

MPIC Final Report Summary

October 2025 Town Meeting

The background of the right side of the slide is a photograph showing several tall, neat stacks of white paper or documents. A hand is visible in the upper right corner, holding a single sheet of paper, as if about to place it on top of one of the stacks. The lighting is soft and even, highlighting the texture of the paper.

Committee Members

Cheryl Tougias, Chair

Elaine Benson

Dick Burke

Regina Campbell-Malone

Meghan Haggerty

Taber Keally

The 2015 Master Plan

Preserving Our Past, Planning Our Future

Town of Milton, Massachusetts
Milton Master Plan
Preserving Our Past, Planning Our Future

VOLUME I: PRESENTING THE PLAN



Consultant Team:
Community Circle
Martha Lyon Landscape Architecture, LLC
AECOM, Inc.
Community Preservation Associates
A.G. Jennings, LLC

Approved with Amendments and Accepted as the Town of Milton Master Plan by the Milton Planning Board,
June 25, 2015

20 Top Recommendations

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General Themes

7

Goals & Objectives

120

Implementation Strategies

Implementation

Interconnectivity and Evaluation



Implementation Committee

Not responsible for contents of the plan.

Not responsible for implementation itself.

Monitored, documented, and assisted with implementation.

Tracking System	Milton Village			Town Center		Bike/Ped Plan		Visioning W. Milton	Report
2015-16	2017	2018	2019	2020	2021	2022	2023	2024	2025
Milton Landing		Traffic Model			Data Collection		Library Parking		Shuttle

GOAL: Preserve Milton's Physical Character

Successes

CPA (Community Preservation Act) passed.

Nearly \$4 million in CPA funds to date, with \$1.6 million for open space and recreation projects.

Open Space and Recreation Plan update and Recreational Master Plan in process.

75 acres moved to Conservation

Demolition delay extended to 24 months.

Local Historic District being proposed in 2026.

Challenges

"Preserving Milton's character" is often understood as opposition to multifamily and affordable housing, or as not welcoming to new residents.

Minimal municipal land is available for new or expanded uses.

Concern that restrictive historic preservation requirements could stifle redevelopment in Milton Village.

GOAL: Promote Health and Wellness

Successes

Community Health Assessment prepared by Health Department.

Community Health Improvement Plan being prepared.

Partnership for a Healthy Milton established.

Opioid settlement funds being distributed.

Bicycle and Pedestrian Master Plan adopted.

Recreational Master Plan in process.

Extensive programming at Council on Aging.

Challenges

Little progress in implementation of the Bicycle and Pedestrian Master Plan.

Air traffic volumes and impacts remain unchanged.

Land and space challenges for expanding recreational and social programming.

GOAL: Improve Housing and Neighborhoods

Successes

Mixed-use zoning for Milton Village and East Milton Square.

Zoning and CPA funds for more senior housing at Winter Valley.

Affordable Housing Trust funded with over \$900,000 in '23-24.

Memory care facility approved.

54 new homes for seniors at Wolcott Woods with 6 off-site non-age restricted affordable units.

ADU and MBTA multifamily/mixed-use zoning.

Challenges

Housing affordability has declined rapidly since 2015. Median single-family home in '24 was \$1 million +/-.

Reliance on Chapter 40B projects to provide affordable housing, resulting in large-scale projects.

Limited production of affordable, rental and diverse housing types leaving gaps for young families, seniors and local workers.

GOAL: Promote Economic Development

Successes

Economic Development Plan in process.

Mixed-use overlay zoning.

Redevelopment of historic building in Milton Village into a market was approved.

New mixed-use development approved in East Milton Square.

Challenges

Just over 1% of land zoned for commercial uses.

Just 3% of the property tax revenue is from commercial uses, a reduction from 3.8% in 2015.

Reputation for being unfriendly to business and new development.

Stiff opposition to proposed commercial projects/zoning.

Limited land area for new growth.

Traffic impacts of new development.

GOAL: Improve Transportation and Circulation

Successes

Traffic Mitigation Committee recommendations.

Complete Streets Policy adopted to create an integrated transportation network that is safe and accessible for pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Bicycle and Pedestrian Master Plan was adopted.

MassDOT projects for Randolph Avenue to reduce speeds and increase safety.

Challenges

Local roadways experience high volumes of cut-through traffic.

Little to no implementation of the Traffic Mitigation Committee recommendations, Complete Streets Policy and the Bicycle and Pedestrian Master Plan.

State and federal support needed.

Funding needed.

GOAL: Provide High-Quality Public Facilities, Services & Infrastructure

Successes

Excellent public schools with plans for a new school with support from the state.

New fire stations: headquarters complete, East Milton under construction, Atherton in design.

AAA bond rating indicates strong financial management.

Enterprise funds dedicated to water, sewer and stormwater maintenance.

Consolidated Facilities Department.

Challenges

Far more capital improvement requests than available funding.

Department budgets for Parks & Recreation, Library and Council on Aging remain flat while demand for programming has increase significantly.

Lack of dedicated space for teens.

Pavement management and sidewalk maintenance budgets are limited.

GOAL: Strengthen Our Capacity to Plan

Successes

Excellent committee work across diverse subjects with actionable recommendations.

Resident-led initiatives that benefit all.

- Connect Milton seeks to foster community connection centered around diversity, equity, inclusion, belonging and civic engagement.
- Partnership for a Healthy Milton

Challenges

Broader participation in town government: residents of color do not feel comfortable in town board and committee spaces.

Communication between town government and residents.

Awareness of master plan and other reports and plans, and ownership of implementation.

Collaboration amongst boards, committees and departments.

Key Recommendations

Diversity, Equity & Inclusion

Update plan to incorporate diversity, equity and inclusion principals, policies and processes.

Adopt a Town-wide DEI policy and incorporate responsibility and accountability.

Connect residents with civic engagement opportunities and community resources to foster a sense of belonging.

Develop policies to foster equitable and affordable housing opportunities.



Key Recommendations

Climate Change & Sustainability

Update Master Plan to be more specific and expansive in sustainability goals.

Support work and recommendations of Climate Action Planning Committee.

Update policies and regulations to align with the forthcoming Climate Action Plan.

Lead by example with municipal facilities and infrastructure.

Provide resources for residents and businesses.



Key Recommendations Economic Development

Add economic development function to Planning Department.

Complete the Economic Development Plan, engage with boards, committees and residents.

Promote sustainable economic growth to ease the reliance on residential property taxes.

Streamline permitting, licensing, and regulatory processes.

Develop traffic and parking management plans and tools.



Key Recommendations

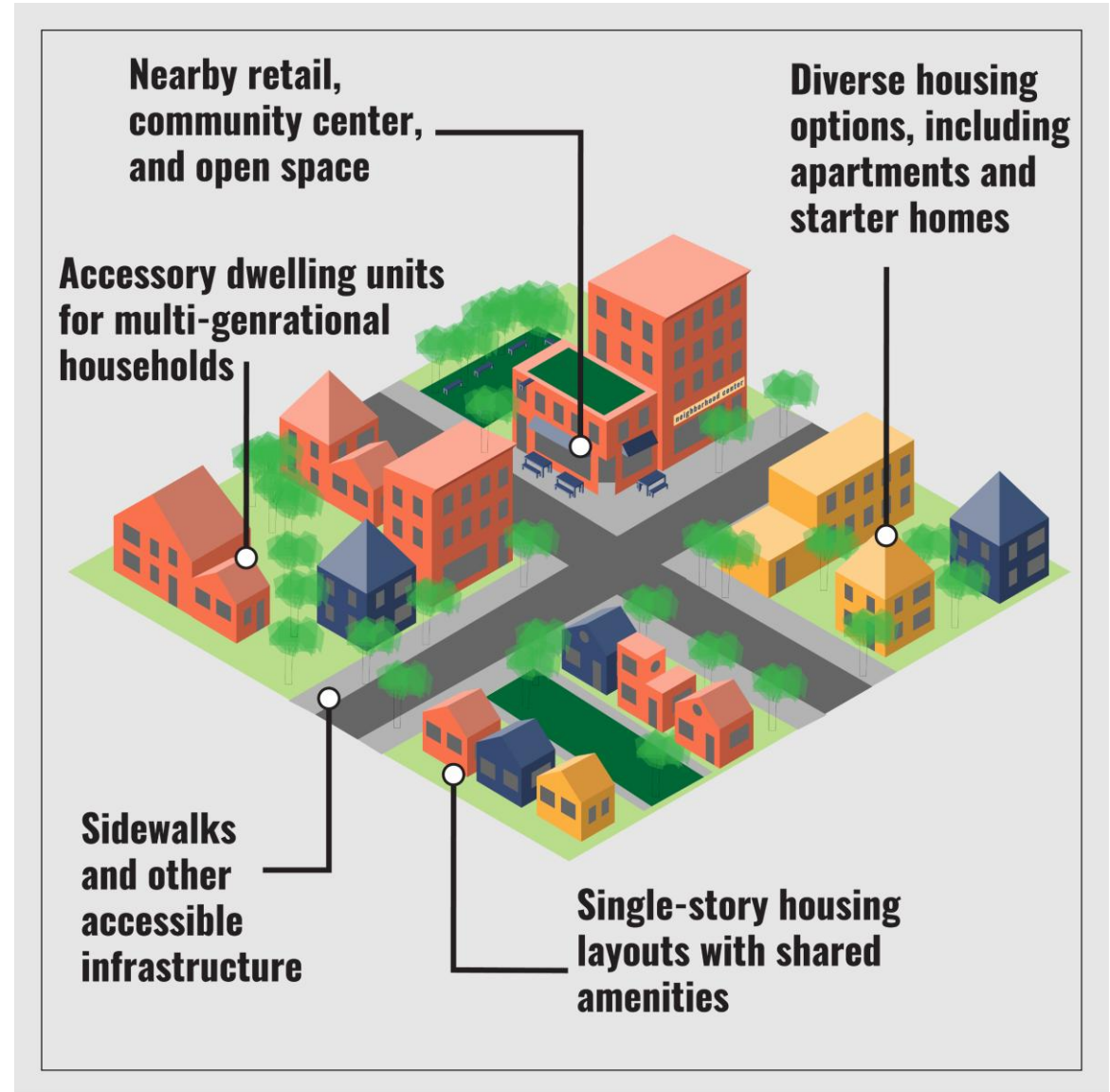
Housing, Neighborhoods, Circulation and Transportation

Proactively improve housing options for various life stages and income levels, ensuring inclusivity.

Monitor and assess effectiveness of zoning bylaws; update to align with plan.

Develop Transportation Plan, assign to Town Administrator, hire traffic engineer, revise role of Traffic Commission, use traffic modeling software.

Fund and implement Bicycle and Pedestrian Master Plan and advance Complete Streets Policy.



Key Recommendations

Open Space and Recreation

Given scarce municipal land:

- Develop a comprehensive land use strategy
- Balance conservation of open space with recreational and other municipal needs.
- Develop specific plans, such as Open Space and Recreation Plan, in context of the strategy.

Pursue CPA and state grant funding.



Conclusion

Master Plan:

- Is not meant to be a static document
- Is a dynamic, aspirational tool that reflects evolving needs.

Its effectiveness is determined by how well it is integrated into

- zoning bylaws
- capital improvement plans
- other related plans

Implementation requires sustained and collaborative effort from:

- elected officials
- appointed committees
- town employees

