

**Milton Zoning Regulations  
Technical Review & Revision Strategy  
Final Report**

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Prepared for: Town of Milton Planning Commission  
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## **Project Description**

The Town of Milton adopted an interim zoning bylaw in April 2015 to temporarily halt residential development in certain areas of the Town Core as residential development had been outpacing commercial development, upsetting the ratio of uses that Milton had planned for and raising concerns about the capacity of community services and facilities to serve additional residential development. Following adoption of the interim zoning, the Planning Commission has initiated an effort to address the identified issues and concerns permanently by revising the town's regulations.

The Town of Milton hired Brandy Saxton, AICP of PlaceSense to prepare a technical review of the adopted zoning in the Town Core area subject to the interim zoning bylaw, analyzing whether the adopted zoning is implementing the land use goals expressed in the adopted Town Plan and recommending a range of alternative approaches to improve the effectiveness of the town's zoning regulations. That review is included in this report as Appendix A.

The consultant met with the Planning Commission to present and discuss the technical review. Through that process, the Planning Commission identified the preferred alternative approaches that they wanted to incorporate into revised regulations (see Preferred Alternative Approaches below).

The consultant also provided the Planning Commission with examples of regulatory provisions from other Vermont municipalities, model ordinances and guidelines, and other planning guidance documents relevant to the issues the town seeks to address through zoning revisions. Those materials are included in this report as Appendix B.

The consultant also recommended a strategy and schedule for undertaking the revisions and seeking public input during the process (see Proposed Schedule below).

### **Preferred Alternative Approaches**

The Milton Planning Commission selected the following alternative approaches and recommendations from the Technical Review as most appropriate for the town to pursue at the present time.

1. Modify and expand the dimensional standards in the DB1 district (setbacks, build-to line, building footprint, height, etc.).
2. Establish development standards for human-scale building form and facades in the DB1 district (scale, massing, windows, entrances, etc.).
3. Revise allowed uses in the DB1 district to encourage more small-scale, pedestrian-oriented shops, services, restaurants and offices and to discourage auto-oriented and other types of development that do not further the purpose of the district.
4. Establish development standards for pedestrian-oriented lot frontages in the DB1 district (sidewalks, landscaping, signage, lighting, retrofit of previously developed sites, etc.).
5. Strengthen and clarify site plan standards for development along Route 7 in the town core (building and parking placement, outdoor storage and display, sidewalks, landscaping, signage, lighting, etc.).
6. Strengthen and expand access management standards for development along Route 7 in the town core (shared access, cross access, alignment, separation, width, retrofit of previously developed sites, etc.)
7. Revise allowed uses, dimensional standards, and district boundaries in the M districts to establish nodes that are more pedestrian-oriented with community-serving businesses, transitional corridors that will remain more auto-oriented, and sections where infill housing will be encouraged along Route 7 in the town core.
8. Eliminate and/or revise PUD requirements in the town core and allow mixed-use development by right in appropriate districts.
9. Establish development standards for multi-family housing in the town core (density, scale, massing, amenities, quality, etc.).
10. Streamline permitting process in the town core (clear and specific standards, administrative site plan review, fewer conditional uses, etc.).

## **Proposed Schedule**

The Milton Planning Commission recognizes the need to complete the revision process in a timely manner and asked the consultant to propose a strategy and schedule for revision process that would result in a vote on adoption of revised regulations by the end of 2016.

- Oct 6** Begin review of revised DB1 district (Sections 465-469 and map)
- Oct 20** Continue review of revised DB1 district
- Nov 3** Continue review of revised DB1 district
- Nov 17** Final draft of revised DB1 district  
Begin review of access management, site plan and streetscape criteria for Rt. 7 corridor
- Dec 1** Continue review of access management, site plan and streetscape criteria for Rt. 7 corridor
- Dec 15** Continue review of access management, site plan and streetscape criteria for Rt. 7 corridor
- Jan 5** Final draft of access management, site plan and streetscape criteria for Rt. 7 corridor  
Begin review of M districts (Sections 410-463 and map)
- Jan 19** Continue review of M districts  
Review public outreach strategy for Community Workshop 1
- Feb 2** Continue review of M districts  
Staff and/or consultant begin unifying regulations and making “housekeeping” changes
- Feb 16** Final draft of revised M districts
- Mar 1** *Note this is town meeting day*  
Prepare for Community Workshop 1
- Mar 15** Hold Community Workshop 1
- Apr 5** Discussion of public feedback received in March  
Introduce unified regulations and begin review of all changes to draft
- Apr 19** Continue review of unified draft
- May 3** Continue review of unified draft  
Review public outreach strategy for Community Workshop 2
- May 17** First draft of unified regulations ready for public release
- Jun 7** Prepare for Community Workshop 2
- Jun 21** Hold Community Workshop 2
- Jul 5** Discussion of public feedback received in June
- Jul 19** Revise unified regulations based on public feedback
- Aug 2** Revise unified regulations based on public feedback  
Review public outreach strategy for Community Workshop 2
- Aug 16** Second draft of unified regulations ready for public release  
Prepare for Community Workshop 3
- Sep 6** Hold Community Workshop 3
- Sep 20** Final review of draft regulations and report in advance of adoption process

## **Appendices**

**A.** Technical Review

**B.** Reference and Resource Documents