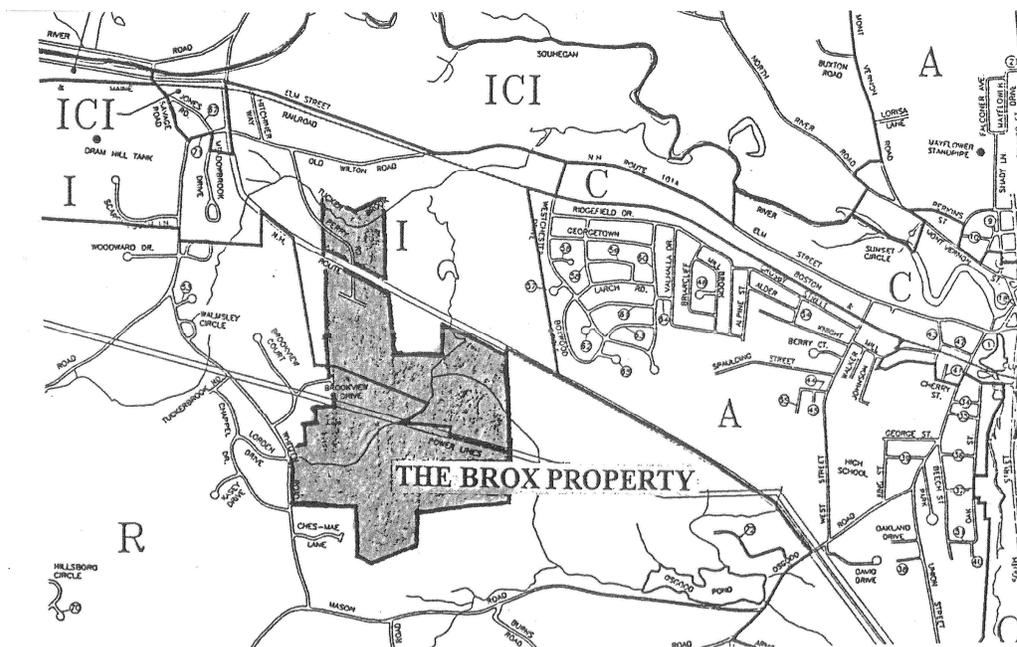


## Chapter 6 THE BROX PROPERTY

The BROX Property, located in west-central Milford represents an opportunity for the Town of Milford to implement many of the long range land use goals supported by the community in the 1999 *Master Plan Update*.

The BROX Property consists of 16 parcels totaling approximately 320 acres. The land is located off Perry and Whitten Roads, and is divided by the Route 101 Bypass. The northerly 125 acres is currently zoned Industrial, and the southerly 195 acres is zoned Residence. Much of the land has been utilized as a gravel removal operation over the past thirty years; however, the operations are currently minimal. There is a significant amount of reclamation that could still be necessary depending upon ultimate uses. A large and extremely significant wetland area lies in the central portion of the property, fed by Birch Brook, a tributary of the Souhegan River.



*The carefully planned development of the BROX Property for tax advantageous land uses provides a once in-a-life time opportunity to accomplish Master Plan Update goals.*

In 1995, the owners of the property offered the Town the right of first refusal on the purchase of the property. A broad-based committee, the "BROX Commission", was formed to study the property and its potential uses and formulate a recommendation to present to the Board of Selectmen. A development feasibility study was conducted, and the results indicated that indeed, as the zoning allowed, there was potential for industrial uses (with significant infrastructure improvements), and suitable areas for community uses, a potential school site and residential development. With the knowledge that there is substantial development capacity, the Commission concluded that recommendations on the ultimate disposition of the property should lie with the Planning Board.

Concurrently, over the past several years, the Milford Industrial Development Corporation began efforts to encourage industrial development in the Perry Road / Bypass portion of the property. The School Board identified, after exhaustive land searches for a new elementary school site, a 50-acre site off Whitten Road. Both organizations entered into negotiations with the property owners for their particular uses.

The property has been the subject of much discussion by the community regarding its ultimate development. There was much unofficial community sentiment at the end of 1998 and the beginning of 1999 that the community would best be served by keeping single-family residential development from occurring (tax-negative), pursuing industrial development, protecting important natural resource areas, and locating a school off Whitten Road. The Master Plan Update committees discussed the ultimate development and ownership of the BROX Property at length throughout the update process.

## II: BROX PROPERTY RECOMMENDATION:

### 2.01 HIGH PRIORITY ACTION FOR 1999/2000.

Recognizing that the BROX Property represents substantial development capacity for industrial, residential, community facility and recreational uses, the Town should purchase and/or facilitate purchase by others of the entire 320 acres in order to control its ultimate development. In controlling the ultimate development of the site, the Town recognizes the importance of restricting and/or prohibiting single-family residential development from this location due to the tax-negative impact such residential development imposes on the Town.

*The Town's highest priority regarding community facilities is the development and implementation of a facilities master plan - the BROX Property should play an essential role in providing land for future facilities.*

Once the property is purchased, the Town should:

1. Work with the Milford Industrial Development Corporation (MIDC) and private industrial developers to make the industrially-zoned acreage "development ready" by seeking means to extend necessary roads and utilities.
2. Work with the Milford School District to guarantee that any proposed school facility is built with the long-range development of the entire BROX property in mind, especially relative to utility and road extensions and mutual benefit from potential community and recreational facilities.
3. Work with conservation groups, including the Milford Conservation Commission, to preserve and protect the significant wetlands, surface waters, and natural areas located on the property,
4. Incorporate available land into the long range community *facilities master plan*, to include areas reserved for cemeteries, recreation facilities, fields, a golf course and trails, potential additional school locations, and other municipal purposes,
5. Promote the development of retired living, elderly and "empty-nester" housing, and other residential development that is tax-positive.

### **Responsibilities and Actions**

*The Planning Board shall take a lead role, in partnership with the Board of Selectmen, the Conservation Commission, the School Board, the Milford Industrial Development Corporation among others, to bring a plan to purchase and/or control the development of the BROX Property for Town deliberation and vote in the year 2000.*