



Zoning for

# East Milton Square Milton

## Planning Board Meeting

May 23, 2024



Photo: hshassoc.com.com

# Agenda

- 1. Community Feedback**
- 2. Recommendations**
- 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

**East Milton Square Zoning Planning Board**

May 23, 2024



1

# Community Feedback

East Milton Square Zoning



Photo: hshassoc.com.com

# 1 Community Feedback Overview

- March 25<sup>th</sup> community meeting
  - Live polling (approx. 34 respondents)
  - Paper surveys (approx. 9 respondents)
- Post-meeting online survey
  - Approximately 28 respondents
- Total of 71 respondents
- Overall, majority of respondents are East Milton Square residents (63%) with another 24% identifying as living in surrounding neighborhoods



1

# Draft Zoning Boundary

## Existing B Zone

Total Parcels

**60**

Parcels Recommended  
Removed to RC

**8**

Recommended New Parcels  
(Non-residential)

**4**

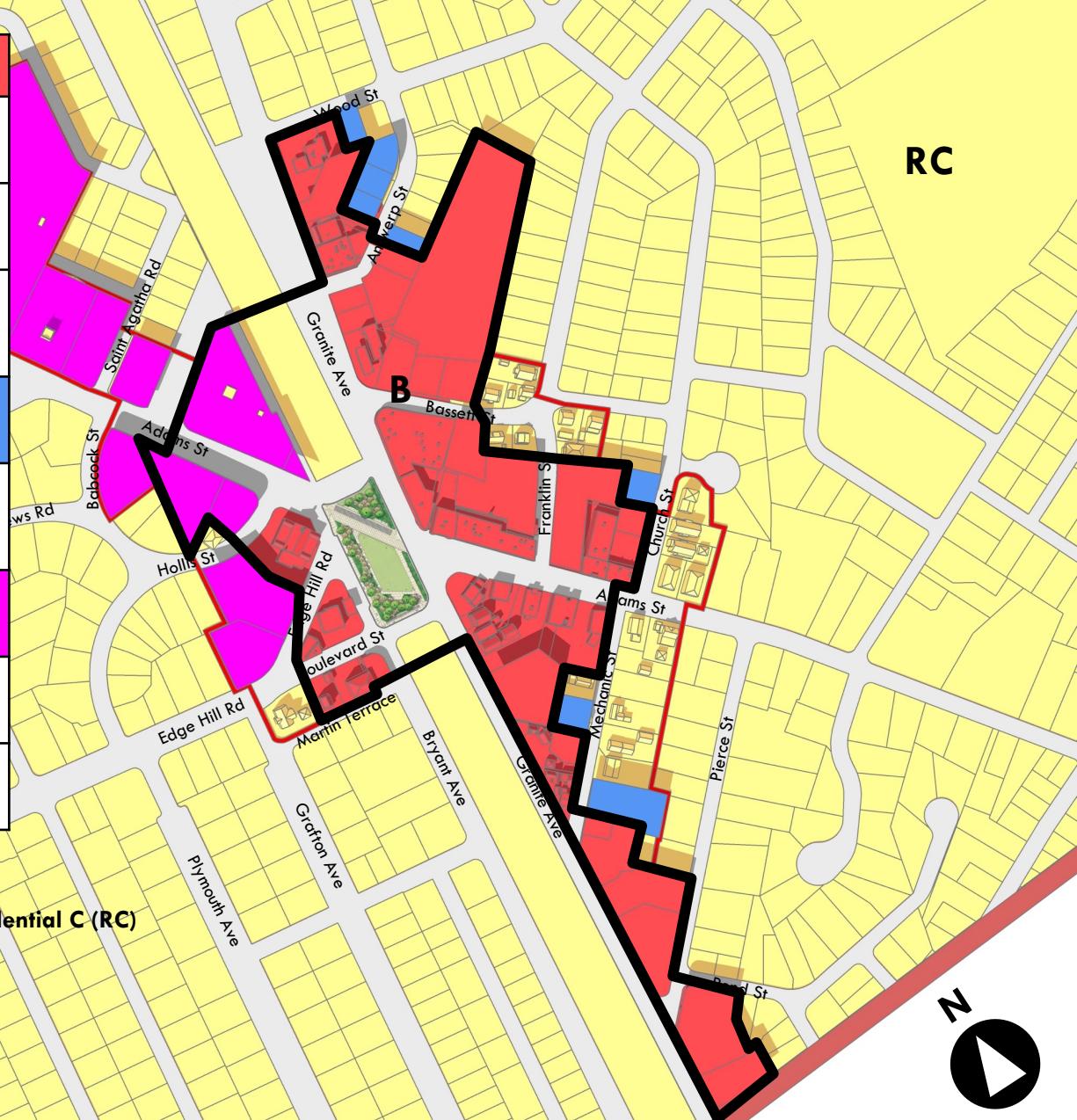
Total Recommended "B" Parcels

**56**

### Legend

Business (B)

Residential C (RC)



# Zoning Boundary Feedback

- **58%** of respondents “strongly support” or “support” the proposed zoning boundary
  - 24% neutral / 18% oppose
- **56%** of respondents “strongly support” or “support” removing current residential properties that are split zoned
  - 21% neutral / 22% oppose
- **70%** of respondents “strongly support” or “support” adding current non-residential properties into the district as proposed
  - 25% neutral / 4% oppose



# Zoning Boundary Feedback

## Sample Comments:

- “Restrict uses for residential abutting properties in BD”
- “Concern over post office do not turn to residential! Should stay commercial”
- “Talking with the owners of parcels that currently straddle both business and residential uses to see how they would like to be classified was suggested at the meeting.”



# Allowed Uses Feedback

- **Proposal:**
  - Don't allow future sales rooms and repair shops for motor vehicles, garages, filling stations, storage warehouses, and undertakers
  - Don't allow future residential only uses permitted in Residence AA, A, B, or C districts
- **Feedback:**
  - 83% of respondents “strongly support” or “support” the proposal
  - 10% neutral / 5% oppose
- **Sample Comments:**
  - “I oppose placing restrictions because that resource exists now”

# Building Height – Potential subdistricts

## Recommended Zone

Total Recommended Parcels

**56**

Total Height Analysis Score of "4"

**10**

Total Height Analysis Score of "3"

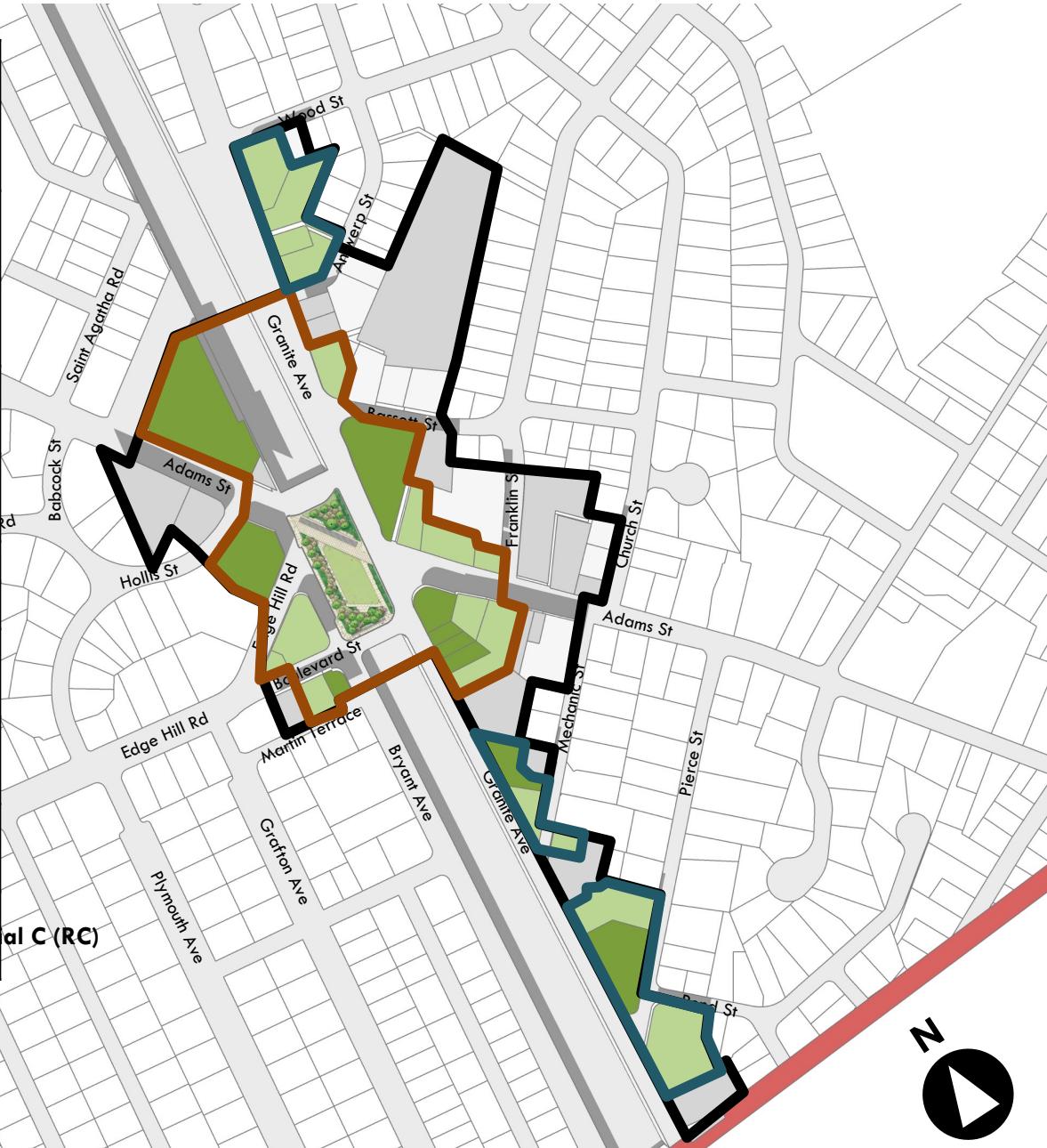
**17**

Total Height Analysis Score of "2"

**18**

Total Height Analysis Score of "1/0"

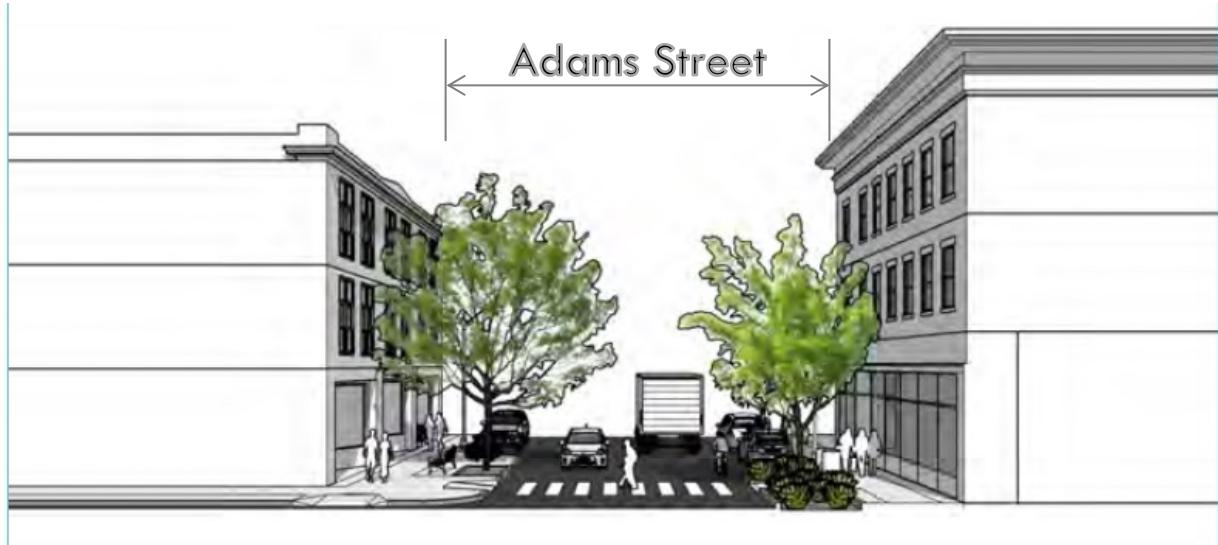
**11**



# Allowed Height Feedback

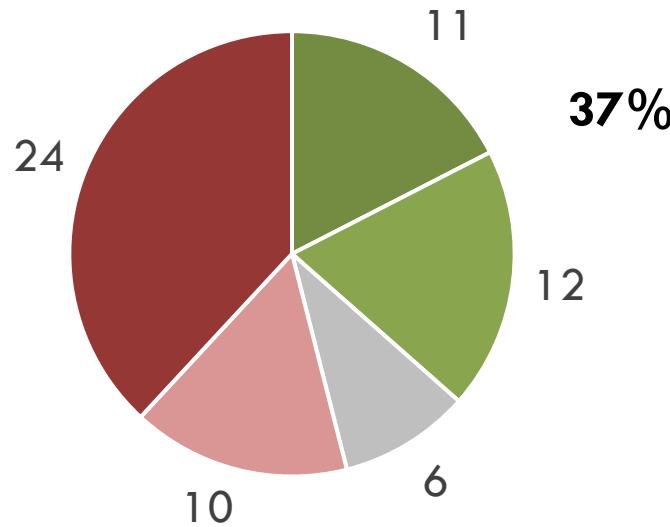
- Mixed-use by right for 3-story/45' height with site plan review
- **76%** of respondents “strongly support” or “support”
- 3% neutral
- 22% oppose

Source: “Looking Forward: East Milton Square,” (2021) page 29

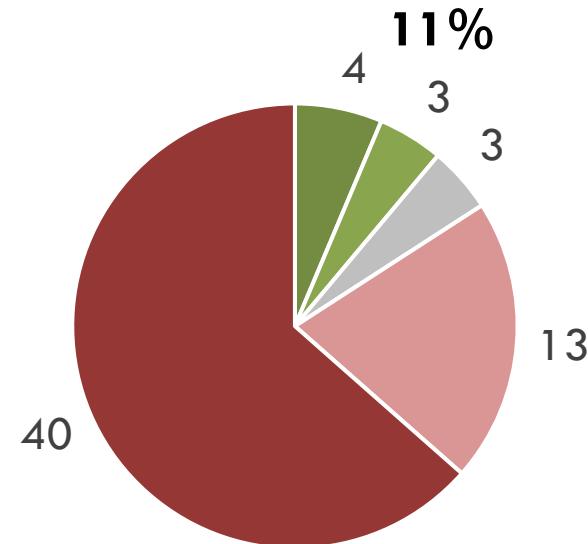


# Allowed Height Feedback

4-story/55' height by special permit



5-story/65' height by special permit

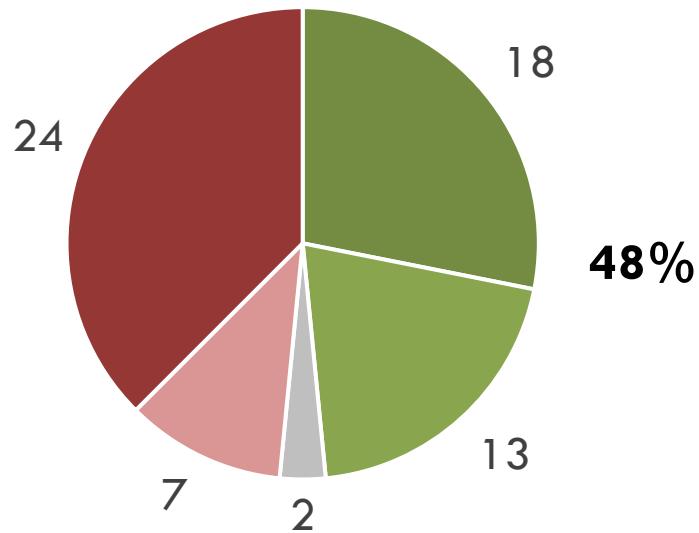


Strongly support      Support      Neutral

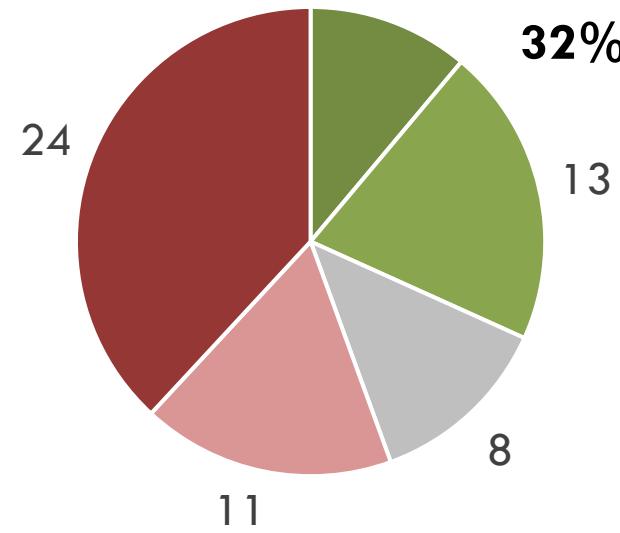
Oppose      Strongly oppose

# Required Parking Feedback

1 space/unit (residential)



1 space/1,500 sf (commercial)



Strongly support



Support



Neutral



Oppose

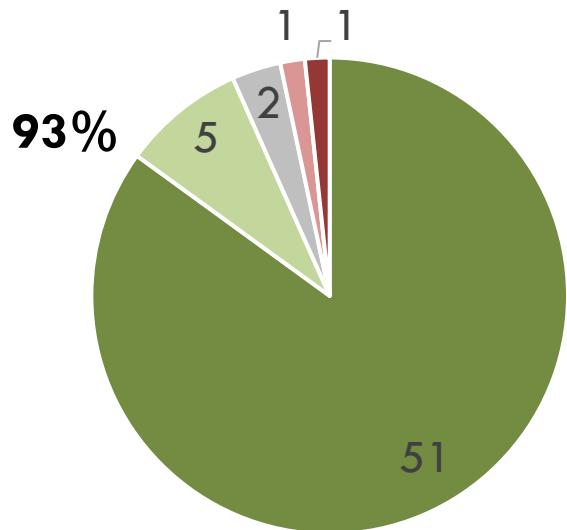


Strongly oppose

1

# Required traffic and parking mitigation

## Require analysis and mitigation



Strongly support



Support



Neutral



Oppose



Strongly oppose



# 2

## Recommendations

East Milton Square Zoning



# Recommendations

- Keep proposed zoning boundary
  - Remove current residential properties that are split zoned
  - Add current non-residential properties into the district
  - Don't extend to full "Looking Forward" boundary
- Do not allow incompatible uses
- Allow 2.5/3 stories by right with site plan review
- Allow 3.5/4 stories by special permit in limited areas
  - Require rear building stepbacks if an abutting residential property is lower in height
  - Require larger rear yard setbacks if an abutting residential property is lower in height
- Do not allow 5 stories
- Require 1 parking space/unit for residential uses
- Refine required commercial parking by use
- Allow shared parking reductions by special permit

# Recommendations

- Allow 3.5/4 stories by special permit in limited areas
  - Require rear building stepbacks if an abutting residential property is lower in height
  - Require larger rear yard setbacks if an abutting residential property is lower in height
  - Incentive options connected to special permit - traffic improvements, parking improvements, public realm improvements, increased affordable housing, increased open space, increased sustainability, historic preservation
- Require traffic/parking impact analyses and mitigation
- Require transportation demand management programs
- Design guidelines for “all components” – site, frontage, building, parking, landscape, signage



# Recommendations

Design Guidelines – follow Milton Village outline

1. Introduction – applicability, intent, organization, process, standards
2. Historical context – brief history, architectural styles
3. Cross cutting design principles
4. Design Guidelines
  - 4.1 Building Design – siting, architectural context, building form, height, scale, massing, roofs, facades, entrances, windows, awnings, materials, secondary elements, equipment
  - 4.2 Public Realm (frontage) – streetscape, on street parking, materials, furnishings, fences
  - 4.3 Vehicular Access (site/parking) – driveways, surface parking, garage entries,
  - 4.4 Landscaping – plant materials, streetscape, parking and drive landscape, site landscape, buffers
  - 4.5 Lighting – streetscape lighting, building and site lighting, lighting intensity, fixtures, hours of operation
  - 4.6 Signage – quantity and size, design, materials, placement, illumination, awnings
  - 4.7 Sustainability – building, stormwater management, low impact development, streetscape



# 3

## Discussion

East Milton Square Zoning



Photo: hshassoc.com.com

# 4

## Next steps

East Milton Square Zoning



Photo: hshassoc.com.com

# Next Steps

## Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
<b>Phase 1 – Data Review and Kick-off</b>												
<b>Phase 2 – Prep of Zoning Concepts</b>												
<b>Phase 3 – Prep of Draft Zoning and Design Guidelines</b>												
<b>Phase 4 – Prep of Final Zoning and Design Guidelines</b>												



Planning Board Meeting



Public Forum

**East Milton Square Zoning Planning Board**

May 23, 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



# Next Steps

- Refine zoning language based on feedback
- Draft design guidelines

