



MILTON MASTER PLAN: ROUNDTABLE #3



Purpose: The Planning Board and Master Plan Committee would like to invite experts to participate in developing strategies for addressing key issues identified in the planning process.

Three themes emerged in the conversation with the community as needing further discussion; roundtables were held for the other two (see back side of page for more details). This is the third and last in the series.

You are invited because you have a special interest in housing and neighborhoods and/or have expertise to contribute to the discussion regarding:

HOUSING & NEIGHBORHOODS

Milton has distinct neighborhoods, each with its own character. Master Plan discussions up to this point indicate that the following housing and neighborhoods topics need further clarification through public discussion:

- Actions on affordable housing including inclusionary zoning provisions, and use of and locations for comprehensive permits for housing (Chapter 40B).
- Desirability of more and denser housing in commercial centers (e.g. apartments above stores or offices).
- Permits for and use of accessory apartments (including occupancy requirements).
- Means of regulating further residential development on existing estates
- Ways of dealing with non-conforming uses and creating neighborhood oriented services
- How to deal with institutional uses in residential neighborhoods.
- Means of promoting infill housing on existing vacant lots and land.
- How to create desirable housing mixes in neighborhoods to provide a strong sense of place through harmonious architecture, superior landscaping design, and enough variety to provide interest and identity and a range of housing prices.



Recent national preference studies have shown that home buyers are willing to make tradeoffs in house size and price to live in homes that are in walkable neighborhoods. In one recent 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.¹

Younger (coming of age Millennials) and older Americans (aging baby boomers) are increasingly both looking for similar things, namely vibrant, mixed use districts in which to live, work and play.

Many families continue to prefer single-family homes. How can Milton accommodate this variety in needs and preferences and should the Town try to do so in all areas of town?

¹ For example, National Association of Realtors, "Latest Consumer Preference Survey, from NAR's Smart Growth Program," <http://economistsoutlook.blogs.realtor.org/2013/12/03/latest-consumer-preference-survey-from-nar's-smart-growth-program/>



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Master Plan Goal: To provide a range of housing types

Questions for consideration & discussion

- *What kind of housing is needed in Milton? For whom?*
- *How can Milton meet the needs of seniors, young people, and others who may not want or be able to afford, a large, free-standing single family house?*
- *Can and should Milton provide a variety of choices for different stages in the lifecycle, range of price points, variety of preferences or should these needs be met elsewhere?*
- *Where should such housing be located?*
- *What should it look like?*
- *What policies should be employed to create it?*
- *How shall we address existing non-conforming and institutional uses in neighborhoods?*



Please join us in this important discussion that will focus on identifying strategies to meet Milton's housing needs.

TOPIC	DISCUSSION POINTS	DATE	LOCATION
Healthy Milton (COMPLETED)	<ul style="list-style-type: none"> • Walking/biking • Recreation • Community Gathering • Community/Youth Center • Aging in place • Youth activities • Sustainability 	March 25, 2014 7:00 p.m. – 9:00 p.m.	Tucker School
Vibrant Mixed Use Districts (COMPLETED)	<ul style="list-style-type: none"> • Commercial districts • Housing upper stories • Development & town character • Pedestrian/bike improvements • Parking • Tax base, permitting 	April 30, 2014 7:00 p.m. – 9:00 p.m.	Glover School
Housing & Neighborhoods	<ul style="list-style-type: none"> • Housing for a multi-generational Milton • Affordable housing • 40B • Preserving town character and new housing • Neighborhood-oriented retail and services • Existing non-conforming and institutional uses in neighborhoods 	June 11, 2014 7:00 p.m. – 9:00 p.m.	Cunningham Hall Please note! Due to allergic sensitivities, attendees are asked to please refrain from wearing any fragrances. Thanks!