



*Zoning for*

# **East Milton Square Milton**

## **Planning Board Meeting**

**July 18, 2024**



Photo: hshassoc.com.com

# Agenda

- 1. Summary and recap**
- 2. Updated community feedback**
- 3. Recommendations commentary**
- 4. Design guidance discussion**
- 5. Next steps**



# Planning Board Study

## Planning Board members

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

**Tim Czerwienski**, Director of Planning and Community Development

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

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# Summary and recap

East Milton Square Zoning



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# 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.**

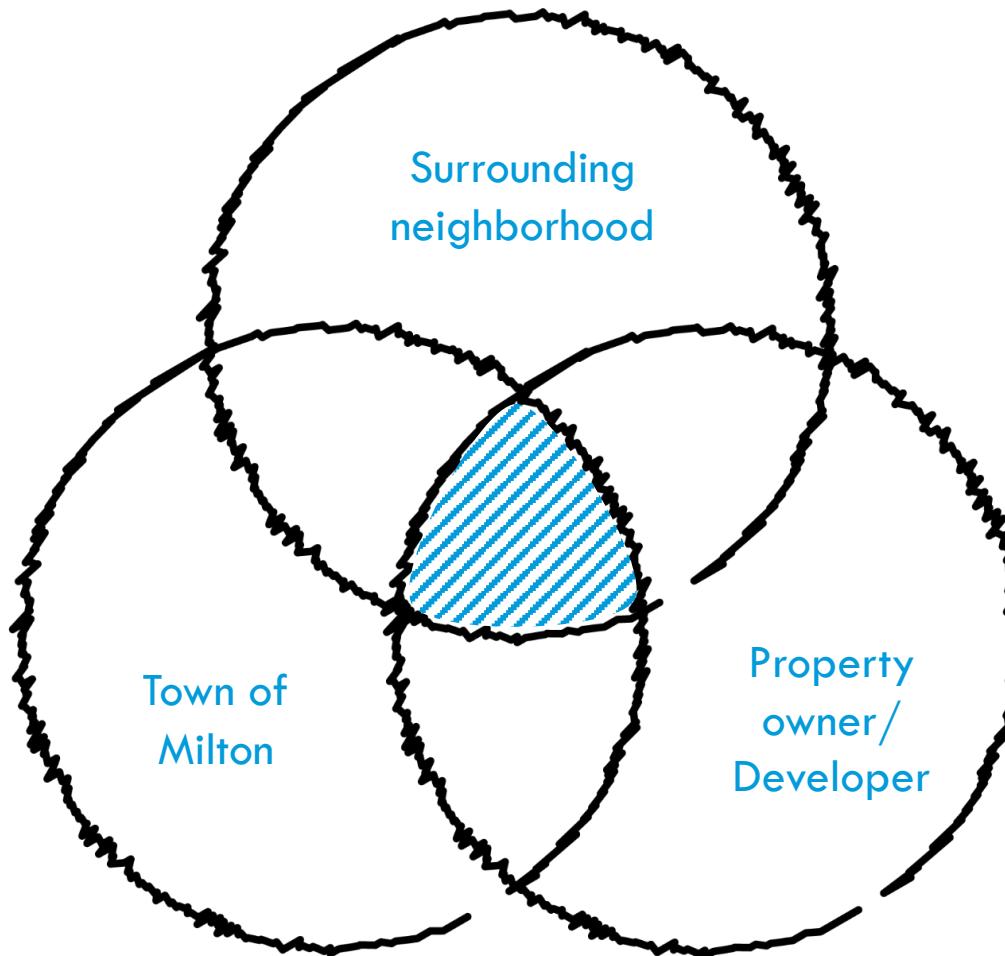


# Foundational Studies

- **Looking Forward: East Milton (2021)**
- East Milton Local Rapid Recovery Plan (2021)
- ULI TA Report: East Milton Square (2019)
- Milton Master Plan (2015)
- Railway Village Historic District National Register of Historic Places Registration Form (2000)
- Milton Zoning Bylaw (business district)



# Proactively Guiding Development



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# Increasing Development Viability

## Summary 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
Minimum frontage (ft)	none

Front yard setback (ft)	none
Side yard setback (min)	6
Rear yard setback/res (ft)	12/20
Minimum for multi-family	2/unit
Minimum for non-residential	1/250

## Summary with **proposed zoning characteristics** – East Milton Square Mixed-use Overlay

Minimum lot size (sf)	none
Maximum height (stories)	3*
Maximum height (ft)	45
Maximum open space	40%
Minimum frontage (ft)	none

Front yard setback (ft)	0-10
Side yard setback (res min)	10
Rear yard setback (ft)	12/20
Maximum for multi-family	1/unit
Minimum for non-residential	per use

**\*Mixed-use development allowed with site plan review**

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# Updated community feedback

East Milton Square Zoning



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# Community Feedback Overview

- Previous total of 71 responses
- Survey reopened from May 24<sup>th</sup> to July 11<sup>th</sup>
- Updated total of 739 responses (250-300 per question)
- Thank you for the additional outreach and engagement!
- Capturing more perspectives of the Milton community at-large



# Respondent Comparison

	Survey 4/16/24	Survey 7/11/24
• Respondents who identify primary relationship to East Milton Square as “resident,” most growth in “visitor/patron”	71%	57%
• Respondents who identify where you live as “East Milton Square” and “surrounding neighborhood”	87%	62%
• Respondents who visit East Milton Square “daily”	79%	68%



# Recommended Zoning Boundary

## Existing B Zone

Total Parcels

**60**

Parcels Recommended  
Removed to RC

**8**

Recommended New Parcels  
(Non-residential)

**4**

Total Recommended "B" Parcels

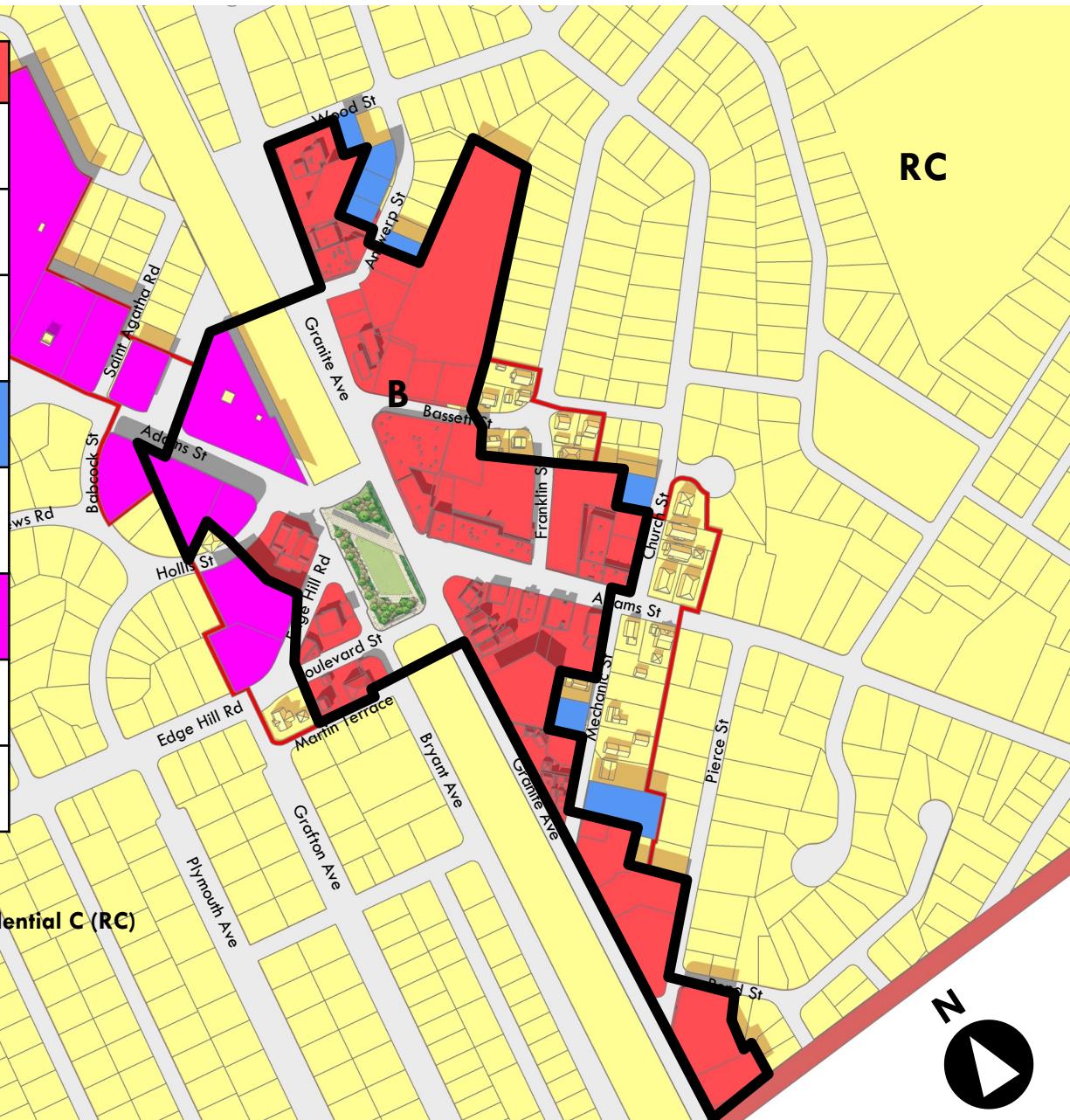
**56**

## Legend

Business (B)

Residential C (RC)

RC



# Zoning Boundary Feedback

- Respondents who “strongly support” or “support” the proposed zoning boundary
- Respondents who “strongly support” or “support” removing current residential properties that are split zoned
- Respondents who “strongly support” or “support” adding current non-residential properties into the district as proposed

Survey  
4/16/24

**58%**

Survey  
7/11/24

**38%**

**56%**

**42%**

**70%**

**58%**



# Allowed Uses Feedback

- Recommendation:
  - 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

Survey 4/16/24	Survey 7/11/24
83%	85%

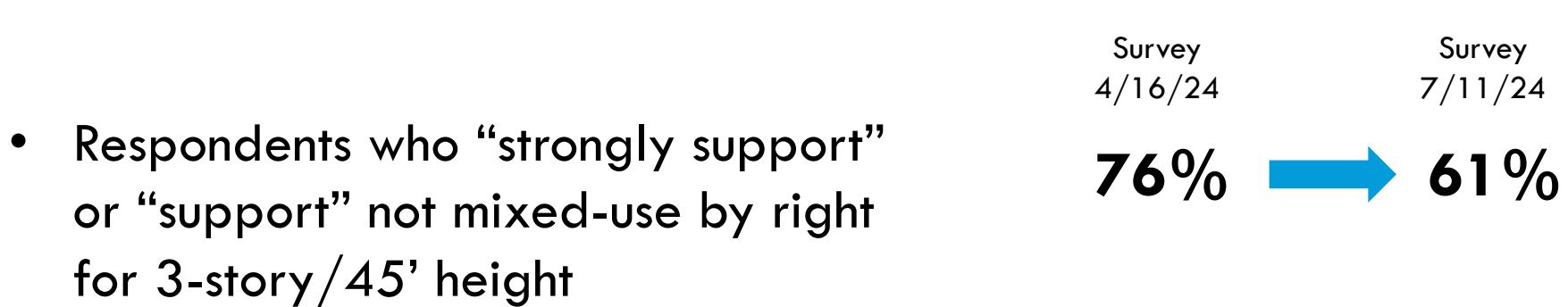


- Respondents who “strongly support” or “support” not allowing future inconsistent uses



# Allowed Height and Review Feedback

- Recommendation:
  - Allow mixed-use by right for 3-story/45' height with site plan review



# Allowed Height Feedback

- Respondents who “strongly oppose” or “oppose” a special permit option for 4-story/55' height
- Respondents who “strongly oppose” or “oppose” a special permit option for 5-story/65' height

Survey  
4/16/24

**54%**

Survey  
7/11/24

**55%**

**84%** → **72%**



# Parking and Traffic Mitigation Feedback

- Recommendation:
  - Reduce minimum parking requirements to increase development viability
- Respondents who “strongly oppose” or “oppose” reducing required residential parking to 1 space per unit minimum
- Respondents who “strongly oppose” or “oppose” reducing required commercial parking to 1 space per 1,500 sf minimum

	Survey 4/16/24	Survey 7/11/24
49%	49%	38%
55%	55%	41%



# Parking and Traffic Mitigation Feedback

- Recommendation:
  - Require traffic and parking impact analyses and mitigation
- Respondents who “strongly support” or “support” requiring traffic and parking impact analyses and mitigation

	Survey 4/16/24	Survey 7/11/24
	<b>93%</b>	<b>84%</b>



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## Recommendations commentary

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# Recommendations

- Reduce future allowed uses that are inconsistent with a mixed-use district
- Require 50% non-residential uses on the ground floor
- Require front setback in range of 0 to 10 feet
- Require additional side (10 feet) and rear (20 feet) setbacks to abutting residential uses
- Allow 3 stories mixed-use by right
- Require a minimum of 10% open space
- Require preservation and adaptive reuse of buildings constructed prior to 1940
- Require context-sensitive design standards
- Require between 12-15% affordability
- Reduce minimum parking requirements to 1 space per unit
- Allow additional shared parking reductions
- Require traffic/parking impact analyses and mitigation

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# Looking Forward: East Milton (2021)

- **Establish a new business/mixed-use district** or an overlay district, such as a Chapter 40R district or Planned Development District (Preferred approach: new business/mixed-use district)
- **Expand business district** to incorporate existing businesses and allow room to grow
- **Establish subdistricts** so that zoning can be tailored to the desired character for various parts of East Milton Square
- **Calibrate building and site standards** to subdistricts
- **Allow for increased height** according to subdistricts
- **Reduce or eliminate parking requirements**, or provide zoning incentives in lieu of requiring each property to provide parking
- **Allow mixed-use by Site Plan Approval** in newly established district/overlay district



# Recommendations

- Preparing a companion memo to accompany the draft zoning recommendations
- Purpose is to provide background, context, and justification for the recommended zoning language
- Will follow outline of proposed zoning section with a commentary for each section:
  - Introduction
  - Purpose
  - Allowable Uses
  - Dimensional Requirements
  - Historic Preservation
  - Design Standards
  - Sign Approval
  - Affordable Housing Units
  - Parking
  - Application Requirements
  - Application Review Fees
  - Notice, Procedures and Standard for Decision



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## Design guidelines discussion

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# Looking Forward: East Milton (2021)

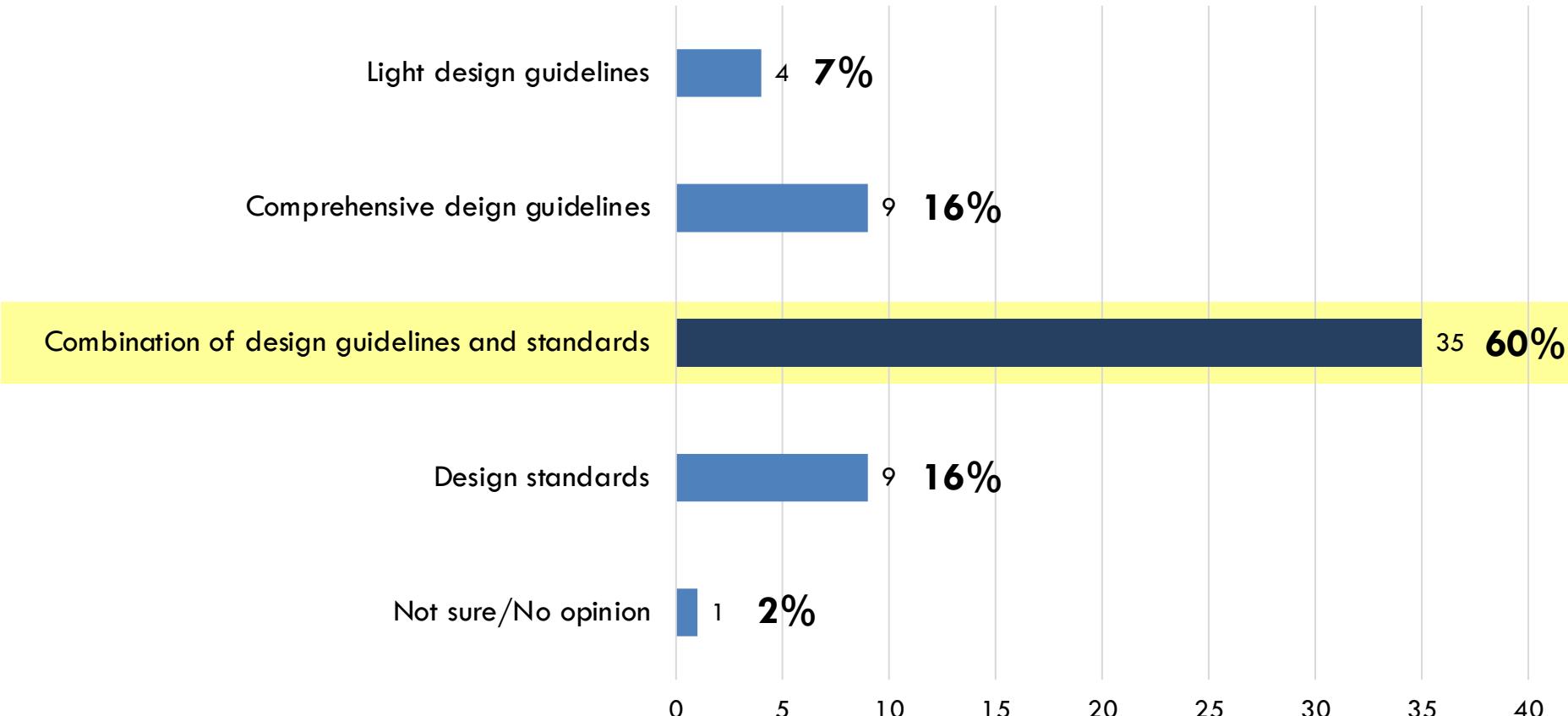
- **Design Principles for Redevelopment in East Milton Square:**
  - **Maintain and enhance diversity, flexibility and resilience** of uses, of spaces, and of people living in and visiting East Milton Square
  - **Fill gaps** between existing buildings to create a more consistent and lively edge along sidewalks
  - **Use building massing** to shape outdoor spaces.
  - **Place buildings at corners** to define streets and intersections.
  - **Consolidate and share off-street parking** across lot lines.
  - **Improve streetscapes** and enhance livability by minimizing curb cuts.
  - **Build pocket parks** and other small green spaces where possible.



# Other considerations: Design Guidance

Community Feedback:

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



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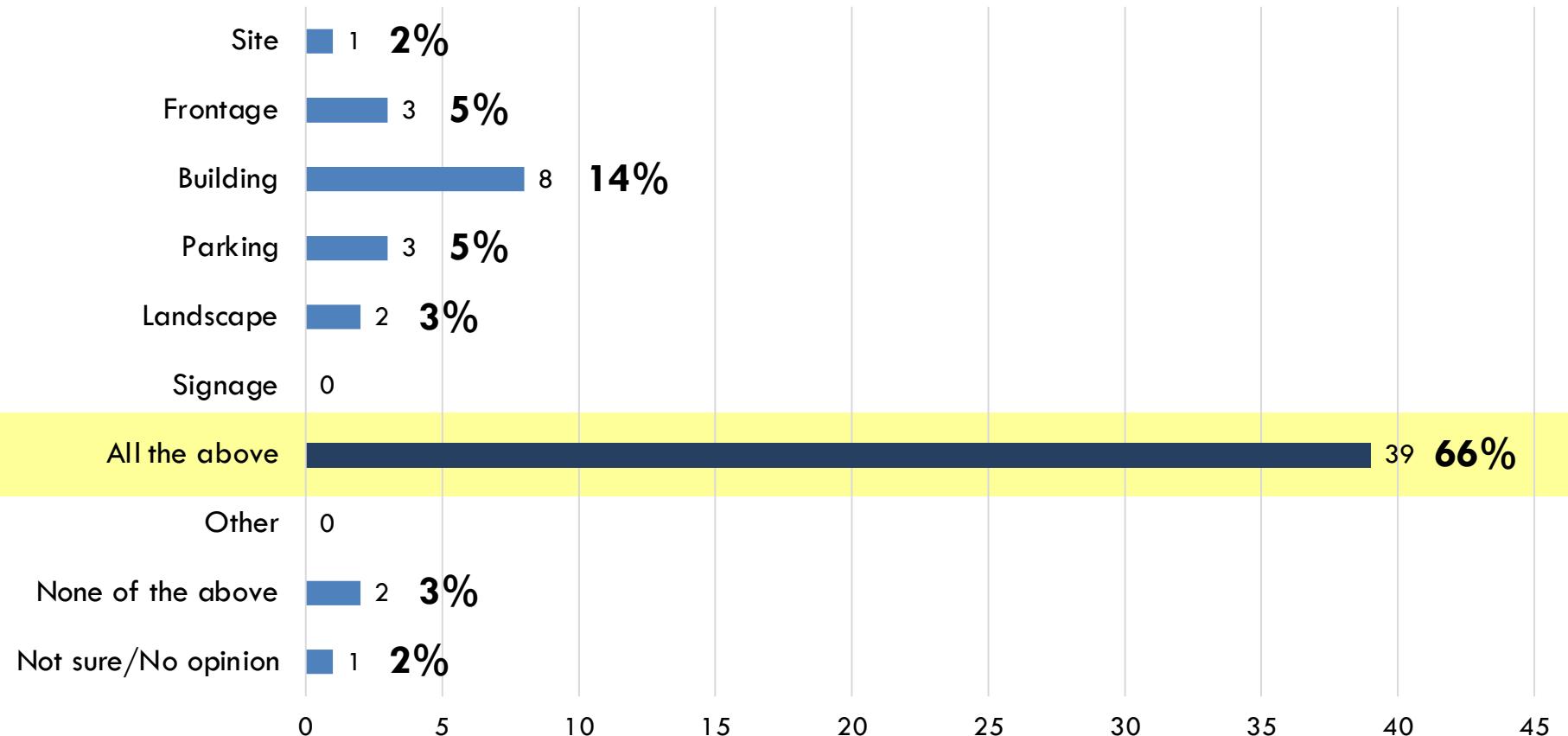
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# Other considerations: Design Guidance

Community Feedback:

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



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# Recommendations

## Design Standards included in Zoning Recommendations

- Context sensitive – building form, massing, roof lines, stepback, façade design, windows, entrances
- Sidewalk extensions – allow for outdoor activity
- Village scale – maximum 40 feet building bays, no uninterrupted facades to exceed 20 feet
- Ground floor activity – ground level frontage with transparent glass
- Flexible surface parking areas
- Vehicular access integrated with design of public realm and property frontage



# Recommendations

## Design Guidelines following Milton Village example:

- Introduction
  - Applicability intent, organization, process, standards
- Historical context
  - Brief history, brief architectural styles
- Cross cutting design principles
- Design guidelines



# Recommendations

## Design Guidelines following Milton Village example:

- 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



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## Next steps

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# Next Steps

- Complete zoning companion memo
- Draft design guidelines language, identify illustrations
- Review design guidelines with Planning Board
- Finalize design guidelines

