

Town of Milton, Land Use Element of the Comprehensive Plan, Town Center Master Plan, Zoning Code, and Design Guidelines

In less than three years from fall 1998 to summer 2001, Behan Planning Associates, LLC assisted the Town of Milton with developing its Comprehensive Plan, Town Center Master Plan, revising its land use regulations and zoning code to reflect the new comprehensive and town center master plans, and developing original design guidelines. In sum, Behan Planning Associates, LLC guided the community in a truly comprehensive planning effort and prepared a body of appropriate tools to assist the community in realizing its vision for the future of the town and the town center.

Behan Planning Associates, LLC started working with the Land Use Master Plan Advisory Committee in 1998 to review the land use aspects of the town's Comprehensive Plan. Behan Planning Associates, LLC and the committee worked closely with the public to identify potential revisions to the town's land use policies, comprehensive plan and its regulations. In December of 1999, the Town Board accepted the initial draft of this plan as a guide to implementation.

Next, Behan Planning Associates, LLC prepared a Town Center Master Plan for a highly traveled corridor and gateway area to the town. The overall goal for this area is to create, over time, a true town center with a pedestrian-friendly mix of residential, commercial, and institutional uses. The town's intention is to take the scattered elements of a town center that exist in this emerging commercial area, and to allow and encourage their transformation into a "place."

In 2000, Behan Planning Associates, LLC continued working with Milton to revise the town's land use regulations. The goal was to incorporate the innovative recommendations in the updated comprehensive plan into the town's zoning and subdivision regulations. The following new elements were included: conservation subdivision design incentives, hamlet zoning, stream corridor overlays, and a new Town Center Zoning District. The new zoning code was completed in 2001.



Local residents work with Land Use Master Plan Advisory Committee Chairman, Hollis Blodgett, to design a new Town Center for Milton as part of the community charrette.



The Town Center Master Plan and Design Guidelines were developed to show how to transition the town center into a walkable, efficient and attractive public place.

Final Town Center concepts, design guidelines, and implementation actions were also subsequently developed as the Town of Milton Design Guidelines, completed and adopted in 2001.