



PLANNING BOARD

2014 Annual Report

The Planning Board is the local land use board charged with facilitating Milford's long-term planning process and has three distinct roles: planning, legislative and regulatory. The planning role includes regular and timely revisions to our community's Master Plan. While many plans are called "master plans", a

Town's Master Plan, as defined by NH RSA 674:2, is intended to define a community's vision for its future, to guide municipal policy decisions and to drive implementation strategies to fulfill that vision. The planning function also includes oversight of the Town's Capital Improvements Plan (CIP) and development of other plans and tools that support the goals outlined in the Master Plan.

This year the Planning Board completed work on the Pedestrian, Bicycle, Trail and Recreation Connectivity Plan. The goal was to develop a town wide plan outlining current and future pedestrian, bicycle, trail and recreation routes that will serve as a guide for the prioritization, implementation and coordination of future pedestrian and bicycle paths around town.

The Planning Board greatly appreciates the time and effort put in this year by the Brox Community Land workgroup and the Citizens' Advisory Committee for the Capital Improvements Plan! These groups assisted the Board in updating the Brox Community Land master plan that was originally completed in 2005 and the annual Capital Improvements Plan (CIP). Each year, the Citizens' Advisory Committee evaluates individual capital needs valued at \$75,000 or more and that have a useful life of at least five years. The CIP is a valuable planning tool and source of community input during the Town's annual budget review process.

Brox Community Land Workgroup		Citizens Advisory Committee for CIP	
Tim Finan, Chair	Rick Riendeau	Paul Dargie, Chair	Tim Finan
Audrey Fraizer	Jerry Guthrie	Joe O'Neil	Steve Duncanson
Tom Sloan	Nicole Banks	Rose Evans	Judy Plant
Justin Wisbey	Dan Ayotte	Gil Archambault	Matt Lydon

The legislative role involves proposing ordinances and crafting regulations designed to implement the community's vision as identified in the Town's Master Plan. Many of these proposed regulations or revisions to current rules are brought to the Planning Board for evaluation by Town Staff, other municipal boards or commissions and local business leaders. Others are proposed by the Board in response to regulatory changes at the State or Federal level or changing community needs. For example, the 2014 proposed revisions to Milford's sign ordinance were proposed by Town Staff. The

changes to the sign ordinance include changes that should streamline the permitting and enforcement process and allow for more reasonable amounts of signage in an effort to foster business development and prosperity.

The Planning Board's regulatory role is the function that most residents are familiar with – the application of Town ordinances and regulations to specific development plans and projects. Many of the applications in 2014 involved investments to improve existing commercial locations. For example, after much review and community input, St. Joseph Hospital received approval to reconstruct and modernize the Milford Medical Center on Nashua Street. SHARE Outreach, Inc. added a new wing to their building off Elm Street to accommodate their growing space needs. Cumberland Farms built a brand new convenience store and gas station on Nashua Street. And DTM Autowerks is in the process of building a new facility on Elm Street. On the residential front, the Board received two major residential subdivision applications – one off West Street and the other off Mile Slip Road. These proposals continue to be under review but if approved they could bring up to 86 new single family homes to Milford.

As a way to recognize outstanding members of Milford's vibrant business community, the Planning Board implemented a Distinguished Site Award program. In 2014, a fifth business was awarded this annual recognition – **Giorgio's Ristorante & Meze Bar** located at 524 Nashua Street and pictured below. 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 currently 2 alternate members. All members are appointed by the 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 Tim Finan as our newest alternate member. Mr. Finan is a well-known community volunteer having served previously as a Milford Selectman and on various boards and community organizations. His business background and municipal government experience will enhance the Planning Board's diversity and knowledge base.

Milford is fortunate to have a dedicated group of employees working in the Office of Community Development. Led by Director Bill Parker and assisted by Town Planner Jodie Levandowski and Administrative Assistant Shirley Wilson, the office facilitates our work, and keeps the Planning Board abreast of new trends and best practices in land use planning. The Board extends many thanks to the entire Community Development team for their assistance and guidance!

As with all of the Planning Board's work, public and professional input is sought through a variety of avenues: working jointly with other municipal boards, forming special subcommittees or working groups that include interested stakeholders, an interdepartmental review process, engaging external consultants as needed, public comment periods, and public hearings. Planning Board work sessions are always open to the public. As the Town's website continues to evolve, we hope to have even more Planning Board related information readily available online. Community input is vital to successful community planning, and the Board thanks the residents and business owners who have shared their thoughts, questions and suggestions throughout the year. We welcome your input and look forward to hearing more from you in 2015. By working together and sharing ideas we can assure that the Granite Town remains a wonderful place to live, work and play!

As you can see, the Planning Board's activities go far beyond just what you can watch on Granite Town TV/PEG Access. The Planning Board is always looking for new volunteers to serve our community. If you are interested in learning more about this opportunity to help guide Milford's future, please contact the Planning Board at (603) 249-0620.

Respectfully submitted,

Janet Langdell, Former Chairperson
Christopher Beer, Chairperson



Milford's Planning Board and Conservation Commission often conduct joint site walks with land owners and developers to evaluate the land use of a proposed development