

Article 23

Sale or Other Disposition of Resources



Why is this Article Important to the Town of Milford?

- Fulfills promise made to voters in 2000 that revenue from the sale of materials would be used to offset \$1.9 million cost.
- New Town Revenue sources are needed to offset taxes.
- Reauthorization of approved 2007 warrant article which expired in 2012.
- Help pay for millions of dollars in capital needs over the next six years.

Milford's Capital Needs 2015 - 2020

Town of Milford Capital Improvement Plan (CIP) by year

Town Projects	2015	2016	2017	2018	2019	2020	Total
Public Works - Highway Bridges	\$290,000	\$212,250	\$665,756	\$617,923			\$1,785,929
Public Works - Truck, 8 CY Dumptruck	\$185,000		\$185,000		\$195,000		\$565,000
Public Works - Sidewalk Tractor/Plow w/sander	\$150,000						\$150,000
Public Works - Storm Video Inspection and Cleaning	\$172,800						\$172,800
Public Works - Loader, 2-3 CY Bucket		\$145,000					\$145,000
Public Works - Backhoe, Tractor Loader w/Attachment		\$145,000					\$145,000
Public Works - Brox Recreation Fields				\$500,000			\$500,000
Public Works - Truck Rolloff for Transfer Station					\$0		\$0
Wadleigh Memorial Library	\$4,960,000						\$4,960,000
Community Dev. Nashua Street/Ponemah Hill Road	\$665,000		\$140,000				\$805,000
Community Dev. Osgood/Armory/Melendy Road Upgrades							\$0
Water Utilities - West Elm Water Main Extension	\$625,000						\$625,000
Water Utilities - New Water Source Phase 1 & 2	\$122,500						\$122,500
Fire - Engine 1 Replacement		\$500,000					\$500,000
Fire - Upgrades to Downtown Station			\$1,500,000				\$1,500,000
Fire - Rescue 1 Replacement						\$675,000	\$675,000
Water Utilities - New Water Source Phase 3		\$350,000					\$350,000
Administration - Town Hall Renovations			\$2,000,000				\$2,000,000
Ambulance - Replacement				\$229,500			\$229,500
School Projects							
Middle School HVAC System	\$500,000						\$500,000
Renovations District-Wide		\$5,000,000					\$5,000,000
Total by year	\$7,670,300	\$6,352,250	\$4,490,756	\$1,347,423	\$195,000	\$675,000	\$20,730,729

The Brox Community Lands Master Plan has consistently set aside for future public uses to include: Recreation Fields, Fire Department Substation, Cemetery, DPW Facilities, and Open Space. The property was purchased in 2000 with these uses in mind and reserves critical open space.

Proposed excavation is consistent with the Brox Community Lands Master Plan by leaving enough material on site to accommodate future town uses.

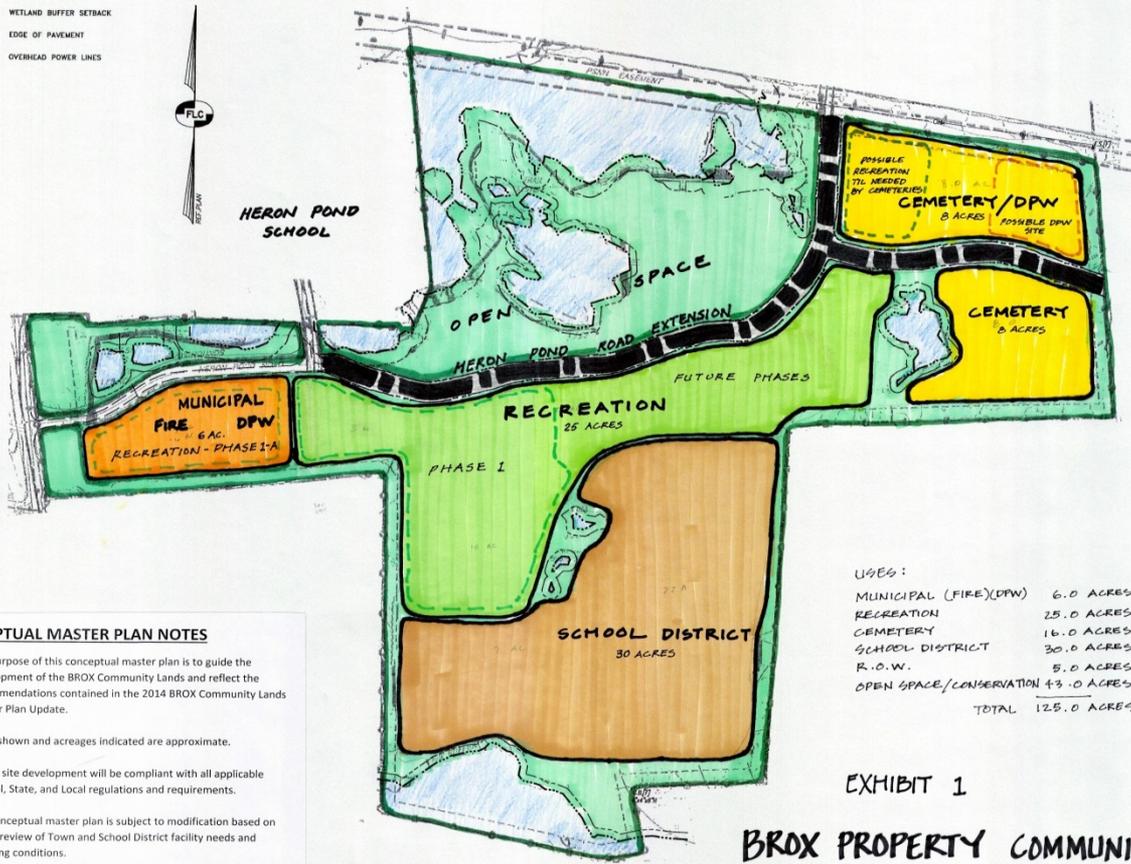
Excavation will take place in a series of phases which will be reclaimed before moving forward to the next phase.

All excavation must meet Town and State requirements.

Community Lands

LEGEND:

- EDGE OF WETLANDS
- WETLAND BUFFER SETBACK
- EDGE OF PAVEMENT
- OH----- OVERHEAD POWER LINES



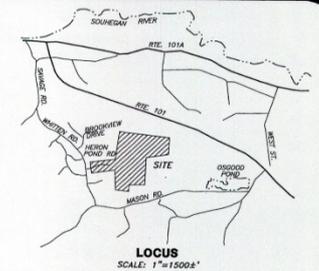
CONCEPTUAL MASTER PLAN NOTES

1. The purpose of this conceptual master plan is to guide the development of the BROX Community Lands and reflect the recommendations contained in the 2014 BROX Community Lands Master Plan Update.
2. Areas shown and acreages indicated are approximate.
3. Future site development will be compliant with all applicable Federal, State, and Local regulations and requirements.
4. This conceptual master plan is subject to modification based on future review of Town and School District facility needs and changing conditions.
5. This conceptual master plan presumes that there will be joint use of recreation field space between the Town and School District.

USES:

MUNICIPAL (FIRE)(DPW)	6.0 ACRES	(8%)
RECREATION	25.0 ACRES	(20%)
CEMETERY	16.0 ACRES	(13%)
SCHOOL DISTRICT	30.0 ACRES	(24%)
R.O.W.	5.0 ACRES	(4%)
OPEN SPACE/CONSERVATION	43.0 ACRES	(34%)
TOTAL	125.0 ACRES	100%

EXHIBIT 1
BROX PROPERTY COMMUNITY
LANDS
2014 UPDATE
DRAFT 01/31/14

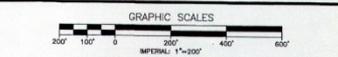


REFERENCE PLAN:
 "BROX PROPERTY COMMUNITY LANDS - MASTER PLAN STUDY" SCALE: 1"= 200', DATED: NOVEMBER 1, 2004 BY CLOUGH HARRISON & ASSOCIATES, LLP.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE JURISDICTIONAL WETLANDS ON THE SUBJECT PARCELS.
 2. THE WETLANDS WERE FIELD LOCATED BY THIS OFFICE WITH A GLOBAL POSITIONING SYSTEM (GPS).
 3. THE WETLAND AREAS HAVE BEEN OVERLAPPED ONTO THE REFERENCE PLAN AS SHOWN. THIS HAS BEEN ACHIEVED THROUGH THE LOCATION OF LINE FEATURES AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE.
 4. PRIOR TO ANY FUTURE DEVELOPMENT OF TAX MAP 38, LOTS 17 AND 58 ADJACENT TO JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN, A PRELIMINARY WETLAND LOCATION NECESSARY BOUNDARY AND TOPOGRAPHIC SURVEYS.
 5. JURISDICTIONAL WETLANDS SHOULD BE CLASSIFIED IN ACCORDANCE WITH US FISH AND WILDLIFE CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS IN THE UNITED STATES (COMBINATION 4 A, 1979).

CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL V-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.I.S., IN APRIL OF 2013.

DATE: 4/1/13



C	6/10/13	WETLAND CLASSIFICATION AREAS	C/O	CAG	CEB
B	3/7/13	ADD NOTES AND BUFFER LINES	C/O	CAG	CEB
A	4/29/13	VERIFY LOCATION AND ADD DESCRIPTION	C/O	CAG	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

WETLANDS LOCATION PLAN
 PREPARED FOR:
TOWN OF MILFORD
BROX COMMUNITY LANDS
 TAX MAP 38 LOTS 17 & 58
 MILFORD, NEW HAMPSHIRE

SCALE: 1" = 200' APRIL 23, 2013
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC
 778 Elm Street Suite C, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
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FILE: 310W000.dwg PROJ. NO. 519.00 SHEET NO. 1 OF 1

BROX PROPERTY COMMUNITY LANDS
UPDATE COMMITTEE / OFFICE OF COMMUNITY
DEVELOPMENT

The Community Lands encompass approximately 145 acres. There are two proposed excavation areas that will include approximately 62 acres: Phase 1: ±44 acres and Phase 2: ±18 acres.

Nearly 60% of the available land, 83 acres, will be reserved for open space. This land will adjoin Beaver Brook Conservation area and other protected open space.

Approximately 739,000 cubic yards of materials are available to sell and a minimum of 85,000 cubic yards will be retained for future town uses.

Based on an estimated value of \$1.25/ cubic yard the potential revenue is \$923,750.

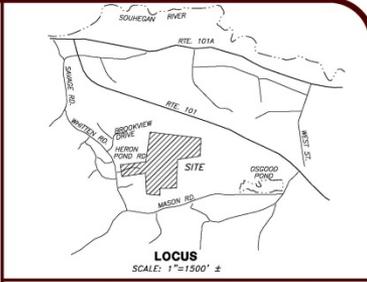
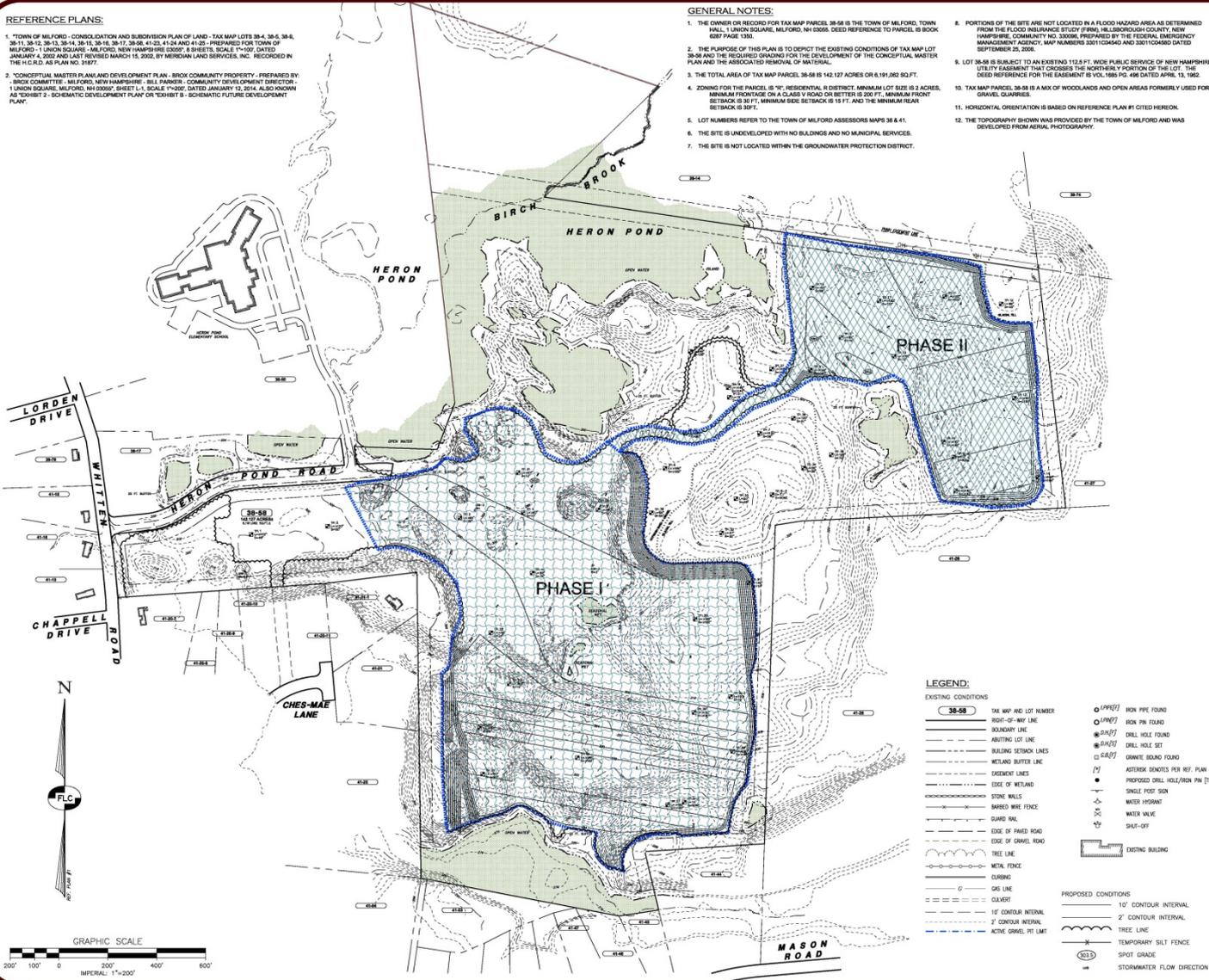
Proposed Phasing

REFERENCE PLANS:

1. "TOWN OF MILFORD - CONSOLIDATION AND SUBDIVISION PLAN OF LAND - TAX MAP LOTS 38-4, 38-5, 38-6, 38-7, 38-12, 38-13, 38-14, 38-15, 38-16, 38-17, 38-58, 41-23, 41-24 AND 41-25 - PREPARED FOR TOWN OF MILFORD - 1 UNION SQUARE, MILFORD, NEW HAMPSHIRE 03055 - 8 SHEETS, SCALE 1"=500' DATED JANUARY 4, 2002 AND LATE REVISED MARCH 15, 2002, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE FIELD OF PLAN NO. 15877.
2. "CONCEPTUAL MASTER PLAN AND DEVELOPMENT PLAN - BROX COMMUNITY PROPERTY - PREPARED BY: BROX COMMITTEE - MILFORD, NEW HAMPSHIRE - 381 PARKER - COMMUNITY DEVELOPMENT DIRECTOR - 1 UNION SQUARE, MILFORD, NH 03055 - SHEET L-1, SCALE 1"=200' DATED JANUARY 12, 2014, ALSO KNOWN AS "PHASE 2 - SCHEMATIC DEVELOPMENT PLAN OR "PHASE 2 - SCHEMATIC FUTURE DEVELOPMENT PLAN."

GENERAL NOTES:

1. THE OWNER ON RECORD FOR TAX MAP PARCEL 38-58 IS THE TOWN OF MILFORD, TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BOOK 6307 PAGE 1593.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOT 38-58 AND THE REQUIRED GRADING FOR THE DEVELOPMENT OF THE CONCEPTUAL MASTER PLAN AND THE ASSOCIATED REMOVAL OF MATERIAL.
3. THE TOTAL AREA OF TAX MAP PARCEL 38-58 IS 142.137 ACRES OR 6,191,262 SQ.FT.
4. ZONING FOR THE PARCEL IS "R1" RESIDENTIAL, 4 DISTRICT, MINIMUM LOT SIZE IS 2 ACRES, MINIMUM FRONTAGE ON A CLASS V ROAD OR BETTER IS 200 FT., MINIMUM FRONT SETBACK IS 30 FT., MINIMUM SIDE SETBACK IS 15 FT. AND THE MINIMUM REAR SETBACK IS 30 FT.
5. LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAPS 38 & 41.
6. THE SITE IS UNDEVELOPED WITH NO BALDING AND NO MUNICIPAL SERVICES.
7. THE SITE IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
8. PORTIONS OF THE SITE ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) HILSBROUROUGH COUNTY, NEW HAMPSHIRE, COMMAINT NO. 33004, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 30011C04540 AND 30011C04650 DATED SEPTEMBER 25, 2008.
9. LOT 38-58 IS SUBJECT TO AN EXISTING 112.5 FT. WIDE PUBLIC SERVICE OF NEW HAMPSHIRE UTILITY SERVICE WHICH CROSSES THE NORTHERLY PORTION OF THE LOT. THE DEED REFERENCE FOR THE EASEMENT IS VOL.1883 PG. 486 DATED APRIL 13, 1962.
10. TAX MAP PARCEL 38-58 IS A MIX OF WOODLANDS AND OPEN AREAS FORMERLY USED FOR GRAVEL QUARRIES.
11. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
12. THE TOPOGRAPHY SHOWN WAS PROVIDED BY THE TOWN OF MILFORD AND WAS DEVELOPED FROM AERIAL PHOTOGRAPHY.



EXCAVATION PHASING NOTES:

- A. ALL EXCAVATION OPERATIONS SHALL BE SELF CONTAINED AT ALL TIMES.
- B. THE PROPOSED EXCAVATION WILL BE PHASED AND CONSIST OF DISTURBING APPROXIMATELY 624 ACRES TOTAL.
- C. THE ESTIMATED AMOUNT OF MATERIALS TO BE EXCAVATED IS 624,000 CUBIC YARDS.
- D. NO EXCAVATION WITHIN 3 FEET OF SEASONAL HIGH WATER TABLE IS PLANNED. ADDITIONAL TEST PITS WILL NEED TO BE PERFORMED IN DEEP CUT AREAS ONCE MATERIAL IS EXCAVATED TO ENSURE ADEQUATE SEPARATION BETWEEN SEASONAL HIGH WATER IS MAINTAINED.
- E. PHASE I WILL CONSIST OF EXCAVATING THE MATERIAL ON THE SOUTH SIDE OF THE PROPERTY. THIS PHASE CONSISTS OF EXCAVATING HERON CUBIC YARDS. PHASE ALSO CONSISTS OF REGRADING THE FLOOR OF THE EXISTING GRAVE. OPERATION TO MAINTAIN ADEQUATE SEPARATION TO THE SEASONAL HIGH WATER TABLE. TOTAL AREA OF DISTURBANCE FOR PHASE I IS APPROXIMATELY 1,500,000 SQ. FT. (43.7 ACRES).
- F. PHASE II WILL CONSIST OF EXCAVATING THE MATERIAL AT THE NORTHEAST CORNER OF THE PROPERTY. THIS PHASE WILL CONSIST OF EXCAVATING HERON CUBIC YARDS AND INCLUDES THE CONSTRUCTION OF THE ACCESS ROAD FROM PHASE I TO PHASE II. TOTAL AREA OF DISTURBANCE FOR PHASE II IS APPROXIMATELY 750,000 SQ. FT. (17.1 ACRES).
- G. THE QUANTITY OF EACH PHASE WILL BE DETERMINED BY THE MARKET AND THE NEED FOR MATERIAL.
- H. NO MORE THAN FIVE (5) ACRES EXCLUDING ACCESS ROADS, PROCESSING AREA WILL BE LEFT IN AN UNRESTORED (UNSTABILIZED) CONDITION AT ANY TIME. THE ACTIVE AREA MAY BE BROKEN INTO TWO SEPARATE AREAS (MARKETING TWO MATERIALS) AS LONG AS THE TOTAL DISTURBANCE DOES NOT EXCEED FIVE (5) ACRES.
- I. EXCAVATION AREAS SHALL BE WORKED FROM THE HIGHER ELEVATIONS TO PREVENT LARGE VERTICAL FACES OF MATERIAL.
- J. ALL AREAS EXCAVATED SHALL BE TERRAED UPON COMPLETION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	1/29/15	MODIFIED PROJECT PHASING PER TOWN	JMT	CEB	
C	12/29/14	REVISIONS PER IN HOUSE REVIEW	JMT	CEB	
B	12/24/14	REVISIONS PER IN HOUSE REVIEW	JMT	CEB	
A	12/11/14	REVISIONS PER TOWN COMMENTS	JMT	CEB	

PHASING & MASTER GRADING PLAN FOR EXCAVATION

TOWN OF MILFORD
BROX COMMUNITY LANDS
 TAX MAP 38 - LOT 58
 MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
MILFORD COMMUNITY DEVELOPMENT
 TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055
 LAND OF:
TOWN OF MILFORD
 TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055
 SCALE: 1" = 200' DECEMBER 1, 2014

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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Why Bury Potential Town Revenue?

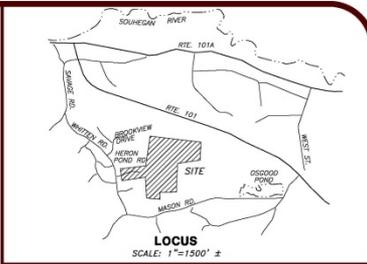


Conceptual Community Lands Master Plan



REFERENCE PLANS:

- TOWN OF MILFORD - CONSOLIDATION AND SUBDIVISION PLAN OF LAND - TAX MAP LOTS 38-4, 38-5, 38-6, 38-11, 38-12, 38-13, 38-14, 38-15, 38-16, 38-17, 38-20, 41-23, 41-24 AND 41-25 - PREPARED FOR TOWN OF MILFORD - UNION SQUARE, MILFORD, NEW HAMPSHIRE 03055, 4 SHEETS, SCALE 1"=150', DATED JANUARY 4, 2002 AND LAST REVISED MARCH 15, 2005, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C. AS PLANNING 3817.
- "CONCEPTUAL MASTER PLAN AND DEVELOPMENT PLAN - BROX COMMUNITY PROPERTY - PREPARED BY BROX COMMITTEE, MILFORD NEW HAMPSHIRE - BLD. PARCEL - COMMUNITY DEVELOPMENT DIRECTOR - 1 UNION SQUARE, MILFORD, NH 03055, SHEET L-1, SCALE 1"=200', DATED JANUARY 12, 2014. ALSO KNOWN AS "CONCEPT 2 - SCHEMATIC DEVELOPMENT PLAN OR "CONCEPT 5 - SCHEMATIC FUTURE DEVELOPMENT PLAN"



- GENERAL NOTES:**
- THE OWNER OR RECORD FOR TAX MAP PARCEL 38-8 IS THE TOWN OF MILFORD, TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BOOK 6897 PAGE 1300.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS ON TAX MAP LOT 38-8 AND OVERLAY THE 2014 CONCEPTUAL MASTER PLAN FOR THE BROX COMMUNITY LAND PROJECT FOR PLANNING PURPOSES ONLY SUBJECT TO EXCAVATION.
 - THE TOTAL AREA OF TAX MAP PARCEL 38-8 IS 142.127 ACRES OR 6,191,062 SQ.FT.
 - ZONING FOR THE PARCEL IS "C" RESIDENTIAL R DISTRICT. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM FRONTAGE ON A CLASS ROAD IS BETTER IS 200 FT. MINIMUM FRONT SETBACK IS 50 FT. MINIMUM SIDE SETBACK IS 15 FT. AND THE MINIMUM REAR SETBACK IS 8 FT.
 - LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAPS 98 & 41.
 - THE SITE IS UNDEVELOPED WITH NO BUILDINGS AND NO MANAGERIAL SERVICES.
 - THE SITE IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
 - PORTIONS OF THE SITE ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY NO. 3300K, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 33011004M AND 33011008M DATED SEPTEMBER 25, 2000.
 - LOT 38-8 IS SUBJECT TO AN EXISTING 12.5 FT. WIDE PUBLIC SERVICE OF NEW HAMPSHIRE UTILITY EASEMENT THAT CROSSES THE NORTHEAST PORTION OF THE LOT. THE DEED REFERENCE FOR THE EASEMENT IS VOL. 1985 PG. 498 DATED APRIL 13, 1982.
 - TAX MAP PARCEL 38-8 IS A MIX OF WOODLANDS AND OPEN AREAS FORMERLY USED FOR GRAVEL QUARRIES.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREIN.
 - THE TOPOGRAPHY SHOWN WAS PROVIDED BY THE TOWN OF MILFORD AND WAS DEVELOPED FROM AERIAL PHOTOGRAPHY.
 - 30' SETBACK IS HELD ALONG ALL PERMETER BOUNDARIES. THERE IS A 50' WETLAND BUFFER SETBACK ALONG BIRCH BROOK AND A 20' WETLAND BUFFER SETBACK FROM ALL OTHER WETLANDS.
 - THE ACTIVE GRAVEL PIT LIMIT SHOWN IS TAKEN FROM AN AERIAL PHOTO DATED MARCH 2, 1988.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	1/29/15	MODIFIED PROJECT PHASING PER TOWN	JMT	CEB	
C	12/29/14	REVISIONS PER IN HOUSE REVIEW	JMT	CEB	
B	12/24/14	REVISIONS PER IN HOUSE REVIEW	JMT	CEB	
A	12/11/14	REVISIONS PER TOWN COMMENTS	JMT	CEB	

CONCEPTUAL MASTER PLAN
TOWN OF MILFORD
BROX COMMUNITY LANDS
TAX MAP 38 - LOT 58
MILFORD, NEW HAMPSHIRE
PREPARED FOR:
MILFORD COMMUNITY DEVELOPMENT
TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055
LAND OF:
TOWN OF MILFORD
TOWN HALL, 1 UNION SQUARE, MILFORD, NH 03055

SCALE: 1" = 200' DECEMBER 1, 2014

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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FILE: S1909015.dwg PROJ. NO: S19.01 SHEET: MP-1 SHEET NO. 2 OF 8

- LEGEND:**
- EXISTING CONDITIONS**
- 38-58 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINES
 - WETLAND BUFFER LINE
 - WETLAND LINES
 - EDGE OF WETLAND
 - STONE WALLS
 - BARBED WIRE FENCE
 - GUARD RAIL
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - TREE LINE
 - METAL FENCE
 - CLEARING
 - GAS LINE
 - CELEST
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - ACRIS GROUNDWATER LIMIT
- PROPOSED CONDITIONS**
- 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - TREE LINE
 - TEMPORARY SILT FENCE
 - SPOT GRADE
 - STORMWATER FLOW DIRECTION
- SYMBOLS:**
- IRON PIPE FOUND
 - IRON PIN FOUND
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - GRAVEL BOUND FOUND
 - ASTERISK DENOTES PER REF. PLAN
 - PROPOSED DRILL HOLE/IRON PIN [185]
 - SINGLE FOOT SIGN
 - WATER PIPING
 - WATER VALVE
 - SHUT-OFF
 - EXISTING BUILDING

What Happens if Warrant Article Fails?

- Land will still be developed with future town uses in mind, according to Community Lands Master Plan.
- Leaving gravel resources in place and then placing buildings & fields on top of them deprives Town of potential needed revenue.
- Not using the land for municipal facilities will cost tax payers millions of dollars to replace.