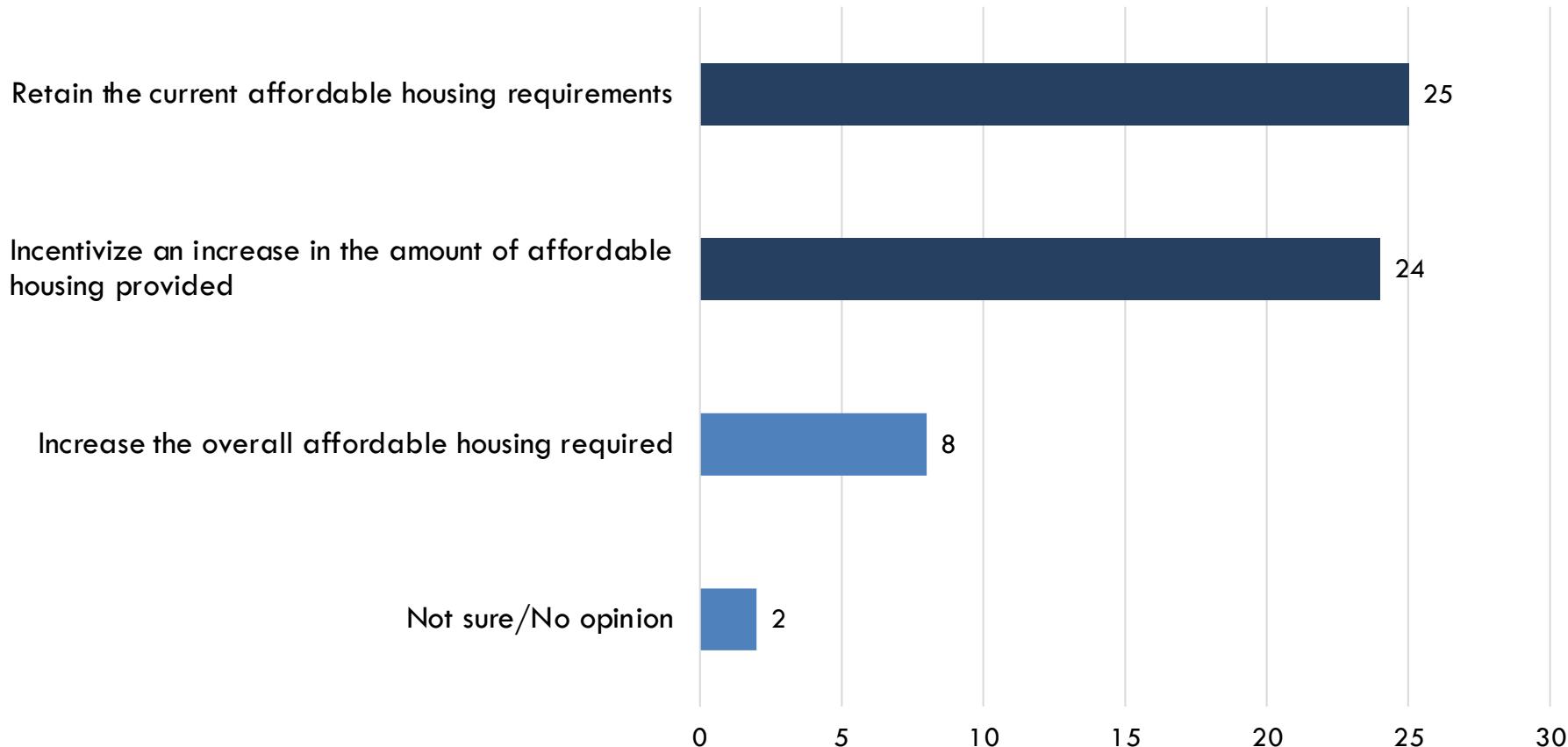
**What option seems most appropriate for parking requirements?**



# Feedback on potential zoning changes

Survey Question:

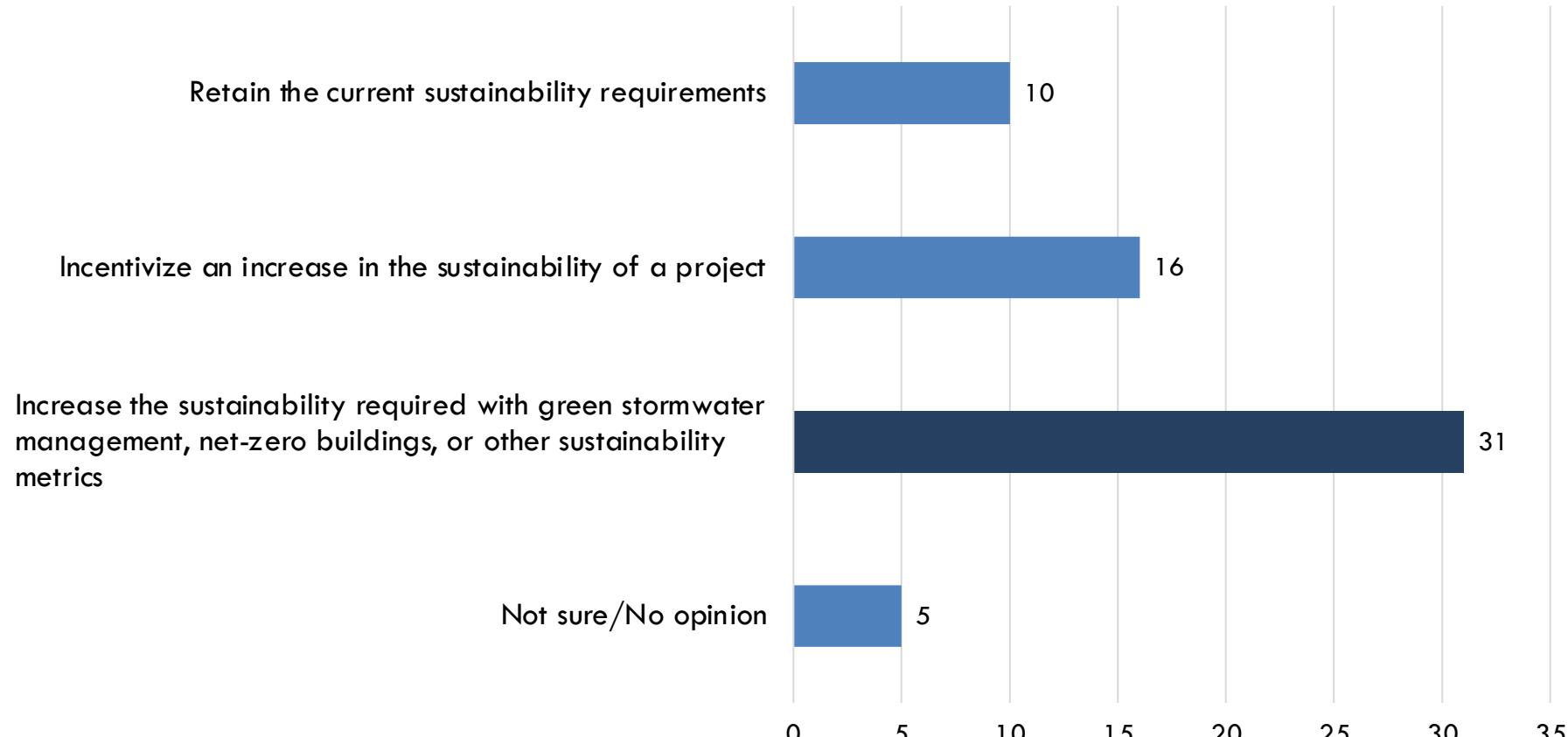
**What option seems most appropriate for affordable housing requirements?**



# Feedback on potential zoning changes

Survey Question:

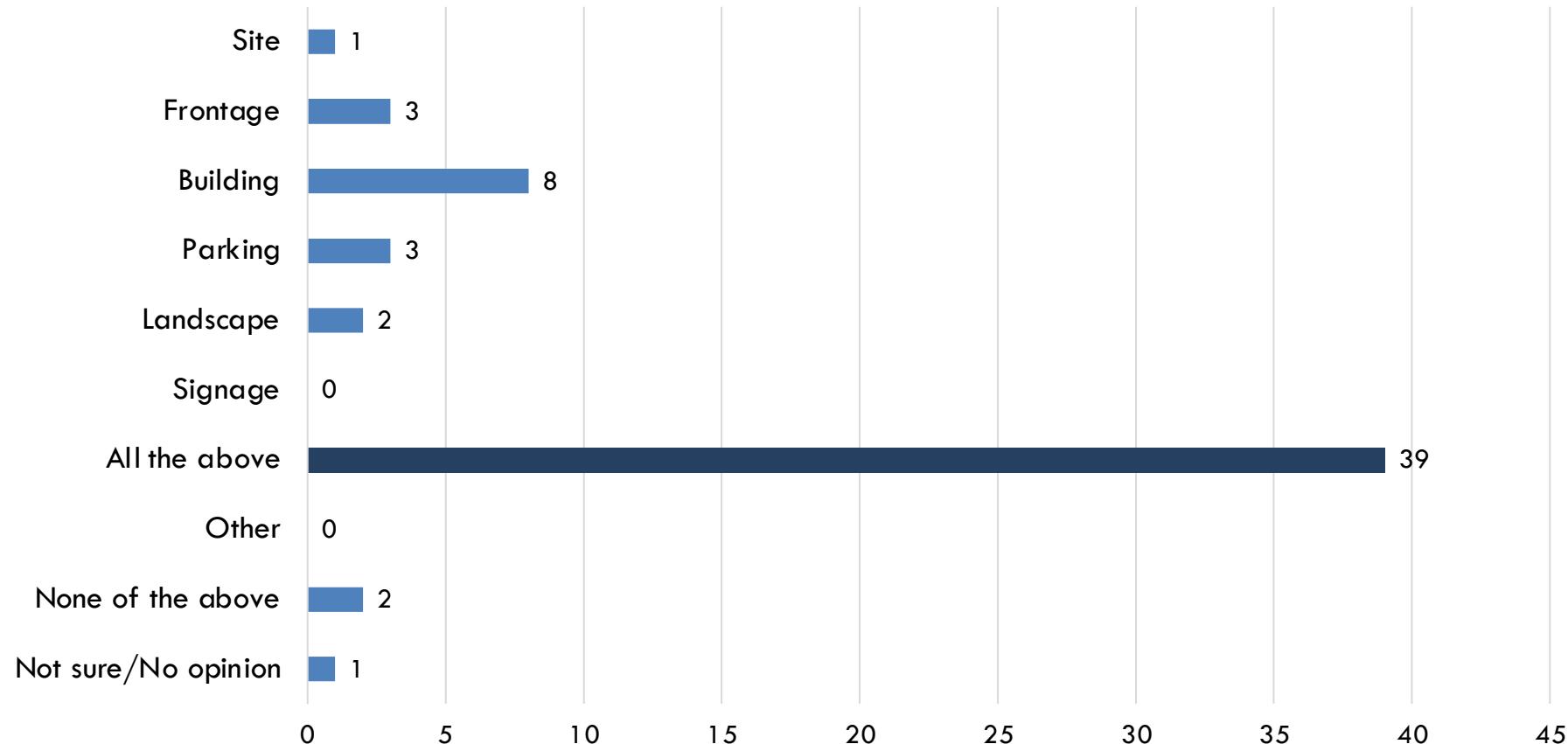
**What option seems most appropriate for sustainability requirements?**



# Feedback on potential zoning changes

Survey Question:

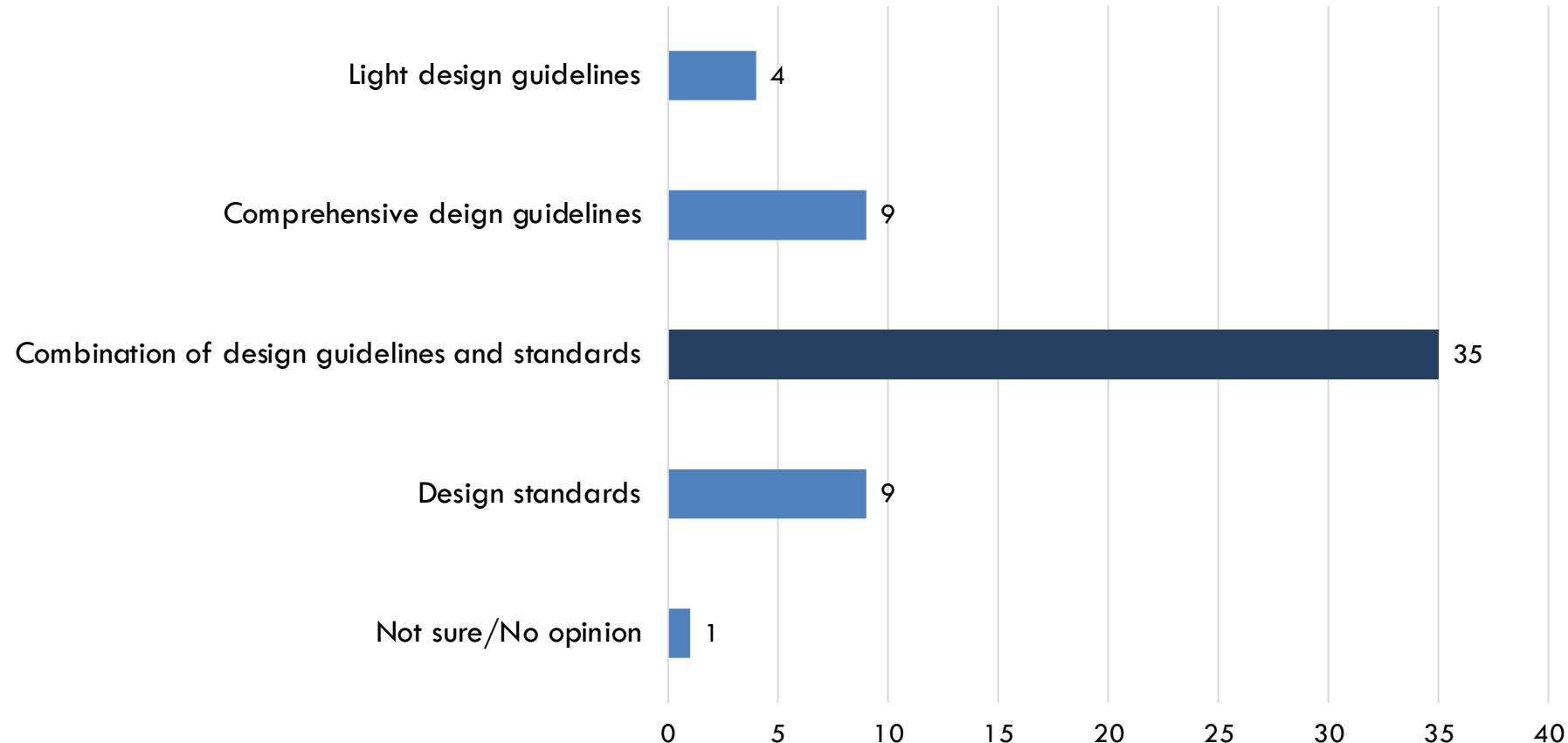
**What option seems most appropriate for content of design guidance?**



# Feedback on potential zoning changes

Survey Question:

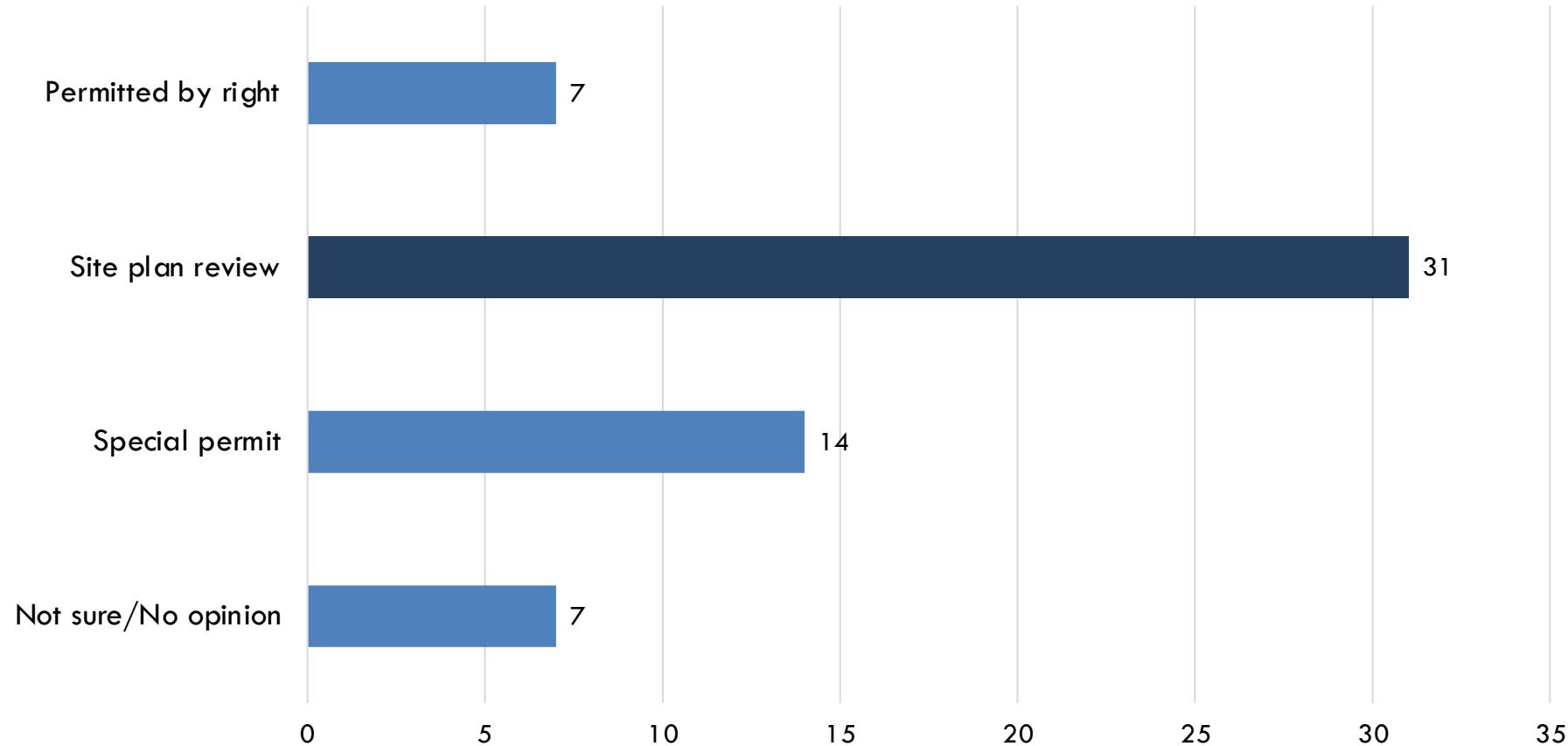
**What option seems most appropriate for the type of design guidance?**



# Feedback on potential zoning changes

Survey Question:

**In general, what seems most appropriate for the type of approval required?**

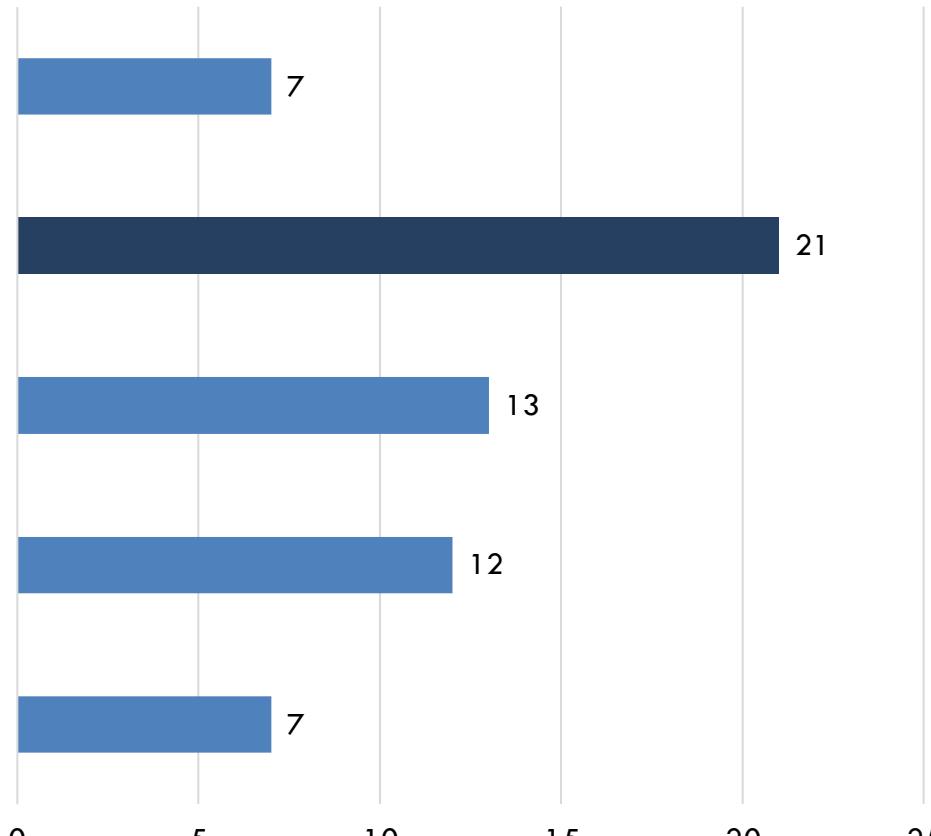


# Feedback on potential zoning changes

Survey Question:

**Would you support any of the following approval incentives?**

Allowing by right as a base with site plan review for a larger incentive-based project



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# Feedback on potential examples

Survey Question: Is Cushing Square, Belmont a good example?

Front/side setback	none
Rear setback (ft)	20
Max. height by SP (story/ft)	4/48
Max. Floor area ratio (FAR)	3.0
Parking, residential	1 /unit
Parking, retail (per sf)	1/550



■ Very good ■ Good ■ Neutral ■ Bad ■ Very bad ■ Not sure/No opinion

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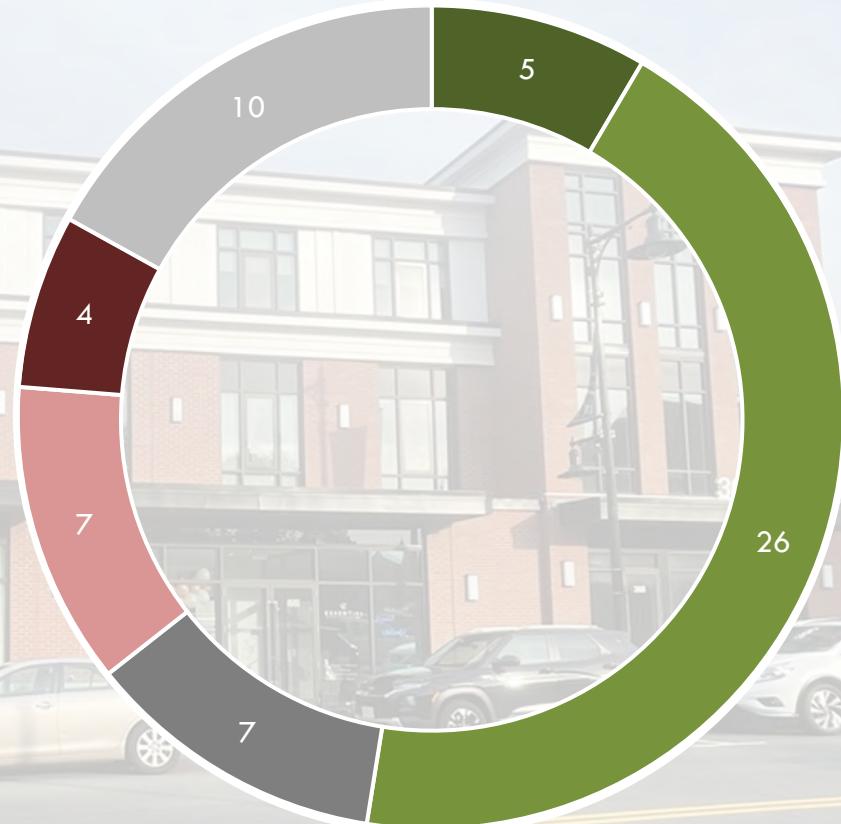
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# Feedback on potential examples

## Survey Question: Is Dedham Square a good example?

Front setback (min) (ft)	2
Max. lot coverage	80%
Max. height (ft)	45
Max. Floor area ratio (FAR)	2.4
Parking, residential	1 /unit
Parking, retail (per sf)	Additional

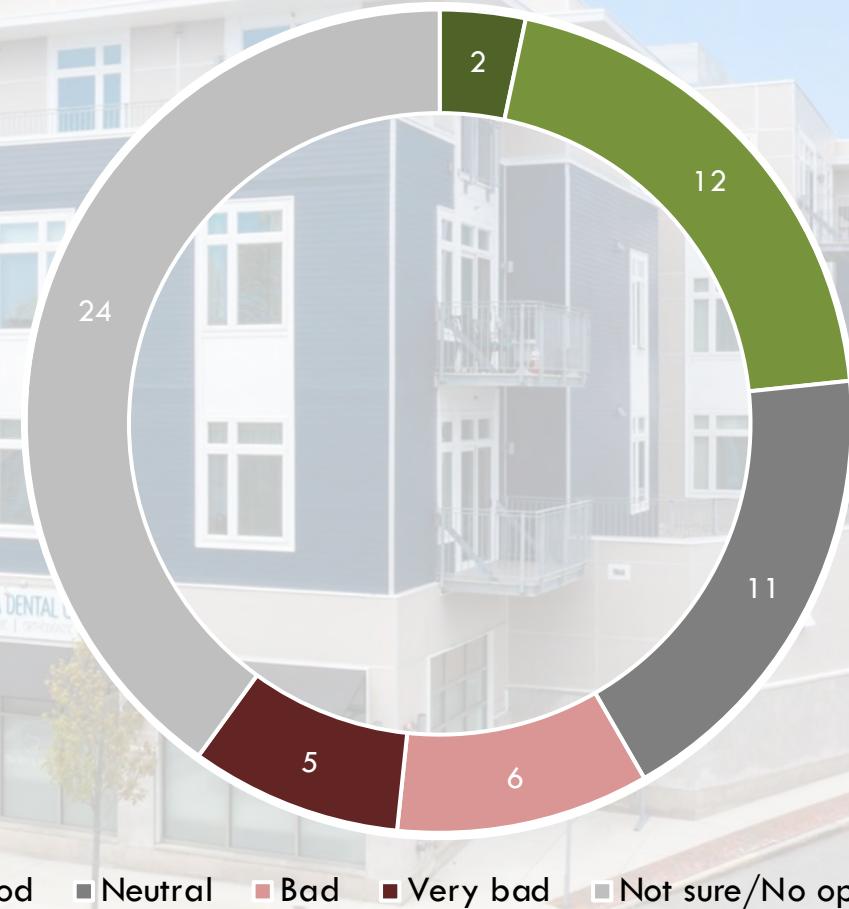


■ Very good ■ Good ■ Neutral ■ Bad ■ Very bad ■ Not sure/No opinion

# Feedback on potential examples

Survey Question: Is Downtown Reading a good example?

Front setback (min/max)	0/10
Min. side/rear setback (ft)	0/15
Max. height by SP (ft)	45
Max. Floor area ratio (FAR)	2.8
Parking, residential	1.5/unit
Parking, retail (per sf)	1/500



■ Very good ■ Good ■ Neutral ■ Bad ■ Very bad ■ Not sure/No opinion

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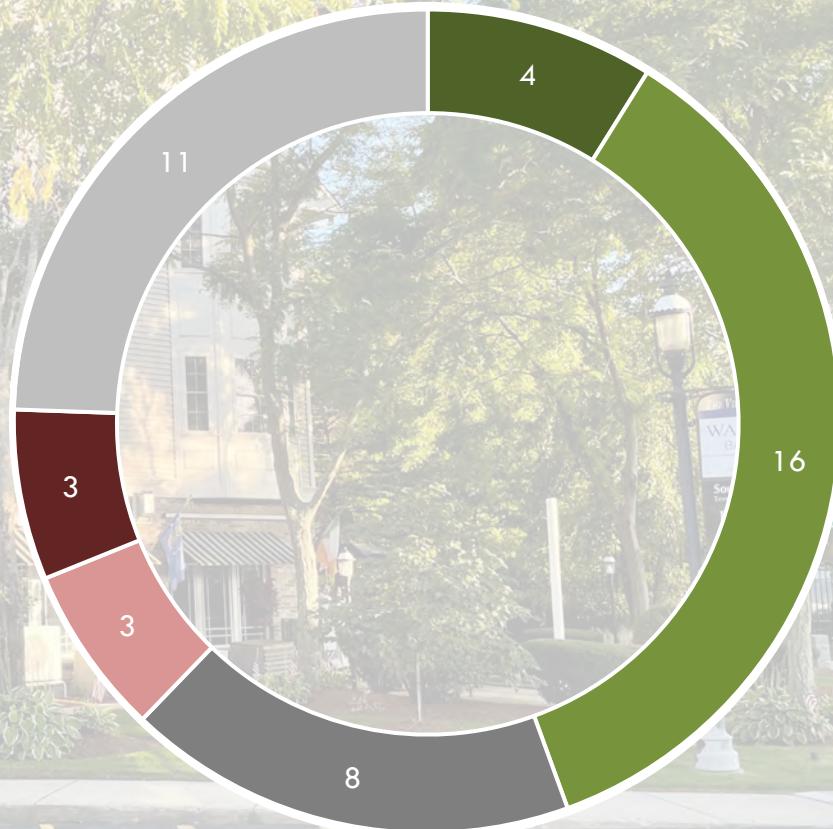
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# Feedback on potential examples

## Survey Question: Is Canton Center a good example?

Front setback (min/max)	5/15
Min. side/rear setback (ft)	NA/15
Max. height base (stories/ft)	3/40
Max. height bonus (stories/ft)	4/52
Parking, residential	1/unit
Parking, retail (per sf)	1/500

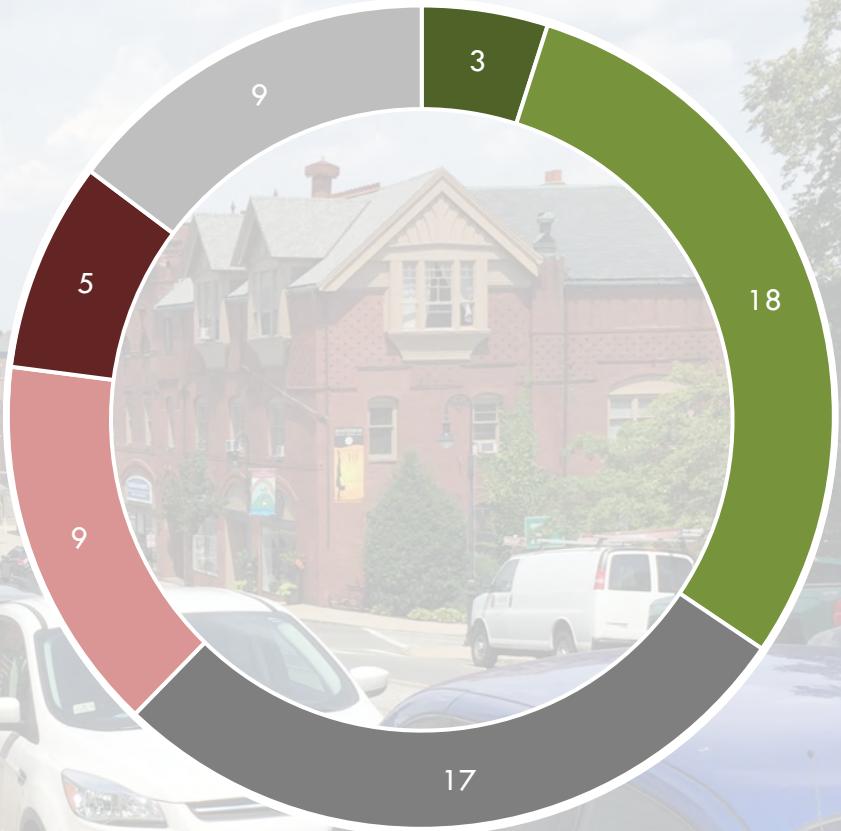


■ Very good ■ Good ■ Neutral ■ Bad ■ Very bad ■ Not sure/No opinion

# Feedback on potential examples

## Survey Question: Is Milton Village a good example?

Lot coverage (max.)	60%
Max. height by SP (story/ft)	4/55
Max. Floor area ratio (FAR)	1.65
Parking, residential	1/unit
Parking, retail (per sf)	1/500
Affordable requirement	10%



■ Very good ■ Good ■ Neutral ■ Bad ■ Very bad ■ Not sure/No opinion

# Feedback on potential examples

Survey Question: **What other districts or downtowns are good examples?**

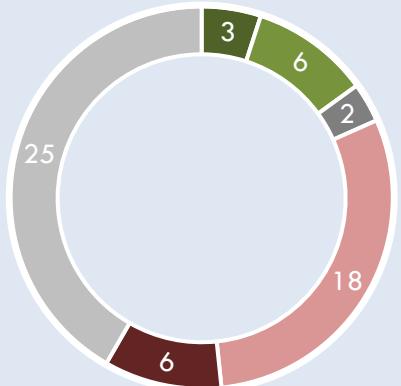
Suggested example	Number of suggestions	Percent of total suggestions
Hingham/Hingham Square/Hingham Center	6	15%
Needham	5	13%
Wellesley	4	10%
Newtown/Newtown Center/Newton Villages	4	10%
Islington Center in Westwood	3	8%
Cohasset	2	5%
All the following received (1) suggestion: Brookline Village, Concord, Coolidge Corner, Hingham Shipyard, North Adams, Quincy Center, Weston Center, Westwood, Winchester	1	3%



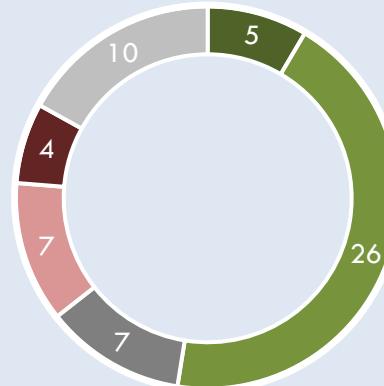
# Feedback on potential examples

## Survey Question: Comparing example results

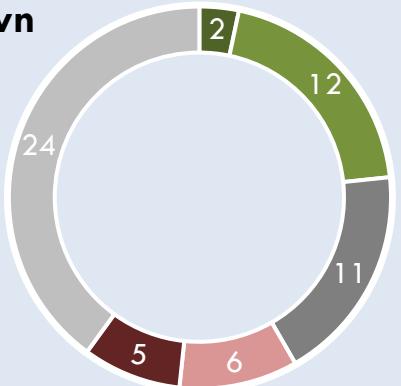
**Cushing Square, Belmont**



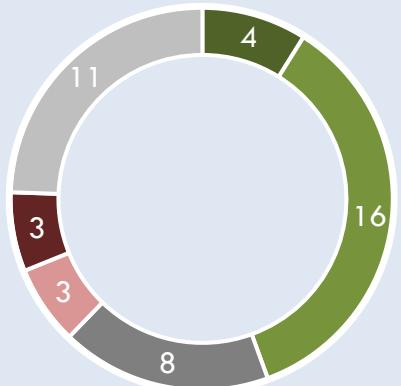
**Dedham Square**



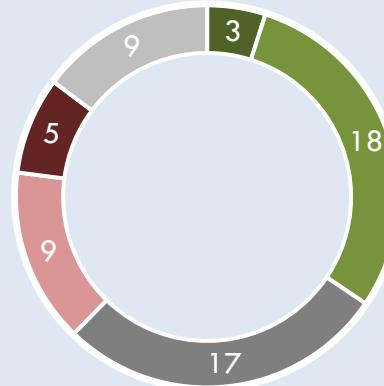
**Downtown Reading**



**Canton Center**



**Milton Village**



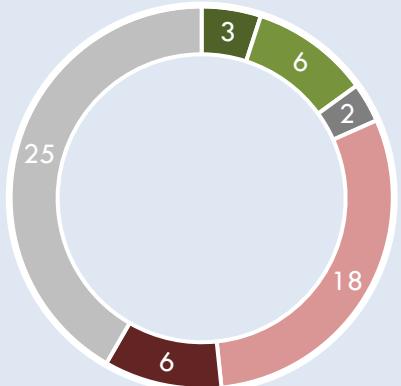
### Suggestions

- **Hingham (6)**
- **Needham (5)**
- **Wellesley (4)**
- **Newton (4)**
- **Islington Center (3)**

# Feedback on potential examples

## Survey Question: Comparing example results

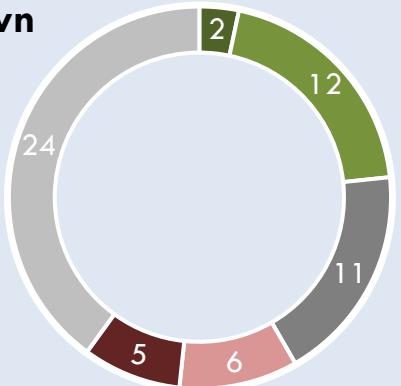
**Cushing Square, Belmont**



**Dedham Square**



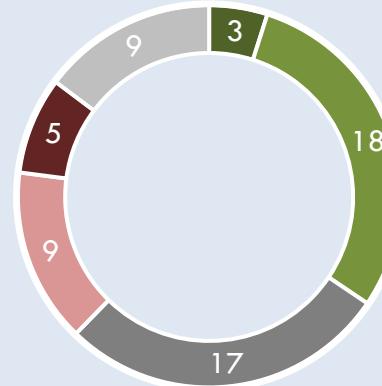
**Downtown Reading**



**Canton Center**



**Milton Village**



### Suggestions

1 • **Hingham** (6)  
3 • **Needham** (5)  
• **Wellesley** (4)  
• **Newton** (4)  
• **Islington Center** (3)

# Open feedback

## Survey Question: Do you have any other questions or comments?

- Traffic studies mandatory for development (3)
- Shared parking district (3)
- This is not Davis Sq/ Coolidge Corner/ Dedham Center
- I'd like the current zoning for nonprofit use to stay in place at the location of the Milton Art Center, 334 Edge Hill Road.
- Everyone who travels to EM does so by car - unless they are able to walk. There is a lack of public parking presently.
- Design guidelines and open space
- How are current owner-occupied residences, within the zoning district, impacted by the change in zoning?
- Limit impacts to residential
- Zone expansion
- Explain what type of building allowed on what lot size
- Shrink area, do not support, traffic problems with congestion
- Survey is vague and should provide examples
- I gave up on this survey - too many undefined terms. Don't know what I'm responding to.
- Adding businesses higher value than adding housing
- Buildings should be cohesive in design and size. They should not be allowed until the town creates a central, easily accessible parking lot for commercial customers. As of now people are double parking in the square and traffic getting off the expressway northbound always backs up.
- Please consider parking as benefit to town
- DO NOT change current residentially zoned lots to mixed use. The town should vote on all changes.
- Milton should find other less congested areas of town to meet MBTA requirements. The recent changes to the square have done little to decrease congestion. The concept of jamming mixed use with the potential for multiple residential units in lots currently zoned as single or multi family is asinine.
- Traffic congestion will increase. Where is the emphasis on lack of parking.
- 1. East Milton Square is NOT public transit accessible. That is a fact. 2. Successful planning creates neighborhoods. Not sure these questions are in line with that thinking.
- All must be aware that the streets near the business district are narrow and cannot accommodate the present traffic; right now the trend is increased units (population) and fewer businesses; a demographic study on overall effects on community needs to be reviewed--Collicott/Cunningham has 1300 students and 25 years ago the demographer predicted 800-850 max. Milton totally lacks space to expand. I am not convinced that EM should be study w/o looking at residual effect. Adams St is the "center" and it is only 1 lane each way.



# 2

## Initial zoning concept and approach

East Milton Square Zoning



Photo: hshassoc.com.com

# Initial Zoning Outline

## Key components:

- A** Zoning Purpose and Boundary
- B** Uses/approval
- C** Dimensional characteristics
- D** Parking/Benefits/Impacts/Incentives
- E** Design guidelines



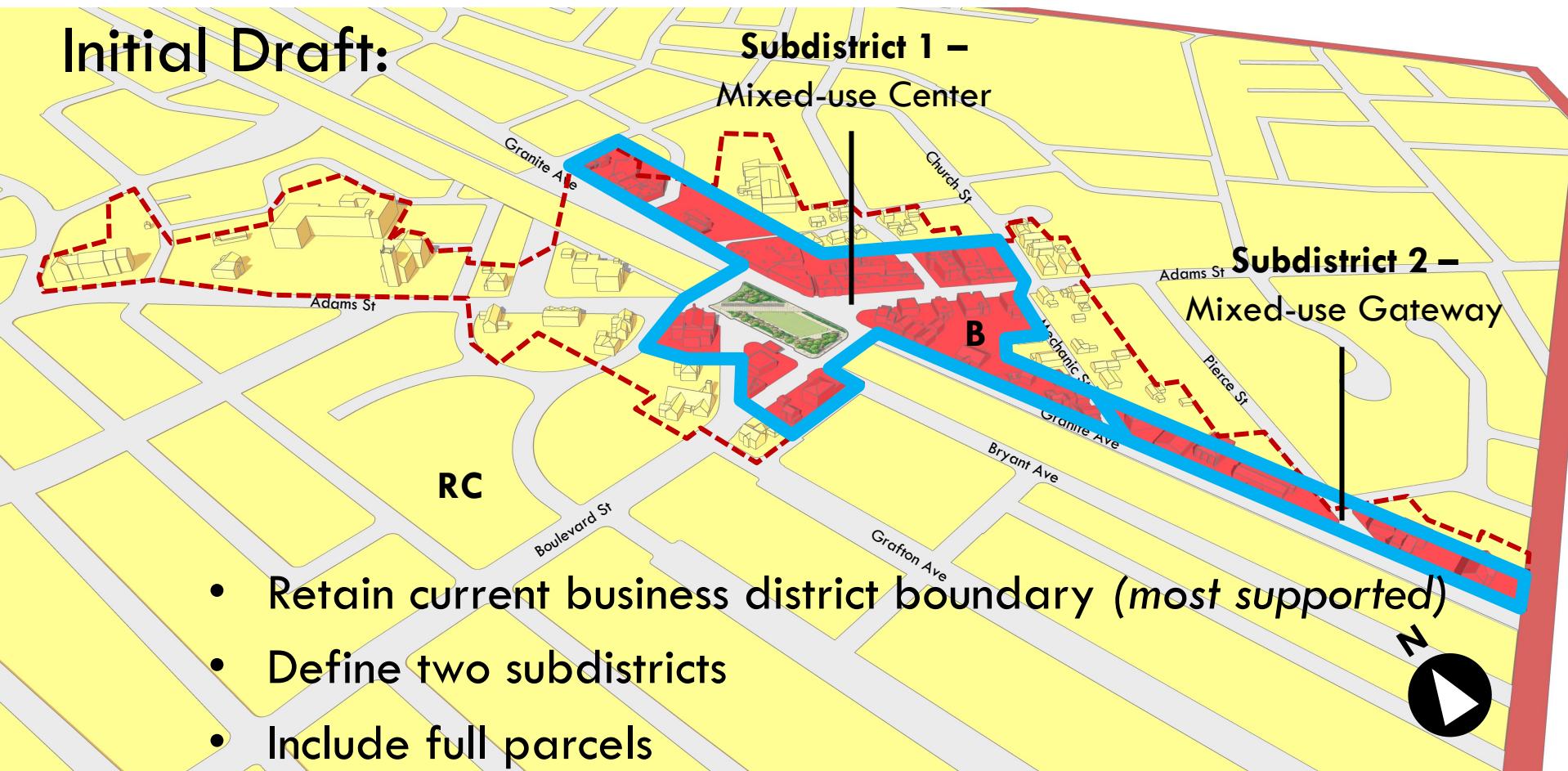
## Initial Draft: (All the above *most* supported)

- Strengthen walkability and safe and convenient circulation for all travel (*most supported*)
- Proactively and intentionally guide commercial district investment
- Enhance the sense of place and district identity
- Leverage private investments to add community amenities while reducing impacts
- Incentivize mixed-use redevelopment and an increased variety of housing options
- Improve environmental sustainability and resilience of the area

**A**

# Zoning Boundary

Initial Draft:



**Legend**

General Business

Residential C

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## Initial Draft:

- Narrow to desired uses only (*most supported*)
  - Allow office, banks, assembly halls, places of amusement, retail or wholesale stores, shops for custom work, places where services are performed, places of building trades, restaurants, bakers, dyers, confectioners, launderers, photographers, printers
- Add mixed-use as an allowed use in all subdistricts
  - With a partial non-residential ground floor and residential upper floors (require non-residential ground floor most supported)
- Remove sales rooms and repair shops for motor vehicles, garages, filling stations, storage warehouses, and undertakers
- Remove residential only uses permitted in Residence AA, A, B, or C districts



## Initial Draft:

- Change type of approval based on scale of project
- Mixed-use development including up to 3-stories approval by site plan review (most supported)
- Mixed-use development including up to 5-stories approval by special permit depending on subdistrict with incentives and conditions (most supported)



# East Milton Square Zoning

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

Table with **proposed 3A zoning characteristics** – East Milton Square Subdistrict

Minimum lot size (sf)	none
Maximum height (stories)	2.5
Maximum height (ft)	42
Maximum open space	40%
Maximum units per acre	30
Minimum frontage (ft)	none

Front yard setback (ft)	15
Side yard setback (min)	5
Min. sum of both sides (ft)	20
Rear yard setback (ft)	30
Maximum for multi-family	1/unit
Minimum for non-residential	1/1,500

# Example Zoning Illustrations



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# 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



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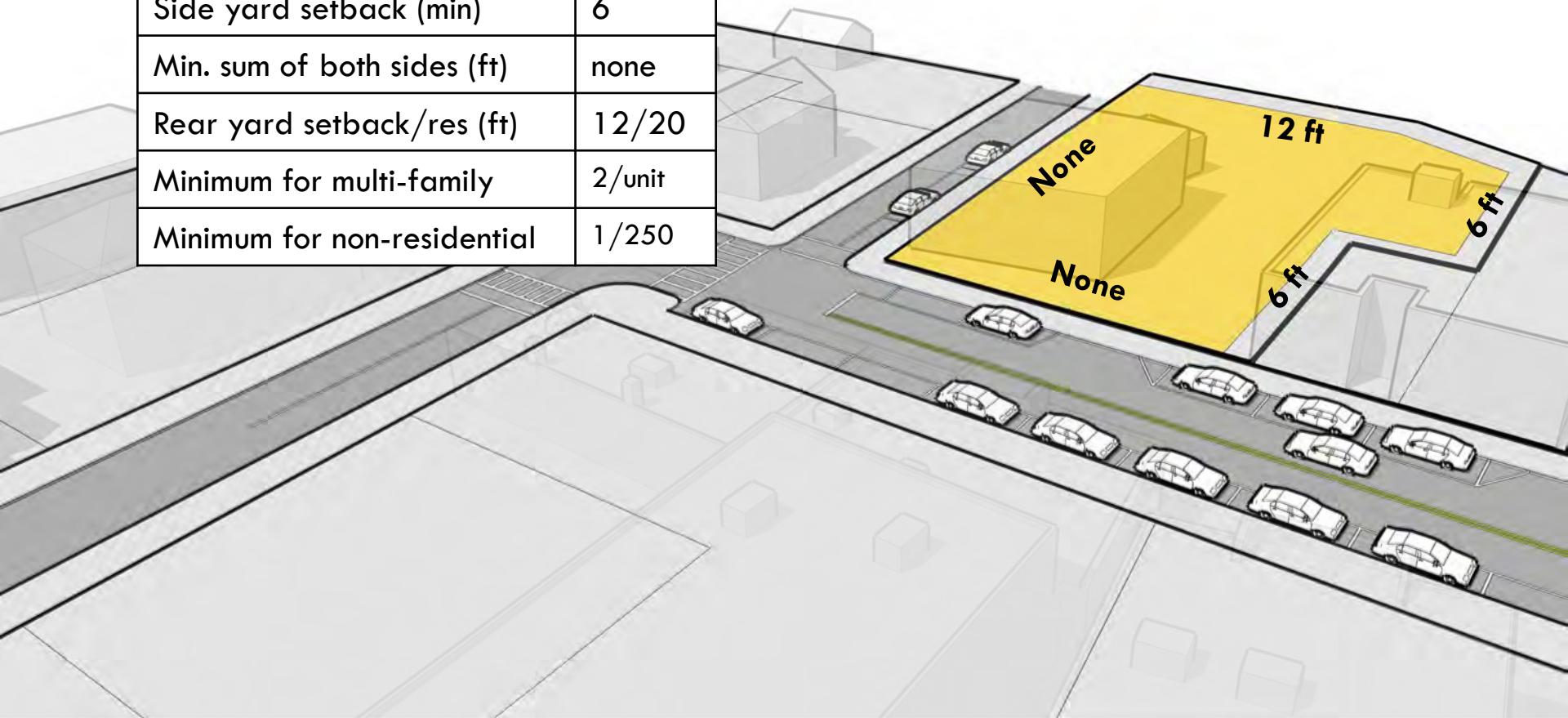
February 8, 2024



# 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



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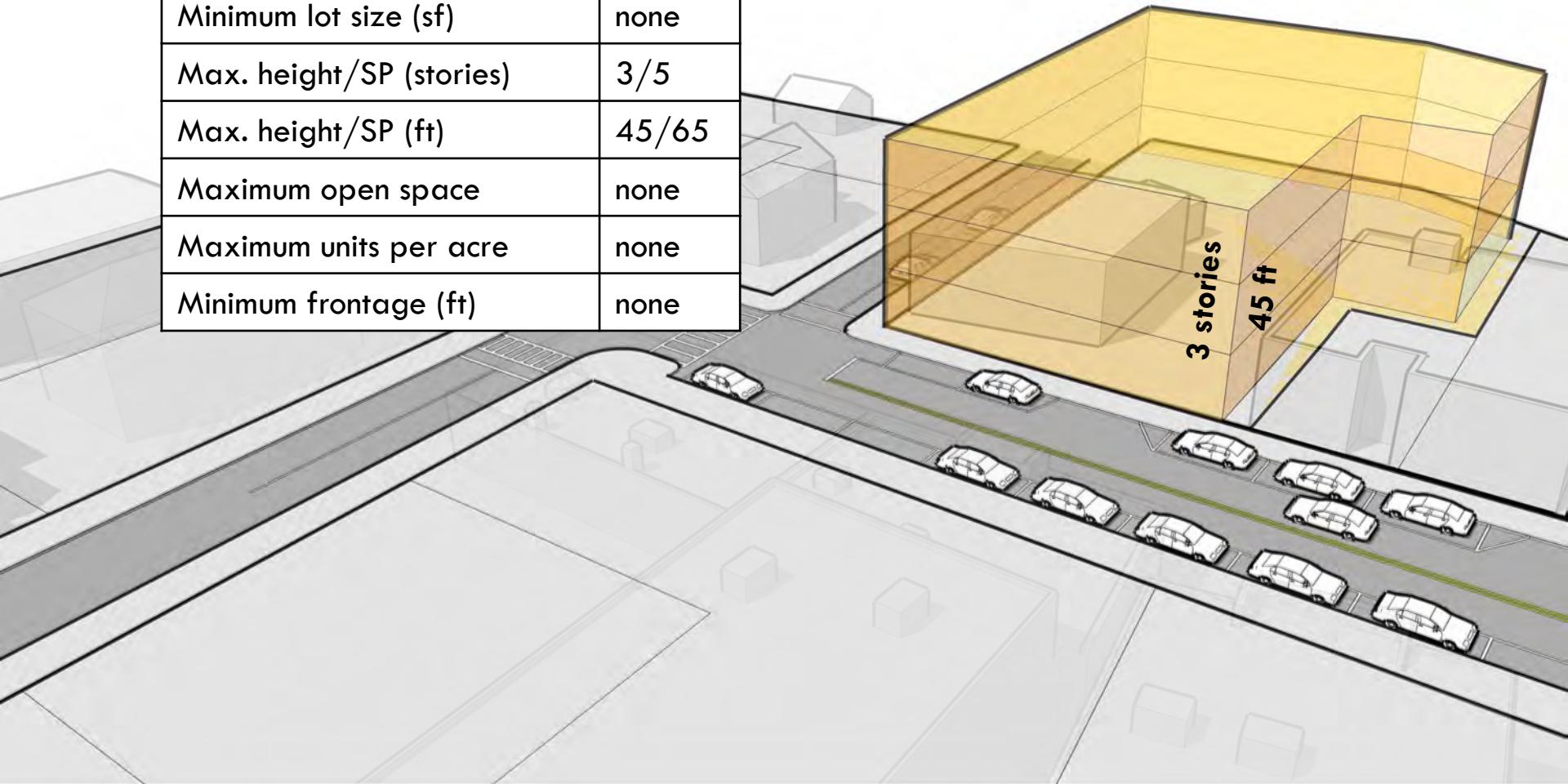
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# Example Zoning Illustrations – Current “B”

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



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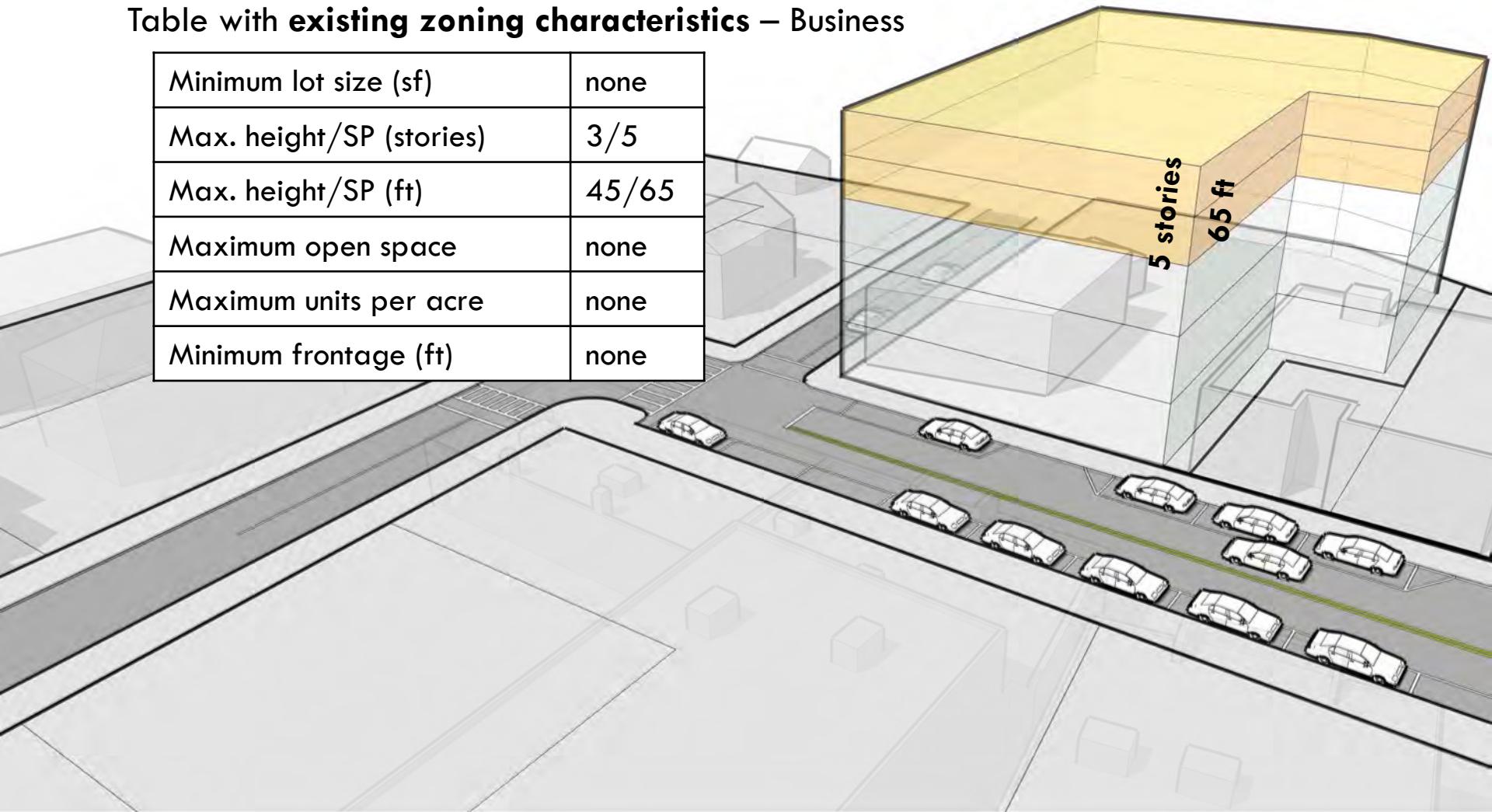
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# Example Zoning Illustrations – Current “B”

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



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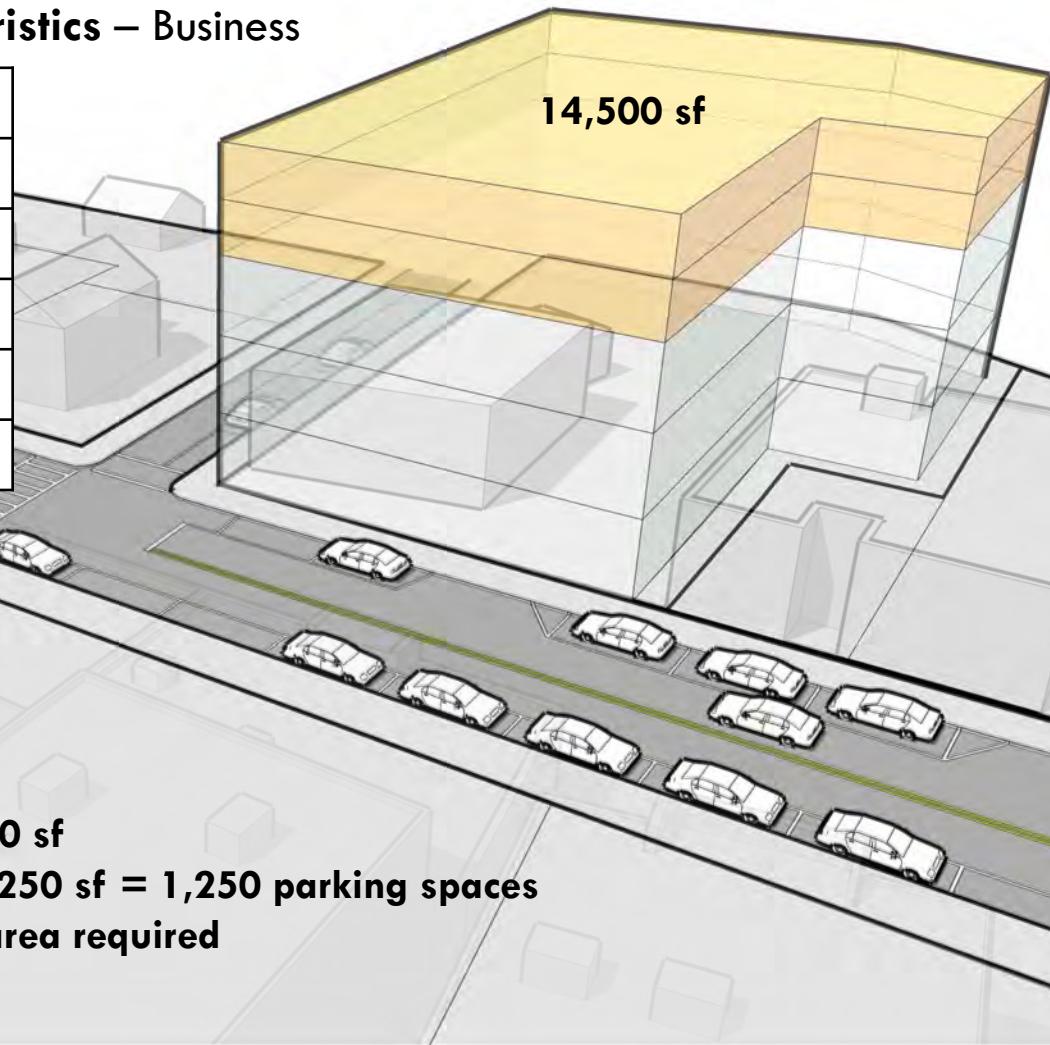
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# Example Zoning Illustrations – Current “B”

Table with **existing zoning characteristics** – Business

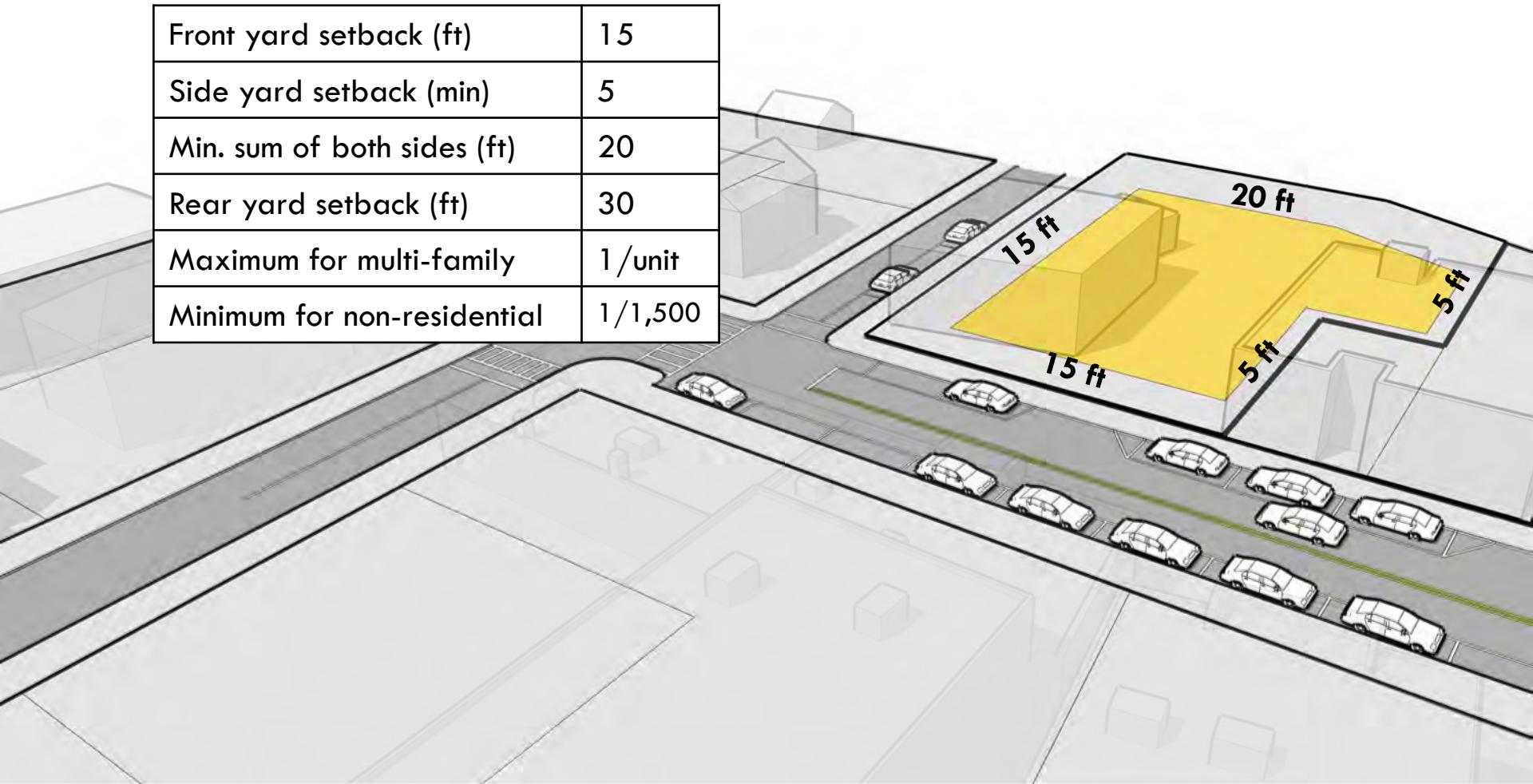
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Side yard setback (min)	6
Min. sum of both sides (ft)	none
Rear yard setback/res (ft)	12/20
Minimum for multi-family	2/unit
Minimum for non-residential	1/250



# Example Zoning Illustrations – 3A

Table with **proposed 3A zoning characteristics** – East Milton Square Subdistrict

Front yard setback (ft)	15
Side yard setback (min)	5
Min. sum of both sides (ft)	20
Rear yard setback (ft)	30
Maximum for multi-family	1/unit
Minimum for non-residential	1/1,500



**East Milton Square Zoning Community Meeting**

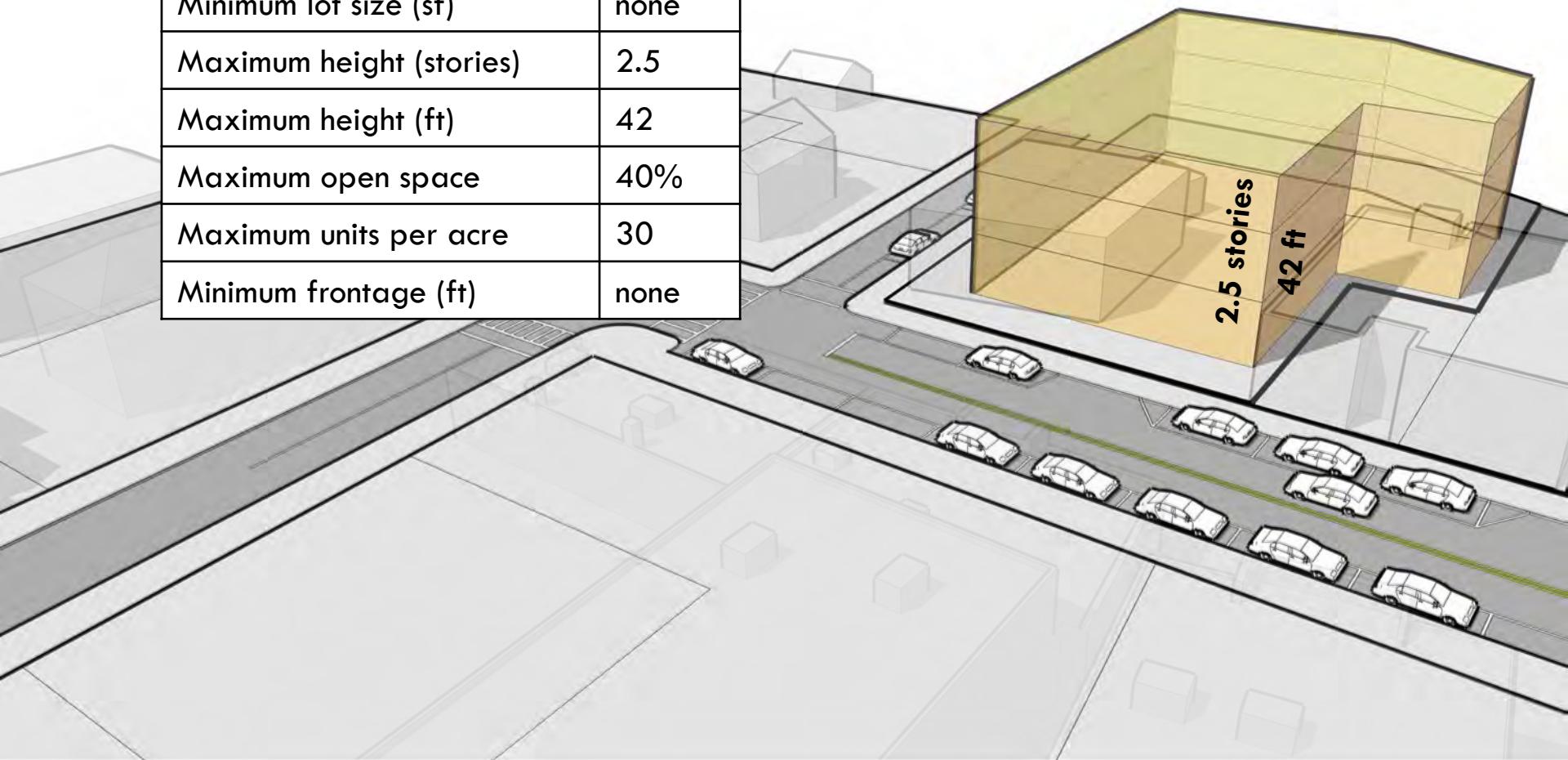
February 8, 2024



# Example Zoning Illustrations – 3A

Table with **proposed 3A zoning characteristics** – East Milton Square Subdistrict

Minimum lot size (sf)	none
Maximum height (stories)	2.5
Maximum height (ft)	42
Maximum open space	40%
Maximum units per acre	30
Minimum frontage (ft)	none



**East Milton Square Zoning Community Meeting**

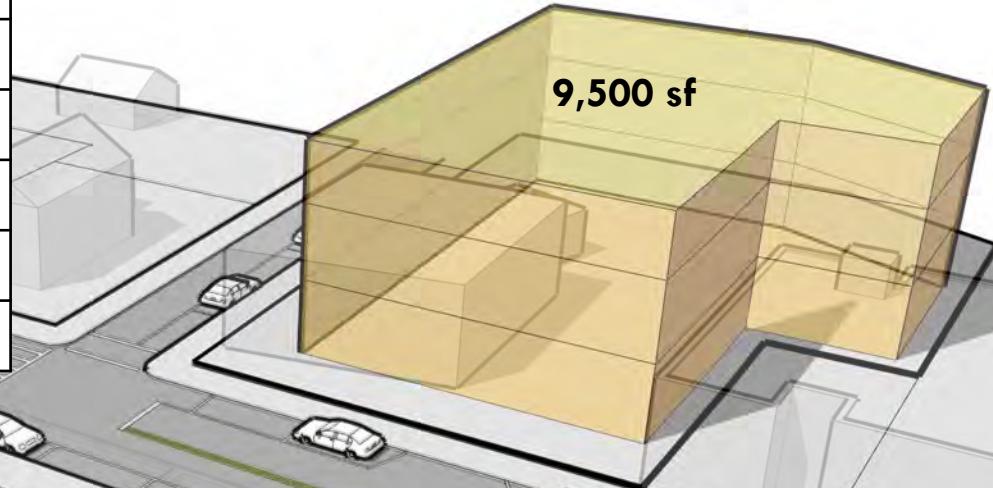
February 8, 2024



# Example Zoning Illustrations – 3A

Table with **proposed 3A zoning characteristics** – East Milton Square Subdistrict

Front yard setback (ft)	15
Side yard setback (min)	5
Min. sum of both sides (ft)	20
Rear yard setback (ft)	30
Maximum for multi-family	1/unit
Minimum for non-residential	1/1,500



$$9,500 \text{ sf} \times 2.5 \text{ stories} = 23,750 \text{ sf}$$

$$23,750 \text{ gsf} \times .85 = 20,187 \text{ nsf}$$

$$20,187 \text{ nsf} / 1,200 \text{ sf/unit} = 17 \text{ units} = 43 \text{ units/acre}$$

$$\text{Maximum of 30 units/acre} = 12 \text{ units} \times 1 \text{ parking space/unit} = 12 \text{ parking spaces}$$

About 4,000 sf of parking area required

# Dimensional characteristics

## Initial Draft:

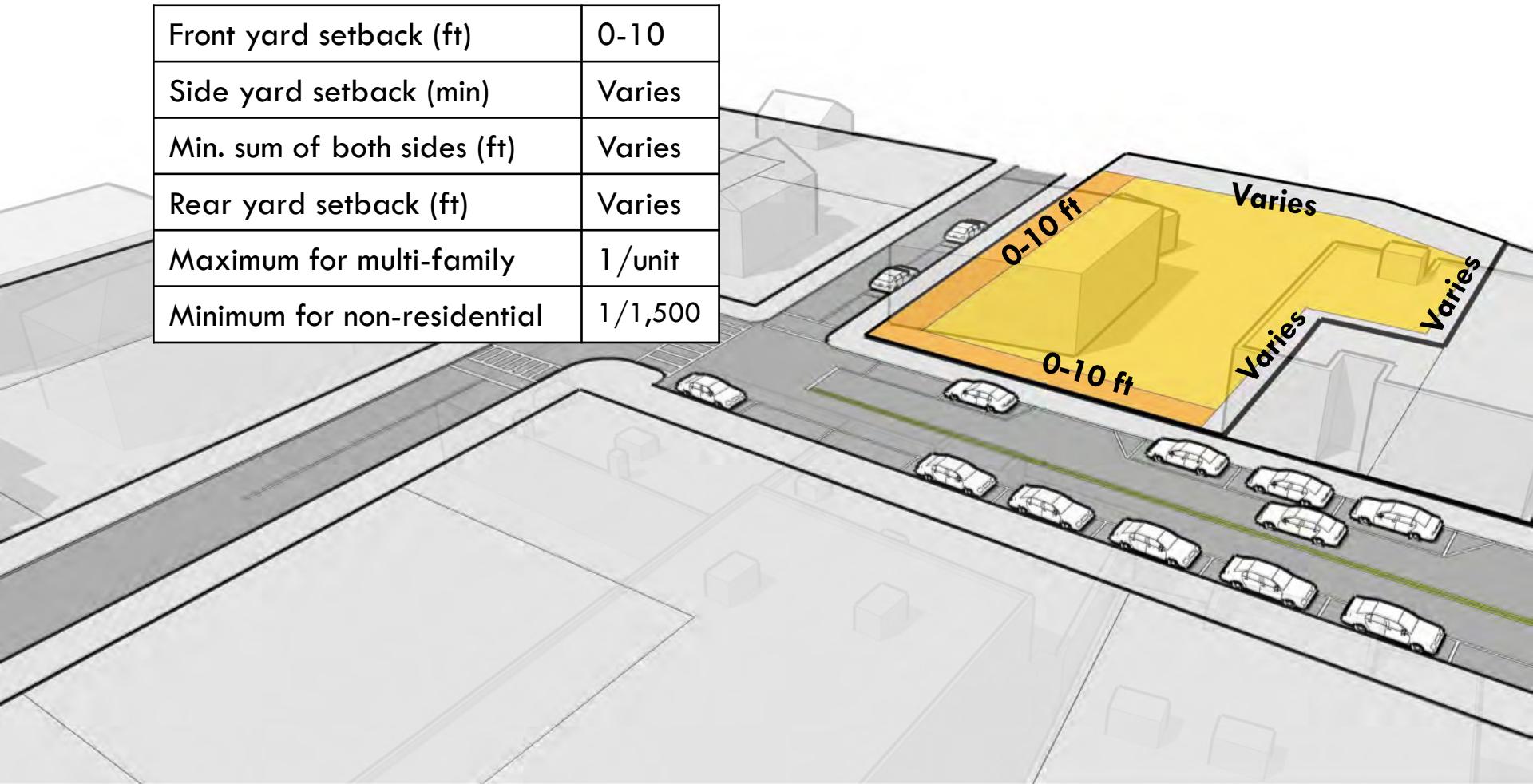
- Setbacks, define front built-to setback (0 ft min – 10 ft max) (*most supported*)
- Side and rear yard setback dependent on abutting context
- Height of up to 3-stories by Site Plan Review, 5 –stories by Special Permit and incentives in Mixed-use Center, 4-stories by Special Permit in Mixed-use Gateway (*most supported*)
- Upper story stepback above 3 stories
- Required pedestrian-oriented ground floor
- Open space requirement 10% with incentive to increase (*most supported*)



# Example Zoning Illustrations – Initial Draft

Table with Initial Draft zoning characteristics

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	1/1,500



East Milton Square Zoning Community Meeting

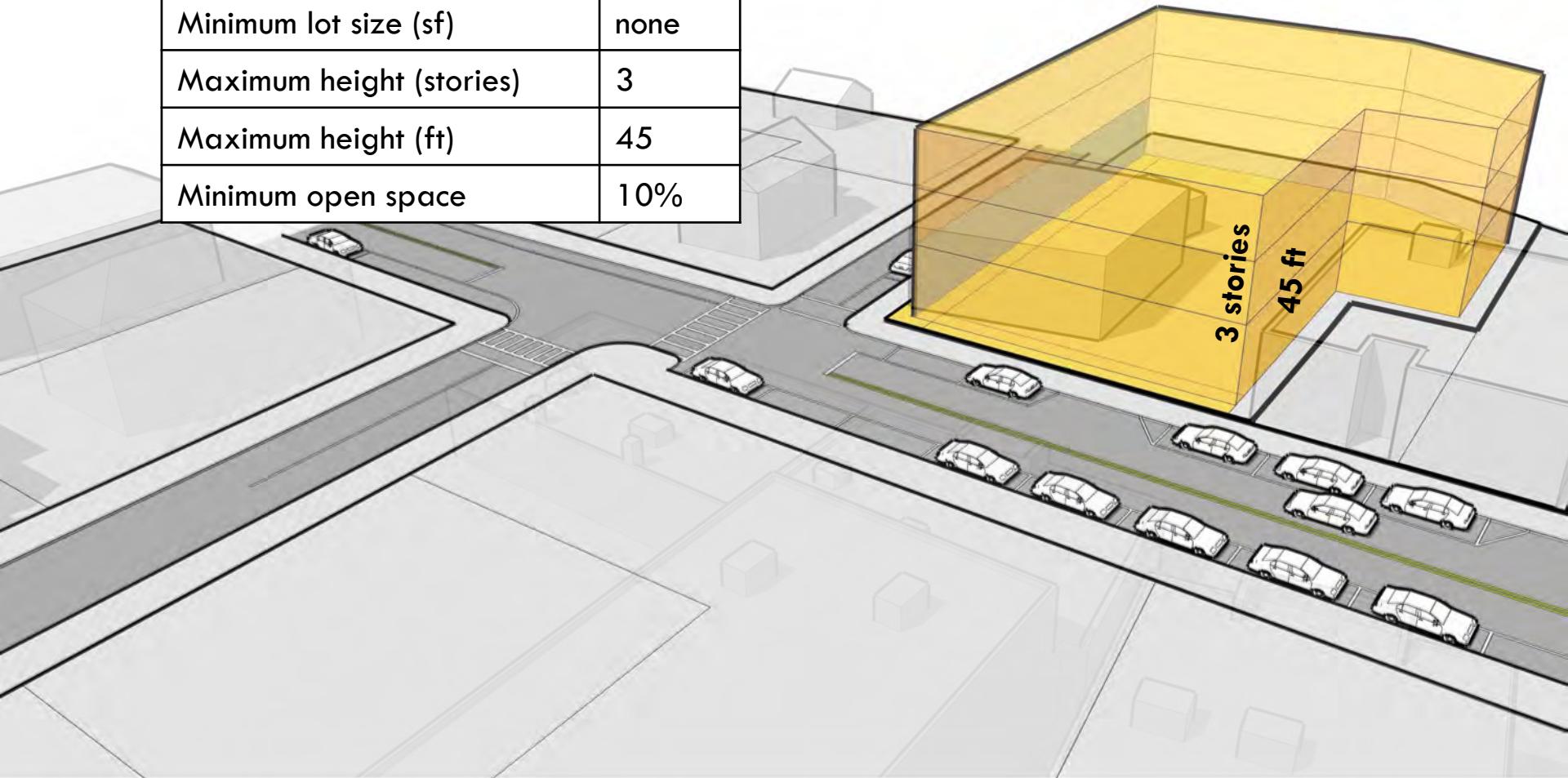
February 8, 2024



# Example Zoning Illustrations – Initial Draft

Table with Initial Draft zoning characteristics – mixed-use by right

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



East Milton Square Zoning Community Meeting

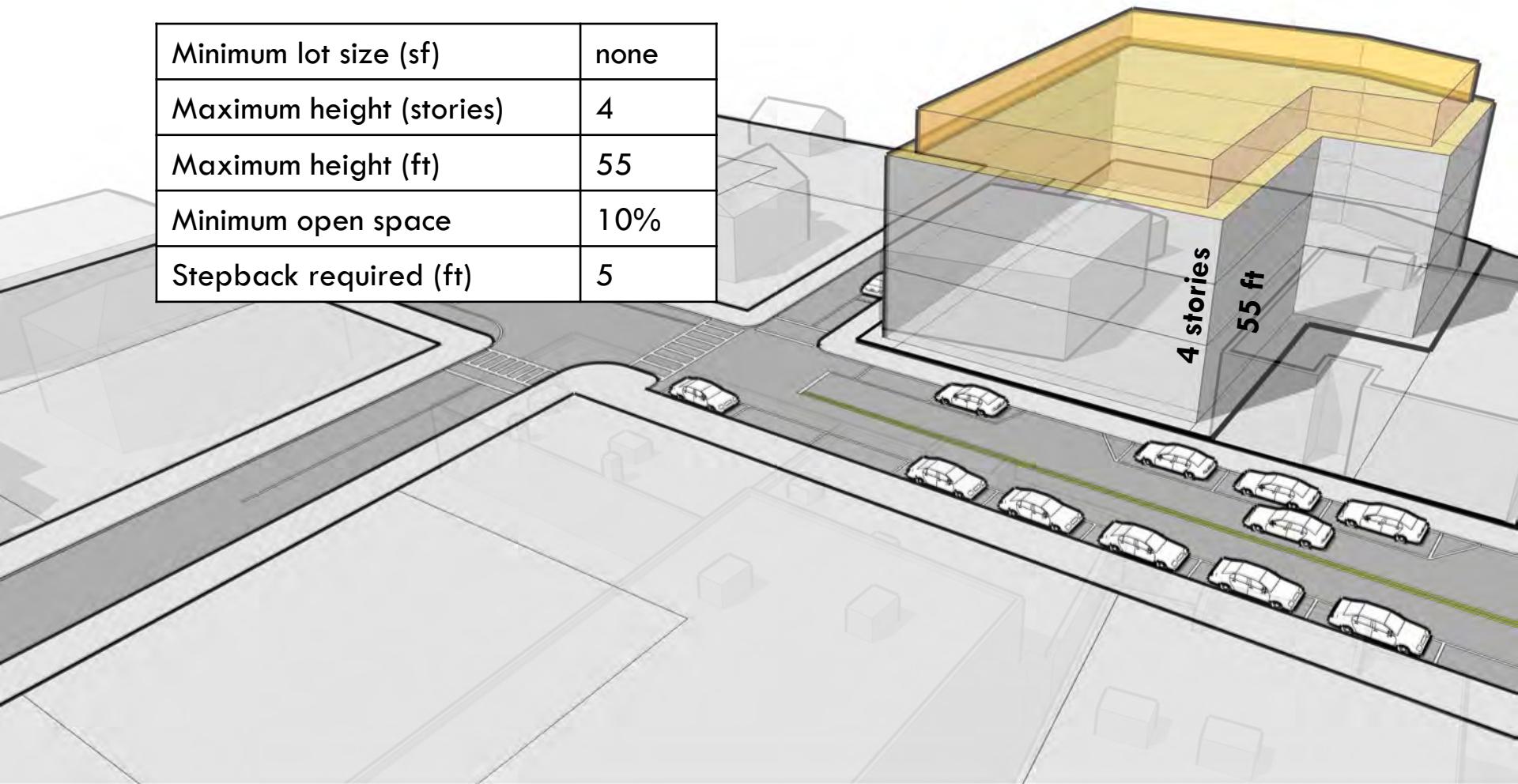
February 8, 2024



# Example Zoning Illustrations – Initial Draft

Table with Initial Draft zoning characteristics – mixed-use by special permit

Minimum lot size (sf)	none
Maximum height (stories)	4
Maximum height (ft)	55
Minimum open space	10%
Stepback required (ft)	5



East Milton Square Zoning Community Meeting

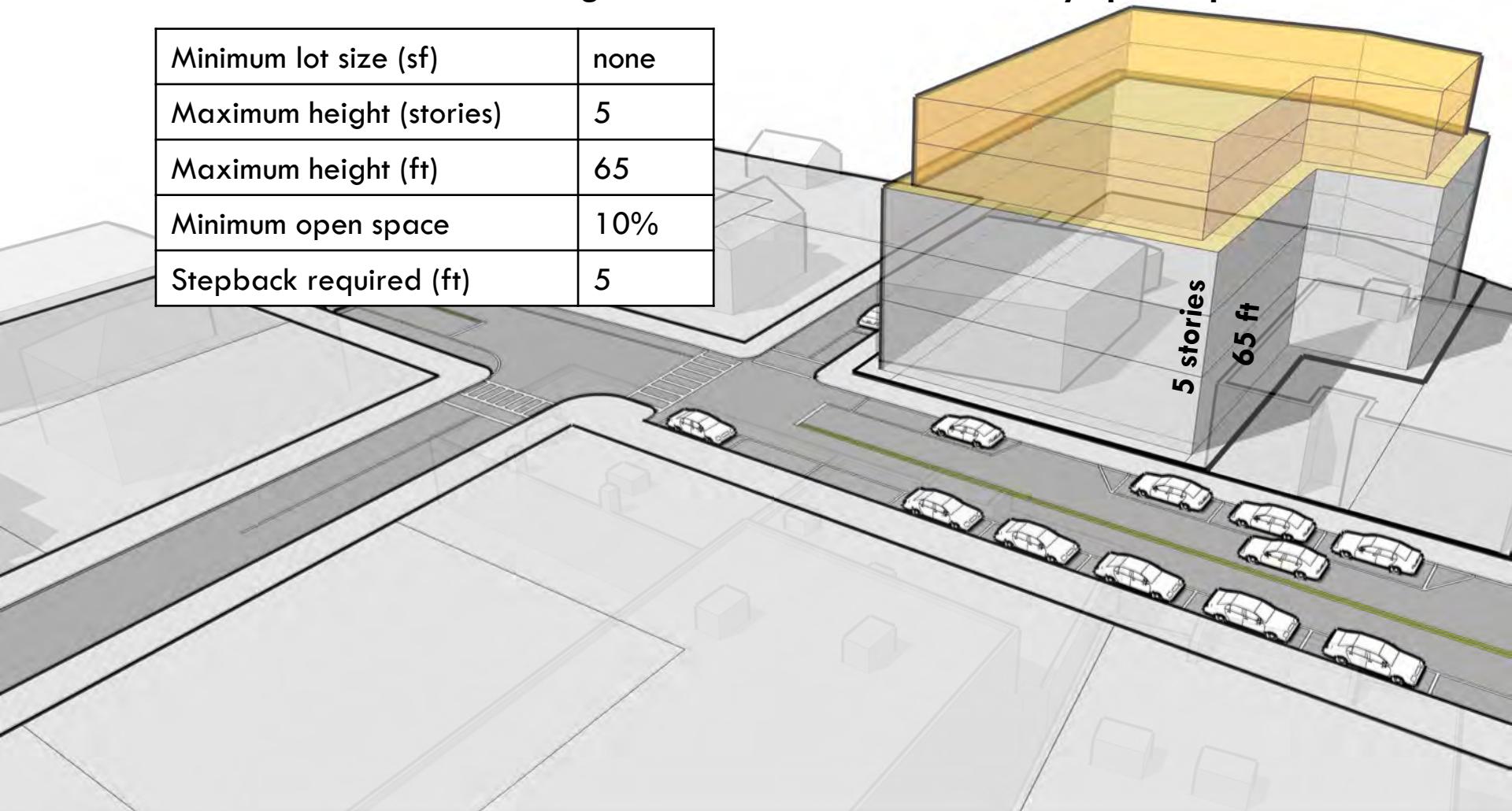
February 8, 2024



# Example Zoning Illustrations – Initial Draft

Table with Initial Draft zoning characteristics – mixed-use by special permit

Minimum lot size (sf)	none
Maximum height (stories)	5
Maximum height (ft)	65
Minimum open space	10%
Stepback required (ft)	5



East Milton Square Zoning Community Meeting

February 8, 2024



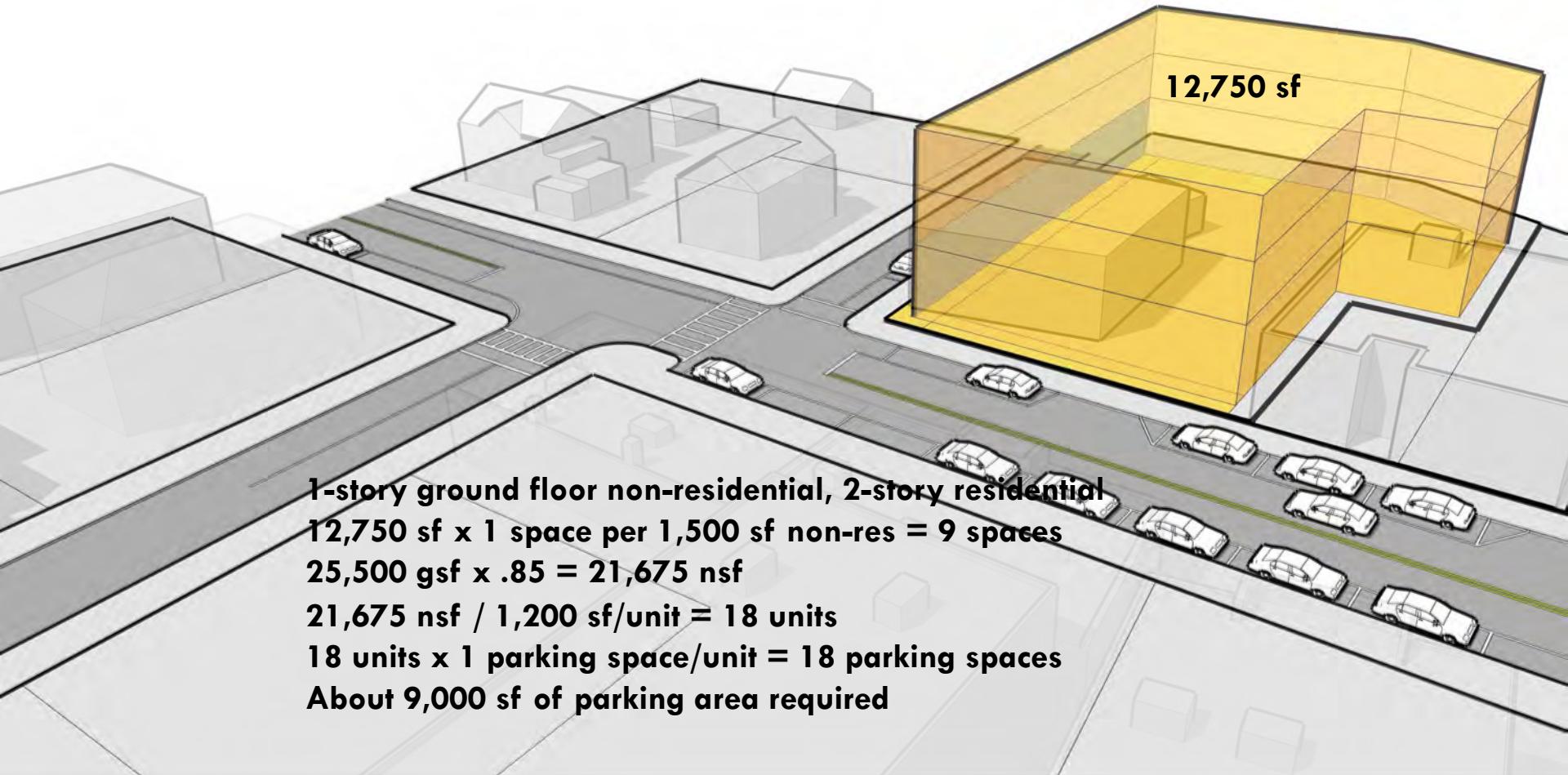
## Initial Draft:

- Minimum 1 space per unit for multi-family
- Minimum 1 per 1,500 square feet non-residential
- Shared parking reductions allowed
- Require shared district parking
- Coordinate district wide parking management



# Example Zoning Illustrations – Initial Draft

Table with Initial Draft zoning characteristics – mixed-use by right



## Initial Draft:

- Traffic improvements
- Transportation demand management  
(transit connections, transit passes, Zipcar)
- Parking improvements
- Public realm improvements
- Affordable housing
- Increased open space
- Sustainability enhancements
- Historic preservation

## Initial Draft:

- All the guideline topics (*most supported*)
  - Site
  - Frontage
  - Building
  - Parking
  - Landscape
  - Signage

# Zoning Approach

- Overlay or underlying zone changes?

## Overlay

- Current regulations remain in place
- Less chance for unintended consequences
- Can lead to confusion with multiple regulations

## Underlying

- Changes to current regulations
- Allows more control over future outcomes, particularly for removing uses inconsistent with the vision
- Can create more concern from property owners

# 3

## Discussion

East Milton Square Zoning



Photo: hshassoc.com.com

# Initial Zoning Outline

## Key components:

- A** Zoning Purpose and Boundary
- B** Uses/approval
- C** Dimensional characteristics
- D** Parking/Benefits/Impacts/Incentives
- E** Design guidelines



# 4

## Next steps

East Milton Square Zoning



Photo: hshassoc.com.com

# Next Steps

# Project Timeline

 Planning Board Meeting

## Public Forum

# East Milton Square Zoning Community Meeting

February 8, 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

**East Milton Square Zoning Community Meeting**

February 8, 2024



# Next Steps

- Refine zoning concepts based on your feedback
- Translating concepts into zoning language
- Schedule a Community Forum for March
- Outreach and preparation for Community Forum





*Zoning for*

# **East Milton Square Milton**

## **Planning Board Meeting**

**February 8, 2024**



Photo: hshassoc.com.com