

**Potential 2024 Town Articles -Continuation of Industrial-Zoned “I” Properties
Open Space % Requirements Discussion
(9/5/23 Pl. Bd. Work Session)**

**Potential Open Space Percentage Increases or Reductions for Industrial-Zoned
Properties**

**(Currently, a minimum of 30% Open Space is required for all Industrial
Zoning Districts)**

Background: Late Autumn 2022, a brief analysis was initiated to survey surrounding town jurisdictions to determine what was required for Open Space requirements for their respective *Industrial-Zoned* properties.

All of the Town of Milford's Industrial Zoned Sites have a mandate of 30% Open Space, which has been found to be consistent and within the range of a majority of sampled towns (ranging from 10%-40%).

There are other factors at work for properties within the town's jurisdiction where one of our three available Industrial Zoning Districts exists: ***Industrial (“I”), Industrial Integrated Commercial-Industrial (ICI) & Integrated Commercial -Industrial 2 (ICI-2)*** all have occasions currently about various *residentially-zoned* properties.

Update: At the August 1, 2023 Planning Board Work Session, the Board directed staff to research the required open space percentages, focusing solely on ***Industrial-zoned Properties (“I”)***. (See attached listing of “I”-Zoned parcels, as of August 2023)....

These properties are predominantly situated on several parcels with frontage on both Old Wilton Road and Elm Street. Other local areas ***with Industrial (“I”) Zoning*** within the town limits include multiple parcels along Power Street, Scarborough Lane, Elm Street, and Meadowbrook Drive.

The following narrative remains from the original discussion at the August 1s Work Session.

Considerations:

1. Should the Town simply retain its current 30% Open Space Requirement for all Industrial-based Zoned properties?
2. Should the town consider increasing its Open Space% requirements where an industrial site wishes to develop their "I"-zoned land, where sites lie adjacent to existing residentially-zoned lands?
3. Conversely, should certain *Industrial-Zoned* sites (i.e. those sites that do not abut residential properties) be permitted to opt into some form of a *Financial Incentive Program* to lower their overall site open space percentile requirement to a lower figure?
4. Lastly, should only the "I" zoned lands be considered for any required Open Space Percentage revisions; or should the "ICI" or the "ICI-2" zoned lands also be considered?
5. Does the Planning Board feel there is a distinction to be made (depending on the classification) for the consideration of an *alternative funding mitigation program* being made available?

**Examples of program options I have drafted (for discussion purposes only) may look something like the below:

**Options and Incentives for Industrial-based Zoned
Properties to Allow for Required Open Space
Reductions:**

- A. Town of Milford Options-To (potentially) approve an open space reduction from the required 30% Open Space for an Industrial-Zoned ("I") property site. These options could potentially include:

1. **Financial Payment Options** (made to the Town at time of *Site Plan Approval*):

For each requested "**site acreage percentile**" (i.e. "1%") **less than the required 30% of Open Space**, an applicant of *Industrial-Zoned* sites would be required to make a one-time payment of \$1,000-\$5,000 (tbd?).

These funds would be provided to the Town for additional conservation land funding, special conservation projects, etc.

(budgetary assignments, funding usage, etc. to be determined)

Note: RSA Consistency will have to be further researched to determine the legal validity and viability of enacting this form of a Mitigation Option within the Town.

2. Land Donation or Direct Public Land Improvement Options

The Applicant shall, in coordination with the Town, provide Town-determined Funding Options for consideration regarding potential Town Conservation Lands Expansion; or providing for *identified* physical improvements needed on existing conservation lands, but as yet unfunded.

These types of mitigative activities could include:

1. Conservation Lands' Maintenance
2. Boardwalks/Trail Signage Creation and Enhancements
3. Maintenance of any physical attributes within town-preserved lands, (as deemed appropriate by the Planning Board in consultation with the Town of Milford Board of Selectmen & the Milford Conservation Commission).