

1 *Town of Milford*  
2 **ECONOMIC DEVELOPMENT ADVISORY COUNCIL (EDAC)**  
3 **APPROVED Meeting Minutes**  
4 **Town Hall Select Board Meeting Room**  
5 **Wednesday, March 12, 2025, 7:30 a.m.**  
6 **<https://us02web.zoom.us/j/83873671606> Meeting ID: 838 7367 1606**  
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8 **Members**

9 **Present:** Paul Amato via Zoom  
10 Kevin Boette  
11 Liz Calabria  
12 Justin DeMontigny  
13 Cynthia Dokmo  
14 Todd Leo  
15 Doug Knott  
16 Chip Pollard  
17 Mike Thornton  
18 Sean Trombly  
19 Dale White  
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21 **Staff Present:** Camille Pattison, Director, Office of Community Development  
22 Terrence Dolan, Town Planner, Office of Community Development  
23 Chris Costantino, Conservation, Office of Community Development  
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26 **Public Present:** Suzanne Fournier  
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31 **MEETING AGENDA**  
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- 33 1. Welcome and Introductions
- 34 2. Public Input
- 35 3. Todd Workman – Overview of Mill City Park in Franklin NH
- 36 4. Update on School Election Results – ATC and Zoning
- 37 5. Souhegan River – Update from Chris Costantino
- 38 6. Branding and Marketing – Update from Justin DeMontigny
- 39 7. Review of EDAC Membership Terms
- 40 8. Updates from EDAC Members
- 41 9. Minutes – Approval of the February 12, 2025 Minutes
- 42 10. Public Input
- 43 11. Meeting Adjourns by 9:00 am  
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46 *Next Meeting - April 9th, at 7:30 am - Town Hall, BOS Meeting Room*  
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1 **ECONOMIC DEVELOPMENT ADVISORY COUNCIL (EDAC)**

2 **MEETING MINUTES March 12, 2025**

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5 **1. Welcome and Introductions**

6 Vice Chair Doug Knott, acting Chair for the meeting, opened with introductions around the table. After  
7 introductions, Chair moved to the first agenda item.

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9 **2. Public Input**

10 No input provided by the public present or on Zoom.

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12 **3. Todd Workman – Overview of Mill City Park in Franklin NH**

13 Todd Workman began his presentation:

- 14 - He is a Milford Resident  
15 - His wife, Janelle, owns Wendy’s Cleaning Service.

16 **History of Mill City Park in Franklin:**

- 17 - Started with a piece of property T. Workman bought; 230 acres on Webster Lake.  
18 - Put most of the land into conservation with the Federal Government.  
19 - Due to the poor conditions in downtown Franklin, T. Workman was unable to sell a property. This began  
20 his research into the town and how to develop it since it had good bones, but a bad reputation in the lake’s  
21 region.  
22 - Every January 1<sup>st</sup>, there was a kayak event in downtown Franklin that drew a number of people. This  
23 event was a result of water being let out of the Winnepesaukee. From this, T. Workman researched the  
24 possibility of developing a more permanent kayaking run.  
25 - In river modifications were done to develop water play holes for kayakers. The ideas were copied from  
26 many examples in Colorado.  
27 - From this point, a model was developed and a plan put into place as a non-profit (Permacity Life, LLC)  
28 and the name of Franklin was changed to Franklin Falls to eliminate the stigma behind the name.  
29 - Formed a NH LLC to acquire real estate; a number of old mill buildings.  
30 - Worked with Franklin Business Investment to oversee funds; received 80% funding from Franklin  
31 Savings Bank. Contacted NH CDFA, NH Community Loan Fund and a third to pool the loan funds.  
32 - Purchased a number of buildings for rehabilitation and the Upstairs Downtown Campaign was started to  
33 begin addressing the housing issues. Goal was to provide a mix of housing: Affordable Work Force,  
34 Market Rate, Upscale, Senior.  
35 - Opened a number of small businesses in the downtown area; coffee house, breweries in collaboration with  
36 Colby Sawyer College  
37 - White Water Park is free to everyone.  
38 - Success based on Formed a number of private partnerships to assist with the funding.  
39 - The Mill Buildings were developed into Market Rate Housing, Peabody House addressed the Senior  
40 Housing and further development addressed other needed housing as well as Upscale housing.  
41 - Town built a parking lot that provided long term leases to guarantee funding to pay for the parking lot.  
42 - It took 5.5 years to bring it to where it is now and T. Workman was involved for 10 years.

43 Committee Discussions:

- 44 - Agreed everyone needs to be on “the same page” along with committed long term leadership overseeing  
45 and guiding the project.  
46 - Suggested a walk around town to see what Milford opportunities there are and to develop an idea for what  
47 Milford should be known for, a field trip to Franklin with Todd Workman as a guide.  
48 - Snowmobile trails were mentioned and branding for recreational/sports activities.  
49 - Focus on biking, skiing along the rive and kayaking; does not need to be a white-water river park.  
50 - Recreation helps attract young people.  
51 - There was a lot of support from elected officials and state agencies.  
52 - Trails and connectivity to other towns.

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5 **3. Todd Workman – Overview of Mill City Park in Franklin NH**

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7 Committee Discussions:

- 8 - Need a full-time person to spearhead the project.  
9 - There is a town map that shows there is land around the river that is town owned and is exempt from  
10 government restrictions; land could be open for any type of development. Need to determine what the  
11 requirements are for shoreline protections and is the town exempt from this.  
12

13 **4. Update on School Election Results – ATC and Zoning**

14 ATC and Zoning failed.

15 Committee Discussions:

- 16 - Final results reviewed for all voting.  
17 - Suggested for the future that a smaller area be proposed for a zoning change, i.e. sub-zones.  
18 - Voting results did give direction about what the residents want.  
19

20 **5. Souhegan River – Update from Chris Costantino**

21 Chris Costantino:

- 22 - Have looked at developing a circular trail around the river (7 miles long); great support and input from  
23 residents along the river.  
24 - Most of the land is private but Fish and Game owns a good portion of the river front.  
25 - Fish and Game is reluctant to put trails and bridges on their land due to the impact on the environment  
26 from dogs and residents; specifically on the wildlife. They are concerned about the fishing and hunting  
27 being impacted which would take away a source of revenue from permits.  
28 - The Souhegan is mostly sand with no substantial support from rocks; it changes all the time and is prone  
29 to flooding. Engineering would be needed for proper development and for protection of any trails or  
30 bridges that are developed.  
31 - The flooding along the river must be considered. It is a soft banked river and it moves.  
32 - The river can be used for recreation, but it needs to be done in a smart and ecological way.  
33 - A number of bridges on the trails are now gone.

34 Committee Discussions:

- 35 - Resources needed and how to obtain.  
36 - Long range planning is needed.  
37 - Must consider the soil around the river and impact to wildlife as well as the constraints from the Fish and  
38 Game.  
39 - Currently there is a new Commissioner at Fish and Game that may be open to discussions.  
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41 **6. Branding and Marketing – Update from Justin DeMontigny**

42 Justin DeMontigny:

- 43 - EDAC Facebook Page was established.  
44 - Advertising had a high number of views.  
45 - Comments were both negative and positive.  
46 - A question was raised about the funding for EDAC and J. Montigny will respond to this.  
47 - Budget for setup of the page went over.  
48 - There were many comments about infrastructure, traffic, apartments vs. houses.  
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49 Committee Discussions:

- 50 - Marketing Fund is needed. J. Montigny and D. White have contributed to this fund and those on the  
51 Council will be asked for a contribution. The escrow account will be established with the Town.  
52 - Residents need further education about the impact a proposed change will make; present the goal for the  
53 change, i.e. why it is needed for the town.  
54 - Add a line at the bottom of ads stating how it was funded.

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4 **6. Branding and Marketing – Update from Justin DeMontigny**

- 5 Committee Discussions:
- 6 - Include information on housing.
  - 7 - HOP Grant; Chris Gentry is working on a website for the HOP Grant and the housing options for the  
8 town.
  - 9 - There needs to be better connectivity (links) from the Facebook page to the appropriate sites to obtain  
10 additional information.

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12 **7. Review of EDAC Membership Terms**

13 Chair addressed the handout showing: Member Names, Term Length, Term Expiration, Representation.  
14 Chair asked for any concerns and there were none. This will be presented to the Select Board.

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16 **8. Updates from EDAC Members**

17 No updates

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19 **9. Minutes – Approval of the February 12, 2025 Minutes**

20 Chair asked for a motion to approve the minutes. Kevin Boette made a motion to approve the  
21 February 12, 2025 minutes and it was seconded by Chris Costantino. A roll call vote was taken and all were in  
22 favor.

23 Abstaining: Todd Leo, Cynthia Dokmo, Sean Trombley, Liz Calabria.

24 Camille Pattison noted that even if you were not in attendance you can vote for the minutes.

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26 **10. Public Input**

27 Suzanne Fournier:

- 28 - Asked about obtaining the ads for EDAC and how to locate the Facebook Page.
- 29 - The Souhegan River has endangered wild life which makes it a sensitive environment. Handouts provided  
30 on the endangered species.
- 31 - Even though it was stated the land around the river is owned by the town, it is subject to numerous  
32 regulations when it comes to development.
- 33 - Unlike Franklin which has the ability to control the flow of their river, the Souhegan has no controllable  
34 flow.

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36 **11. Meeting Adjourns by 9:00 am**

37 Chair asked for a motion to adjourn. Dale White made a motion and it was seconded by Liz Calabria. A roll call  
38 vote was taken and all were in favor.

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