

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMORANDUM

Date: June 16, 2022
To: Planning Board
From: Lincoln Daley, Community Development Director
Project: Brookstone Manor, LLC, Tax Map 19, Lot 25-9, 135 Elm Street. Donation of 7.1 acres of the subject property to the Town Pursuant to RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both.

PURPOSE:

The purpose of this discussion is for the Board to discuss the donation of the undeveloped 7.1 acre portion of the 11.9 acre property owned by Brookstone Manor, LLC. The property is located at Tax Map 19, Lot 25-9, 135 Elm Street. The donated area is represented in the attached Lot Line Adjustment Plan and labeled as "Parcel A". In order to accept the donation of the property, the Board of Selectmen is required to hold two public hearings in accordance with NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both. As part of the process prior to accepting the donation, the Board solicits recommendations from the both the Planning Board and Conservation Commission. The Selectmen's final vote would take place at the June 27th meeting after the two public hearings occur.

BACKGROUND:

Brookstone Manor LLC, Town of Milford, Boards/Commission/Committees, and the Milford Dog Park Association have partnered to construct a proposed a municipal dog park and passive recreation area on the rear portion of the 135 Elm Street property. The project represents the culmination of many years of collaboration, planning, and vested stakeholders. The Brookstone Manor LLC property was identified as the preferred location by an established selection committee in 2017-2018 after a comprehensive analysis that and included 10 identified properties. The Board of Selectmen formally supported the location of dog park at the Brookstone Manor LLC property in mid-2018.

Since that time, the parties have been working together to develop a mutually beneficial project and pathway to effectuate the proposal. The final determination was for Brookstone Manor LLC to donate the 7.1 acre portion of their property to the Town and said property would then be incorporated into the abutting Town owned property located at Tax Map 19, Lot, 127 Elm Street. The donation is conditional upon the creation of the dog park, a dedicated/private path for the Brookstone Manor tenants, and potential future allowances for park related amenities (e.g. benches, tables). Lastly, the donation is conditional upon placing a permanent conservation and recreation deed restriction on the 7.1-acre area. The deed restriction would define the desired uses and ensure that the property to be donated will be permanently limited to conservation and recreation purposes/uses. The property would become an extension of the municipal park system (e.g. Keyes Memorial Park) for the benefit of the general public and tenants of Brookstone Manor.

This process required multiple steps that included receipt of a Variance before the Board of Adjustment and approval of a Lot Line Adjustment before the Planning Board. With both approvals recently received, the next step is for the Board of Selectmen to consider accepting the donation of the 7.1 acres and codify terms of the deed restriction with the Brookstone Manor, LLC.

The dog park layout and design are currently being vetted by the Town Staff and the Dog Park Association. The final design and layout will be presented to the Planning Board for input and administrative approval. The proposed park will be centrally located and consist of an area totaling one acre. The development and construction of the dog park and related pedestrian/vehicle access will be funded by the Milford Dog Park Association. Maintenance of the dog park and donated area would become the Town's responsibility and primarily consist of trash pickup. Parking and access to the 7.1 acres and dog park will be from 127 Elm Street property. Please refer to the attached Milford Dog Park Association project summary for more details.

REVIEW/RECOMMENDATIONS:

The donation of property is the result of a mutually beneficial and collaborative process involving the property owner, Town, and Milford Dog Park Association. The donation of the property represents a unique opportunity to acquire 7.1 acres abutting the Souhegan River that will become an extension of the municipal park system and essential connection to other Town owned properties and established/future trails systems (See 2014 Pedestrian Connectivity Plan). In addition, the donation of the property will allow the construction of the dog park, an identified need and asset within the community. Staff supports the donation of 7.1 acres and recommends that the Board accept the donation as described.

Staff recommends the Board vote to accept the donation of the 7.1 acres and request that Staff draft and then send a letter of support to the Board of Selectmen for their meeting on June 27th.

The Conservation Commission met on May 12, 2022 and upon review and consideration voted unanimously in support of the Board granting the easement. See attached letter of recommendation.

Enclosed, please find the following:

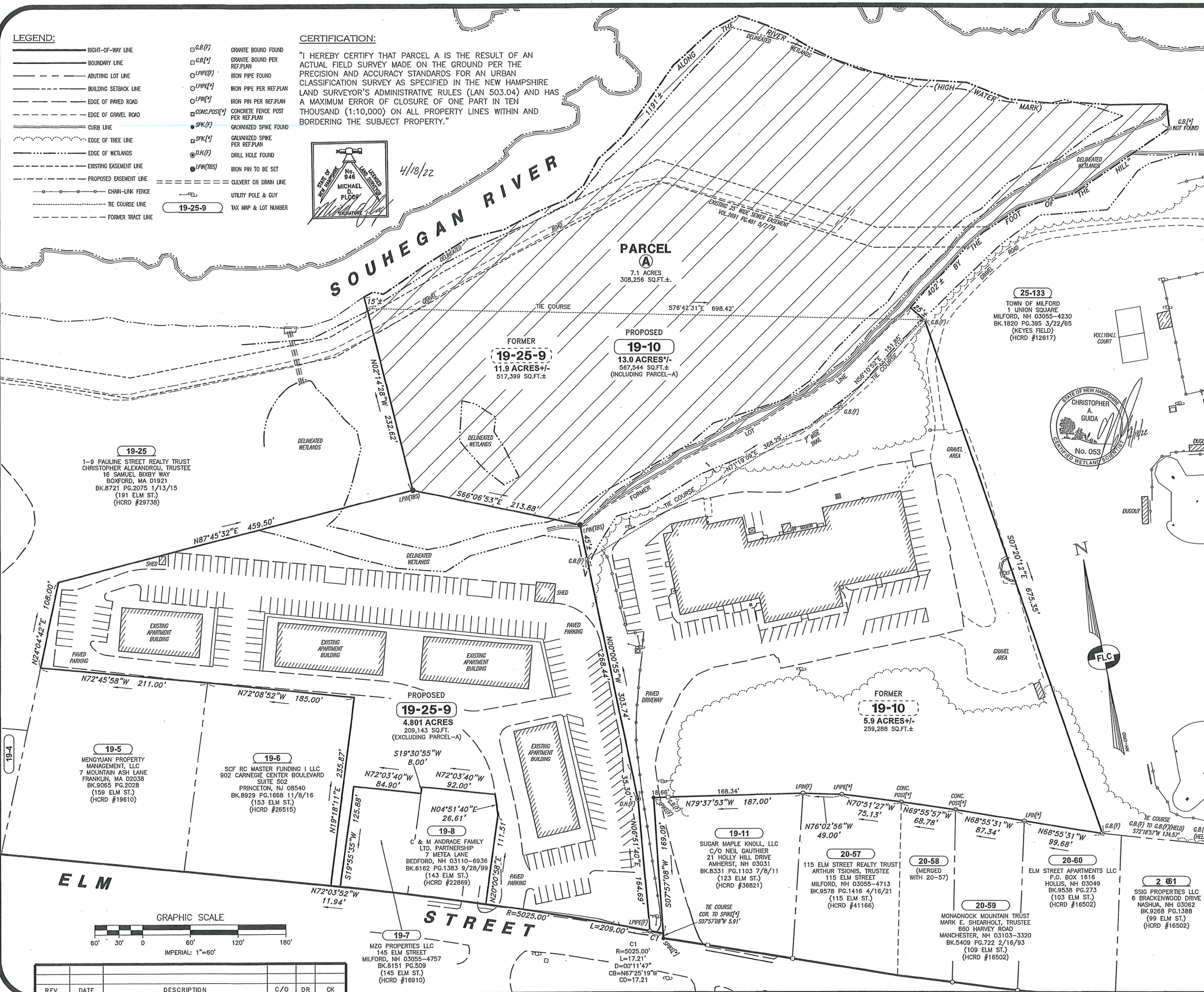
Attachment 1: Approved Lot Line Adjustment Plan showing the Brookstone Manor LLC property and 7.1 acres to be donated to the Town.

Attachment 2: Draft Conservation & Recreation Deed Restriction

Attachment 3: Milford Dog Park Association Project Presentation

Attachment 4: 2014 Milford Pedestrian Connectivity Plan

Attachment 5: Letters of Support

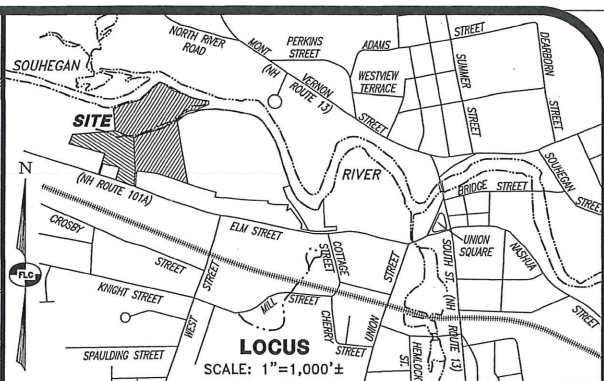
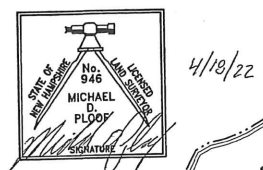


LEGEND:

| | | | |
|---|------------------------|-----------------|----------------------------------|
| — | RIGHT-OF-WAY LINE | □ G.B.(F) | GRANITE BOUND FOUND |
| — | BOUNDARY LINE | □ G.B.(P) | GRANITE BOUND PER REF.PLAN |
| — | ABUTTING LOT LINE | ○ I.P.I.P.E.(F) | IRON PIPE FOUND |
| — | BUILDING SETBACK LINE | ○ I.P.I.P.E.(P) | IRON PIPE PER REF.PLAN |
| — | EDGE OF PAVED ROAD | ○ I.P.M.(F) | IRON PIN FOUND |
| — | EDGE OF GRAVEL ROAD | ○ I.P.M.(P) | IRON PIN PER REF.PLAN |
| — | CURB LINE | □ CONC.POST.(F) | CONCRETE FENCE POST FOUND |
| — | EDGE OF TREE LINE | □ CONC.POST.(P) | CONCRETE FENCE POST PER REF.PLAN |
| — | EDGE OF WETLANDS | ● SPK.(F) | GALVANIZED SPIKE FOUND |
| — | EXISTING EASEMENT LINE | ● SPK.(P) | GALVANIZED SPIKE PER REF.PLAN |
| — | PROPOSED EASEMENT LINE | ● D.H.(F) | DRILL HOLE FOUND |
| — | CHAIN-LINK FENCE | ● I.P.M.(F) | IRON PIN TO BE SET |
| — | TIE COURSE LINE | — | CULVERT OR DRAIN LINE |
| — | FORMER TRACT LINE | — | UTILITY POLE & GUY |
| — | | — | TAX MAP & LOT NUMBER |

CERTIFICATION:

"I HEREBY CERTIFY THAT PARCEL A IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP 19 LOT 10 IS THE TOWN OF MILFORD, 1 UNION SQUARE, MILFORD, NH 03055. THE REFERENCE DEED IS BK.8816 PG.476 DATED DECEMBER 14, 2015.
 2. THE OWNER OF RECORD FOR TAX MAP 19 LOT 25-9 IS BROOKSTONE MANOR LLC, 1 MONARCH PLACE, SUITE 1300, SPRINGFIELD, MA 01144. THE REFERENCE DEED IS BK.9211 PG.2499 DATED SEPTEMBER 19, 2019.
 3. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS 19-10 AND 19-25-9 BY SUBTRACTING PARCEL "A" FROM TAX MAP LOT 19-25-9 AND ADDING IT TO TAX MAP LOT 19-10.
 4. THE TOTAL AREA OF EXISTING TAX MAP LOT 19-25-9 IS 11.9± ACRES, RESULTING FROM THE 1988 LOT LINE ADJUSTMENT (HCRD PLAN # 22869). THE TOTAL AREA OF EXISTING TAX MAP LOT 19-10 IS 5.9± ACRES BASED ON THIS PLAN. THE PROPOSED AREA OF LOT 19-25-9 IS 4.801 ACRES OR 209,143 SQ.FT. THE PROPOSED AREA OF LOT 19-10 IS 13.0± ACRES. THE AREA OF PARCEL "A" IS 7.1± ACRES.
 5. THE LOTS ARE LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT (C). MINIMUM LOT SIZE REQUIRED IS 20,000 SQ.FT. MINIMUM FRONT SETBACK IS 150 FT. FRONT SETBACK DISTANCE IS 30 FT. SIDE AND REAR SETBACK DISTANCE IS 15 FT.
 6. HORIZONTAL ORIENTATION AND DATUM ARE BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 (REFERENCE PLANS 1 THRU 3).
 7. THE SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF ON-SITE FIELD SURVEYS PERFORMED BY THIS OFFICE DURING THE MONTHS OF JULY 2017, SEPTEMBER 2018 AND AUGUST 2020.
 8. JURISDICTIONAL WETLANDS WERE MAPPED AND LOCATED BY THIS OFFICE DURING THE MONTH OF SEPTEMBER 2018.
 9. A PORTION OF THE LOT LIES WITHIN THE AE ZONE OF THE FLOOD HAZARD AREA PER FEMA F.I.R.M. PANELS 33011C0458D AND 33011C0459D DATED SEPTEMBER 25, 2009. THE CALCULATED BASE FLOOD ELEVATION LIES APPROXIMATELY BETWEEN THE 244 AND 246 CONTOURS.
 10. THE SUBJECT PARCEL LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT 1.

- REFERENCE PLANS:**
1. "BOUNDARY PLAN OF LAND - EILEEN M. RYDER & - ESTATE OF STEPHEN RYDER - MILFORD, N.H., SCALE 1"=100', DATED 1/9/1981 AND LAST REVISED 2/2/1981, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #13826.
 2. "SUBDIVISION - CONSOLIDATION PLAN - PREPARED FOR - BIRCHTREE ASSOCIATES - MILFORD, N.H., SCALE 1"=100', DATED 5/18/1984 AND LAST REVISED 7/25/1984, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #16910.
 3. "LOT LINE ADJUSTMENT PLAN - LOT 19-8 - PREPARED FOR - JIM STARK - MILFORD, N.H., SCALE 1"=20', DATED 9/30/1988, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #22869.
 4. "BOUNDARY PLAN OF LAND - ROGER P. & NANCY J. BARRACLOUGH - MILFORD, N.H., SCALE 1"=40', DATED 9/5/1983 & REVISED 3/20/1984, BY MONADNOCK SURVEY. RECORDED IN THE H.C.R.D. AS PLAN #16502.
 5. "BOUNDARY PLAN - LAND OF - 123 ELM STREET PROPERTIES, LLC - MAP 19 LOT 11 - ELM STREET - N.H. ROUTE 101A - MILFORD - HILLSBOROUGH COUNTY - N.H., SCALE 1"=20', DATED 7/2/2006 AND LAST REVISED 7/2/2010, BY TODD LAND USE CONSULTANTS. RECORDED IN THE H.C.R.D. AS PLAN #13826.
 6. "MINOR SITE PLAN - LAND OF - 115 ELM STREET REALTY TRUST - MAP 20 LOTS 57 & 58 - ELM STREET - N.H. ROUTE 101A - MILFORD - HILLSBOROUGH COUNTY - N.H., SCALE 1"=20', DATED 12/7/2006 AND LAST REVISED 5/31/2007, BY TODD LAND USE CONSULTANTS. RECORDED IN THE H.C.R.D. AS PLAN #41166.

LOT LINE ADJUSTMENT PLAN
TAX MAP 19 LOTS 10 & 25-9
(127 & 135 ELM STREET)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF (LOT 19-10):
TOWN OF MILFORD
 1 UNION SQUARE, MILFORD, NH 03055
 AND LAND OF (LOT 19-25-9):
BROOKSTONE MANOR LLC
 1 MONARCH PLACE, SUITE 1300, SPRINGFIELD, MA 01144

SCALE: 1"=60' APRIL 5, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 493LR04.DWG PROJ. NO. 493.04 SHEET NO. LR-1 PAGE NO. 1 OF 1

| REV. | DATE | DESCRIPTION | C/O | DR | CK |
|------|------|-------------|-----|----|----|
| | | | | | |

ATTACHMENT 2: Draft Conservation & Recreation Deed Restriction**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **BROOKSTONE MANOR, LLC**, a Massachusetts limited liability company, with an address of P.O. Box 15228, Springfield, Massachusetts 01115-5228 (Grantor), for nominal consideration paid, grants to the **TOWN OF MILFORD**, a New Hampshire municipal corporation, with an address of 1 Union Square, Milford, New Hampshire 03055 (Grantee), with **QUITCLAIM COVENANTS**, the following described premises:

A certain tract or parcel of land located off of Elm Street in the Town of Milford, County of Hillsborough and State of New Hampshire depicted as "Parcel A" (the "Property") on a plan of land entitled "Lot Line Adjustment Plan, Tax Map 19, Lots 10 & 25-9 (127 and 135 Elm Street), Milford, New Hampshire, Prepared for and Land of (Lot 19-10) Town of Milford, 1 Union Square, Milford, NH 03055 and Land of (Lot 19-25-9) Brookstone Manor, LLC, 1 Monarch Place, Suite 1300, Springfield, MA 01144" prepared by Fieldstone Land Consultants, PLLC, dated April 5, 2022 and recorded at the Hillsborough County Registry of Deeds as Plan # _____ (hereinafter "Plan"); said parcel is more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the within described premises as shown on said Plan; thence running N02°14'28"W a distance of 232.62 feet to a point as shown on said Plan; thence running northerly a distance of 15 feet, more or less, to the bank of the Souhegan River as shown on said Plan; thence turning and running along the Souhegan River a distance of 1,191 feet, more or less, to a point at Map 25, Lot 133 as shown on said Plan; thence turning and running along in a southwesterly direction along Map 25, Lot 133 and Map 19, Lot 10 a distance of 900 feet, more or less, to an iron pin at Map 19, Lot 25-9 as shown on said Plan; thence turning and running N66°06'53"W a distance of 213.88 feet to the iron pin at the point of beginning.

Said parcel contains 308,256 square feet (7.1 acres), more or less, according to said Plan.

The Property is conveyed subject to the following conservation and recreation restrictions:

USE LIMITATIONS

- A. The Property shall not be subdivided.
- B. The Property shall be maintained in perpetuity in a natural condition without there being conducted thereon any industrial or commercial activities, except as described below, and provided that such uses shall not degrade the conservation and recreation purposes of this conveyance. Except for the “Permitted Uses” specifically set forth below, no use shall be made of the Property, and no activity shall be permitted thereon, which is inconsistent with the intent of this conveyance, that being the perpetual protection and preservation of the Property for conservation and passive recreation.
- C. No residential, commercial, or industrial structures or related improvements shall be constructed, placed, or introduced onto the Property. This shall include, but not be limited to, any portion of a septic system, tower, wireless facility, solar array, conduit or utility line, impervious driveway or road, or other associated temporary or permanent structure or improvement. Existing utilities shall be permitted to remain and be maintained routinely and repaired or replaced as necessary.
- D. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:
 - i. Are commonly necessary in the accomplishment of the conservation or noncommercial passive outdoor recreational uses of the Property specifically reserved by Grantor and as allowed under the “Permitted Uses” provisions of this conveyance;
 - ii. Do not impact wetland soils or hydrology unless permitted by the NH Department of Environmental Services and in compliance with the Shoreland Protection Act; and
 - iii. Are not detrimental to the purposes of these restrictions.Prior to commencement of any such activities, all necessary federal, state, and local permits and approvals shall be secured.
- E. Except as provided in the “Permitted Uses” provisions set forth below, no billboards or other means of advertising display shall be permitted and no outdoor signs shall be displayed on the Property except (i) for signage relating to the dog park described below and (ii) as desirable or necessary in the accomplishment of the conservation or noncommercial passive outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of this conveyance. Any signage shall not be internally lit or illuminated.
- F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property, except in connection with any improvements made pursuant to the “Permitted Uses” provisions below. No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.
- G. There shall be no dumping, storage, injection, burning, or burial of refuse, trash, rubbish, debris, junk, waste, man-made materials, petroleum products or materials then known to be environmentally hazardous, including vehicle bodies or parts, or other similar

substances.

- H. The use of motorized vehicles such as, but not limited to, automobiles, trucks, motorcycles, trail bikes, off-road vehicles, all-terrain vehicles and electric or otherwise motorized bicycles, and mountain bikes are expressly prohibited for use on the Property. Use of motorized vehicles by the Grantee, but not the general public, is permitted in connection with installation, construction, maintenance/repair and replacement of any improvements constructed upon the Property, including, but not limited to, the dog park.
- I. There shall be no parking of automobiles on the Property.

PERMITTED USES

1. The Grantee may conduct forestry and forest management activities for habitat management or forest health and safety of the general public.
2. The Grantee reserves the right to control or remove non-native or invasive species in accordance with the New Hampshire Department of Transportation “Best Management Practices for the Control of Invasive and Noxious Plant Species, Env 1, Manual 1” as may be revised, updated, or superseded from time to time, or by other successor governmental natural resource conservation and management agencies then active.
3. The Grantee may construct a dog park and associated improvements including, but not limited to the thinning/removal of trees, grading, filling, pathways, trails, access for maintenance vehicles, stormwater management, fencing, installation of receptacles for trash and pet waste, and installation of directional signage and signage related to the dog park rules and regulations. The Grantee shall be responsible for ensuring that trash and pet waste are regularly removed from the Property.
4. The Grantee may construct, place or introduce onto the Property ancillary structures and improvements including, but not limited to, a road, (limited to a pervious maintenance road), fence, pathway (including pervious and impervious treatments), trail, shelter, shed or similar structure in aggregate of 500 square feet and limited to a single-story in height, picnic tables, benches, limited downcast, safety lighting, drainage and stormwater management mitigation facilities, and water and electrical utilities but only as necessary in the accomplishment of the conservation, or passive outdoor recreational uses of the Property and provided that they are not detrimental to the purposes of this conveyance. Any such ancillary structure or improvement shall be constructed in a manner least detrimental to the conservation and passive recreation purposes of this conveyance.
5. The Grantee may construct bridges from its existing properties and future properties, including, but not limited to, Map 19, Lot 10, Map 25, Lot 133, and Map 8, Lot 11 over the brook and the Souhegan River to permit access from the Grantee’s abutting properties to and from the Property.

Without limiting the foregoing, the construction of a bridge, and related trail providing access and related improvements for the purpose of effecting a pedestrian crossing of the

Souhegan River and the construction of a bridge, roadway and related improvements for the purpose of accessing the Property from the existing Lot 19-10 by trucks and construction vehicles for the purpose of constructing and maintaining the dog park and exercising its other rights under this instrument, are expressly permitted. Also, the Grantor, subject to obtaining all applicable permits and approvals, may construct a bridge and pathway leading from the Grantor's remaining land, known as Map 19 Lot 25-9, to the Property and a pathway leading from the Property to Keyes Memorial Park, Map 25, Lot 33.

6. The Grantee may construct, maintain, and improve pedestrian trail and pathways on the Property, and connecting to and from the properties shown as Map 19 Lot 10, Map 19, Lot 25-9, Map 25 Lot 133, and to existing and future conservation trails systems. Such activities are subject to the requirements of Sections B and D above and may only be conducted consistently with the conservation and passive recreation purposes of this conveyance.
7. For purposes of this instrument, "passive recreation" means non-motorized outdoor recreational activities that require a minimum of development and facilities and have limited impact on the natural environment or resources, such as jogging, hiking, biking, canoeing and kayaking, fishing, cross-country skiing, snowshoeing, bird and nature observation, picnicking, gardening and similar activities. In the event the Milford Board of Selectmen, in consultation with the Milford Planning Board and the Milford Conservation Commission, should determine that use of the Property for passive recreation and/or as a dog park has become insignificant, the Board of Selectmen may, after obtaining the prior written consent of the Grantor or its successor in interest which is the then-owner of Grantor's remaining land, not to be unreasonably withheld, permit further recreational use of the Property including, but not limited to, organized sporting activities such as soccer, football and baseball.

The above provisions pertaining to Use Limitations and Permitted Uses are intended to run with the land and shall be enforceable by the Grantor and its successors in interest, including future owners of Grantor's remaining land.

AMENDMENT.

If, owing to unforeseen or changed circumstances, or in the event of a dispute regarding the proper interpretation of the above "Use Limitations" and/or "Permitted Uses" provisions of this Deed, the Grantor and the Grantee agree that an amendment to, or modification of these restrictions and covenants would be appropriate and desirable, Grantor and Grantee may jointly amend the terms and conditions of this deed pursuant to the terms of this section and applicable Federal and State law. Any amendment shall be consistent with the general purposes of these restrictions and covenants and shall not impair to a significant degree the conservation attributes of the Property. Nor shall any amendment affect the perpetual duration of said restrictions and covenants. Any amendment shall be executed by Grantor and Grantee and shall be recorded in the Hillsborough County Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Brookstone Manor, LLC by Deed of Arbor Brookstone Manor, LLC, dated September 19, 2019,

recorded in the Hillsborough County Registry of Deeds at Book 9211, Page 2499.

This is a conveyance to a town pursuant to NH RSA 78-B:2 and is exempt from the New Hampshire Real Estate Transfer Tax.

EXECUTED this _____ day of _____, 2022.

BROOKSTONE MANOR, LLC

Witness

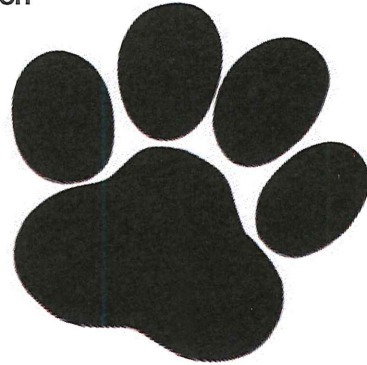
_____, Manager
Duly authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

This instrument was acknowledged before me on this _____ day of _____, 2022, by _____, duly authorized Manager of Brookstone Manor, LLC on behalf of the limited liability company.

Justice of the Peace/Notary Public
Print Name: _____
My Commission Expires: _____

ATTACHMENT 3: Milford Dog Park Association Project Presentation



Milford Dog Park Project

PRESENTED BY:

THE MILFORD NH DOG PARK ASSOCIATION INC.

TOWN OF MILFORD

APRIL, 2022

Purpose & Intent

- Provide brief overview of the Dog Park Project.
- Summarize the proposed acquisition by the Town of 7.1 acres of undeveloped property abutting 127 Elm Street and Keyes Memorial Park (via a donation).
- Receive Board of Selectmen guidance and to support the acquisition of the property and construction of the dog park project.

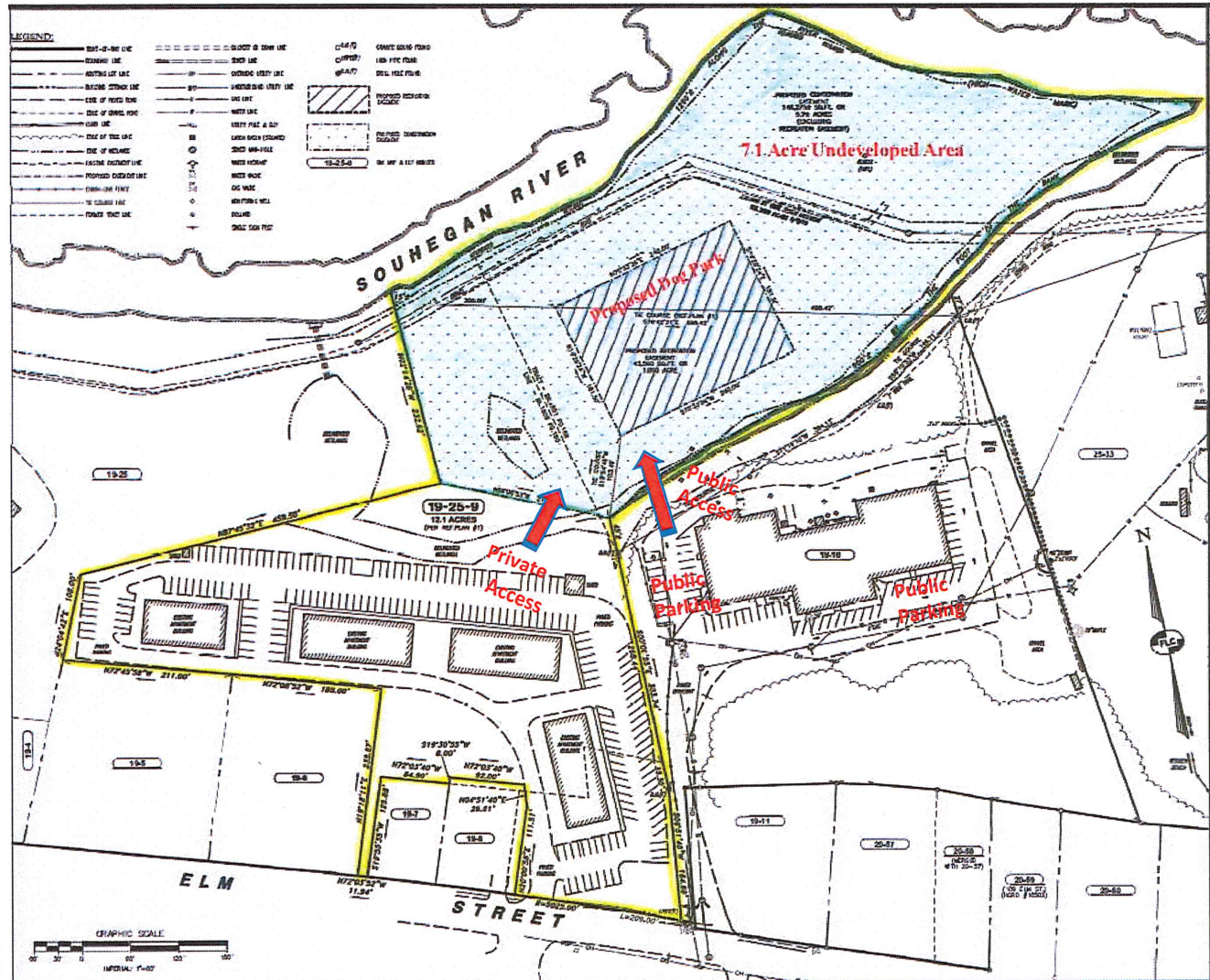
Project Overview

- Represents more than four years of work/ collaboration.
- Subject property: 135 Elm Street, Tax Map 19, Lot 25-9
- Satisfies an identified need within the community.
- Expands recreation opportunities and future connectivity.
- Directly abuts Town owned property and Souhegan River.



Project Overview

- Brookstone Manor LLC. proposes to donate the 7.1 acre area to the Town (via RSA 41:14a).
- Process requires local land-use board approvals.
- Town would place a conservation /recreation deed restriction on the newly created lot.
- Dog Park centrally located.
- Public parking and access via 127 Elm Street / Keyes Memorial Park properties.



Initial Costs

Crow Fencing (Amherst, NH)

- Galvanized Chain Link w/ Gates - \$29,000
- Vinyl Coated Chain Link Fence w/ Gates - \$33,000

Excavation - Tree Removal and Leveling: \$10,000-\$15,000

Trash Bins - \$100-\$600/Each

Blueberry Plants – \$1,000-\$2,000 Total (\$25-40/Each)

Project Financing:

- Total cost to design and construct dog park and pedestrian access would be funded via donations by the Milford Dog Park Association (503c registered non-profit).
- To date, Association has raised in excess of \$27,000.



Insurance, Expenses & Maintenance

Insurance:

The Dog Park would be covered under the existing town insurance and liability policy (Primex). No additional and/or special coverage is needed. Company suggested that all rules and signage be clear and posted accordingly.

Annual Expenses:

Minimal as the property would be an extension of Keyes Memorial Park.

Fee: No fees.



Town Maintenance:

- Trash Disposal
- General park and access maintenance and possible light mowing

Milford Dog Park Association:

Continued raising for maintenance of fencing, equipment, access, and associated structures.



Recommendations

- Upon review of the available alternatives, Staff recommends that the Board support the acquisition of the 6 acre parcel via a donation by Brookstone Manor, LLC.
- Upon receipt of all local land-use board approvals, Staff recommends that the Board of Selectmen schedule the two required public hearing to formally accept donation of land pursuant to RSA 41:14a.
- Town Staff would continue to work with the Dog Park Association to finalize the design/location of dog park and pedestrian access.
- Construction would begin as early as Spring/Summer2022.

Thoughts or Questions?



Thank You!

Attachment 4: 2014 Milford Pedestrian Connectivity Plan

ATTACHMENT 4: 2014 Milford Pedestrian Connectivity Plan



PEDESTRIAN, BICYCLE, TRAIL & RECREATION CONNECTIVITY PLAN MILFORD, NH - 2014

Town Wide Pedestrian, Bicycle, Trail and Recreation Goals

- Implementation of new sidewalks, trails, marked pavement routes, bike trails, and marked/signalized crosswalks to facilitate:
 - Walking, running, biking, and other opportunities for exercise
 - Safe pedestrian routes of travel to town-wide destinations and within neighborhoods
 - Town-wide connections for those without access to transportation
- Ongoing improvement and maintenance of existing sidewalks, trails, and marked routes
- Implement new sidewalks in locations where there are gaps in existing sidewalks
- Ongoing improvement and maintenance of roadways for the safety of bicyclists
- Implementation of pedestrian bridges to facilitate town-wide trail connections
- Ongoing improvement of parks and implementation of new parks/pocket parks, active/passive recreation areas, playgrounds and/or facilities that connect to the town-wide plan.
- Implementation of new signage to clearly identify access to public trails and parking
- Provide connections from new developments to the town-wide plan
- Provide innovative design in development proposals to enhance neighborhoods and increase safety with elements such as lighted paths and trails, tree coverage over impervious areas, end of bike route facilities, benches, picnic tables, etc.

LEGEND

- Existing Green Space
- Existing Private Green Space
- Existing Water Bodies (ponds, river, brooks, etc.)
- Existing Wetlands
- Existing Railroad
- Existing Managed Trails
- Granite Town Rail-Trail
- 1 MI. Radius from Oval
- Municipal Facilities
- Pedestrian Bridge
- Existing Trail Parking
- Proposed Parking/Bike Racks at Trail Heads
- Major Intersections for Pedestrian Consideration
- Key Destinations (See Town Center Map for a more detailed list of Key Destinations)
- Proposed Town Priority Connections
- Conceptual Town Priority Trail
- Abstract Trail Connections for future consideration & study
- Town Priority Sidewalk
- Project Approved

Pedestrian, Bicycle, Trail and Recreation Action Priorities

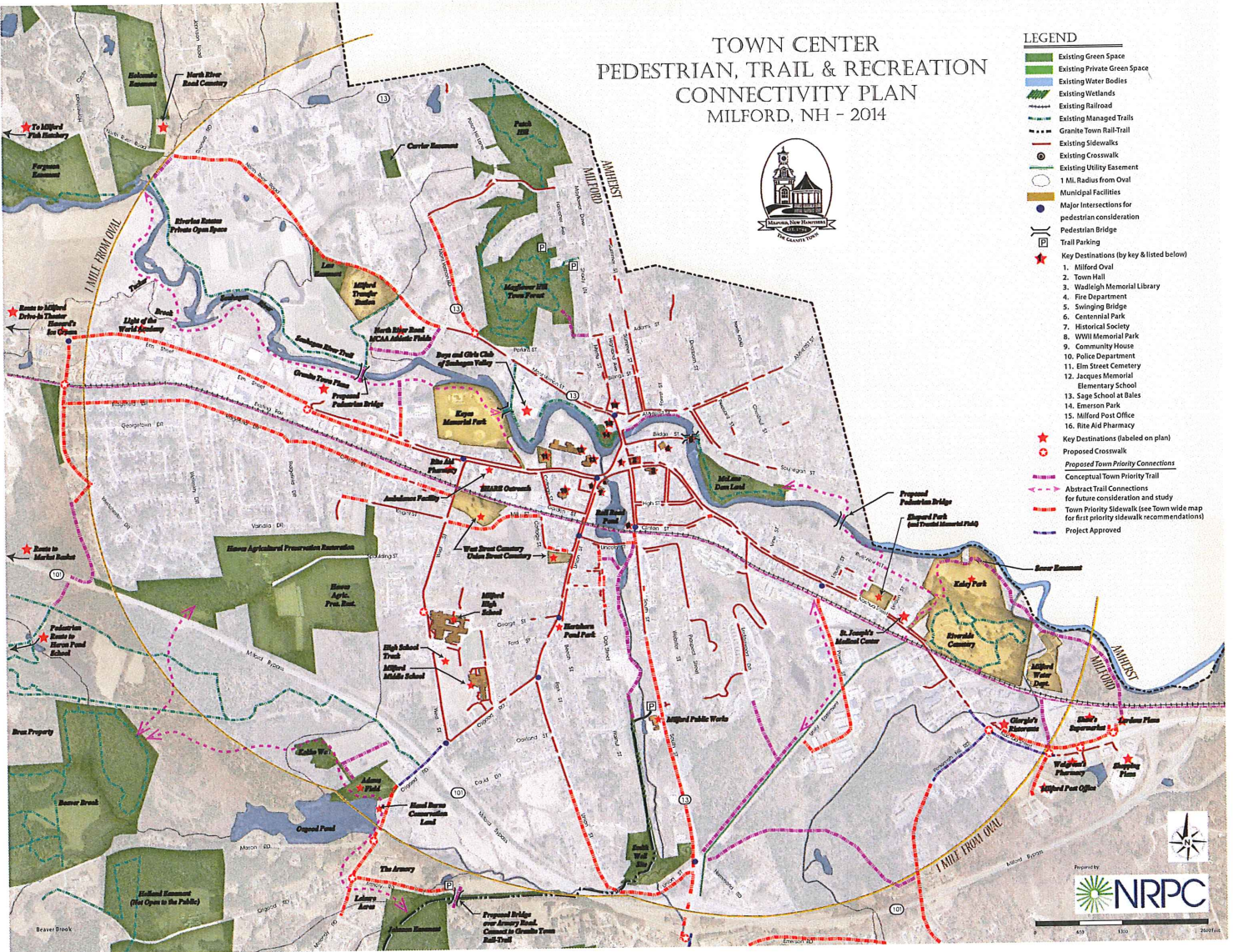
- #### Existing Sidewalk/Roadway Improvements
- Roadway: Mason Road, North River Road, Armory Road, Emerson Road, and South Street
 - Sidewalks: Nashua St, Clinton St, South St, West St, Bridge St, Wilton Rd, and McLane Dam
 - Improve roadways in areas designated as bike routes (see Designated Bike Route Map above)
- #### Proposed Town Priority Sidewalks/Crosswalks (see Town Center Map)
- Complete Nashua Street Sidewalks and Crosswalks
 - South Street, Nashua Street, and Union Street with access to Rail-Trail
 - Wilton Road
- #### Proposed Town Priority Trails
- Extend Rail Trail from Milford Public Works to Oak Street and Town Center
 - Provide connections from existing trails near Milford Elementary School
 - Provide connections within 1-Mile Radius of Town Center to Key Destinations (see map above)
 - Provide trail connections (see map above) to facilitate a town-wide network of walkable and bikeable routes.

TOWN CENTER PEDESTRIAN, TRAIL & RECREATION CONNECTIVITY PLAN MILFORD, NH - 2014



LEGEND

- Existing Green Space
- Existing Private Green Space
- Existing Water Bodies
- Existing Wetlands
- Existing Railroad
- Existing Managed Trails
- Existing Granite Town Rail-Trail
- Existing Sidewalks
- Existing Crosswalk
- Existing Utility Easement
- 1 Mi. Radius from Oval
- Municipal Facilities
- Major Intersections for pedestrian consideration
- Pedestrian Bridge
- P Trail Parking
- ★ Key Destinations (by key & listed below)
 1. Milford Oval
 2. Town Hall
 3. Wadleigh Memorial Library
 4. Fire Department
 5. Swinging Bridge
 6. Centennial Park
 7. Historical Society
 8. WWII Memorial Park
 9. Community House
 10. Police Department
 11. Elm Street Cemetery
 12. Jacques Memorial Elementary School
 13. Sage School at Bales
 14. Emerson Park
 15. Milford Post Office
 16. Rite Aid Pharmacy
- ★ Key Destinations (labeled on plan)
- Proposed Crosswalk
- Proposed Town Priority Connections
- Conceptual Town Priority Trail
- Abstract Trail Connections for future consideration and study
- Town Priority Sidewalk (see Town wide map for first priority sidewalk recommendations)
- Project Approved



Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

Town of Milford
CONSERVATION COMMISSION



May 11, 2022

Board of Selectmen

**RE: Brookstone Manor LLC Land donation
Map19 Lot25-9 to be merged with Map19 Lot10**

To the Board:

The Brookstone Manor LLC owners are donating the open space portion of their property to the Town of Milford. This gift is the result of discussion concerning the location of a proposed Milford Dog Park, which has been an ongoing project for years. In order for this transfer to occur, the Zoning Board of Adjustment approved a variance to subdivide the Brookstone parcel with the condition that the land may only be used for the Milford Dog Park and a trail. This open space will be a good addition to the Keyes Memorial Park with 1) the installation of the dog park, 2) a trail that extends connectivity from Keyes Park to MCAA fields and 3) public access to the wonder of the Souhegan River.

The Conservation Commission members present unanimously agreed to recommend to the BOS, per RSA 41:14-a, that the BOS accept the donation of this property which will enhance passive recreation opportunities, with the Dog Park and trails, to the residents of Milford.

Respectfully,

Chris Costantino
Milford Conservation Commission



Milford NH Dog Park Association Inc.
20 Riverview St. • Milford, NH 03055
www.milfordnhdogpark.weebly.com
milfordnhdogpark@gmail.com



February 21st, 2022

Milford Board of Selectmen,

The Milford NH Dog Park Association Inc. ("the Dog Park") mission is to bring a safe off-leash area to the town of Milford, NH where canines and their owners can enjoy the outdoors, socialize and exercise. Our committee was established in 2016 and became a 501©3 shortly after, this gives us the ability to accept tax-exempt donations and privately raise funds to build the park.

Over the past 5 years we have privately raised just over \$27,000 dollars.

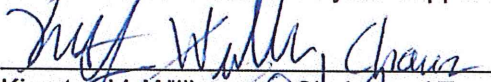
We are looking to help the town build approximately a one acre fully fenced dog park on a parcel on land behind the 127 Elm Property that is also adjacent to Keyes Memorial Park. Currently Brookstone Manor owns this property, and they would like to donate it to the town for the use of a dog park and conservation. We are estimating that this particular property will cost about \$10,000 in excavation for the park area.

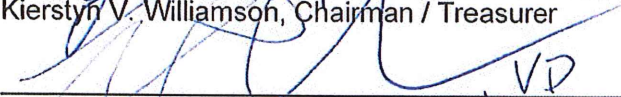
This location creates no negative impact on the surroundings and provides the community and the Brookstone Manor residents a place for their dogs to exercise. We also intend to plant blueberry plants to filter antioxidants from reaching the river.

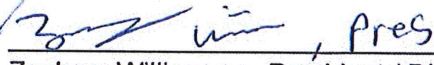
The Dog Park's main role is to raise funds and donate them to the town to build a dog park on this property. Our committee will help with facilitating subcontractors, volunteers and planning of this build. Liability insurance and trash pickup will be covered by the Town with minimal impact. We also plan to continue raising funds after the dog park is built to help maintain and improve the park.

We are looking for your support and approval for the town to accept the land donation which will allow us to begin the process with the planning board, zoning board and conservation commission to move forward with this location.

Thank-You in Advance for your Support,


Kierstyn V. Williamson, Chairman / Treasurer


Jennifer Lemelin, Vice President / Vice Chairman


Zachary Williamson, President / Director of Operations