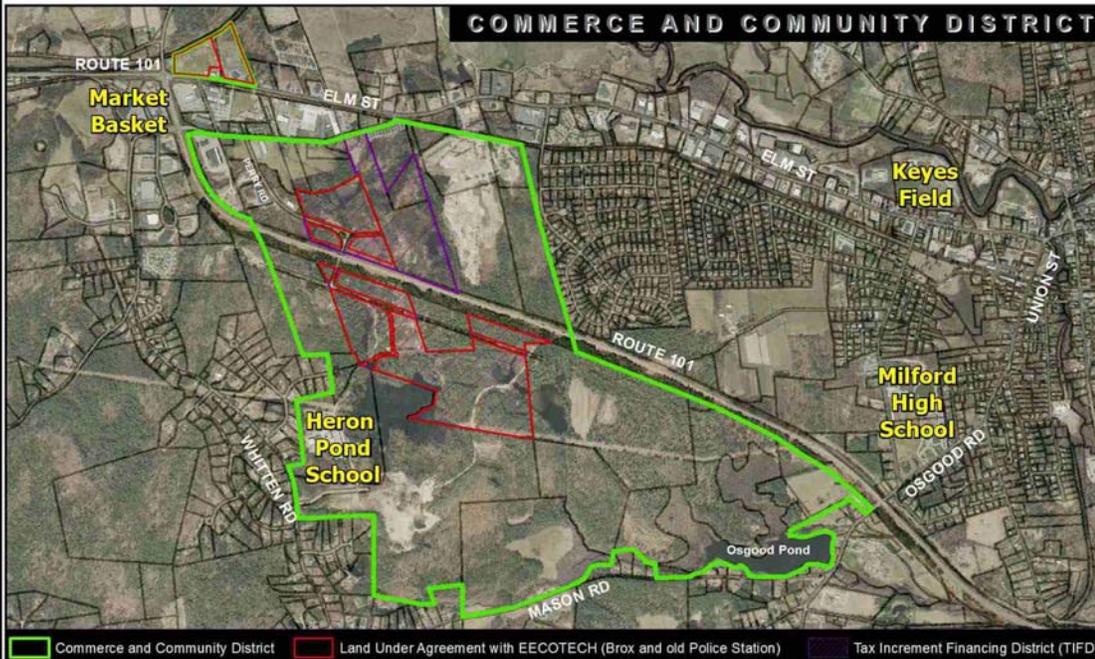


COMMERCE & COMMUNITY DISTRICT

A Potential New Overlay District

The Milford Planning Board is charged with developing a community-supported master plan that guides future Town growth and land use. Because Milford serves as the 'hub' of the Souhegan Valley and is considered a desirable community to live and do business in, the Town will continue to grow, and *must* grow to remain a healthy, productive and dynamic community. The Board recognizes that future development must be accommodated 'smartly'. Development will need to adhere to conservation of energy and protection of the natural environment, generate positive property tax revenue that relieves the burden on residential property owners and allow for job creation and economic growth, all while preserving and enhancing the character of the Town—its greatest asset.

With this in mind the Planning Board, with the assistance of the Board of Selectmen, Conservation Commission, Economic Development Advisory Council, West Milford Tax Increment Financing District Board, and Recreation Commission, has undertaken a long-range effort to master plan the area of Town that is most likely to see development in the next two decades.



The proposed 'Commerce and Community District' is intended to provide for 'smart growth' opportunities to encourage and accommodate new employment, business, housing, recreation and open space that reflects the stated desires of Town residents. The boundaries of the Commerce and Community District encompass large parcels of vacant land in close proximity to transportation and infrastructure (water, sewer and gas utilities) which have tremendous potential to enhance Milford's strong commercial and industrial base, without sprawling costly infrastructure to the Town's edges.

For more information or to send comments please check out www.milford.nh.gov or email: smarchant@milford.nh.gov

Commerce and Community District Vision:

An innovative, environmentally sensitive mixed-use overlay district that is consistent with Milford's community vision by integrating cost-effective, diverse transportation options and progressive economic development opportunities through comprehensive land use planning.



COMMERCE & COMMUNITY DISTRICT

What is an overlay district?

An overlay district:

- Provides supplemental guidelines to the underlying zoning
- Applies to areas with special qualities that the community has deemed important to enhance and protect.
- Pertains to mixed use, commercial, and industrial new building construction, additions, and alterations.
- Conveys a framework to ensure development is compatible with the historic nature of Milford while providing enough flexibility to allow for innovation, architectural creativity and functionality.

Why is the Commerce and Community District Important?

It is a tool the Town will utilize to attract economic development, expand the tax base and bring jobs to Milford.

The Commerce and Community District's expedited land use permitting process will help to elevate the development potential for commercial and industrial growth in Milford along a key transportation corridor over the next twenty to thirty years.

Why now?

The Town invested 1.4 million dollars to purchase the Brox properties in 2000. The Board of Selectmen have entered into an agreement with EECOTECH Capital Partners, Inc to help facilitate the development of the Brox properties to expand the tax base in Milford and promote the possibility of the taxpayers to see a return on their investment over the next twenty years.



What is the *purpose* of the Commerce and Community overlay District?

- To expand the allowed uses of the district to include office, industrial, wholesale, distribution, medical, biotech, research, hotels, education, housing, energy, agriculture and recreational uses.
- To define the administrative process for expedited review of land use applications
- To detail the framework of the Overlay District, and required elements of development (i.e. public space, open space, street types, road network connections, site layout, signs and building forms)

Chronology of the BROX Property – A History of Commitment by the Town

In 2000 The Town made a valuable long-term investment in the acquisition of 270 acres commonly referred to as "the BROX Property". The land serves to provide for "community" needs for the foreseeable future (school sites, recreation and municipal facilities, a valuable supply of earth materials such as sand and gravel, open space, trails, and natural resource protection) and provides an opportunity for tax positive commercial and industrial development that will create jobs and economic development. A brief chronology of actions taken to date follows:

Late 1990's: The BROX Company approached the Town in the late 1990's to see if the Town was interested in purchasing 320 acres of undeveloped property. The BROX Company provided conceptual subdivision plans for approximately 90 new homes. The Town authorized a study committee to analyze the cost/benefit of Town ownership.

1999 Study committee recommends to the Board of Selectmen purchase of the BROX property to retain the residentially-zoned parcels for future community uses and the industrially-zoned parcels for sale for industrial uses and economic development.

2000 Town voters approve purchase (1318 – 538) of 270 acres for \$1.4 million financed by a 15-year bond. A separate parcel of 50 acres purchased by the School District as the site for Heron Pond Elementary.

2000-2006 Milford Industrial Development Corporation (MIDC) concentrates on strategies and methodologies to sell BROX industrial parcels.

2000 Planning Board adopts Report and Recommendations on Providing and Preserving Land for Future Community Needs.

2001 Town voters approve authorization (1651 – 680) for the Board of Selectmen, to sell the BROX industrial parcels for industrial uses.

2004 Town voters approve funding (1402 – 1236) for consultant work to develop a master plan for community uses.

2006 Town voters approve creation of a "Tax Increment Financing District (TIF District)" (1425 – 407) to provide a funding mechanism for BROX industrial property infrastructure.

Town voters approve authorization (1764 – 180) for the Board of Selectmen to sell the former Police Station property.

2006-present The West Milford Tax Increment Financing District Advisory Board takes over for the MIDC and continues developing strategies, tools, and planning for the TIF District and begins work with professional commercial real estate brokers to market and promote the BROX Property/TIF District. Contacts and discussions made with potential developers.

2007 Town voters approve (1277 – 762) the establishment of the BROX Community Land Infrastructure Capital Reserve Fund. Town voters approve (1444 – 582) authorization for the Board of Selectmen to sell and/or dispose of mineral interests, earth materials, and other natural resources located in the "community lands" portion of the BROX property, and divert proceeds to the BROX Community Land Infrastructure Capital Reserve Fund.

Town voters approve (1200 – 814) the diversion of up to \$500,000, from the proceeds of sale of earth materials, into the BROX Community Land Infrastructure Capital Reserve Fund.

Town voters do not approve (460 – 1526) authorization for the Board of Selectmen to issue bonds for \$2,760,000, for Phase I infrastructure development of the BROX industrial/Tax Increment Financing District properties.

Town voters approve (1496 – 591) rezoning BROX industrial parcels from "I-Industrial" to "ICI-2 – Integrated Commercial-Industrial 2" to allow mixed-use development in this area.

2008 Planning Board adopts updated Community Facilities chapter of the Milford Master Plan that acknowledges, based on review by the Community Facilities Committee, the former Police Station site as a "...highly visible location and important commercial site. At this point in time, the Committee does not foresee any future long-term community facility uses for the Elm Street site." Chapter goals include analyzing the highest and best use of the Elm Street Property (former Police Station), and reevaluating the 2005 BROX Community Lands Master Plan to reflect projected changes in community needs.

2011 The Board of Selectmen enter into a Purchase and Sale agreement for Brox Properties and former Police Station with EE-COTECH Capital Partners, INC. Planning Board charged with developing a Master Plan for the property by 1st creating an overlay district to expand allowed uses and implement an expedited approval process to incentivize economic development.

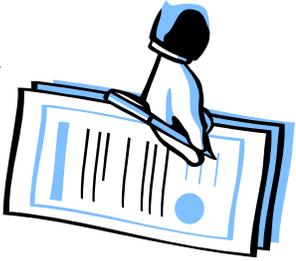
Town voters do not approve the establishment of the BROX Properties Public Infrastructure Improvement Fund (819-1048) or Diversion of Proceeds of Sale of Former Police Station Property (928-966).

Town voters approve (1390-476) a modification of Authorization for Selectmen Sale of the BROX Properties to sell the property for a variety of uses.

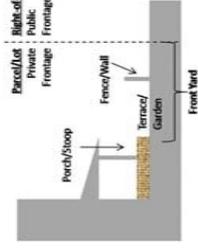
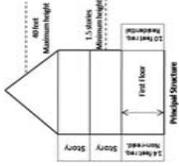
2011

The Board of Selectmen Sign Purchase and Sale with Ecotech - March 2011

- Allow for mixed-uses, office, industrial, medical/biotech, education, energy, retail, housing and recreational uses
- Incorporate EECOTECH process
- Facilitate expedited land use approval process



Note: Two of the three associated Warrant Articles failed in March, 2011 and Ecotech chose not to exercise their option to end the contract.



Planning Board, TIFD Advisory Board and Ecotech Capital Partners create new Commerce and Community District for Brox and additional properties to:

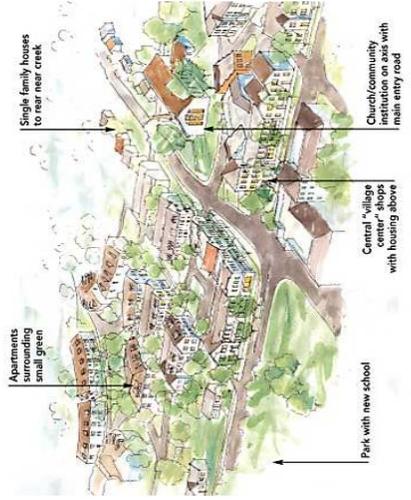
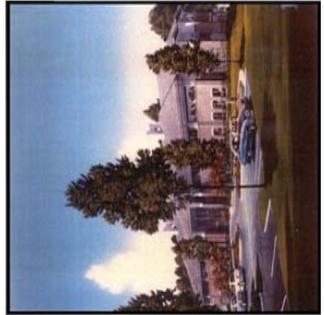
2012

Commerce and Community District and Warrant Articles to place proceeds of Police Station into special fund to pay for infrastructure improvements of Brox on Ballot for March Town vote

Note: If Warrant Articles fail Ecotech has the option to end the contract with the Town

Ecotech develops a Master Site Plan of the Brox property and presents to Planning Board no later than *January 1, 2013*.

Note: If Ecotech fails to present to the Board the contract with the Town ends



2013 - 2014

Ecotech has until *December 31, 2014* to get final approval from the Planning Board on the Master Plan of the Brox properties

Note: If Ecotech fails to win approval from the Board the contract with the Town ends

Brox Properties Development Process

Town of Milford, NH
July 2011