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CHAPTER 1 INTRODUCTION, GOALS AND OBJECTIVES

This Conservation Plan was prepared by the Milford Conservation Commission, which was established by the Town of Milford in 1968 under the authority of New Hampshire Revised Statutes Annotated (RSA) Chapter 36-A.

NH RSA 36-A:2 …town which accepts the provision of this chapter may establish a Conservation Commission…., for the proper utilization and protection of the natural resources and for the protection of watershed resources of said town. Such commission shall conduct researches into its local land and water areas and seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment it deems necessary for its work. It shall keep an index of all open space and natural, aesthetic or ecological areas within the… town…, with the plan of obtaining information pertinent to proper utilization of such areas, including land owned by the State or lands owned by the town. It shall keep an index of all marshlands, swamps, and all other wetlands in a like manner, and may recommend to the Selectmen or to the Department of Resources and Economic Development a program for protection, development or better utilization of all such areas. It shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the annual town… report. The commission may appoint such clerks and other employees or subcommittees as it may from time to time require.

MISSION STATEMENT The Milford Conservation Commission promotes the conservation, protection and sound management of Milford's natural resources for current and future generations.

VISION STATEMENT The commission seeks to balance the community's immediate needs and desires with responsible long-term use and protection of our natural resources. As appointed stewards, we educate and encourage the public to make wise decisions about our resources. (2/2015)

PURPOSE AND CONTENTS OF THIS PLAN

The purpose of the Conservation Plan is to promote the conservation, protection, and sound management of Milford's natural resources.

This first chapter of the Plan establishes general goals, each of which is followed by specific objectives.

The second chapter discusses the value of each type of natural and historic resource. It includes a list of these resources in Milford, along with potential threats to and ways of protecting each resource.

The third chapter identifies important regulations that are relevant to natural resource conservation and techniques commonly used at the local level to protect natural resources. A section includes a summary of the tools and techniques generally applicable to the conservation of each type of resource, and describes funding programs at local, state and federal levels.

The fourth chapter of the Plan contains priorities for conservation management based on an analysis of goals, resources, and techniques described in the previous sections. The chapter identifies general principles for determining priorities and lists specific recommendations for action. The recommendations are grouped by type of activity. The chapter concludes with management recommendations for specific properties in Milford.

It should be remembered that the Conservation Plan is not a final statement. This document establishes goals, policies and recommendations that are considered desirable and feasible by the Conservation Commission and are in line with recognized Best Management Practices. The Plan, as a whole, should be updated at least every five years to incorporate changes in local conditions and values as well as changes in federal and state legislation regarding conservation issues. In addition, the

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Conservation Commission should review the implementation strategy annually to assess the effectiveness of measures taken during the year, revise strategies if necessary, and develop priorities for the coming year.

GOALS AND OBJECTIVES PROVIDED IN THIS PLAN

1. Protect and preserve sensitive water resources of the Town:
    a. Maintain and improve sensitive environmental areas
    b. Use indicators of natural development suitability such as soil potential rating, slope, and drainage characteristics in guiding land development
    c. Avoid harmful development in aquifer recharge areas and in watersheds of public water supplies
    d. Use development controls that minimize adverse impact on health and environment due to flooding
    e. Promote protection of wetlands to provide wildlife habitat, natural flood protection and water supply protection
    f. Perform site-inspections for all wetland 'Dredge and Fill' applications
2. Conserve and productively manage forest and conservation lands:
    a. Maintain the vast majority of such properties as open space for forestry, wildlife, recreation, and educational purposes
    b. Allow for the development of additional recreational opportunities located in environmentally appropriate areas, as they are needed
    c. Encourage environmentally sound, long-term, multiple use forest management practices which over time will upgrade the quality and health of the timber resource, improve access for recreational and educational opportunities, as well as protect and improve wildlife habitat
3. Preserve and protect prime agricultural lands:
    a. Obtain easements or development rights on land in active agricultural use
    b. Purchase or obtain development rights for other lands suitable for farming
    c. Preserve agricultural land in units large enough to be economically viable
    d. Encourage agricultural use of land by promoting local marketing of farm products
    e. Maintain a land acquisition fund for purchasing full or less than full interests in significant conservation lands as they become available.
4. Maintain and improve significant fish and wildlife habitats:
    a. Protect habitats for threatened and endangered species
    b. Maintain and improve areas providing habitat for diverse species of plants and animals
    c. Investigate suspected incidents of illegal hunting or trapping on town owned lands
5. Protect and preserve the Town's visual resources:
    a. Encourage the preservation and rehabilitation of historically significant features
    b. Encourage preservation of the aesthetic and historic characteristics of the Town
    c. Promote protection of important scenic views
    d. Promote efforts to increase the aesthetic appeal of main commercial corridors to minimize negative impacts of development.
6. Provide adequate facilities to meet the town's needs for passive and active recreation and to meet the needs for conservation education:
    a. Acquire, where feasible, important natural areas for recreation and conservation purposes
    b. Acquire development rights or public access rights to land adjacent to public water bodies
    c. Increase public awareness of and access to natural areas containing trails or other recreational opportunities
7. Promote public awareness about the town's natural and historic resources, the Conservation Plan, and the importance of sound resource management:
    a. The Conservation Plan is available on the town website
    b. Hold public meetings to discuss priorities for resource management

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c. Use media to publicize Conservation Commission activities, the natural resources inventory, and recommendations for resource management
d. Review and update the Conservation Chapter of the Town Master Plan in a timely fashion.

CHAPTER 2 INVENTORY, ANALYSIS AND TOOLS

This section provides a brief discussion of the value of each type of natural resource, an inventory of the resource in Milford, an identification of potential threats, and methods of protecting and preserving the resource.

WATER RESOURCES

Water resources, including rivers, streams, lakes, ponds, wetlands, aquifers and floodplains, are among the most precious of a town's natural resources. Water is necessary for drinking and bathing, food production, goods manufacture, fire protection and processing of wastes, as well as for plant and animal life. Water resources are among the most fragile of Milford's natural resources. The sensitive hydrologic cycle, which allows humans, plants, and animals to coexist, is easily disrupted.

Rivers, brooks, lakes and ponds are important areas of ground water discharge and recharge. Along with their banks and surrounding areas, they serve as habitat for many species of plants, fish and waterfowl. Where accessible to the public, these areas provide opportunities for fishing, boating, canoeing, hiking, skating and picnicking. Finally, they provide scenic views and open space, which contribute to Milford's aesthetic appeal and rural character.

Prehistoric and early historic archaeological sites may be found in direct association with rivers, brooks and ponds. Prehistoric sites are particularly likely near rivers and brooks where significant numbers of salmon or other fish have run. Along these rivers and brooks, prehistoric sites are especially likely near falls or in locations where a fish weir could have been constructed. These falls may have been exploited for power, and traces of early dams and mills may be encountered. Ponds, natural and artificially constructed, are likely to have archaeological and historical resources on their banks. The shorelines of artificially created ponds are likely to correspond with prehistoric living areas.

Ponds

Three major ponds and fourteen major waterways in Milford are listed in Tables 1 and 2. Milford's river, brooks, and ponds are shown in Map 1.

Table 1
Major Ponds in Milford

Name	Ave. Size	Ave. Length
Osgood Pond	24 acres	0.4 mi.
Hartshorn Pond	6 acres	0.2 mi.
Railroad Pond	5 acres	0.3 mi.

Osgood Pond

With an area of 20 acres, Osgood Pond, located south of Route 101, is the largest pond in Milford. This artificially constructed pond is about six feet deep at its deepest point. The generally brown water is transparent to the bottom. Submerged and emergent vegetation are abundant. The shoreline is approximately 50 percent swampy, 30 percent wooded, and 20 percent

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cultivated. In the past, Osgood Pond has been stocked with white perch, horned pout, and largemouth bass fingerlings. It has also supported yellow perch, chain pickerel, minnows and sunfish. A study by the New Hampshire Fish and Game Department in 1970 declared the pond best suited to warm water fish, including largemouth bass, and unsuited to smallmouth bass. A management plan created for the pond in 1994 by students at the University of New Hampshire, recommended that the pond be dredged due to presence of choking aquatic weeds and shallowness of the pond. The town received a federal grant from the Land and Water Conservation Fund (LWCF) to dredge the pond to complete Phase I of the dredging project in 2017. Additional funding from LWCF enabled the completion of Phase II in 2020 to dredge an additional 3 acres upstream.

Hartshorn Pond

The second largest of the three Milford ponds, approximately 6 acres in size, is Hartshorn (hart-son) Pond in north Milford. An artificially constructed pond, it has some emergent and submerged vegetation. Its shoreline is partially wooded. The water is clear to the bottom. In 2010, the Lions Club created a park along the eastern shore of the Pond. The Zahn family gifted a 100' width parcel of land parallel to the west side of the pond to the Milford Conservation Commission in memoriam of Bud Zahn.

Railroad Pond

Railroad Pond in central Milford is about five acres in size. The pond was artificially constructed, with the bottom designed to support various species of wildlife. The shoreline is privately owned, except for two railroad easements and the portions of shoreline forming boundaries of Bicentennial Park and WW II Memorial Park. The shoreline is partially wooded and partially developed. From 1970 to 1973, there was a dredging project to clean up Railroad Pond. The project was led by the Conservation Commission with funds from town appropriation, the Spaulding-Potter Charitable Trust, federal funds through the Soil Conservation Service (now the Natural Resource Conservation Service), and the Kaley and Keyes Foundations.

Beaver Impoundments

Beaver impoundments are cyclical in nature, dependent upon precipitation and available food source to sustain a healthy beaver population. Beaver pond complexes create a wetland community that supports a wide variety of water fowl, amphibians and fish, provides water retention and recharge capability into the underlying aquifer.

- Rotch Town Forest. A beaver family has been active in the town forest for over 15 years working on a dam which is over six feet in height. The increased water levels have encroached and flooded portions of the trail. A beaver flow device was installed in October 2014 as a gift from the NH Animal Rights League with the intent to control water levels so that the beavers and hikers can thrive. There are additional smaller dams built upstream and downstream from the pond creating a terrace of ponds.

- Granite Town Rail Trail. The trail runs parallel to Compressor Brook and Great Brook. There are numerous beaver dams along the brook runs. The beaver activity has resulted in multiple washouts on the trail south of Melendy Rd. In the fall of 2014, three beaver flow devices were installed at the two culverts and one dam located between Melendy Rd and the power lines near the Milford/Brookline town line, with the intent to manage water levels so that the trail integrity is maintained.
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- Milford Community Land. . A significant beaver pond has grown in the last 15 years, which measures nearly 100' long. Numerous sections of the Gnome trails have been impacted due to the rising water levels. Intermittently, the Department of Public Works has breached the dam to reduce the water level to protect town infrastructure. Beaver flow devices were installed in the Birch Book culvert under Heron Pond Road, under the haul road located to the east and downstream of the pond, and in the beaver dam in 2017.

River and Brooks

Milford contains an approximately eight-mile stretch of the Souhegan River, considered one of the most productive and largest tributaries of the Merrimack River. It is part of the New Hampshire Rivers Management Protection Program. In addition,

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Tucker, Great, Birch, Hartshorn, Purgatory, Spaulding, Mitchell, Medlyn-Woods, Scab Mill, Toddy, Ox, Compressor, and Cold Brooks are located partly or entirely within the Town limits. Milford's river and brooks are listed on Table 2:

TABLE 2
Souhegan River and Brooks in Milford

Souhegan River	Flows east from Wilton line to Amherst line
Birch Brook	Starts south of Kasey Drive. Flows NE then SE joining Great Brook just west of Osgood Pond
Cold Brook	Joins Great Brook at Burns Farm
Compressor Brook	East Branch- from wetland by route 13 NW then N then NE to Great Brook
Compressor Brook	West Branch- from a wetland on Ball Hill Road SE then N joining the East Branch near Melendy Road
Great Brook	From jct. of unnamed streams at base of Burns Hill; NE across Mason Road, joined by Birch Brook; then into Osgood Pond, from Osgood Pond E then N to Railroad Pond; then to Souhegan River.
Hartshorn Brook	Mont Vernon line to Hartshorn Pond, then south near Amherst town line, then west to Souhegan River.
Medlyn Woods Brook	From pond near Hampshire Hills; under Rt 101 bypass then through easterly under Medlyn Street; then to Souhegan River under the treatment plant.
Mitchell Brook	from Rhododendron Swamp South to a swamp at the Mason town line to Spaulding Brook into Brookline
Ox Brook	West of Melendy Road flowing N then NE crosses Melendy Rd. and Armory Rd. joins Compressor Brook then Great Brook (Ox Brook as labeled on USGS Quad map is known as Compressor Brook)
Purgatory Brook	From Lyndeborough SE into Souhegan River
Scab Mill Brook	From east side of Birch Hill north then west into Brookline
Singer Brook	From south of Richardson Rd southerly to cross N River Rd between Homestead Circle and North Cemetery into the Souhegan River. Named by the Trombly family for the Hutchinson Family Singers who lived on an abutting property.
Spaulding Brook	Flows E from Town of Mason across the south western part of town to Brookline
Toddy Brook	South of Ponemah Hill Rd. Flows south into Hollis – Witches Brook.
Tucker Brook	Flows in a northerly direction from Rhododendron Swamp in Wilton; across Mason Road, Whitten Road, 101 and Elm Street to the Souhegan River (White Hall Brook is alternate name for lower Tucker Brook)

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Rivers, brooks, lakes and ponds are susceptible to pollution from septic disposal systems or underground fuel storage tanks that malfunction. Surface water run-off containing pollutant from lawns, agricultural fields, feedlots, chemical spills, and solid waste disposal sites is another source of contamination. Because rivers and ponds serve as areas for aquifer recharge, pollutants are often directly transmitted to groundwater. Another threat caused by development is the elimination of public access to shore areas.

Conservation methods for surface water bodies include (1) prohibiting construction of underground septic disposal systems and chemical storage tanks in close proximity to water bodies, (2) maintaining an inventory of septic systems and underground storage tanks (UST's) near water bodies and requiring regular testing for leaks and malfunctions, (3) regulating use of pesticides and other toxic chemicals in watersheds, (4) regulating use of road salt, (5) prohibiting development on steep slopes or development which would cause erosion and sedimentation (6) discouraging removal of natural vegetation along shores, (7) acquiring full or less-than-full rights to property adjacent to water bodies, (8) creating and maintaining trails, campgrounds, and picnic areas along shores, (9) providing access roads, rights-of-way and adequate parking to ensure public access.

Wetlands

RSA 482-A:2 defines wetlands as " an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

There are many types of wetlands including swamps, marshes, bogs, sloughs, beaches and rocky shores. They may be continually inundated with water or they may be inundated periodically. They may be inland or coastal, freshwater or saltwater. The U.S. Fish and Wildlife Service uses the Manual Classification of Wetlands and Deepwater Habitats of the United States developed by Cowardin, to classify wetland types for the National Wetlands Inventory. This method classifies wetlands by landscape position, vegetation cover and hydrologic regime. The NH Method for inventorying and evaluating wetlands in New Hampshire provides the MCC, among other agencies and professionals, a process to evaluate wetland functions.

Wetlands are highly sensitive and perform numerous essential functions including flood control, water purification, groundwater discharge and recharge, shoreline stabilization, wildlife habitat, and recreation. In addition, since freshwater wetlands are constantly undergoing change, they are a particularly fascinating and valuable educational resource. Wetlands are biologically productive habitats. For more than 12,000 years of human presence in this region, these areas have been used for gathering plant foods and hunting a variety of wildlife. Small but significant prehistoric sites have been found nearswamps, marshes, bogs, and sloughs.

Wetlands occur along all of the major brooks in Milford as shown on Map 2. Areas of wetland soils are also scattered throughout town, especially in flat, low-lying areas in central Milford. Milford wetlands have been protected by the adoption of a Wetlands Conservation District Overlay in the Zoning Ordinance that regulates activities in the wetland and the associated buffer. In addition, wildlife habitat can be encouraged by providing nesting structures and preventing the introduction of livestock, exotic plant species, or damaging recreational uses.

Aquifers

Aquifers are geologic formations of saturated, permeable soils from which significant quantities of water can be drawn through wells and springs. Stratified drift aquifers, composed of sand and gravel deposited in layers by the melting of glacial ice, have been the focus of groundwater investigations in the northeast United States because of their ability to store and transmit water. Like most towns in the Nashua region, Milford relies primarily on groundwater held in aquifers for its municipal and industrial water supply systems.

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Three hydraulic properties of aquifers are important in determining their capacity to transmit and store water: saturated thickness, transmissivity and storage coefficient. Saturated thickness is the distance between the water table and the base of an aquifer. This measure indicates the amount of water stored in an aquifer and the aquifer's potential for development. Transmissivity is a measure of the rate at which water is transmitted through a unit width of aquifer under a hydraulic gradient. Storage coefficient is a measure of the volume of water an aquifer releases from or takes into storage per unit surface area of the aquifer.

A USGS study, Hydrogeology of Stratified-Drift Aquifers and Water Quality in the Nashua Regional Planning Commission Area, South-Central New Hampshire, 1987describes two major stratified drift aquifers which underlie the Town of Milford (see Map 3). Together these aquifers cover about 10 square miles, or 38 percent of the town. The Souhegan River Valley Aquifer is the largest and most productive in town. The Great Brook Valley Aquifer also contains a large deposit of stratified drift. Adequate aquifer protection measures are essential because groundwater pollution can be hard to detect. Moreover, when water supply contamination is detected, pollution sources are often difficult to identify, and treatment, when possible, is very costly. Given Milford's reliance on groundwater, contamination of a major water supply source would present a significant threat to health, safety, and the environment. Three sites in Milford have been identified as pollutant sources, the Fletcher Paint site, OK Tool site, and Grugnale Waste/Drum disposal site. Both the Fletcher Paint site and the OK Tool site are on the National Priority Superfund List. Measures being taken to address these issues are described in Chapter 4.
In 2003 the Town of Milford adopted a Groundwater Protection Overlay District in its Zoning Ordinance to “preserve, maintain, and protect from contamination existing and potential groundwater supply areas”. Detailed aquifer maps published by the USGS allow these areas to be delineated with a fairly high degree of certainty. Aquifer protection ordinances should include provisions for potential point and non-point sources of pollution, including underground storage of petroleum and other products and wastes; residential, commercial, and industrial septic systems; solid waste disposal; use of fertilizers and pesticides; animal feedlots; storage and application of road salt; and dumping of chemically treated snow. The Town may require examination of development plans by technical experts where appropriate.

Wellheads
RSA 485-C:2 defines “Wellhead protection area" as “the surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield.”

Table 3 describes five areas in Milford, which are currently or will potentially be used as a water sources. A. ‘sanitary protective radius’ around each wellhead must be maintained in its natural state as required by Env-Ws 378, 379 and 372.14. The size of the radius is based on the permitted production volume of the well as set forth in Table 378-1: of Env-378-06. and 379-1 of Env-379-06.

These wellhead areas are designated as Level I Protection Areas on the “Groundwater Protection District” map located in the Planning Department. Under this Level I protection, strict regulations for use of the land are defined in the Groundwater Protection District overlay of the Zoning Ordinance.

TABLE 3
Existing and Potential Wells in Milford

Curtis	Located in Amherst
Savage	EPA Superfund Clean-up site. Treatment is in progress.

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Kokko	The Kokko Well was taken off-line in 1995 due to high iron and manganese levels which limited the well capacity and required frequent cleaning.
Keyes	VOC contamination was discovered in this well. In 1982, the State inspected the Fletcher Facility in response to a complaint and found 800 drums of alkyd resin and 21 drums of solvent. Leaking and open drums were removed from the Elm Street Facility, as well as stained soil.
Milford Community Land	Water exploration was conducted on the Milford Community Land. There are sites of interest located on the parcels north of the power lines which the Water Utilities Commission will continue to test for capacity and water quality

Floodplains

Floods are known as a potential cause of sudden and large-scale destruction. The potential benefits of floods, however, should not be ignored. Benefits of floods identified by the USDA Soil Conservation Service in its 1976 report, Flood Hazard Analyses, Milford, NH, (Souhegan River, Purgatory Brook, Tucker Brook and Great Brook), include the following: (1) Floodplain soils consist of rich deposits of sediments suitable for agricultural cultivation and wild plant species, (2) spring pools that remain after flooding support insects and small animals, which, in turn, feed larger creatures, and (3) floods carry food to ocean estuaries, which are breeding grounds for marine life.

In addition, floodplains provide groundwater recharge, habitat for plants and animals, open space, and aesthetic and scientific value. The rich soils and abundant plant and animal resources of the floodplains combine with the availability of potable water to make these areas highly probable sites of prehistoric and early historic use. Large late prehistoric agricultural villages may be found along rivers in the floodplain. Earlier sites may be encountered on associated terrace formations and along relic river channels in the floodplain. Rivers and brooks also provided important transportation routes in prehistoric and early historic periods leading to potential clustering of sites along these routes.

The largest floodplain area in Milford surrounds the Souhegan River. The floodplain is widest near the inlets of Purgatory, Tucker, and Hartshorn brooks. Narrower floodplain areas surround each of the major brooks. Notable also are the floodplains comprising part of the swamp northwest of Osgood Pond and the floodplain areas in extreme south Milford surrounding Mitchell Brook. Milford's floodplains are shown in Map 4.

Rivers and streams usually undergo some degree of flooding every year due to snow melt and rainfall in the spring when soils are saturated or partially frozen. During other times of the year, flooding may also occur from heavy rainfall on saturated soils. The extent and frequency of flooding and thus flood hazard has increased in many areas due to urban development and the associated increase in impermeable surfaces. The 1976 study reports that flooding is also increased by landfilling, structures, bridge abutments and raised transportation systems in floodplains. In addition, floodplains are particularly sensitive to water supply pollution because of their low elevations and nearness to the water table. Conservation methods for floodplains include (1) prohibiting development in the most frequently flooded and environmentally critical floodways and requiring the gradual removal of incompatible uses, (2) limiting the intensity of development in flood plains, (3) establishing minimum elevations for development in floodplains, (4) requiring protective methods that reduce structural damage and prevent leakage from or infiltration of sewage disposal systems, (5) prohibiting storage of hazardous substances or pollutants such as road salt in floodplains, (6) prohibiting development that causes significant increases in flood elevations or speeds, (7) acquiring full or partial rights to flood plain properties.

The Milford Zoning Ordinance contains a Floodplain Overlay District which purpose is to “promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas of the Town of Milford.”

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TOWN FORESTS

Forest resources can be effectively managed for multiple uses and, therefore, contribute to several of the Town's conservation goals. Forestlands provide open space; buffers to visual nuisances, wind, and noise; wildlife habitat; recreational opportunity; water supply protection; soil stabilization; and a supply of lumber and other wood products. NH RSA 227-H states, " … provide forest benefits and for the purpose of demonstrating sound forestry principles, protecting habitat for plants, animals, and other organisms, conserving forested watersheds, reserving areas of rare and exemplary natural beauty and ecological value, and providing for perpetual public access and use".

Forests, particularly those near old roads and early settlement locations, are locations of potential historic archaeological sites such as cellar holes. Care should be taken when harvesting timber so that these resources are not destroyed.

Designation of land as Town Forest aids conservation efforts by allowing the Conservation Commission to contract for forest management plans. Management Plans for Milford's forests were prepared in December of 1987 by John Ferguson, Hillsborough County Forester and again, in 2004 by Jonathan Nute, Hillsborough County Forester. The MCC contracted with New England Forestry Consultants for management plans for Hitchiner, Tucker Brook and Mayflower Hill Town Forests in 2008, which are updated periodically per the recommendations of the Professional Forester. Bay State Forestry was contracted to create management plans for the Rotch Town Forest (2008) and Mile Slip Town Forest (2014) which are updated per the recommendations of the Professional Forester.

Milford has six Town Forests by vote of Town Meetings whose locations are shown on Map 5.

TABLE 4
Town Forests

Town Forest	Approved by Town Vote	Location	Size acres	Elevation	Management Plan	Trails	Easement
Hitchiner	March 1987	Mullen Road near Burns Hill	193.8	350 - 750 ft.	1987 ; 2008; 2018	Yes	Yes
Tucker Brook	March 1987, 1990 and 1995	Between Savage Road and Boulder Drive	245	400 - 550 ft.	1987; 2008, 2020	Yes	No
Tucker Brook North	1985	East of Whitten Road	23	400 - 550 ft.	No	Yes	No
Mayflower Hill	March 1990, 1992, 2005, 2008	Between Shady Lane, Patch Hill Lane and Perkins Street	72.5 acres	270 - 440 ft.	2008	Yes	No
Rotch	March 2004; 2012 added Lot 52-18-6	Between Rt. 13 South, Ruonala Rd. and Melendy Rd.	40 acres	320-370 ft.	2008, 2022	Yes	No
Dadoly	March 2004	Fox Run Road	18 acres	450-550 ft.	No	No	No

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Mile Slip	March 2006	Mile Slip Road	453 acres	550 to 750 ft.	2014	Yes	Yes

Hitchiner Town Forest: The Hitchiner Town Forest provides prime habitat for white tailed deer, wild turkey, red and gray squirrels, ruffed grouse, weasels, mink, fisher cats, snowshoe rabbit, red fox and porcupine. The variety of forest types and age classes provides a multitude of habitat and "edge", or interface, between two types of ecosystems.

The open fields, saplings, acorn producing oak and cover provide for an abundance of wildlife. The proposed management practices and timber sales will promote healthy oak for acorn production. New openings will produce high quality saplings for deer browse and continued regeneration of the forest. Proper maintenance of the fields will also promote quality grazing and enhance the aesthetics of the property. Periodic mowing (at least once every three years) is advisable to prevent the forest from reclaiming these open areas. Consideration should be given to planting forest tree species such as red and white pine and wildlife plants such as apple trees if mowing is not desired or if site conversion is desired. Poison Ivy is abundant along the stone walls, trails and in the fields.

The Hitchiner Town Forest provides a variety of uses for recreation and education. The 16 acres of open fields are easily accessible by car. It shares a northern boundary with the 95 acre Burns Farm which is owned and protected by Beaver Brook Association. There are many trails which are used for hiking, mountain biking, cross country skiing, snowshoeing and snowmobiling. A pavilion, with picnic tables, was constructed in 2003. A Management Plan for the Hitchiner Town Forest was developed by New England Forestry Consultants in January 1994; updated in 2008 and again in 2018. A Field Management Plan was developed in 2013 and implemented by the Department of Public Works at the direction of the MCC. Periodic timber harvests have been completed after review by the MCC and recommendations by the Professional Forester.

Tucker Brook Town Forest: Tucker Brook Town Forest is 192 acres and provides important habitat for wildlife. The tracts contain woodlands, swamps, ponds, and brook ecosystems. The variety of forest types and age classes provides a multitude of habitats and "edge", or interface, between two types of ecosystems. The following species are likely to frequent this property: white tailed deer, beaver, wild turkey, ruffed grouse, otter, weasel, mink, fisher cat, snowshoe rabbit, red fox, porcupine, red and gray squirrel, several species of local hawk, duck and other migratory waterfowl, crow, kingfisher, great blue heron, woodpecker and a variety of local songbirds.

The Tucker Brook Town Forest**,** with its close proximity to town and easy access, provides excellent opportunities to view wildlife and their habitats. There are many hiking trails throughout the property. Trailheads are located on Savage Road, Whitten Road and Boulder Drive.This area provides excellent opportunities for viewing and studying wetland habitat. A local branch of the New England Mountain Biking Association (NEMBA) has taken an interest in the trails in the forest. After review and approval by the Commission, NEMBA has relocated trails from steep slopes and added new trails to this popular town forest.

In conjunction with the Land Conservation Investment Program (L.C.I.P.) a Land and Resource Management Plan was developed for this Town Forest by the Milford Conservation Commission in October 1993, and a Forest Management Plan was developed in October 1994; updated in 2008 and again in 2018. Periodic timber harvests have been completed after review by the MCC and recommendations by the Professional Forester.

Mayflower Hill Town Forest and Patch Hill Town Forest: Mayflower Hill Town Forest is 42 acres in size and is located just northwest of the center of town. It is primarily used for hiking and passive recreation for area residents. The property is crisscrossed with hiking trails with most leading to the top of Mayflower Hill, which has a spectacular view looking west up the Souhegan River Valley. The property is growing a mixture of tree species, predominated by red and black oak and white pine.

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Because the hardwood species produce an abundance of food and the pine provide cover, a good wildlife population can be found on the property. In 2006, the Patch Hill Subdivision Open Space was deeded to the Town for management by the Conservation Commission. At the 2008 Town Meeting, the town approved the designation of the open space as Town Forest and a consolidation with Mayflower Town Forest. This added 31.5 acres to Mayflower Hill Town Forest.

Rotch Town Forest: In October of 2002 this 40-acre parcel of land was donated to the Town by the Rotch family. It has been in the Rotch family since 1926 and was fondly known as the "woodlot". The area includes a variety of land, brooks, swamps, and hills. Years ago, the wetland area that is now a beaver impoundment was a "moss meadow" and was harvested for sphagnum moss. A trail runs through the property from Melendy Rd. to Ruonala Rd. where the 200ft. frontage may be suitable for future parking. The Rotch property is quiet, serene and naturally diverse. Use of motorized vehicles is forbidden. The property was last timbered in 2009. The 14-acre swamp and associated brooks and wetlands are important habitat for a full range of wetland species. There are also some low areas in the forest that have vernal pool characteristics. Terrestrial wildlife is limited, however, because of the small size of the forest and its encirclement with roads and residential development. In 2013, the Episcopal Church of Milford deeded ownership of Lot 52-18-6 to the Town of Milford. In 2014, this property was merged with the Rotch Town Forest.

Dadoly Town Forest: These 18 acres of forested property between Federal Hill Rd. and Fox Run Road were acquired by the Town in 1991. It was designated a Town Forest in 2004. The numerous lots that comprise it were consolidated into one lot, Map53Lot72. Public use is allowed. Because of the small size of the property, and its location surrounded by residential development, the wildlife habitat value is limited. The important features are the seasonal brooks, the early successional habitat of the power line clearing and the ruffed grouse or woodcock habitat.

Mile Slip Town Forest: The Town purchased this 453-acre property in 2005 with a bond which was approved by 75% of the voters. In 2006, the Town voted to designate this property as a Town Forest. There are over 5 miles of trails constructed on the property. Initially, motorized wheeled vehicles were allowed on specially constructed trails. The condition for this use by motorized vehicles was contingent on the trails and their maintenance being adopted by a registered ATV Club. This never happened, so in 2006 motorized vehicles use was prohibited on the trails of Mile Slip; following intense and damaging impacts to the trail network. The Commission contracted with Bay State Forestry to create a management plan in 2013.

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EASEMENTS

Many Milford landowners have chosen to restrict uses of their property to those which support quiet recreation, agriculture or forestry. The uses allowed on these parcels are defined in conservation easements, each unique to the particular property. Many of these parcels remain in private ownership, some are owned by the Town of Milford. Approximately 1300 acres are managed by the MCC and are listed in Table 5.

Table 5
Restricted Lands by Deed or Conservation Easement

Property Name	Type of Protection	Map and Lot	Acres
Cadran Drive	Deed Restrictions	051-003-00-000	24.1
Beech Ridge	Deed Restrictions	006-045-000-000	28.0
Buchholz Land – McGettigan Rd	Conservation Land	040-005-000-000	1.1
Christmas Tree Lane	Easement	001-011-000, 6-12, 15-17	2
Conrey	Easement	010-002-000-000	79.2
Currier	Easement	008-066-000-000	1.6
Dadoly Town Forest	Town Forest	053-072-000-000	15.2

Falcon Ridge Open Space and Frog Pond	Conservation Land	003-005-047-000	38
	Conservation Land	003-005-048-000	
	Conservation Land	003-004-000-000	
	Conservation Land	003-005-000-000	
Ferguson Farm	Easement	008-001-000-000	35.2
Fessendon/Brookline Town Line Land	Conservation Land	056-069-000-000	8
Great Brook Condominums	Conservation Land	041-040-001-000	3
	Conservation Land	041-040-004-000	12.6
Hampshire Hills multiple lots 36,41,49, 52	Easement	048-036-000-000	9
Hartshorn Pond & Land	Conservation Land	002-029-000-000	10
Hayward Commons	Conservation Land	008-006-001-000	1.6
Moritz	Easement	053-034-005-000	1.5
Highgate IV - CE on plan	Easement	049-012-004-000	1.5
Highgate IV - CE on plan off Stable Rd	Easement	049-012-005-000	2.2
Hitchiner Town Forest	Town Forest	046-002-000-000	193.8
Holcombe Easement	Conservation Land	008-003-000-000	10
Holland Farm	Easement	041-028-000-000	40
	Easement	041-031-000-000	49
Islands in Souhegan River	Conservation Land	004-042-000-000	5.2
Kasey Drive	Easement	041-001-003-000	2.3
	Easement	041-001-002-000	3.2
Law property	Easement	008-023-000-000	4.6
	Restriction	008-047-000-000	6.3
Leisure Acres	Easement Open Space	042-073-000-000	2.9
		008-092-000-000	0
Meadowbrook Drive	Easement	007-033-000-000	0
	Easement	007-032-000-000	3.1
	Conservation Land	006-039-001-000	5.9
Mile Slip Town Forest	Town Forest	055-005-000-000	452
	Town Forest	050-009-000-000	
Noon's Quarry easements and Fire Pond	Easement	046-037-022-000	3.1
	Easement	046-037-023-000	
	Easement	046-037-024-000	
	Easement	046-037-026-000	
	Town- owned Land	046-037-025-000	
Nye Property	Easement	051-001-003-000	0.87
Perry Rd./Wilton Rd.	Easement	007-020-000-000	12
Pratt Property/ Mile Slip Town Forest	Conservation Land	045-002-000-000	34
Prunier/Trombly	Easement	008-002-002-000	4.8
Rail Trail - Johnson easement	Easement	047-015-000-000	65
Rail Trail - Mack Easement - 5 acres	Rail Trail	052-014-000-000	5

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Rail Trail -Talarico- trail and parking easement	Easement	047-015-000-000	.1
Rail Trail Desmarais land swap	Conservation Land	043-010-000-000	1
Rail Trail Desmarais land swap	Conservation Land	043-011-000-000	1.4
Rail Trail Desmarais land swap	Conservation Land	043-012-000-000	4.7
Rail-Trail		042-077-000-000	2.0
Rail Trail Wentzell Property Armory Road	Conservation Land	042-076-000-000	4.2
Riverlea Open Space	Trail Easement	008-004-001-000	1
Rotch Town Forest	Town Forest	~~052-018-000-000~~	~~56.7~~
Shelburne Property	Conservation Land	~~045-020-000-000~~	~~52~~
Singer Brook	Easement	005-003-001-000	28.3
Souhegan Boys and Girls Club	Trail Easement	021-023-000-000	0
SRT - Nilsen Trail easement	Trail Easement	008-004-000-000	0
SRT - North River Rd.	Town-owned Land	006-028-000-000	0
SRT - Trombly Trail easement	Trail Easement	008-010-000-000	0
SRT - Trombly Trail easement	Trail Easement	008-011-002-000	0
SRT - Trombly3 Trail easement	Trail Easement	008-005-000-000	0
SRT - Trombly3 Trail easement	Trail Easement	008-009-000-000	0
SRT - Masonic Temple Trail Easement	Trail Easement	021-022-000-000	0
SRT - MCAA Milford Hospital Walking Path	Trail Easement	008-011-000-000	0
Sunview II	Conservation Land	007-013-000-000	5.3
Trombly Terrace, Sunny Prairie	Easement	004-029-001-000	4.2
	Easement	004-031-005-000	8.7
	Easement	004-031-006-000	2.8
	Easement	004-031-008-000	2
	Easement	004-043-000-000	2.8
Ulricson	Easement	038-029-000-000	9
Wallingford Place Trail easement	Easement	056-045-008-000	1.7
West Hill	Conservation Land	003-015-000-000	
	Conservation Land	004-003-053-000	
	Easement	004-003-000-000	10
Wyman Farm open space (off Ponemah Hill Rd)	Conservation Land	054-001-008-000	13.9

AGRICULTURE

The preservation of agricultural land is important to those who work the land for a living. It also provides a number of important benefits to the town as a whole. Conservation of agricultural land: (1) provides a local source of fresh food; (2) protects open space and scenic views; (3) preserves Milford's rural character, important to residents and businesses; (4) provides wildlife habitat, especially for deer, turkeys, farmland birds, and woodcock; (5) protects water supplies by preserving recharge areas and limiting impermeable surface area; (6) makes productive use of floodplains; (7) conserves farming knowledge and skills; and (8) preserves areas of high potential for prehistoric sites. There are two ways of identifying agricultural resources: agricultural soils and active agricultural use. Each is important in assessing the town's agricultural resources and setting priorities for conserving them.

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Areas of important agricultural soil have the potential for economically viable agricultural use. That potential depends on the amount of subdivision and development, protection of soil quality, the existence of adequate water supply, favorable weather conditions, and accessibility of agricultural markets. Milford has significant areas of land designated as Prime (federal) or Important (state) Agricultural Soils. Prime Agricultural Soils are located primarily along the Souhegan River. A large area of Important agricultural soils underlies a developed area of town south of Elm Street. Other areas of important agricultural lands lie along Federal Hill Road, Savage Road, and Amherst Street. It should be remembered that these soil designations are based on Soil Conservation Service classifications, which are mapped only at a small scale. The type and quality of soil will vary somewhat within areas delineated on the soil maps. A Site-Specific Soil Survey is necessary to determine soil characteristics of individual parcels. Prime and Important agricultural soils in Milford are shown in Map 6.
Active agricultural use may or may not be located in Prime or Important agricultural soil. Areas of active agriculture may include parcels that are particularly suited to farming because of their proximity to wetlands or other water resources, access to markets, or the existence of auxiliary farm buildings. In addition, active agriculture itself is a resource to the town. A "critical mass" of active farms in an area is often necessary for agriculture to be economically feasible for any local farmers. Moreover, active farms, with the associated buildings, animals, and cultivated fields are considered scenic by most and contribute to the rural character that makes Milford appealing. Milford has a number of properties currently in agricultural use. Milford's active farmers are listed in Table 6.

Table 6
Active Agriculture in Milford

Name	Location	Products	Market
Burns Farm	Burns Road	hay	Local
Butternut Farm	Federal Hill	vegetables, goats, Christmas trees	Local
Carl Chappell	Osgood Road	silage, beef	Local
Chappell Farm	Federal Hill Road	hay	Local
Spaulding Farm	Spaulding Street	fruit	Wholesale, PYO
Ferguson Farm	North River Road	hay	Local
Fitch Farm	North River Road	hay, corn, dairy, vegetables, flowers	Local/ Wholesale
Holland Farm	Osgood Road	vegetables, goats, berries	CSA , Local
Kokko Property	Osgood Road	trees, pumpkins, corn	Local
McLeod Orchard	North River Rd	apples, peaches, vegetables, flowers, berries	Local, PYO, CSA
Old Savage Farm	Elm Street	Hay	Local
Ryefield Farm	Elm Street	Hay, corn	local
Singer's Brook	North River Road	hay, pasturage	Local
Sunny Prairie Farm	North River Rd	Hay, vegetables, beef, pork, flowers	Local, Wholesale, CSA
Wheeler Farm	Mason Road	Christmas trees	Local, CYO

Protecting agricultural resources is becoming increasingly important throughout the state. The New Hampshire Cooperative Extension Service reports that approximately one million acres of prime agricultural land and about two million acres of non-prime farmland are irrevocably converted each year to urban uses, highways, and other development. The National Agricultural Lands Study (1980) estimated that New Hampshire lost approximately 19,000 acres of farmland annually. Conservation of agricultural resources is particularly important in Milford, which values its rural character but faces increasing development pressures. The work of protecting agriculture in Milford, and throughout the state has already started and is showing results. According to the American Farmland Trust's Farmland Information Center, using 2012 Census data, there is an increase of 2,154 acres of farmland since 2007.

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Agricultural land development rights are held for the following five parcels of agricultural land in town:

1. Old Savage Farm, Elm Street: This 70-acre property has been a farm for over 100 years. Robert A Savage sold this farm to Gary Frye in February 1981 and, at the same time, sold the agricultural development rights to the State of New Hampshire.
2. Donald M. Hawes Farm, Spaulding Street: Donald Hawes, who owned this active 61-acre farm from 1957 to 2002, sold the agricultural development rights to the State of New Hampshire in 1982. In 2002, this farm was purchased by David Orde, who continues to operate the farm for wholesale and Pick Your Own produce. It is known as the Lull Farm.
3. Carl H Holland Farm, Osgood Road: Carl Holland donated a Conservation Easement on his farm to the Town of Milford in October 1984. The easement provides that the property be maintained in perpetuity as open space or used for agricultural production or forestry. In 1998, Mr. Holland donated the entire farm including the buildings to Beaver Brook Association of Hollis NH. The interest in this property held by the Town of Milford remains in effect. In 2007, Paul and Nancy Amato purchased the property from Beaver Brook Association. They renovated the historic farm buildings and funded the establishment of a Community Supported Farm.
4. Ferguson Farm, North River Road: In October 2002, Sean Trombly purchased the property and donated a conservation easement on the property. The house is currently listed in The New Hampshire State Register of Historic Places. The farm is managed for hay and field crops.
5. Holcombe Farm, North River Road: In May 2002, Mr. and Mrs. Robert Holcombe donated a conservation easement on approximately 38 acres of land along North River Road, ten of which are along the Souhegan River. The property is managed for hay and pasturage.

In addition, some parcels of land in town have been purchased by the New Hampshire Department of Fish and Game on North River Road for water supply protection purposes and are currently leased to farmers for agricultural use. There are several large parcels of undeveloped land that are agriculturally managed for forage by either the Fitch or Trombly families.

Methods for keeping land in agricultural use and preventing loss of potential agricultural land include agricultural zoning, floodplain zoning, conservation zoning, restriction of development to several lots, cluster development, transferable development rights, scenic easements, compensable regulations, tax stabilization agreements, current use taxation, deed restriction, purchase of full or less-than-full property rights by the municipality or a land trust, purchase and leaseback arrangements.

WILDLIFE

The conservation of wildlife and wildlife habitat provides many benefits to the town, including 1) preservation of open space and scenic views, 2) recreational and educational opportunities, 3) water resource and water supply protection, 4) wind, noise, and visual buffers, and 5) flood prevention.

The cumulative effect of development is detrimental to wildlife habitat. Although a single development may destroy only a fraction of existing wildlife habitat area, repeated approval of such development will quickly reduce or eliminate the land's ability to support many species of plants and animals and irrevocably prevent future use of land as wildlife habitat. The following table lists the animal species currently endangered or threatened in the State of New Hampshire. *Endangered wildlife* are those native species whose prospect for survival in New Hampshire are in danger because of a loss or change in habitat, over-exploitation, predation, competition, disease, disturbance or contamination. Assistance through management is needed to ensure continued existence as a viable component of the state's wildlife community. *Threatened wildlife* are those species which may become endangered if conditions surrounding them begin, or continue, to decline.

*= Federally threatened or endangered

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Table 7
Threatened and Endangered Species

MAMMALS Endangered: * Small-footed bat, *Myotis leibii* New England cottontail, Sylvilagus transitionalis Gray wolf, Canis lupus	 Threatened: pine marten, Martes americana Canada lynx, Lynx canadensis
BIRDS Endangered: northern harrier, *Circus cyaneus* golden eagle, Aquila chrysaetos * piping plover, Charadrius melodus upland sandpiper, Bartramia longicauda * roseate tern, *Sterna dougallii* least tern, Sterna antillarum sedge wren, Cistothorus platensis	Threatened: common loon, *Gavia immer* three-toed woodpecker, *Picoides tridactylus* grasshopper sparrow, Ammodramus savannarum pied-billed grebe, Podilymbus podiceps * bald eagle, Haliaeetus leucocephalus peregrine falcon, *Falco peregrinus* common tern, *Sterna hirundo*
FISH Endangered: * shortnose sturgeon , Acipenser brevirostrum American brook lamprey, *Lethenteron appendix*	Threatened: Bridle shiner, Notropis bifrenatus
REPTILES Endangered: timber rattlesnake, *Crotalus horridus* Blanding's Turtle, Emydoidea blandingii eastern hognose snake, *Heterodon platyhinos*	Threatened: Spotted turtle, Clemmys guttata Black racer, Coluber constrictor
AMPHIBIANS Endangered: marbled salamander, *Ambystoma opacu*	Threatened: (none currently listed)
INVERTEBRATES Endangered: * dwarf wedge mussel, *Alasmidonta heterodon* brook floater, *Alasmidonta varicosa* frosted elfin butterfly, *Incisalia irus* * Karner blue butterfly, Lycaeides melissa samuelis Persius dusky wing skipper, *Erynnis persius* Ringed bog haunter dragonfly, *Williamsonia lintneri* cobblestone tiger beetle, *Cicindela marginipennis* Puritan tiger beetle, *Cicindela* White Mountain fritillary, *Erynnis persius*	Threatened: pine pinion moth, Lithophane lepida White Mountain arctic, *Oeneis melissa semidea*

Actions to protect wildlife habitat include the following:

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- Restrict the amount and level of development in wetlands. Wetlands are essential habitats for many species of wildlife
- Encourage concentration of development in central areas of town, leaving outlying areas relatively less developed and more suitable for wildlife habitat.
- Establish minimum lot sizes in outlying areas
- Maintain a conservation fund to purchase land or development rights in areas suitable for wildlife habitat.
- Educate the public about applicable wildlife laws and investigate incidents of suspected illegal hunting and trappingMaintain or create wildlife corridors through well-designed open space preservation in subdivision plans to promote conservation connectivity.

SCENIC RESOURCES

Milford has a number of scenic roads and scenic vistas, which contribute to the town's rural character and aesthetic quality. These areas should be identified, and appropriate measures should be taken, to protect their value to the community.

Scenic Roads

Under RSA 231:157 and 158, towns may designate any road (other than Class I or Class II state highways) as Scenic Roads by town meeting vote. This important piece of legislation stipulates that a public hearing must be held and approval of the Planning Board or official town body be obtained before any repair, maintenance, reconstruction, or paving takes place that would involve cutting of medium or large sized trees or removal of stone walls.

Scenic Road designation protects views from destruction without being overly restrictive or inflexible. The law does not prevent landowners from working on their property. The law does not affect routine maintenance. The highway superintendent is allowed to cut trees, shrubs, vegetation, and any other natural or man-made obstruction within three feet of the traveled roadway without consent and to cut trees beyond three feet of the roadway in emergency situations. Furthermore, Scenic Road designation does not affect the town's eligibility to receive state construction and reconstruction aid pursuant to RSA 231.

The advantage of Scenic Road designation is that it provides a mechanism for public input before the highway department does its work. Views that are highly valued by property owners and those who travel the roads daily are not destroyed suddenly and unexpectedly by maintenance personnel unaware of their value.

Table 8 lists the scenic roads in Milford, nearly 22 miles in all. Map 8 shows the location of Scenic Roads.

Table 8
Scenic Roads (with date of designation)

Road	Location
Ball Hill Road	Entire length from the intersection with Melendy Road to the intersection with Young Road (1974).
Emerson Road	From the intersection with Federal Hill Road to the intersection with Ponemah Hill Road (1991), and from the intersection with Route 13 South to the intersection with Federal Hill Road (1992).
Federal Hill Road	From the State Compact Line to the Hollis Town Line (1974).

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Foster Road	From the intersection with Ponemah Hill Road to the Brookline Town Line (1988).
Jennison Road	From the intersection with North River Road to the Mont Vernon Town Line (1991).
Joslin Road	From the intersection with Jennison Road to the Amherst Town line (1975).
Mason Road	From the intersection with Osgood Road to the Wilton Town Line (1974).
McGettigan Road	From the intersection with Mason Road to the Wilton Town Line (1975).
Melendy Road	From the intersection with Osgood Road to the intersection with Route 13 South (1991).
Mile Slip Road	From the intersection with Mason Road to the Brookline Town Line (1991).
North River Road	From the Old Iron Bridge (a.k.a. The Green Bridge) to Wilton Road (1993 and 1994). This bridge was removed in 2015. The abutments are still in place.
Osgood Road	From the intersection with Melendy Road to the intersection with Young Road (1975) and from the intersection with Young Road to the Brookline Town Line (1991).
Ponemah Hill Road	From the intersection with Route 101A (Nashua Street) to the Amherst Town Line (1975).
Ruonala Road	From the intersection with Melendy Road to the Brookline Town Line (1991).
Savage Road	From the intersection with Phelan Road to the Wilton Town Line (1975).
Young Road	From the intersection with Ball Hill Road to the intersection with Osgood Road (1974)

Scenic Vistas

Scenic views can be lost unexpectedly due to development of open land parcels or clearance of roadside trees and shrubs. Protecting scenic vistas and view sheds from the effects of haphazard development allows a community to preserve its unique charm, build civic pride and attract positive growth to the area. In addition to Scenic Road designation, several means of protecting the town's visual resources exist.

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Acquisition of land or acquisition of development rights by purchase, transfer, or preferential tax treatment ensures that development will not destroy scenic views. Note that protection of scenic views may not require purchase of entire parcels of land. The view along a scenic road can be protected from destruction by road agents and property holders by acquiring rights to a buffer strip adjacent to the road. The view of a hilltop may be better preserved by preventing development on the hilltop than by trying to prohibit development in the lower land from which it is visible. Zoning laws can limit the height of buildings based on their proximity to designated view sheds. Overlay zoning could identify existing and planned openings in the built environment that allow views of scenic vistas and view sheds.

A final method of conserving views for public enjoyment is the control of billboards and other signage. Billboard regulation is most effective when it is enacted before a significant number of signs have been erected due to requirements that 'just compensation' be paid for removal of existing signs. Milford currently exercises control over the number, size, and height of signs in all parts of town through its zoning ordinance. In addition, portable signs, and advertisements not incidental to the use of the property on which they are installed are prohibited.

Milford's scenic vistas are described in Table 9 and shown on Map 9 .

Table 9
Scenic Vistas in Milford

Location	Description
Jennison Road	Various points along this road provide views southward over the entire town.
Look-Out Point	Located on Mayflower Hill Town Forest north and west.
Federal Hill Fire Tower	Views in all directions.
Federal Hill Road	Various points along the roadway afford views in all directions.
Mason Road	About 1,000 feet west of intersection with Whitten Road is a view southward of Burns Hill.
Savage Road	To the northwest is a view of a stand of dogwoods on Map 10 Lot2
North River Road	Views of town and hills and the Souhegan River
Elm St.	Views to the west and the Souhegan River

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PARK AND RECREATION LANDS AND FACILITIES

Adequate parks and recreational facilities are necessary to ensure the health, education, and general well-being of residents. Milford has several public parks and facilities offering recreational opportunities which are managed by the Milford Recreation Department. In addition to these facilities located at Keyes, Kaley, Hartshorn, Emerson, Bicentennial, Adams, Shepherd and MCAA (Milford Community Athletic Association) parks, the Milford Conservation Commission manages nearly 19 miles of trails on Town Forest lands and two Trails.

The Granite Town Rail Trail: An abandoned railroad bed provides an excellent surface for hiking on this 3.1-mile trail in Milford. A trailhead is located to the north of the Department of Public Works facility on South Street. There is additional

parking available on Armory Road and on Melendy Road. The trail continues southerly into Brookline New Hampshire. This trail is enjoyed by many visitors and provides training for Milford School sports programs and the 3rd Battalion, 172nd Infantry Regiment of the New Hampshire Army National Guard. About 400 Ultra runners participate in the annual Ghost Train Ultra Race, the first 100-mile Ultra race in New Hampshire.

The Souhegan River Trail: This trail follows the north bank of the Souhegan River from downtown Milford in a westerly direction for about 2 miles. The Town of Milford has legal rights along the stretch of the trail, however there is a section in the middle at the junction with Hartshorn Brook which separates the trail into Souhegan West and Souhegan East Trails. There is a gravel bank on a narrow trail easement for which the MCC has been unable to resolve habitat concerns.

CHAPTER 3 REGULATIONS, CONSERVATION TECHNIQUES, AND FUNDING PROGRAMS

This chapter identifies major state and federal regulations, describes various types of local conservation techniques, and identifies federal, state and local funding sources.

REGULATIONS

It is important for Conservation Commission members, local officials and the public to be familiar with state and federal regulations for several reasons. First, individuals may notice commercial or industrial uses not in compliance with state or federal requirements and may wish to notify offenders and/or the appropriate authorities. Second, the state delegates some regulatory power to local governments. A municipality can most effectively manage and protect its resources with full knowledge of the actions that the state allows and requires of it. Finally, in some cases state regulations may preempt local regulations. According to the New Hampshire Association of Conservation Commissions' Handbook for Municipal Conservation Commissions in New Hampshire, the courts have found local regulation to be pre-empted by the state in the areas of herbicides, hazardous waste facilities, construction and maintenance of dams and hydropower facilities, access to State Highways, and location of power lines.

Permit and funding programs in this section are arranged alphabetically by activity or natural resource type.

1. Current New Hampshire Revised Statutes Annotated (RSA) such as but not limited and related to the following, may be found on the web;Air Quality RSA 125-C
2. Dams RSA 482:29 and (RSA 482-A).
3. Excavation, Mining, and Significant Alteration of Terrain RSA 155-E, RSA 12-E. RSA 485-A:17, (RSA 483-B).
4. Flood Control and Flood Insurance
5. Groundwater Protection/Wellhead Protection RSA-485-C
6. Historical and Archaeological Resources (RSA 227-C.)70.
7. Invasive Species: Code of Administrative Rules; Agr 3800 ; 487:16-a Exotic Aquatic Weed Prohibition.
8. Lakes And Boating RSA 271-A., RSA 483-A, RSA 271:20).
9. River Management RSA 483
10. Road Construction Across Public Waters RSA 485:9
11. Scenic Roads RSA 253:157 and 158, RSA 235, RSA 231:158
12. Solid Waste RSA 149-M
13. Timber RSA 227-J, RSA 79, RSA 485-A:17, RSA 482-A, RSA 227-I
14. Toxic Substances and Pesticides RSA 277-A, RSA 430:28-48
15. Trails RSA 231-5, RSA 36-A:4, and/or RSA 31:110, RSA 265, RSA 212:34 and 508:17
16. Underground Storage Tanks RSA 146-C, RSA 146-D
17. Waste Treatment and Disposal - See Also Solid Waste RSA 485-A:13, also RSA 485 & 485-C, RSA 146-A

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18. Water Quality – General RSA 483-B, RSA 483
19. Wetlands RSA 482-A
20. Wildlife RSA 212-A, RSA 217-A

LOCAL CONSERVATION TECHNIQUES

This section contains a more detailed description of techniques mentioned in Chapter II, which can be used by local governments for conservation purposes. The section describes land use controls, taxation and spending programs, and land acquisition methods.

Local Land Use Controls

TRADITIONAL ZONING

Conventional zoning establishes land use districts in which some uses are permitted as of right, some uses are prohibited, and some uses are allowed under certain conditions. In addition, each district generally has other requirements regarding lot size, frontage, setbacks, and building size.

Conventional zoning is sometimes used to protect water resources and other natural resources. Conventional zoning districts have been used effectively to protect watersheds of surface water supplies, lakeshore areas, and buffer regions surrounding groundwater wells. These districts are less appropriate for protecting natural resources such as wetlands that are scattered throughout the town and cannot be easily and accurately depicted on a zoning map.

ENVIRONMENTAL OVERLAY DISTRICTS

Overlay districts are an effective and relatively simple way of protecting important natural resources that are scattered in many small areas throughout the town or are difficult to delineate with great precision on a zoning map. A separate overlay district and associated requirements can be drawn up for each type of significant natural resource. Overlay districts have been used to protect floodways and floodplains, wetlands, steep slopes, aquifers, rivers, streams, ponds, and lakes. Development on any given land parcel must comply with the requirements of the underlying land use district as well as the requirements of each overlay district that has been superimposed. Thus, a combination of restrictions tailored to particular environmental characteristics is applied to each property.

PERFORMANCE ZONING

Performance standards zoning regulates the impact of a development (e.g., in terms of traffic, noise, water quality), unlike conventional zoning which focuses on the type of land use (e.g., residential, commercial, industrial). Performance standards are most commonly used in combination with conventional zoning, and may vary by district.

Performance zoning can provide greater flexibility and design variety than conventional zoning while assuring that development projects are economically and environmentally sound. For performance standards to be effective, however, local planners must have sufficient time and expertise to evaluate detailed impact analyses. Generally, it is a good idea to require a performance bond large enough to ensure that the user of the property lives up to his or her promises. Damage to vegetation, contamination of water supplies, and alteration of topography are difficult or impossible to correct after the fact.

CLUSTER AND PLANNED UNIT DEVELOPMENT

Cluster development and planned unit development (PUD) can accomplish environmental protection and open space preservation goals by allowing a certain degree of flexibility in site design. Cluster development is usually entirely residential, whereas PUDs often combine a mixture of residential, commercial, and other uses.

These techniques require more development review time than traditional development regulations, but they provide several important advantages that make them worthwhile: (1) facilities can be sited to avoid impacting the most environmentally sensitive areas of the land, (2) non-built areas can be concentrated to provide a large area of open

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space for use by all residents and/or patrons of the development, (3) concentration of buildings and preservation of buffer areas can minimize negative visual impacts on the community.

Taxation/Spending

CURRENT USE ASSESSMENT

Some property owners in town wishing to keep their land undeveloped may be prevented from doing so by the pressure of property taxes assessed at the land's "highest and best" use. These property owners may be encouraged to apply to the current use assessment program.

Authorized by RSA 79-A, the current use assessment regulation provides an economic incentive to landowners who do not develop their property. The program, administered by the NH Department of Revenue Administration, is designed to "prevent the loss of open space due to property taxation at values incompatible with open space usage" (RSA 79 A:1). Parcels of farm, forest, and unproductive land of ten acres or more; wetlands of any size; and farmland generating at least $2,500 annual gross income are eligible for reduced property assessments under the program.

Local officials must assess any property in the program at the level prescribed by the Current Use Board. In exchange for the reduced assessment, owners agree to pay a penalty (or land use change tax) equal to ten percent of the fair market value of the property if the property no longer qualifies for current use. Table 9 represents Current Use acreage in Milford over time.

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TABLE 9
CURRENT USE ACREAGE

YEAR	1993	2003	2017	2019	2020
Forest Land	5352 acres	5776 acres	4765 acres	4666.68 acres	4654.45 acres
Farmland	1074 acres	847 acres	738 acres	760.58 acres	753.83 acres
Unproductive	263 acres	345 acres	350 acres	338.00 acres	318.97 acres
Total acres	6689 acres	6968 acres	5853 acres	5,765.26 acres	5727.25 acres

CAPITAL PROGRAMMING

A well-considered capital improvements program is an important part of any conservation management plan. It allows for coordination of the goals of municipal departments responsible for water, sewer, schools, public safety and other public services and the town's conservation goals. Furthermore, it allows proposed capital expenditures for open space lands, development rights, and parklands and associated recreational facilities to be compared with the community's other facility needs. When conservation projects are explicitly considered in relation to other proposed projects, the town's priorities can be identified. Conservation projects are less apt to be "lost in the shuffle."

Finally, although the community will always want to become aware of conservation opportunities that arise unexpectedly, a capital improvements program allows some conservation expenditures to be anticipated. Costs can be spread over a number of years, stabilizing the tax rate.

URBAN AND RURAL SERVICE AREAS

Urban and rural service areas provide a way of limiting the adverse environmental impacts of development in outlying areas of a town. Urban and rural areas are delineated based on the availability of municipal services, and different land use regulations are applied to each. The most intensive land uses, such as moderate and high-density housing and most commercial and industrial uses, are restricted to areas served by municipal water, sewer, and other services. Less intensive uses, which can be supported by private water wells and/or septic disposal systems without causing significant environmental damage, are permitted in the rural service areas. The urban service area can be expanded as the community grows and is able to extend municipal services.

Land Acquisition

DONATION

Accepting donations of land for conservation purposes is an inexpensive and relatively simple method of conserving a town's natural resources. The donor may be eligible for federal income tax deductions and is assured of long-term conservation of the land. Conservation Commissions “may receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the local governing body, such gifts to be managed and controlled by the commission for the purposes of this section….."(RSA 36-A:4 Powers) Land can also be donated to other non-profit conservation organizations or government agencies that are qualified recipients of tax-deductible contributions.

When land is donated "outright," full title is immediately transferred to the donee; the donor can claim a charitable gift deduction, which is usually based on the fair market value of the land. When land is donated "by devise or bequest," title is transferred after the donor dies. The donor's estate is reduced by the value of the land, and the estate taxes are reduced accordingly. Donation of a "remainder interest" with a reserved life estate offers a tax advantage less than with an outright donation and more than a donation by bequest. The donor gives the property to an appropriate organization but reserves the right for designated persons to use and reside on the property for their lifetimes. The tax deduction is based on the value of the "remainder," or the current market value less the value of lifetime use and residency.

DONATION FOR RESALE

Landowners may receive charitable gift tax deductions for donations of land having little conservation value if they authorize the town to sell the property and use the income for other land acquisition projects. The town may sell the land with or without conservation restrictions but must first obtain town meeting approval to dispose of the land.

ACQUISITION BY TAX DEFAULT

Towns often acquire and sell, at public auction, lands on which taxes have not been paid. A tax sale, authorized by RSA 80, "shall be of so much of the estate holden as will pay the taxes and incidental charges." During the two-year period after sale, the land may be redeemed by paying the amount for which the land was sold and interest and incidental charges. The town may retain lands acquired by a Town by tax default for public purposes, including conservation, if the action is approved by town meeting vote.

This method of acquisition is virtually cost free for the town, but it requires that the town identify, before they are sold, properties having significant conservation value. The Conservation Commission may be authorized by town meeting

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vote to review parcels before sale and make recommendations about retaining them. Once a valuable parcel is identified, a town meeting vote authorizing the town to retain it and the Conservation Commission to manage it is required.

CONSERVATION EASEMENTS

Conservation easements (sometimes called "restrictions" or "purchase of development rights") may be given or sold under the authorization of RSA 477:45-47. With a conservation easement, the owner retains ownership and control and at the same time provides for perpetual protection of his or her land. The landowner continues to pay property taxes, which may be lower with the restrictions, but no lower than those assessed for current use exemption. Terms of the easement can be designed to fit the particular property and situation. Enforceable by the receiving organization, the terms bind all future owners of the property. Conservation easements generally do not change the use of a property. Rather, they are designed to encourage good land management practices and prevent incompatible development on the property. It should be noted that a conservation easement must satisfy criteria established by the IRS in order to be considered a charitable gift for tax purposes.DISCRETIONARY EASEMENTS

Land suitable for conservation which does not meet criteria of the current use assessment program may be protected by discretionary easements as authorized by RSA 79-C. A discretionary easement may be granted only if it provides one or more of the benefits listed in RSA 79-C:3 and is approved by the selectmen. Discretionary easements do not provide for permanent conservation of land. They are valid for specified periods of time after which development of the property carries no penalty. Furthermore, landowners may be released from the easement in cases of extreme personal hardship. There may be penalties for an early release.

PRESERVATION EASEMENTS

A preservation easement is an agreement between an historic property owner and a government agency or preservation organization, which gives the latter the right to review any proposed changes to the structure. In return for giving an easement, a property owner may be eligible to make a deduction from his taxes. Two major types of preservation easements have been used in the past. The first kind is an exterior facade easement, which may include air rights, exterior maintenance, alterations, and so on. The second kind is for the interior of an historic structure. This type of easement is rarely used, for it is often difficult to enforce and also difficult to acquire. An interior easement may restrict all or part of an interior.

RIGHT-OF-WAY AGREEMENT

Right-of-way agreements are appropriate where public access to only a portion of a property is desired. For example, the Conservation Commission may want access to strips of land on several properties to complete a trail system. A right-of-way agreement provides legal permission for the public to cross a property. Such an agreement may be sold or donated by the landowner and may be limited to a designated period of time.

MUTUAL COVENANTS

A group of property owners may enter into a mutual covenant that restricts development to protect natural resources. For example, lake shore residents may, as a group, choose to prohibit construction within 300 feet of the shoreline to preserve scenic view and wildlife. Mutual covenants are enforceable only by participating landowners and their heirs and successors. The agreements are not necessarily permanent. Covenants may be nullified if a court determines that the original conditions have changed.

Mutual covenants are appropriate when there are several properties in close proximity whose owners are concerned about resource conservation. They are an especially useful tool where the natural resources are locally valued but are not significant enough to warrant conservation easements at the expense of the larger public.

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DEED RESTRICTIONS

An individual landowner may choose to attach deed restrictions to his or her property prohibiting certain types of development. The restrictions "go with" the property upon sale, binding any subsequent owner. Restrictions apply in perpetuity. As with mutual covenants, however, deed restrictions may be nullified if a court finds that conditions have changed.

OPTIONS AND RIGHTS OF FIRST REFUSAL

Options And Rights of First Refusal allow the Town Planner, Conservation Commission, or other organization time to obtain funds at an upcoming town meeting or from other sources. The right of first refusal is less specific about price. It guarantees the town the right to purchase the land for a price equal to a bona fide offer from another party. These mechanisms are appropriate for key parcels threatened by immediate development or parcels for which no definite development plans exist, but which would represent significant resource loss should development occur.

PURCHASE OF LAND AT FULL OR BARGAIN PRICE

The purchase of land allows a Conservation Commission or government entity to exercise the highest degree of control over conservation land. Purchase of land, however, is costly and requires continuing administration and management by the purchasing body. Land purchase in a "bargain sale," or for less than full market value, is more financially feasible for conservation organizations and offers tax advantages to the seller. The seller is eligible for a charitable income tax deduction equivalent to the full market value of the land less the selling price.

Conservation Commissions "may receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the local governing body, such gifts to be managed and controlled by the Commission for the purposes of this section. Said Commission may acquire in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, the fee in such land or water rights, or any lesser interest, development right, easement, covenant, or other contractual right including conveyances with conditions, limitations or reversions, as may be necessary to acquire, maintain, improve, protect, or limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas within their city or town, and shall manage and control the same, but the city or town or commission shall not have the right to condemn property for these purposes." (RSA 36-A:4 Powers)

To ensure that property acquired for conservation purposes is used as intended, the Conservation Commission may want to include a reverter clause in the deed. With such a provision, ownership of the land reverts to another party if the property is used for other than conservation purposes. The clause could provide that ownership revert to the original owner or some willing conservation organization authorized to own property. If such a reverter is included, the organization to which the land will revert must agree by signing the deed. As part of the acquisition process an easement can be placed on the property and granted to an organization such as the Souhegan Valley Land Trust, which will ensure conservation of the land in perpetuity.Funding Programs

The Land and Water Conservation Fund is a federal fund administered in New Hampshire by the Division of Parks and Recreation in the Department of Resources and Economic Development. It is authorized for use specifically for recreation and conservation purposes. The fund awards grants to municipalities, school districts, or states for up to 50% of the appraised fair market value of lands acquired and recreation facilities acquired or constructed. The remaining portion of the cost must be raised, appropriated, or donated locally. Applications meeting program criteria are ranked according to recreation priority and local funding, and projects are selected accordingly.

The Pittman-Robertson Act, Dingell-Johnson Act and Wallop-Breaux Act authorize federal funding for land acquisition which is administered in New Hampshire by the Fish and Game Department. These funds pay 75% of the appraised fair market value of land purchased by the Department for wildlife protection, game or fish management, and access to public waters. Land

acquired with these funds remains under state ownership.The Aquatic Resource Mitigation Program (ARM) is administered by NH Department of Environmental Services. It is funded through mitigation fees paid by landowners who are unable to provide on-site mitigation for wetland impacts. The Mooseplate Grant, administered by the State Conservation Committee (NH SCC) is another state program which is funded through the sale of Conservation License Plates. Both funds will provide matching funds for land acquisition.

Conservation Commissions are allowed to receive municipal appropriations and private donations for the purpose of acquiring conservation lands or easements. One source of funds that should be considered for this use is the charge for removing a property from current use assessment. Under RSA 79-A:25 a town may choose by a majority Town Meeting vote to place all or part of the land use change tax revenue in a conservation fund.

The Souhegan Valley Land Trust has been involved in the acquisition of property and development rights in a number of Souhegan River valley towns. The Trust is a private organization that helps arrange financing when opportunities to conserve significant parcels of land arise.Other organizations that may be able to accept donations of land and easements or help municipalities raise funds for acquisition of conservation lands and easements include the Audubon Society, The Society for Protection of New Hampshire Forests, the Trust for Public Lands, and the Nature Conservancy.

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CHAPTER 4 PRIORITIES FOR NATURAL RESOURCE MANAGEMENT

GENERAL PRINCIPLES

Conservation strategies must be designed to provide the maximum benefit possible with the limited human and financial resources available for conservation. Several principles underlying an effective conservation strategy are discussed below.

Conservation Method Appropriate To Need

Conservation techniques should be carefully selected to provide adequate protection of natural resources at the least cost. Chapter 3 identified several conservation techniques and their advantages and disadvantages. Fee simple acquisition provides the maximum degree of protection but is costly and requires continuing maintenance and administration of properties. Given the high cost of land and limited municipal budgets, it would be impossible and undesirable to acquire all of the town's significant natural areas. In many instances, less costly techniques, such as conservation districts, or conservation easements better serve resource protection purposes.

Wetland preservation is a good example of such a case. Because they are large in total area, are often scattered over many properties, and do not require public access to provide benefits as wildlife habitat and flood control, wetlands are not necessarily best protected by fee simple acquisition; often they can be adequately protected by a well-designed wetlands ordinance. Purchase of property should be reserved for instances where public access is important or where adequate regulation would raise "taking" issues.Consideration of Multiple Benefits

When purchase of full or less-than-full property rights is considered, lands that provide multiple benefits are preferable to lands that provide only one type of benefit. For example, a parcel of land located in a floodplain, containing prime agricultural soils, providing active and passive recreation, and underlying an historic mill building should be a higher priority for conservation than a parcel having only one of these features.Importance of Water Resources

High priority should be given to protecting the town's water resources because these resources provide multiple benefits, are unique and irreplaceable, and contribute tremendously to the quality of life. Especially important in Milford are the Souhegan River and surrounding lands. The large floodplains are the location of rich soils, and public access points and riverside greenbelts provide recreation and open space in the heart of the town. Access to this and other water resources are substantially responsible for Milford's appeal to residents and patrons of local businesses.Preservation of Unique Natural or Historic Areas

Resources that are unique to the town and which cannot be replaced or recreated should be given high priority. In Milford, the

town center, or "Oval", contributes significantly to the visual character of the town as well as the vitality of its business and civic functions. Other unique aspects of Milford include the Souhegan River and surrounding lands.Location of Natural Resources

As development pressures mount, it becomes more and more important to place priority on strategically located properties. Large properties or properties abutting other natural areas, many of which are in outlying areas of town, often, but not always, provide the most benefit to Milford residents. Parcels providing visual relief from development in "urbanized" areas of town as well as parcels that are significant in terms of natural resources and face the most immediate development pressure should be targeted for conservation.The Milford Conservation Commission Policy and Procedure Manual contains a suggested land evaluation system developed by the Conservation Commission for judging the relative conservation value of land parcels. This system can be used to prioritize potential land protection opportunities. More important, however, is the system's value as a guide for action. It sharpens the focus of the Conservation Commission's work plan and can be used to initiate discussions with owners of properties considered valuable for conservation purposes.

RECOMMENDATIONS

Milford is fortunate to have a Conservation Commission with considerable experience, expertise, and devotion to the responsibility of protecting the town's resources, encouraging public use, and helping prevent poorly planned development. The actions recommended below represent ways of ensuring that Milford maintains a strong natural and historic resource base in a time of rapid development. Because many of the recommendations contribute to the conservation of more than one type of resource, the recommendations are grouped by type of activity rather than by the goals they further. Some of these recommendations are already a part of the Conservation Commission's regular work program. It will be important to involve other local organizations and town residents to make the volume of work manageable and encourage broad awareness, support, and involvement. Conservation goals can be accomplished through close collaboration with other regional conservation boards, individuals and landowners as well as local, state and federal government agencies.

General

Provide copies of the Conservation Plan to town officials and staff of all town departments. Make copies available for public perusal at several locations including the town hall, town library, and local schools.Identification of resources

Database: Create and maintain a database of all protected land and resources in the conservation office, which would be included in the GIS software program that is currently being implemented in Milford. The GIS program contains data layers for all resources to be protected, namely water resources, wildlife habitat, protected land, scenic roads, forest cover, soil types, topography, existing roads, and trails.

Land Files: Maintain land files of all protected property in Milford. Maintain a file for each property in Milford upon which a conservation related event occurred, such as the filing of a Dredge and Fill permit application with the state.Natural Resource Inventory: Natural resource inventories have been conducted by UNH Environmental Studies students on undeveloped or partially developed areas of town. These inventories are kept in the Commission library. Additional inventories should be conducted on remaining areas as deemed appropriate.Current Use: Inventory and map properties under current land use: This information is available in the Town of Milford Assessing Office Public awareness/education:

a. Maintain the Conservation Commission Website with information about the functions of the Conservation Commission, meeting minutes, agendas, trail maps and conservation issues.

b. Update the Conservation Commission brochure which describes the activities and responsibilities of the Conservation Commission along with membership and contact information.Prepare and distribute informational brochures about town owned lands. Describe the location, history, salient natural features, and rules for public use for each significant parcel. Update the town properties' trail brochures.

c. Support proposed changes to ordinance and regulations intended to conserve natural and historic resources Display large colored maps of Milford's natural resources in the town hall to promote understanding of the town's resources and local conservation efforts.

d. Consider hiring student "conservation interns" during summer and winter school vacations to assist the Commission with management of conservation lands, preparation of informational materials, and other projects as well as provide conservation education and experience.

Regulation

Development Review and Approval Process

a. NHDES Wetland Dredge and Fill application review: Review wetland dredge and fill permit applications that are submitted to the State to ensure adequate evaluation of potential impacts and consideration of alternative development plans. Submit recommendations regarding the proposed impacts in writing to the Wetlands Bureau.Interdepartmental Review: Review plans that are submitted to the Planning Board and theZoning Board of Adjustment. Comment on issues within the Conservation Commission jurisdiction. Encourage enforcement of the Town's Groundwater, Wetland, Open Space and Floodplain protection district provisions to protect Milford's natural resources. Pay close attention to the maximum impervious surface requirements described in the Groundwater Protection District.Encourage the Planning Board to use the site plan review process to avoid unnecessary adverse impact on views of hilltops, fields, natural areas, and other scenic views.Refer to the Open Space Protection District in Milford's zoning ordinance to ensure that open space of a size and location suitable for recreation purposes within residential areas is provided and that the environmental and aesthetic quality of the land is preserved. Discourage subdivision of agricultural land parcels that are large enough to be economically viable.Encourage landowners and developers to inventory significant historic and archaeological resources on their properties and to develop their properties in a manner that conserves these resources to the greatest extent possible.

a. New and Existing RegulationReview and update the Ordinance Governing Regulation of Conservation Lands. Include in the ordinance the use and regulation of motorized vehicles on town owned land.Work with the Planning Board to update existing stormwater management, and erosion and sediment control regulations to reflect EPA Phase II requirements.

b. Review and update the Open Space conservation ordinance to include provisions, including but not limited to, ridge line conservation, slope restrictions, and requirements for use of Site-Specific Soils Mapping Standards.Review the Wetland, Groundwater and Floodplain Protection Districts. Work with the code enforcement officer, town planner and planning board to develop and propose revisions where appropriate.

c. Investigate and propose local timber regulations to supplement existing state requirements to ensure adequate protection of water resources from excessive erosion and sedimentation.Review roadways within the town for suitability as Scenic Roads.

Land and easement acquisition

a. Use the evaluation criteria contained in the Land Acquisition and Management chapter of the Milford Conservation Commission Policy and Procedure manual, along with the general principles listed above to evaluate and rank undeveloped and minimally developed parcels in order of importance for conservation purposes. Maintain the Conservation Fund to purchase land and/or easements targeted as high priority natural areas as well as other important

parcels that become available. Introduce a warrant article at Town Meeting requesting that the penalty imposed for removing land from current use assessment be placed in the Town's ConservationFund. Introduce a warrant article at Town Meeting requesting that a portion of the timber yield tax be placed in the Town's ConservationFund. Notify farmers and other owners of undeveloped land of the town's interest in land conservation. Provide information about tax advantages of land and easement donation, availability of land acquisition funds, and other means of providing for land conservation prior to or at the point of sale.Submit grant applications when appropriate to a public or private land conservation agency to purchase rights to important natural areas in Milford.

a. **Land management**Continue managing the town forests for multiple uses in a manner that will upgrade the health and quality of the forest in the long term as recommended in the Forest Management Plan developed by the Forester.Establish a process for easement monitoring that includes regular visits and documentation.

b. Establish a town wide trail system known as 'FRONT DOORS TO OUTDOORS' that will connect the downtown to neighborhoods and to large tracts of undeveloped land, using sidewalks, greenways and protected open space. Map 12 illustrates existing trails and potential connections. Initially focus on the Souhegan River and the downtown area. Work with the Planning Department and other Town committees and organizations to accomplish this goal.

c. Identify and prioritize undeveloped and minimally-developed parcels of land important for preservation of scenic views, wildlife corridors and other criteria valuable for conservation purposes, using the suggested land evaluation system in the Milford Conservation Commission Policy and Procedure Manual.
Identify important wildlife areas in Milford; identify names of species and describe habitat characteristics. This information can be used to produce informational brochures about Town conservation lands, and to support funding requests to protect significant wildlife areas.

Town Forest management

Dadoly Town Forest Map 53 Lot 72. Size: 16.5 acres

a. Mark the boundaries and improve public access to the land.
b. Erect a sign identifying the property at the entrance off Federal Hill Road.Reference the Forest management recommendations by J. W. Nute UNH Coop. Ext. Forester in Hillsborough County, Dec. 2004 located in the appropriate land file in the Conservation Commission office.

Hitchiner Town Forest Map 46 Lot 2. Size: 193.8 acres

a. Incorporate into any site improvements existing stone walls and building foundations, which provide a link to the land's farm history.
b.
c. Mow the fields, once a year and cut small trees near stone walls on a regular basis.
d. Inspect the pavilion and picnic tables annually.
e. Update the forest management plan.
f. ✓

Mayflower Hill Town Forest Map 8 Lot 92. Size: 41 acres

a. Connect to the Souhegan River Trail.
b. .

Mile Slip Town Forest Map 50 Lot9, Map55 Lot5, Map45 Lot20, Map45 Lot2 Size: 538.25 acres

a. Rotch Property Map 52 Lot 18 Size: 56.71 acres. Mark the bounds of the property and erect signs at entrances. Reference or update the Management Plan (2014).

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Tucker Brook Town Forest Map 40 Lot14. Map10 Lot64 Size: 265.72 acres.

a. ✓
b. Review the existing trail system annually.
c. Reference or update the Tucker Brook Management Plan (2018) ✓
d. Protect the town forest with a conservation easement

~~a.~~ **RECOMMENDATIONS FOR SELECTED TOWN-OWNED OR PROTECTED LANDS**~~Ames Lot - Map 42, Lot 10. Size 10 acres. Review any proposals from the Forest Society for trail extensions into this property.~~

~~b.~~ Brox property - Map 38, Size 273.5 acres. ~~Designate the 'fen' as prime wetland.~~ Permanently protect the upland around Heron Pond

c. Buchholz Conservation Land - Map 40 Lot 5. Size: 1.5 acres. Retain in its natural condition as permanent open space.

d. Conrey Easement - Map 10, Lot 2, Size 79 acres. Develop a trail around the boundary.

e. Emerson Park - Map 25, Lot 28, Size 1 acre. ~~Complete ADA compliant access~~ ✓

~~f.~~ Ferguson Farm - Map 8, Lot 1, Size 35 acres~~. Monitor in cooperation with the Milford Heritage Commission. Extend the Souhegan River Trail.~~ ✓

g. Fessenden Lot/Brookline Town Line - Map 56, Lot 69, Size 7 acres. Recommend open space subdivision plans for abutting parcels in order to enlarge and gain access to this conservation land.

h. Frog Pond Open Space - Map 3 Lots 4 & 5, Size 56 acres, ~half in Wilton. Work with the Wilton CC to create a "Frog Pond Alliance" management plan.

i. Granite Town Rail-Trail – Improve the crossings at and Armory Rds.

j. Great Brook Condominium Conservation Land - Map 41 Lot 40-1 and 40-4. Size: 15 acres. Retain in its natural condition as permanent open space.

k. Hartshorn Pond and Land - Map 2 Lot 29. Size: 10.5 acres~~.~~

l. Hayward Commons Conservation Land - Map 8 Lot 6-1. Size: 1.67 acres. Retain in its natural condition as permanent open space.

m. Holcombe Easement - Map 8, Lot 3, size 10 acres. Build a bridge over Hartshorn Brook, extend the Souhegan River Trail

n. McLane Dam area - Improve access for seniors, young families and physically challenged persons. Post against ATV use.

o. Meadowbrook - Map 6, Lot 39(part), Map 7 Lot 32,33(part), Map 38 Lot 1(part), size 4.7 acres Coordinate with the businesses for access from Tucker Brook Town Forest, a bridge design, construction and picnic area.

p. Perry Rd./Wilton Rd. easement - Map 7, Lots 18, 19, 20, size 10 acres. Manage for bob-o-link, a threatened species. Is this a large enough area to support a healthy habitat for bobolink?

q. Souhegan River Trail – Complete construction from Emerson Park to the Milford Fish Hatchery.

r. Sunview II Conservation Land - Map 7 Lot 13. Size: 5.28 acres. Mark the boundaries, retain in its natural condition as permanent open space.

s. West Hill Conservation Lands. - Map 3 Lot 15. Size: 6.87 acres. Retain in its natural condition as permanent open space.

t. Sherburne Property (M45L20) should be evaluated and a management plan created

u. Pratt property (M45L2) should be evaluated and a management plan created

v. Trail corridor across Map50L1-6) between Mile Slip TF and Sherburne parcel should be investigated and developed.

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