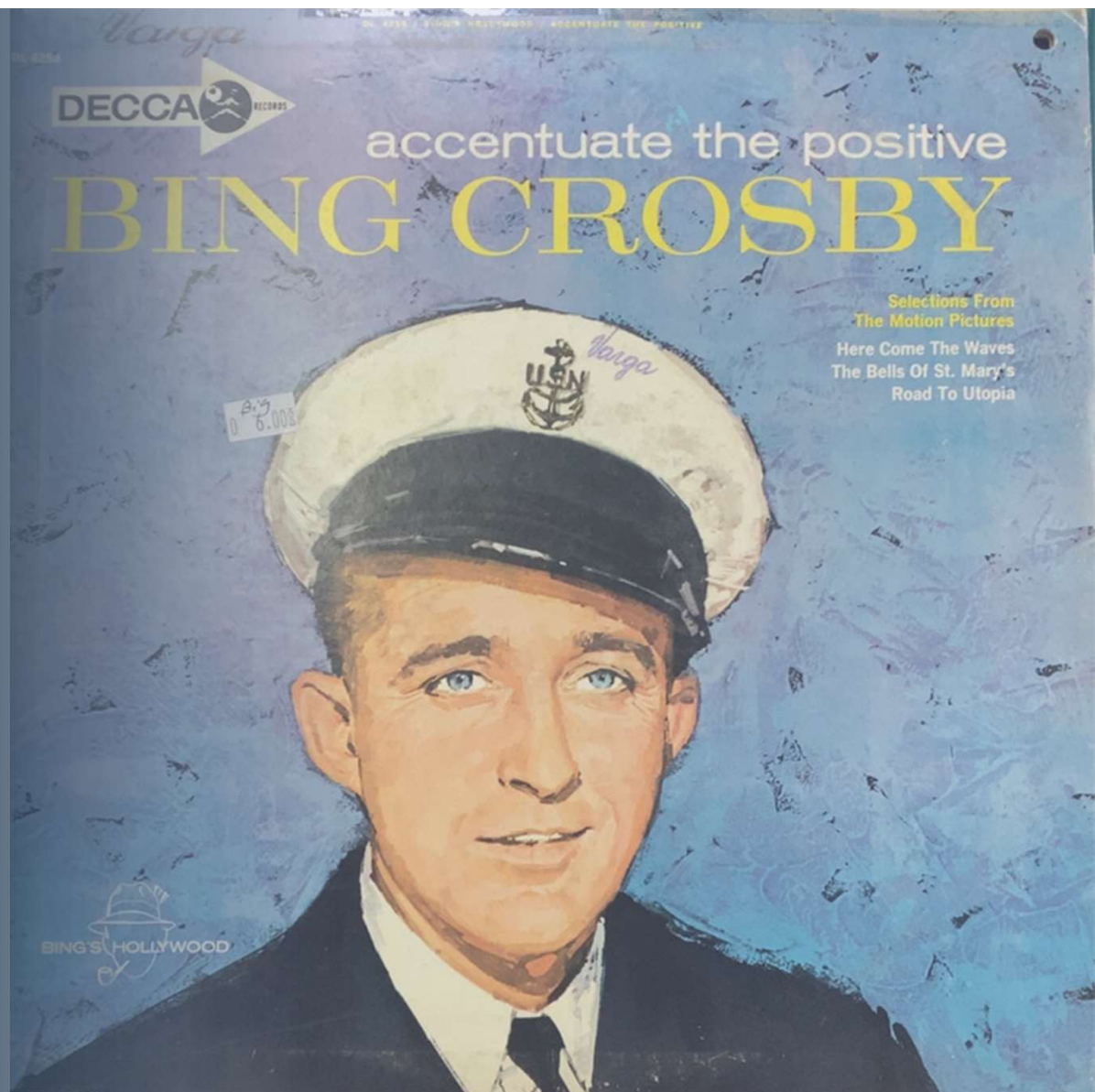
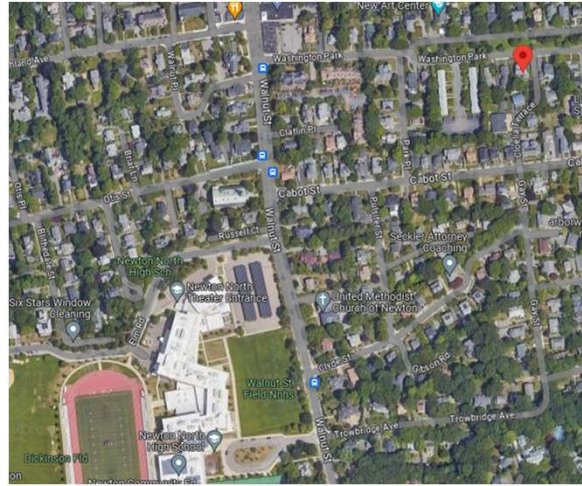


Jay Fundling (Not Pictured)
Warrant Committee
11/1/23





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

**VOLUME I:
PRESENTING THE PLAN**

Published in 2015
after over a year of
work, multiple public
forums and input from
hundreds of residents



Master Plan

● Introduction

- for those interested in preserving the town's "as is," doing nothing will not result in "no change." (Exec summary page 1-2)

#	Phase II Master Plan Goals and Objectives
1	PRESERVE MILTON'S PHYSICAL CHARACTER <ul style="list-style-type: none">• Preserve and enhance natural features• Preserve and enhance historic features• Preserve and enhance the individual character of each of Milton's neighborhoods, including the natural and historic features of each
2	PROMOTE HEALTH & WELLNESS <ul style="list-style-type: none">• Wellness through recreation and fitness• Community gathering and social capital
3	IMPROVE HOUSING & NEIGHBORHOODS <ul style="list-style-type: none">• Maintain and enhance Milton's existing housing stock• Increase and expand range of housing types• Preserve the character of Milton's neighborhoods
4	PROMOTE ECONOMIC DEVELOPMENT <ul style="list-style-type: none">• Consider economic development town-wide opportunities• Revitalize commercial districts<ul style="list-style-type: none">○ Improve Milton Village and Central Avenue○ Improve East Milton Square○ Improve Northern Granite Avenue

Master Plan

- Key Highlights

- INCREASE RANGE OF HOUSING.
 - There is a need for more variety in housing types, including smaller, more affordable housing for Milton seniors wishing to downsize, young people who wish to live in Milton but cannot afford to do so
 - Additionally, there is a trend towards smaller units located in walkable neighborhoods, where walking is safe and pleasant. (Exec Summary page 7)

- Top 20 recommendations

- PASS INCLUSIONARY ZONING provision to help create a range of housing types for different stages in the lifecycle, including housing that is affordable to younger families and seniors on a fixed income, wishing to downsize. (exec summary page 8)

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- “Milton has more families and fewer residents who live alone...the average household size, [is] higher than the county and state” (page 28)
- “There are a limited number of housing choices for seniors wanting to downsize and young families and others wanting a smaller, more affordable unit” (page 28)
- “Milton’s zoning was first written in 1938...The bylaws should be aligned with evolving changes in needs and attitudes (as encapsulated in the master plan vision and goals)” (page 30)

SENIORS... Are seeking to downsize in walkable, compact centers where they...

- can afford to live on a fixed income
- no longer have to drive
- don’t have a house and yard to maintain
- have less square footage to furnish and clean
- have more opportunities for socializing and running into people

YOUTH... Are concerned about....

- affordability of housing
- fitness as a part of everyday life (walking, biking)
- having opportunities for socializing
- protecting the environment
- using alternative modes of transportation (including public transit)
- utilizing less energy

The Master Plan predicted our proposed parking restrictions

- Reduce **parking requirements** for multi-family residential (e.g., Hendries Building) under specific circumstances (including for historic properties and those near transit stations).

Page 117

More Housing Discussion, Page 114

Master plan discussions included the following housing-related issues:

- More housing options are needed for a growing senior population as well as housing for young families. These should be smaller and more affordable than the average priced home in Milton today.
- Some home buyers are willing to make tradeoffs in house size and price to live in homes that are in walkable neighborhoods. In one recent national survey, 60 percent of respondents reported that they favor a neighborhood with a mix of houses and stores and other businesses that are easy to walk to, rather than neighborhoods that require more driving between home, work, and recreation.⁴
- The national and regional trend is that younger (coming of age Millennials) and older Americans (aging baby boomers) are increasingly both looking for the same things, namely vibrant, mixed use districts in which to live, work, and play.
- There was a desire on the part of some Milton residents participating in the master planning process to include more and denser housing in commercial centers, for example, apartments above stores or offices.

Resident Quotes from Master Plan

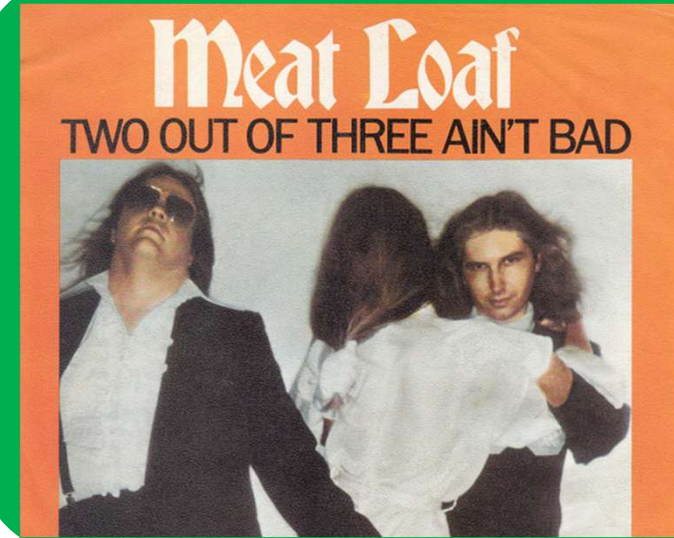
MILTON VOICES: RESIDENT'S THOUGHTS REGARDING HOUSING AND NEIGHBORHOODS

As part of the master planning process, a number of public forums were held asking residents their opinion on relevant issues. The following are representative quotes intended to summarize public opinion with regard to housing and neighborhoods in Milton.

- *“Allow the conversion of large homes to multi-family by breaking them up into multiple housing units; ensure this is done with some design review.”*
- *“Create senior housing within walking distance of stores, restaurants, public transportation.”*
- *“Young people who grew up in Milton are having a hard time finding housing affordable to them.”*
- *“Empty nesters are moving to Dorchester.”*
- *“Consider ‘sensitive’ and ‘sensible’ conversion of large homes and barns into multi-unit condos.”*

Granite Ave

- “Complete redevelopment projects including
 - Movie theater (East Milton Village);
 - MassDOT park-and-ride lot on Granite Ave.;
 - Hendrie’s (at 131 Eliot Street). “ (Page 139)



● Assets

- River, nice views, and yacht club.
- Access to nature.
- Flatley Company and medical offices (at 2 Granite Ave.) Easy access from Expressway.

● Opportunities/Recommendations

- DOT grant available for some improvements (sidewalk and beautification).
- Connect bike path to trail.
- Consider reuse of State DPW site, including DOT parking lot
- Increase riverfront access
- Make Granite Avenue more pedestrian and bike friendly

How do we truly maintain the character of Milton?

- “Housing market data shows that approximately 45% of Milton's households do not have sufficient income to afford the median sale price of \$460,000 [in 2015].” (page 38)

Milton is unaffordable to the people who live here now – this was true in 2015 and is more true now

People will move out and people will move in, if we want to “maintain the character” of Milton, that means we need housing for people who aren't millionaires

POLICY CONCERNS

- Due to rising housing costs, many residents are finding it increasingly difficult to afford to remain in Milton.
- Present-day mismatch between Milton households and the households for whom Milton's homes were designed. Under present land use policy, this can be expected to worsen each year.
- More than a third of Milton's current residents cannot afford to buy a home in Milton today.

That was 2015