



FORWARD Milford

NEWS AND UPDATES IN PLANNING, BUILDING,
THE ECONOMY AND RESOURCE MANAGEMENT FROM THE OFFICE OF COMMUNITY DEVELOPMENT

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self-guided tour of available commercial properties in Milford and Amherst.

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CONTACT INFORMATION

Community Development
Department
1 Union Square
Milford, NH 03055-4240
(603)249-0620
Fax (603)673-2273
www.milford.nh.gov

TOUR MADE AVAILABLE FOR COMMERCIAL PROPERTIES IN MILFORD

On Saturday, March 29th, from 9 AM to 2 PM, staff members from the Community Development Office participated in an event coordinated by the Milford Improvement Team (MIT) and the Souhegan Valley Chamber of Commerce intended to highlight available business space in both Milford and Amherst. The Community Development Director, Building Official, and Deputy Building Official were part of a panel which included representatives from the Amherst Community Development Office and Ed Killam, MIT member and commercial banker with Lake Sunapee Bank. Panelists explained the permitting process and noted that the best approach is to meet with Town staff as early in their efforts as possible to obtain information on the spaces they are looking at and to receive advice and guidance on maneuvering through the permitting process. Those attending had the opportunity to ask questions of staff, realtors, property owners, and MIT and the Chamber. After this casual and informal information session, interested parties were provided with coffee, pastries and a descriptive brochure and map guiding them to available properties.

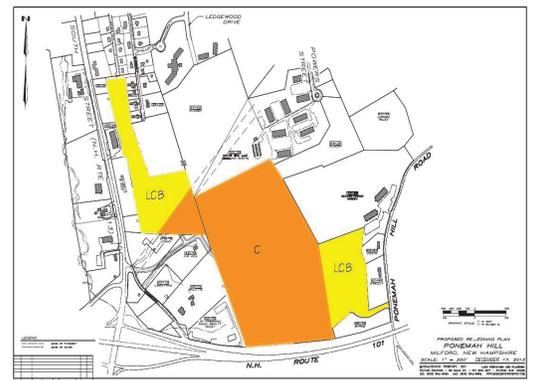
This event made it possible for this Office to further broaden its outreach efforts to foster local economic development opportunities and to let people know that one of our responsibilities is to help local businesses manage and become educated in the permitting process. This Office would like to thank MIT, the Chamber, Chappell Tractor for hosting the event, and those realtors and property owners who took this opportunity to showcase their available space. An added bonus was provided by five Milford restaurants which included special deals for the visitors. It is hoped that this event will grow and become a regular event. For more information, or if you would like to see the list of available spaces and who to contact, email Wendy Hunt at Director@milfordimprovementteam.org or Tracy Hutchins at tracy@souhegan.net.

ZONING AMENDMENTS PASSED AT MARCH 2014 TOWN VOTE

At the voting booths on March 11, 2014, Milford residents were given several ballots to vote on for proposed amendments to the town's Zoning Ordinance. The amendments were a product of the Planning Board's annual review of the ZO and any public comments received from other land use boards and community members throughout the year. The Board held public hearings on all proposed changes and recommended them to the voters on the March Warrant.

Amendments included the removal of the use of "Public utility uses necessary for public welfare" from the Residence A and B zoning districts which was passed by a vote of 1340 YES to 272 NO. The amendment was proposed as it was a duplicate to the addition of 'Utility, public or private' added in 2011. In addition to the removal of "Public utility uses necessary for public welfare" a vote to Amend Article IV: Definitions by removing to term "Public utility" was passed by a vote of 1358 YES to 281 NO as the definition was no longer relevant.

The voters also approved the repeal of Section 7.07.0 Senior Housing Development by a vote of 1257 YES to 410 NO. Following the rescinding of the Senior Housing Ordinance, there will remain opportunities for continued residential development for seniors throughout Town. Minor amendments to Article VII, Section 7.01 Gravel/Earth Products Removal Ordinance were also proposed to modify the language to be consistent with revisions made to the Town of Milford Gravel and Earth Removal Regulation by a vote of 1301 YES to 341 NO. The voters also approved the rezoning of 54 acres of land between south street and Ponemah Hill Road for Commercial and Limited Commercial uses by a vote of 1094 YES to 559 NO.



SPOTLIGHTING LOCAL BUSINESS



A new Subway has opened in Lorden Plaza next to Toadstool Bookstore and US Cellular. The new Subway is the fourth in the state to be designed with the warm and inviting "metro" look. It includes etched glass cityscape panels as well as natural stone tiles. The new owners, Alan and Morgan Tang welcome everyone to come and experience this new Subway. Alan and Morgan come to Subway from professional backgrounds with the ultimate goal to help people and to make a difference in the community. Over the years they have donated food, cars and money to people in need all because owning a business has allowed them this opportunity. They have one other Subway in Amherst and hope to have the best customer service and food in the state.

**We appreciate
YOUR BUSINESS!**

Spotlighting Local businesses
(through March 2014)

Now Open:

Woodward Hypnosis & Research

Relocated to 15 Lincoln St
FLIP Home Décor by Silly Jilly Designs – 139 Union Sq

127 Union Sq LLC – 139A Union Sq

Milford Shell Station (Re-opened) – 285 Nashua St

Nashua Eye Associates
(Expansion) – 555 Nashua St

McDonalds (New Drive Thru) – 599 Nashua St

Two Happy Butchers – 222 Elm St Unit #4

FROM THE DIRECTOR, BILL PARKER:

SPOTLIGHT ON BROX PROPERTY

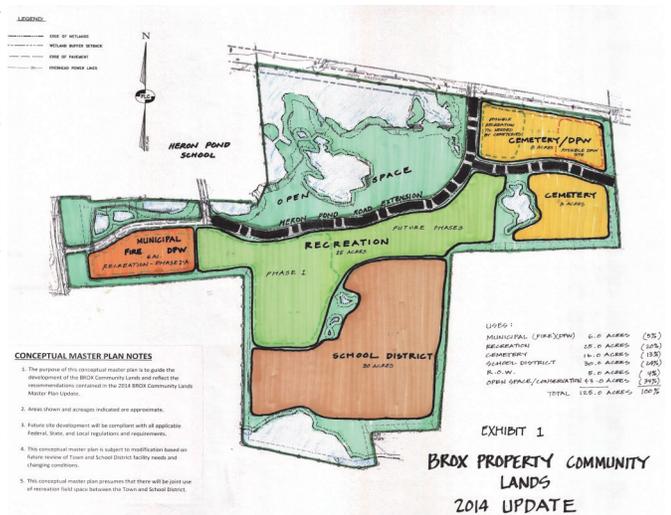
Fourteen years ago Town voters approved the purchase of approximately 270 acres, commonly referred to as 'The Brox Property'. The purpose of this land acquisition was, and still is, to sell 123 acres of industrially, commercially, and mixed-use zoned land for property tax generating development, and to keep the remaining acreage for future 'community' uses such as a possible west end fire station, recreation fields, school buildings if needed, cemetery lands, and conservation/open space/trails.

Over the years many Selectmen and Planning Board appointed groups and committees have worked diligently to make things happen as intended. The property provides plenty of space for development and conservation, but has its limitations. Development of the industrial-commercial land, although in a great location straddling the 101 Bypass, is hampered by a lack of access and utilities. Such groups as the Board of Selectmen, Milford Industrial Development Corporation, the West Milford Tax Increment Financing District Board, the Planning Board, and the Community Development Office have put mechanisms in place to provide land use and financing incentives for development. But the cost of development is directly related to growth in the regional and national economy and demand is not yet present for development. It is anticipated that when the economy gains strength and available land and inventory is used up in the I-93 and Manchester/Nashua corridors this area will be of interest to developers. When it is, the Town will be ready to expedite development that will create jobs and opportunities for Milford.

Based upon extensive effort by many citizens, the Community Lands have been conceptually master planned since 2005 to accommodate needed facilities. At this point in time, the highest priority identified need is for recreational field space as documented by a comprehensive analysis of existing Town field space usage conducted by a Milford Community Athletic Association (MCAA) committee. The Planning Board made an update of the 2005 plan a high priority action item, and on February 4th of this year a Board subcommittee presented the Brox Property Community Land Master Plan: 2014 Update and Recommendations. This report is available for public review and comment and a copy can be found by going to the Town's homepage at www.milford.nh.gov or call the Community Development Office at 249-0620. Field development at the

Brox Property is included in the Town's Capital Improvements Plan for the year 2018, but with momentum building to construct a practice field along the southerly side of Heron Pond Road there may be additional field space sooner.

In 2007 the Town overwhelmingly authorized the establishment of a capital reserve fund to help pay for the construction of the extension of Heron Pond Road and utilities. The capital reserve fund was also approved to be capitalized by the sale of earth materials (gravel) that are located on the Brox Property, and authorization was given to the Selectmen to undertake this effort. The authorization expired at the end of 2012, and Town officials are pursuing the reauthorization and exploring the steps needed to implement earth material removal.



All earth material operations must meet strict engineering and environmental regulations that respect the Town's goals for open space and conservation. It is hoped that if revenues are obtained from the sale of materials that Milford voters will be presented with a warrant article in a subsequent year to appropriate some of this new revenue to developing the identified community uses.

So you can see, although you might not notice anything happening at the Brox Property, there are many plans and projects waiting in the wings. It just takes commitment and resources to make them happen. Watch for more updates on the adoption of the 2014 Conceptual Plan and steps to implement its recommendations in the coming months. The 2014 Conceptual Plan and its draft recommendations can be viewed by going to <http://www.milford.nh.gov/town/community-development/active-projects>.



MILE SLIP FOREST A Town Owned Treasure

Our newest town forest is also our largest town forest. In 2005 at the town meeting, 75% of the voters approved the purchase of the 452 acre parcel. In 2006, voters again overwhelmingly approved designating this town property as a Town Forest.

There is very interesting history concerning this Town Forest and the surrounding area which can be read in the narrative of Andrew Rothovius' A Brief History of the Mile Slip. In 1659, the Massachusetts General Court granted a 1000 acre grant for the benefit of the schools in Chelmsford, Mass. From this land, the township of Dunstable (Old Dunstable) was chartered in 1673. It was a vast rectangle, 200 square miles and included many of the towns in this area today.

In the 1740's the outlines of the present towns began to emerge. The towns of Hollis and Monson were formed and became most of what is Brookline and Milford today. The western boundaries of these towns followed the western boundary line of Old Dunstable. For some reason, the grants of Mason and Wilton were not brought up to the Old Dunstable western boundary at Dram Cup and Lake Potanipo. Old records do not reveal the reason for this. Perhaps the settlers of these new grants wanted a buffer zone between themselves and the older Dunstable area, or maybe a surveying area had been made and not accounted for.

Whatever the reason, a one mile strip of land was left as unincorporated land and came to be known as "The Mile Slip". The northern section of Mile Slip became part of Milford in 1794, when Monson was unable to survive as a town and Amherst's "southwest parish" section of Monson became the new town of Milford. For an unknown reason the southern half of the Mile Slip, which had been part of Brookline, was also turned over to Milford at that time. This most uninhabited part of Mile Slip is a one sq. mile piece and was, for a half-century afterwards, mainly the domain of the Badgers, one of the most noted pioneer families of this region. It is in the southwest corner of Milford and is where Badger Hill in the Mile Slip Town Forest is located.

In the years since the town purchased Mile Slip Town Forest, the Trails Committee and industrious Eagle Scouts, Nick Devine and Mike Pasquale, constructed over 3 miles of trails. Please check the Commission website for a map of this wonderful property. Take a hike up the Summit trail for a great view to the south and west of Milford.

BE WATCHING FOR...

In the coming months the Community Development Office will be involved in these projects:

South Street Improvements

The long awaited South Street Improvements Project is gearing up for construction in the Fall of 2014. Final engineering needs to be approved by the NH Department of Transportation and easement acquisition will be undertaken this Spring.

Route 13/Emerson Road/Armory Road Improvements:

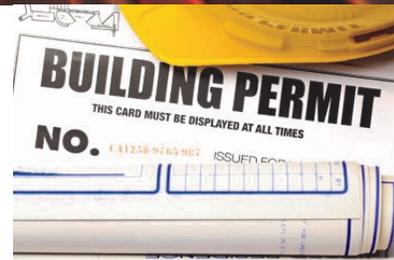
Project includes new eastbound and westbound left-turn lanes, pavement widening and dedicated left-turn signalization to make for a safer intersection.

Townwide "Connectivity Plan"

This project will develop a master plan to show where sidewalks, bike lanes and paths, trails, and connections are needed in Town to support 'smart growth' development, livable neighborhoods, and safe alternatives to using the automobile. Public comments and suggestions will be sought.

Simplified Permits

The Office is always looking at ways to simplify the building permit process and make it more user-friendly. New permits and checklists will be unveiled in the next few months.



BUILDING PERMITS

Permits issued Jan-March 14'

3	Comm Construction/ Tenant Changes
2	New Res Homes
2	Agricultural Buildings
16	Misc Res Con
28	Electrical permits
13	Plumbing permits
4	Sign permits
3	ZBA Approvals
3	Site Plans Approved
1	Subdivision Approved



GOT A QUESTION?

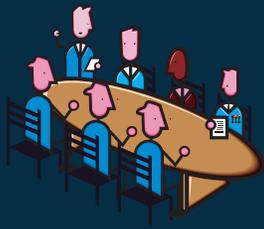
Give us a call or send us an email and your question might be in our next issue of *Forward Milford!*

Tel (603)249-0620

Fax (603)673-2273

Or

jlevandowski@milford.nh.gov



Milford's Planning Board is looking for VOLUNTEERS!

The Planning Board is responsible for the development and implementation of Milford's long-range Master Planning efforts, the formulation of local land use ordinances and regulations, and the approval of land use applications.

The Planning Board meets at least twice a month: 1st Tuesdays of the month for a worksession and the 3rd Tuesday for their regular hearings meeting and additional Tuesday night worksessions as necessary.

If you think you might be interested in working on this important land use board or would like further information, please contact:
Jodie Levandowski,
Town Planner at:
jlevandowski@milford.nh.gov
or call 249-0620.

Helpful Web Links

Town of Milford Community Development

Phone: (603) 249-0620
Web: <http://milford.nh.gov>

Souhegan Valley Rides

Phone: 1-800-880-0100 ext 1
Web:
www.SouheganValleyRides.org.

Federal Emergency Management Agency (FEMA)

Phone: (800) 621-FEMA (3362)
Web: <http://www.fema.gov/nfip>

Upcoming Meetings & Events

- **Planning Board Meeting– April 15, 2014 & May 20, 2014**
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 6:30PM
- **Zoning Board of Adjustment– April 17, 2014 & May 22, 2014**
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 7:00PM
- **Conservation Commission Saturday Hike**
April 26 at Brox at 9:00am. Parking in the Heron Pond Elem School

NRPC Events

- **MapGeo, NRPC's Live Maps App Demo - May 4th 2014**
Wilton Town Hall 1:30pm-3:00pm
- **Household Hazardous Waste Day - May 3rd 2014**
Department of Public Works, South Street, Milford, NH 8AM- 12PM



WHO KNEW!? Fun and Interesting Facts about Milford

The Milford 'Oval' is not really an oval shape at all! Officially designated 'Union Square', the Milford Oval is neither square nor oval in shape, but rather a slanted triangle. The name "Milford Oval" dates back from the 19th century, when it was, in fact, oval in shape. However, over the years the Milford Oval has been shifted to better conform with modern day traffic patterns and rotary norms. The Oval is the town center, with the Town's Bandstand as its centerpiece and Town Hall as the backdrop. The Oval is formed by a modified traffic rotary in which State Highways 13 and 101A intersect, with northbound 13 and eastbound 101A passing straight through and crossing each other at a right angle with a stop sign for traffic on Route 13 (South Street).

Local Businesses and Contributors to The Community Honored

The **New Hampshire Business Review** and **The Hippo** recently honored these Milford businesses and organizations with awards based on reader polling. Congratulations to all!

From the **The New Hampshire Business Review** annual Best of Business "BOB" Awards:

- ⇒ **Giorgio's Ristorante and Meze Bar** – Winner "Best Business Dinner" in the Monadnock Region
- ⇒ **TDBank** – "Best Regional Bank for Small Business – Best Commercial Lender"
- ⇒ Amato Center for the Performing Arts - Best of Nashua: Best Live Theater Venue
- ⇒ **Centrix Bank** – "Best Local Lender"
- ⇒ **PSNH** – "Best Electricity Provider"
- ⇒ From **The Hippo** "Best of 2014" Awards:
- ⇒ **Hampshire Hills Athletic Club** – Best of Nashua: Best Gym
- ⇒ **Jason Wetherbee** of Jason Wetherbee Plumbing – Best Plumber
- ⇒ **Hayward Farms** – Best of Nashua: Best Ice Cream
- ⇒ **The Pasta Loft** – Best of Nashua: Best Wings
- ⇒ **The Pasta Loft** – Best of Nashua: Best Bar with Outdoor Deck
- ⇒ **Lull Farm** – Best of Nashua: Best Cheese Counter
- ⇒ **Red Arrow Diner** – Best of Nashua: Cheap Eats
- ⇒ **Red Arrow Diner** – Best of Nashua: Best Diner
- ⇒ **Red Arrow Diner** – Best of Nashua: Best Late-Night Eats
- ⇒ **Sean Trombly** of Trombly Gardens – Best of Nashua: Favorite Farmer
- ⇒ **Giorgio's Ristorante and Meze Bar** – Best of Nashua: Best Bathroom
- ⇒ **Milford Improvement Team** – Best of Nashua: Best Community Event – The Milford Pumpkin Festival



community development

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We're on the Web!

See us at:

<http://www.milford.nh.gov/departments/community-development>

Bill Parker, Director | Jodie Levandowski, Town Planner/GIS Coordinator | Shirley Wilson Admin Assistant

