



## PLANNING BOARD

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### ~ 2012 REPORT ~

The Planning Board is the local land use planning and regulatory agency charged with facilitating our community's long-term planning. The foundation of that planning lies in the Town's Master Plan and the Board is responsible for crafting and updating that document as community needs and conditions change. A community's Master Plan is a document intended to define the community's vision for itself, to guide policy decisions and drive implementation strategies to fulfill that vision. Additionally, the Board is charged with overseeing completion of the annual Capital Improvements Plan; identifying strategies to implement those plans; recommending revisions to ordinances and local regulations, and applying those rules as they relate to commercial and residential development.

Throughout the year, the Board worked with various committees and departments including the Conservation Commission, the Economic Development Advisory Council, the Zoning Board, the Board of Selectmen, and the Department of Public Works on various initiatives and proposed revisions to our ordinances and regulations. Some of our 2012 accomplishments on behalf of Milford include: adoption of revisions to the Milford Master Plan's Transportation Chapter and to the Driveway Permit Regulations; completion of the annual Capital Improvements Plan; continued review of the efficacy of Impact Fees as a funding mechanism for public facility construction; and continued progress on addressing Milford's future housing needs. With assistance from the Nashua Regional Planning Commission and a NHHFA Community Planning Grant, the Board has been working on a review of the Town's Zoning Ordinance and related regulations relative to opportunities for housing development. An adequate housing supply, of various price-points and designs, is one factor in promoting economic development.

Although some plans for new construction came to the Board, many of the applications this year involved the adaptive reuse of existing buildings. These included the conversion of the Pine Valley Mill into a mixed-use commercial-residential development that will bring 50 new, affordable housing units to our community. Additionally, Milford will benefit from the conversion of a stately but long uninhabited home on Nashua Street into space for a professional services office. On Elm Street, plans are underway by a local company to convert a residential structure into office space allowing this company to remain in Milford. At least four applications involved minor subdivisions or lot-line adjustments that allowed local tax payers to gain more value from their properties either for immediate personal use or future development. Lastly, and another sign of some improvement in our economy, this year included the much anticipated construction of Airmar Technology's new facility in Meadowbrook Park.

Milford has a vibrant business community which significantly contributes to the quality of life and character of our town. As a way to recognize outstanding members of

our local business community, the Planning Board implemented a Distinguished Site Award program. In 2012, a third business was awarded this annual recognition - **The French House** located at 80 South Street.



The French House is an excellent example of adaptive reuse of an existing property. An historic residence in Milford, the French House was transformed into professional office space of 12 suites with a price point in the more affordable range for growing businesses. The rejuvenated French House is a wonderful addition to our Oval district and reflects our community’s commitment to foster economic development opportunities while maintaining Milford’s community character. This site exemplifies the kind of thoughtful design, site layout and pride the Distinguished Site Award is intended to recognize.

The Milford Planning Board is made up of 6 full members, 1 ex-officio member and 3 alternate members. All members are appointed by the Milford Board of Selectmen. Potential members are asked to attend a few meetings and meet with current members to become better acquainted with the work of the Board. Prospective members are recommended by the Planning Board as candidates for membership to the Board of Selectmen. This year the Planning Board welcomed Malia Ohlson as our newest alternate member. Ms. Ohlson brings a background in civil and environmental engineering that will enhance the diversity and knowledge base of the Board.

In addition to serving on the Board, a number of our volunteers serve on other town and regional committees as representatives of the Planning Board.

Tom Sloan	Souhegan River Local Advisory Committee
Malia Ohlson	Community Facilities Committee
Steve Duncanson	Citizens’ Advisory Committee for Capital Improvements Plan
Judy Plant	Citizens’ Advisory Committee for Capital Improvements Plan
Susan Robinson	Recreation Master Plan Committee
Janet Langdell	Economic Development Advisory Council

In Milford, we are fortunate to have a dynamic, skillful and dedicated group of employees working in the Community Development Office. Led by Director Bill Parker, the office supports and facilitates the work of the Planning Board and keeps us abreast of new land use trends and best practices. This year we welcomed a new town planner, Jodie Levandowski and we look forward to working closely with her in the coming year. The Board extends many thanks to the entire Community Development team for their assistance and guidance!

The Planning Board extends its hearty thanks to the citizen volunteers who contribute their expertise and energy to the many committees, commissions and councils that work with the Planning Board for Milford's betterment. The Planning Board extends its thanks to the residents and business owners who have shared their thoughts, questions and suggestions. We welcome your input and look forward to hearing more from you in the coming year. By working together and sharing ideas we can improve our community today and for future Granite Town residents. The work is ongoing and there is always room at the table! If you are interested in learning more about volunteer opportunities to help guide Milford's future, please contact the Planning Board at 249-0620.

Respectfully Submitted,  
Janet Langdell, Chairperson



*Thank You*