



MILFORD

Comprehensive Plan 2024

Ad Hoc Committee Meeting #1

March 5, 2024



Agenda

Introductions

- Ad Hoc Committee
- MAPC

Comp Plan overview

- Work plan and scope of work
- Overall timeline

Conversation about Milford today

Community engagement

Next steps





Introductions



Milford Comp Plan Ad Hoc Committee

Joseph Calagione, Planning Board

Marble Mainini, Planning Board

Jose Morais, Planning Board

Paul Mazzuchelli, Select Board

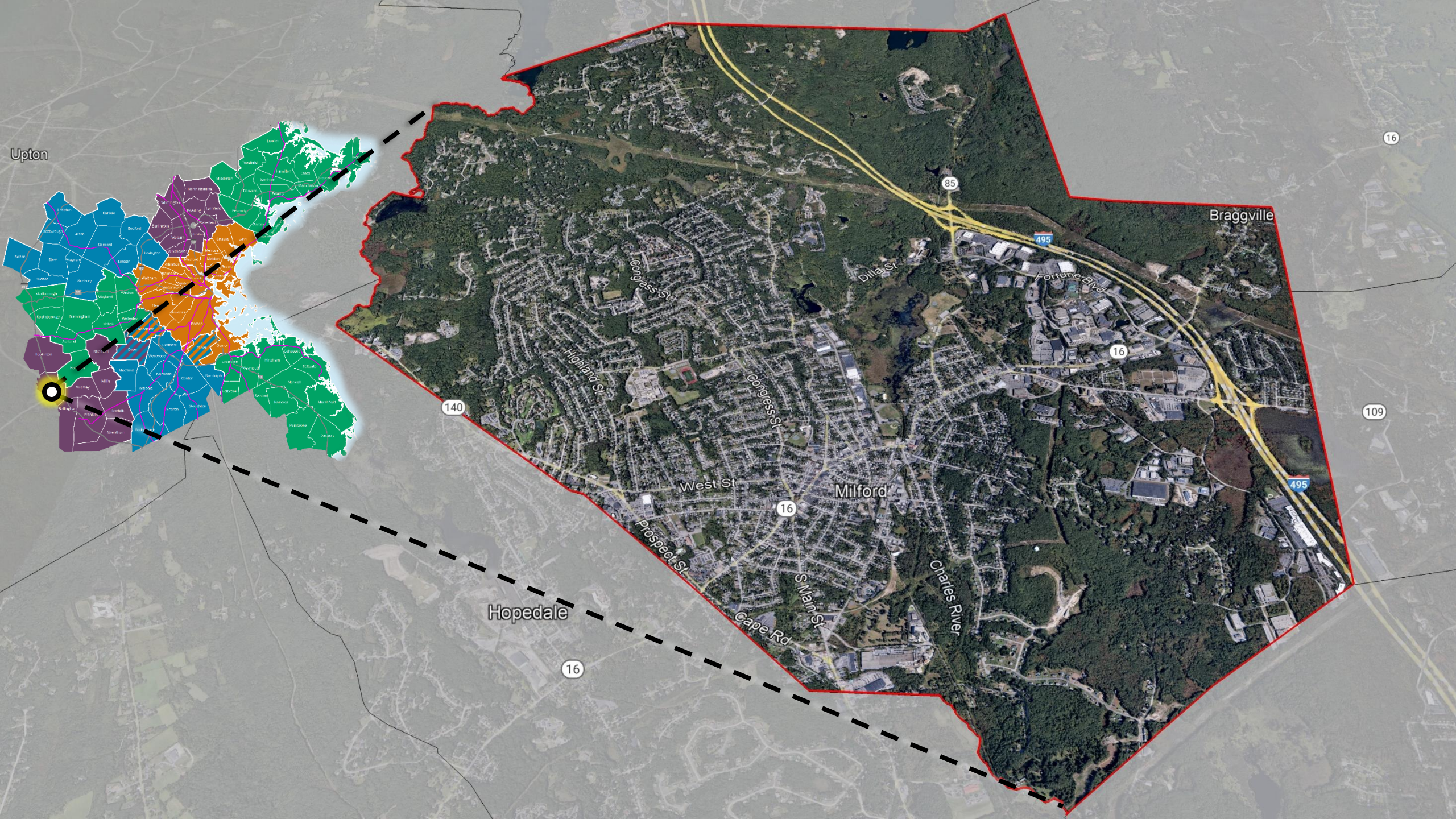
Christopher Morin, Finance Committee

Jeffrey Frederick, Conservation Commission

Richard Villani, Town Administrator

Supported by Larry Dunkin, Town Planner





Upton

16

Braggville

85

495

16

109

495

16

16

Hopedale

Milford

West St

Prospect St

Cape Rd

S Main St

Charles River

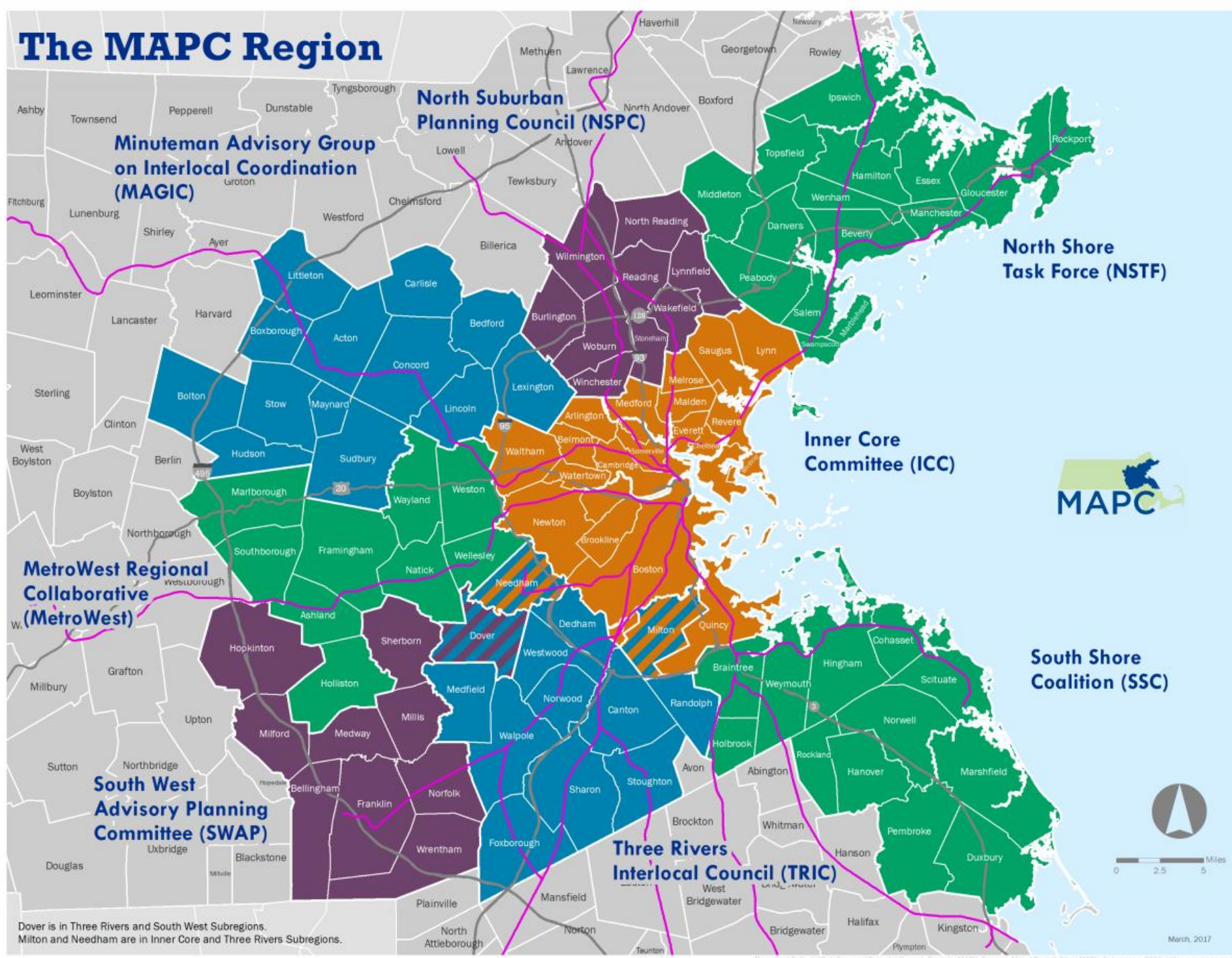
Highland St

Congress St

Dilla St

Fortune Blvd

The MAPC Region



Milford Comp Plan
March 5, 2024

Milford Comp Plan MAPC Team



Project Manager
Josh Fiala AIA AICP LEED AP
Vision/Implementation



Project Manager
Courtney Lewis
Land Use/Vision



Sasha Parodi
Community Engagement



Camille Jonlin
Economic Development



Adi Nochur
Transportation



Jiwon Park
*Natural Environment
and Open Space*



Archana Menon
*Cultural and
Historical Resources*



Lindsay Randall
*Cultural and Historical
Resources*



John Cruz
Housing



Brian Luther
*Community
Facilities/Services*



Lily Perkins-High
Data and Analysis

Roles and process

Ad Hoc Committee + Town staff

- Attend Committee meetings (generally monthly)
- Provide feedback to guide plan development
- Help with event outreach and promotion; attend and participate in events

MAPC Project Team

- Provide technical expertise in data gathering, analysis, and recommendations
- Facilitate conversations during monthly Committee meetings
- Organize and carry out outreach events to ensure inclusive process
- Draft the plan



Comp Plan Overview



Comprehensive Plan Components

A Comprehensive Plan - also known as a "Master Plan" in Massachusetts General Law (MGL Ch. 41 Section 81D) is described as:

“Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to **provide a basis for decision making regarding the long-term physical development of the municipality.**”

Comprehensive Plan Components

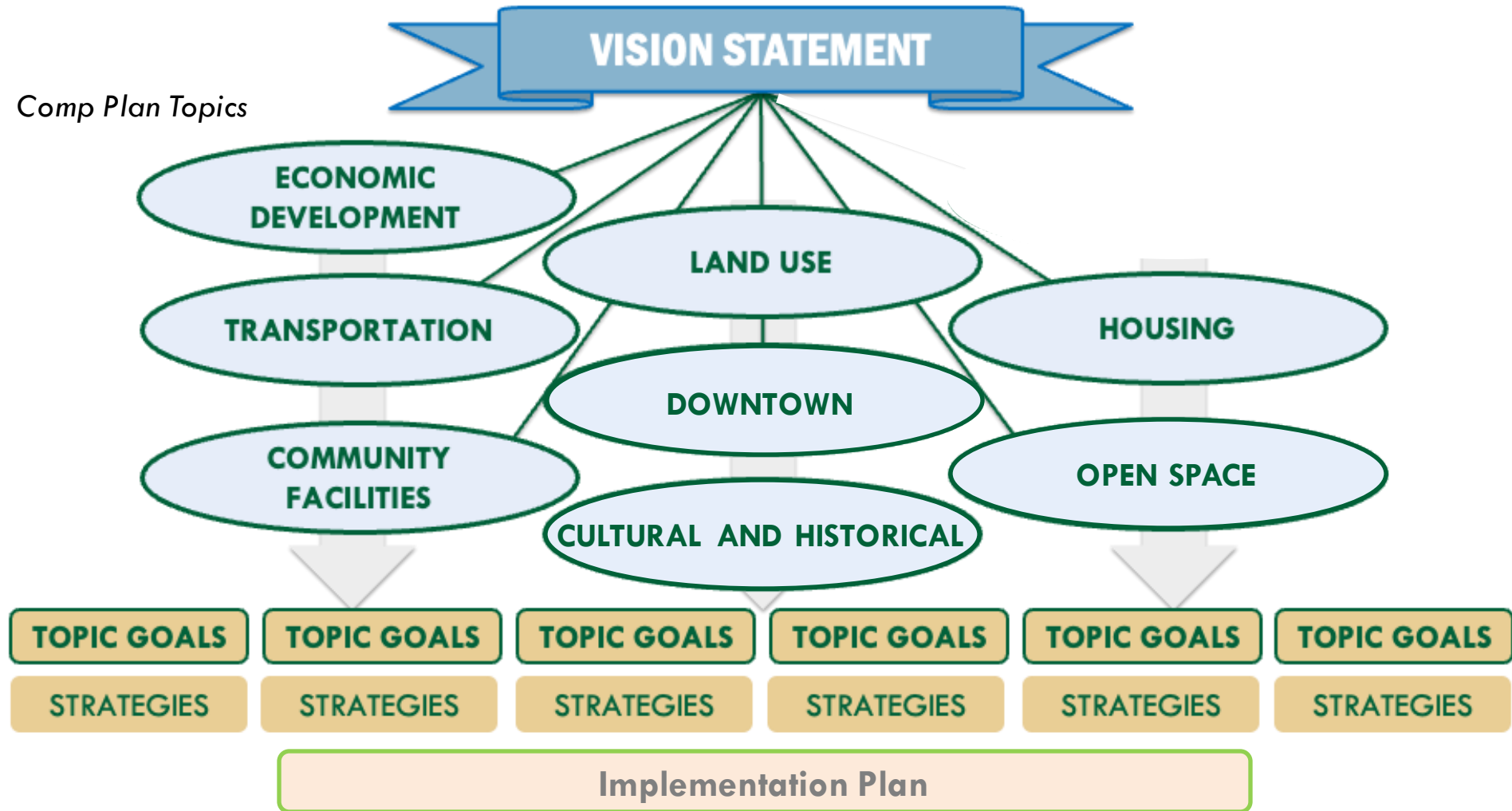
A Comprehensive Plan - also known as a "Master Plan" in Massachusetts General Law (MGL Ch. 41 Section 81D) has nine (9) required "elements":

- Goals and policies statement (community values and goals)
- Land Use
- Housing
- Economic development
- Natural and cultural resources
- Open space and recreation
- Services and facilities
- Circulation
- Implementation program

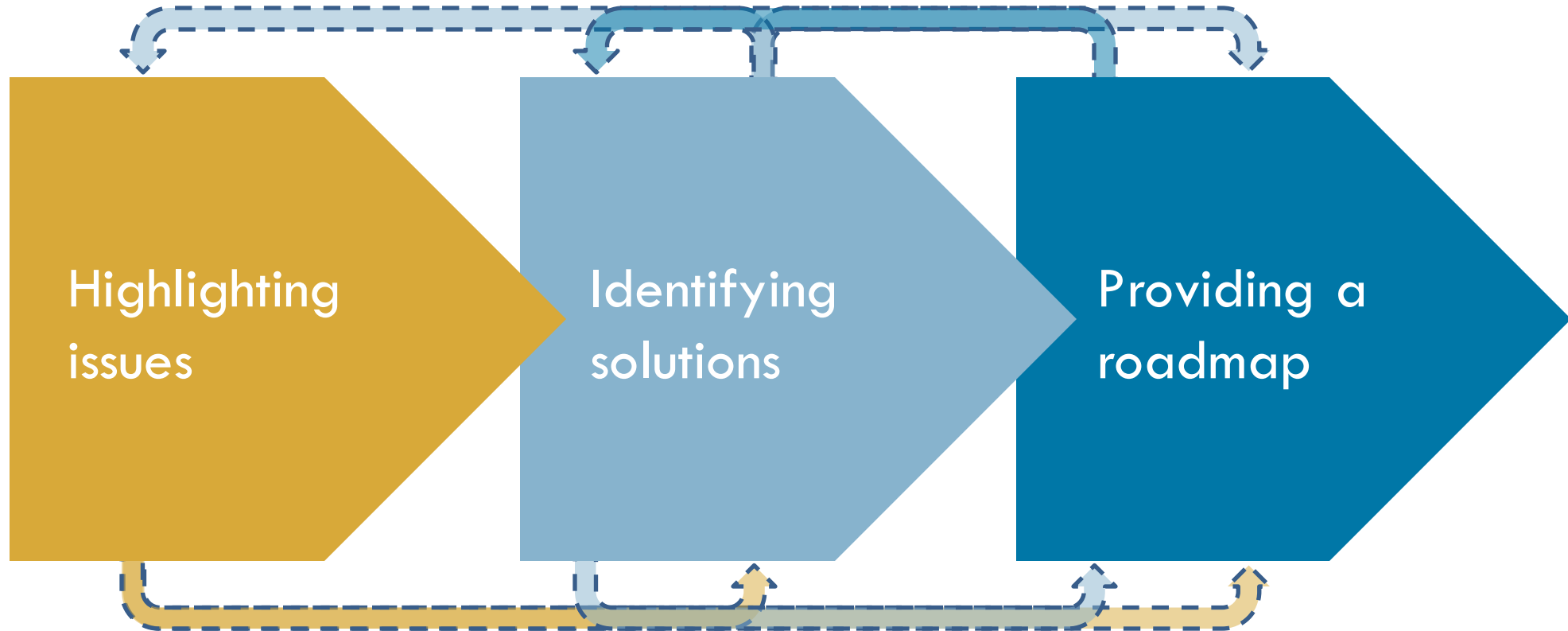
Our approach to the plan

- The Comprehensive Plan will create a holistic community-based vision for Milford's future
- Values, vision, and goals connected to Town plans, policies, and actions
- Plan elements will include:
 - Introduction
 - Values, Vision, and Goals
 - Land Use
 - Downtown
 - Housing
 - Economic Development
 - Transportation, Circulation, and Transit
 - Cultural and Historical Resources
 - Natural Environment and Open Space
 - Community Services and Facilities
 - Implementation Actions
 - Appendices

Our approach to the plan



Our approach to the plan



Work Plan

- **Data-driven approach creates a baseline and grounds the plan**
- **Community-centered engagement guides the process and**
- **Iterative and collaborative approach to drafting content**
- **Advancing from general** (vision and goals) **to more specific** (strategies and actions)

Scope of work

Phase 1 – Existing Conditions Analysis and Visioning

Task 1 – Establishing the Foundation

Data collection, study review, Town Tour, Municipal conversations, community engagement plan

Task 2 – Identifying Existing Patterns

Initial analysis, internal work session, community awareness and outreach

Task 3 – Visioning and Initial Development of Plan Elements

Community workshop, community survey, compilation and analysis, internal work session

Task 4 – Defining a Vision and Direction

Draft vision statement, topic briefing summaries

Scope of work

Phase 2 – Goal Setting and Implementation Plan

Task 1 – Defining Draft Recommendations

Internal work session, initial draft goals, community workshop, community survey

Task 2 – Refining Draft Recommendations

Refining draft goals, community outreach, finalize goals, spatialize goals

Task 3 – Defining Strategies and Actions

Internal work session, draft strategies and actions, implementation approach, municipal interviews

Task 4 – Compiling a Plan

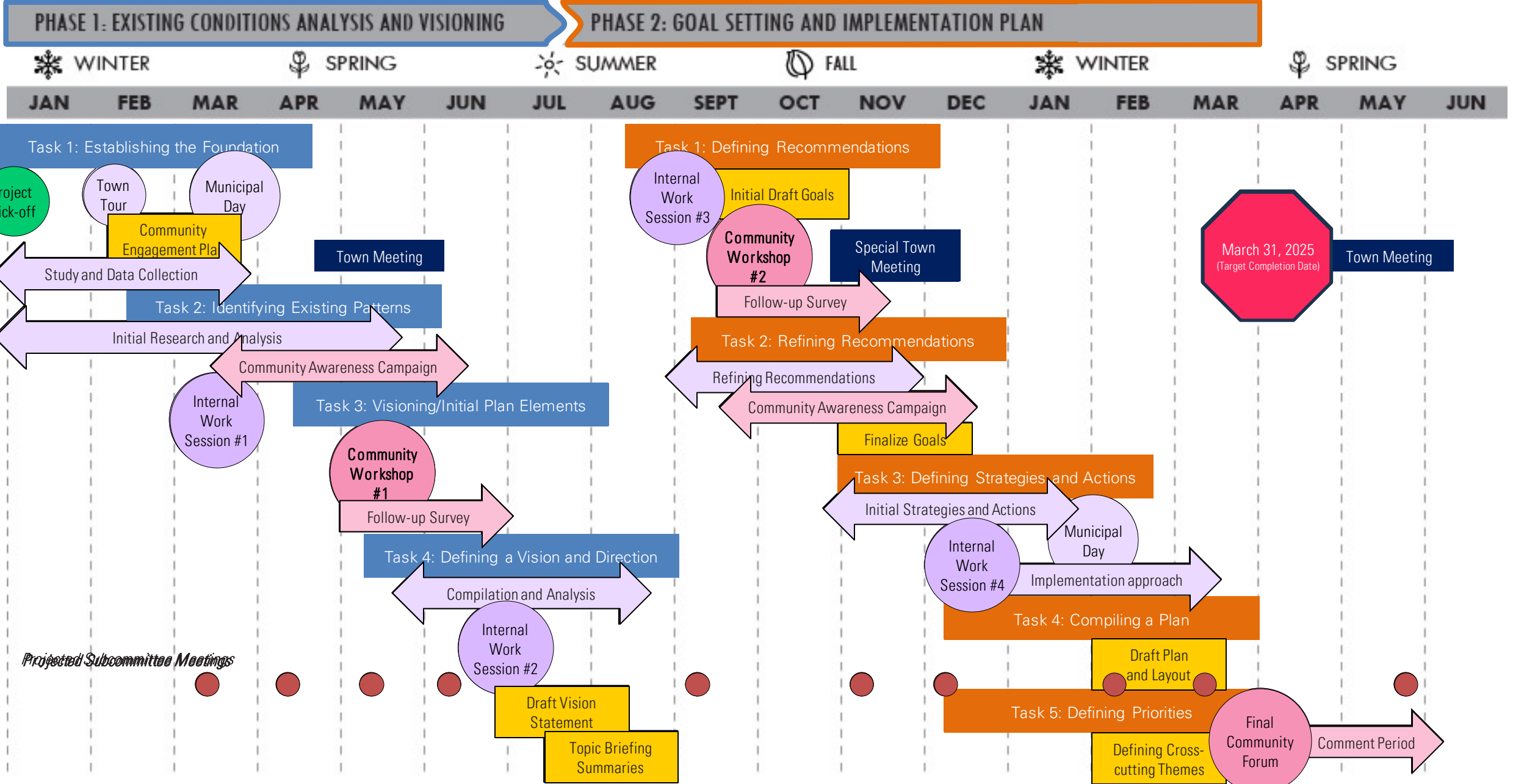
Draft plan and layout, internal plan review and comment

Task 5 – Defining Priorities

Cross-cutting themes, executive summary, community forum, comment period, final plan

2024 Timeline

2025





Conversation about Milford today



Understanding Milford today



Town Tour in February

Existing Conditions Analysis

- **Past Plans Review**
- **Data Analysis**
- **Mapping**

Municipal Conversations

- **Department heads**
- **Board/Committee volunteers**

Understanding Milford today



30,134
residents



76.9% white



17.3% Other/Multiracial



11.2% Hispanic/Latino



+7.9% population growth
(2011-2021)



1,117 businesses
17,696 jobs



11,987
housing units

70.6%
owner

29.4%
renter

\$89,332

Median
household income



25%

owners



49%

renters

cost-burdened households



**74% of
workers
drive
alone**

10% wfh

8% carpooled

2% transit

6% other

Data prepared by the 495/MetroWest
Partnership Sources: 2021 American
Community Survey 5-Year

Document Path: K:\DataServices\Projects\Current_Projects\Master_Plans\Milford Comprehensive Plan\Project_Files\MilfordCompPlan\MilfordCompPlan.aprx

Milford, MA

2024

Comprehensive Plan

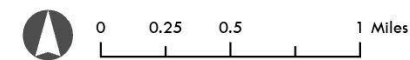
- Town Hall
- Schools
- Police Stations
- Fire Stations
- Open Space
- Water Bodies
- Interstate
- U.S. Highway
- State Route
- Non-numbered route
- Existing Rail

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

February 2024



Milford, MA 2024

Comprehensive Plan Residential

- Apartment with Four or more units
- Two or Three Family Residences
- Single Family Residence
- Group Quarters
- Residential Other
- Residential Vacant

Industrial

- Industrial
- Industrial Vacant

Commercial

- Commercial
- Commercial Vacant

Vacant, Public, and Mixed Use

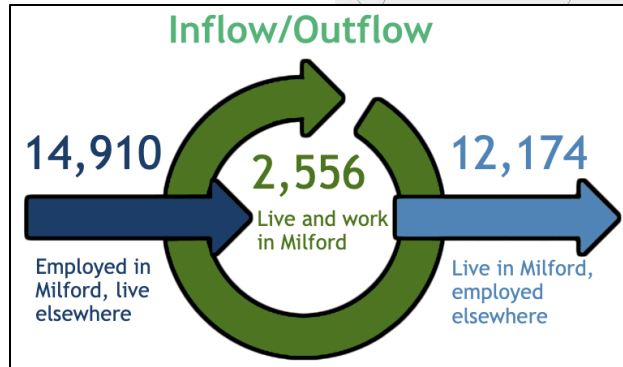
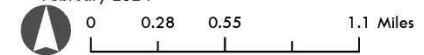
- Mixed Use
- Federal State or Municipal
- Municipal Vacant
- Tax Exempt Other
- Institutional or Exempt
- Institutional or Exempt Vacant
- Unknown
- Open Space

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

February 2024



Data prepared by the 495/MetroWest Partnership Sources: BLS, 2020 U.S. Census OnTheMap Application



Milford, MA

2023

Comprehensive Plan

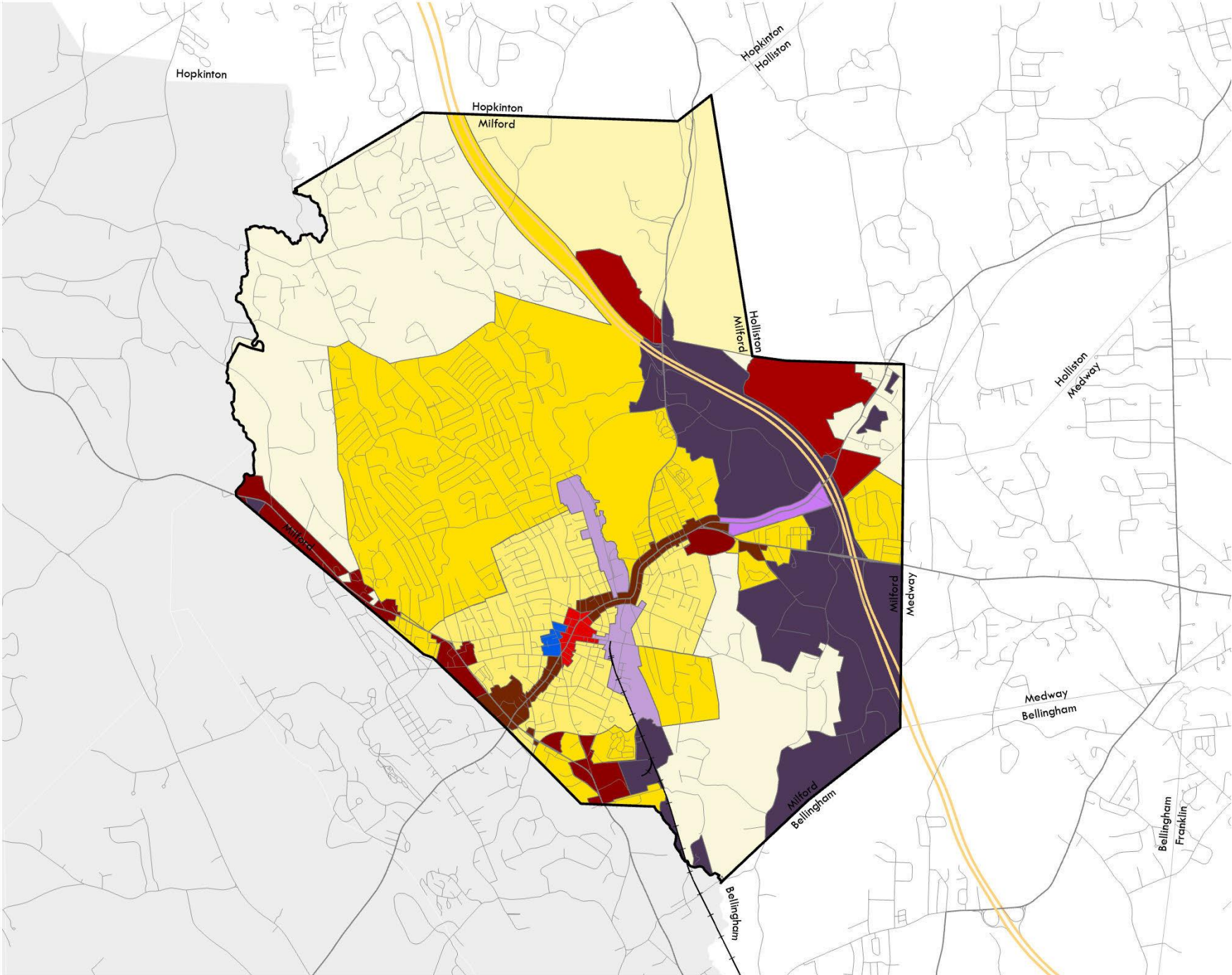
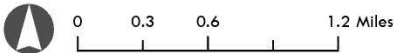
- Industrial**
- HIGHWAY INDUSTRIAL B
 - CENTRAL INDUSTRIAL A
 - HIGHWAY & NEIGHBORHOOD INDUSTRIAL C
- Residential**
- GENERAL RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL
 - RURAL RESIDENTIAL D
 - RURAL RESIDENTIAL C
- Commercial**
- CENTRAL COMMERCIAL A
 - BUSINESS PARK
 - HIGHWAY COMMERCIAL C
 - NEIGHBORHOOD COMMERCIAL B
- Mixed Use**
- OFFICE RESIDENTIAL

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

February 2024



Milford, MA

2024

Comprehensive Plan

Existing Rail

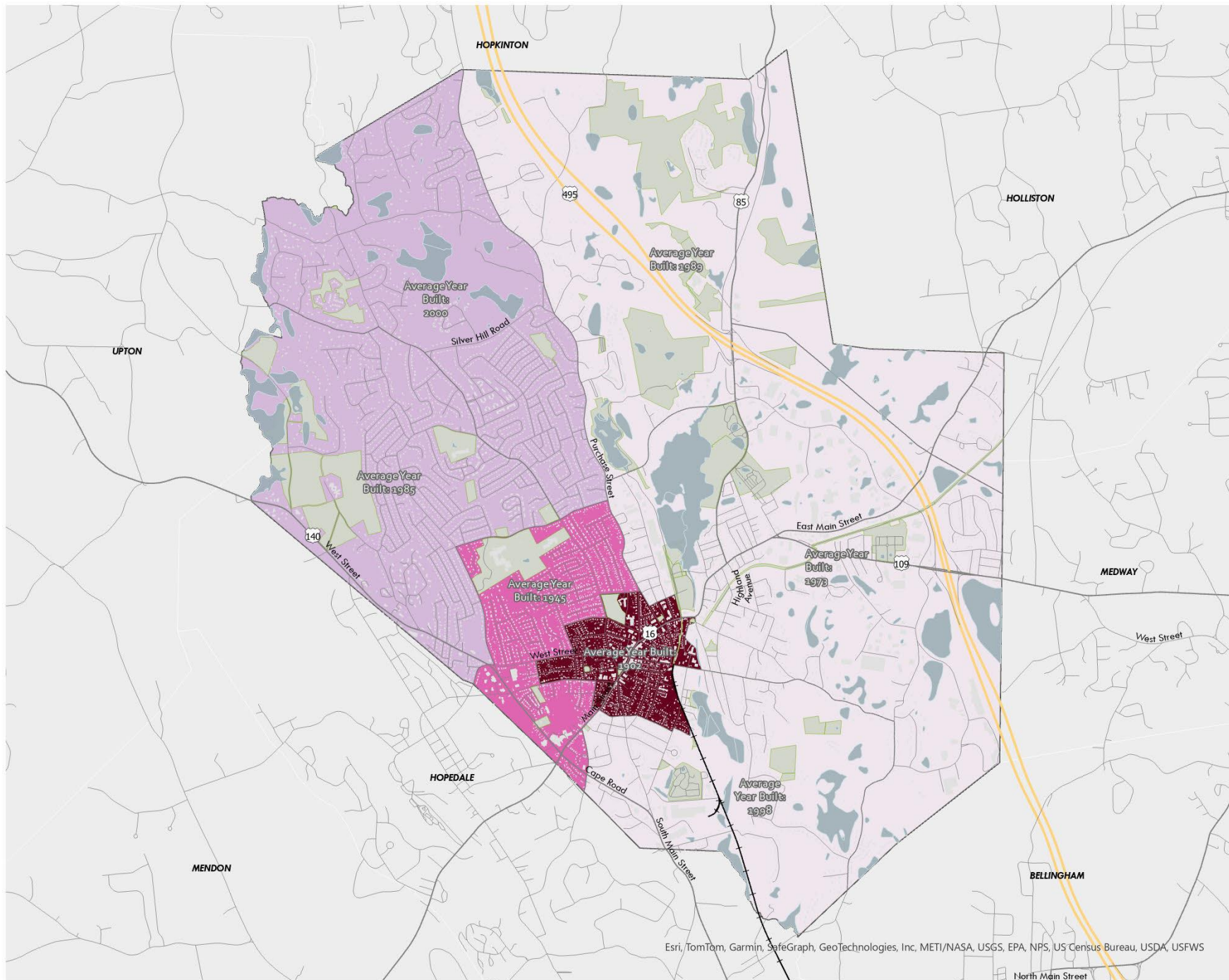
Existing Rail

MassDOT Roads

Interstate
U.S. Highway
State Route
Non-numbered route

Housing Density

Less than 1 Unit/Acre
1 Unit/Acre
2 Units/Acre
3 Units/Acre
4+ Units/Acre

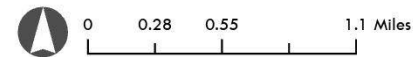


The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

February 2024



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Your thoughts about Milford today

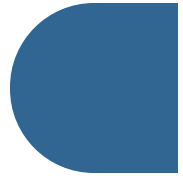
- Does anything **surprise** you the about this initial snapshot data?
- What are the **main issues** from the Ad Hoc Committee's point of view?
- What **priorities** do you think may emerge?



Community Engagement

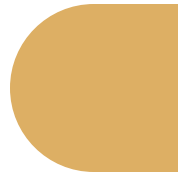


Community engagement principles



Innovative and creative

Meaningfully engage community members by meeting people where they are to solicit feedback that will shape a plan for and by the Milford community



Full-circle communication

Ensure residents feel heard, feedback is shared in a timely manner with decision-makers, and residents understand how to remain involved in the process



Accessible and transparent

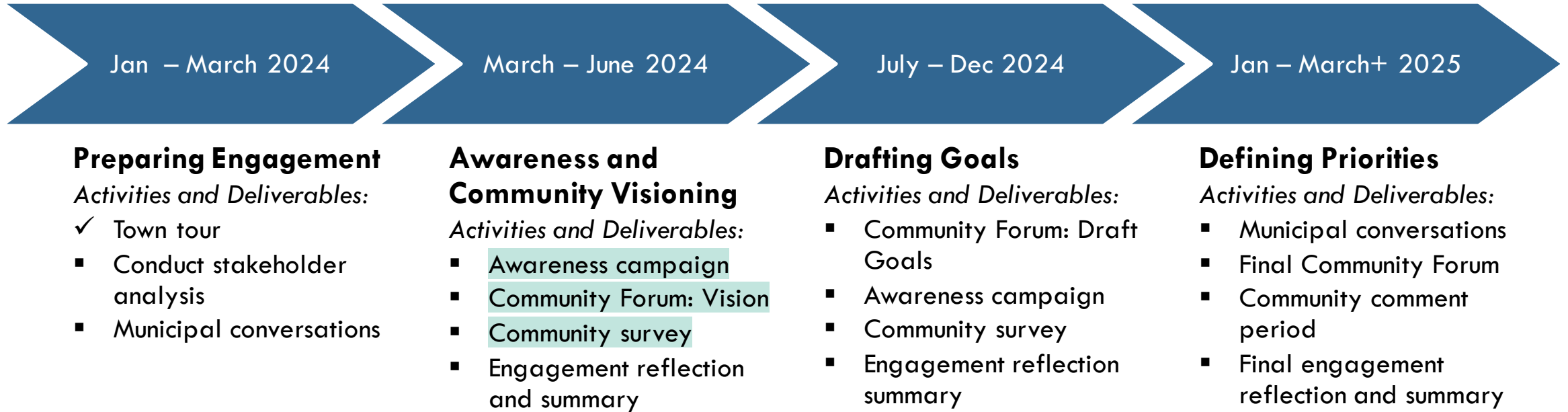
Ensure those with various abilities can be involved in all engagement opportunities, while avoiding over-burdening community members with requests



Flexible and iterative

Remain nimble in the community engagement process, adapting strategies as the project progresses and more is learned about the community

Community engagement process



Draft community engagement plan in progress

Community stakeholders

- Brainstorming community groups or partners to engage
- Potential stakeholder groups: general public, Hispanic and Latino communities, renters, business owners, parents/families, single parents, youth

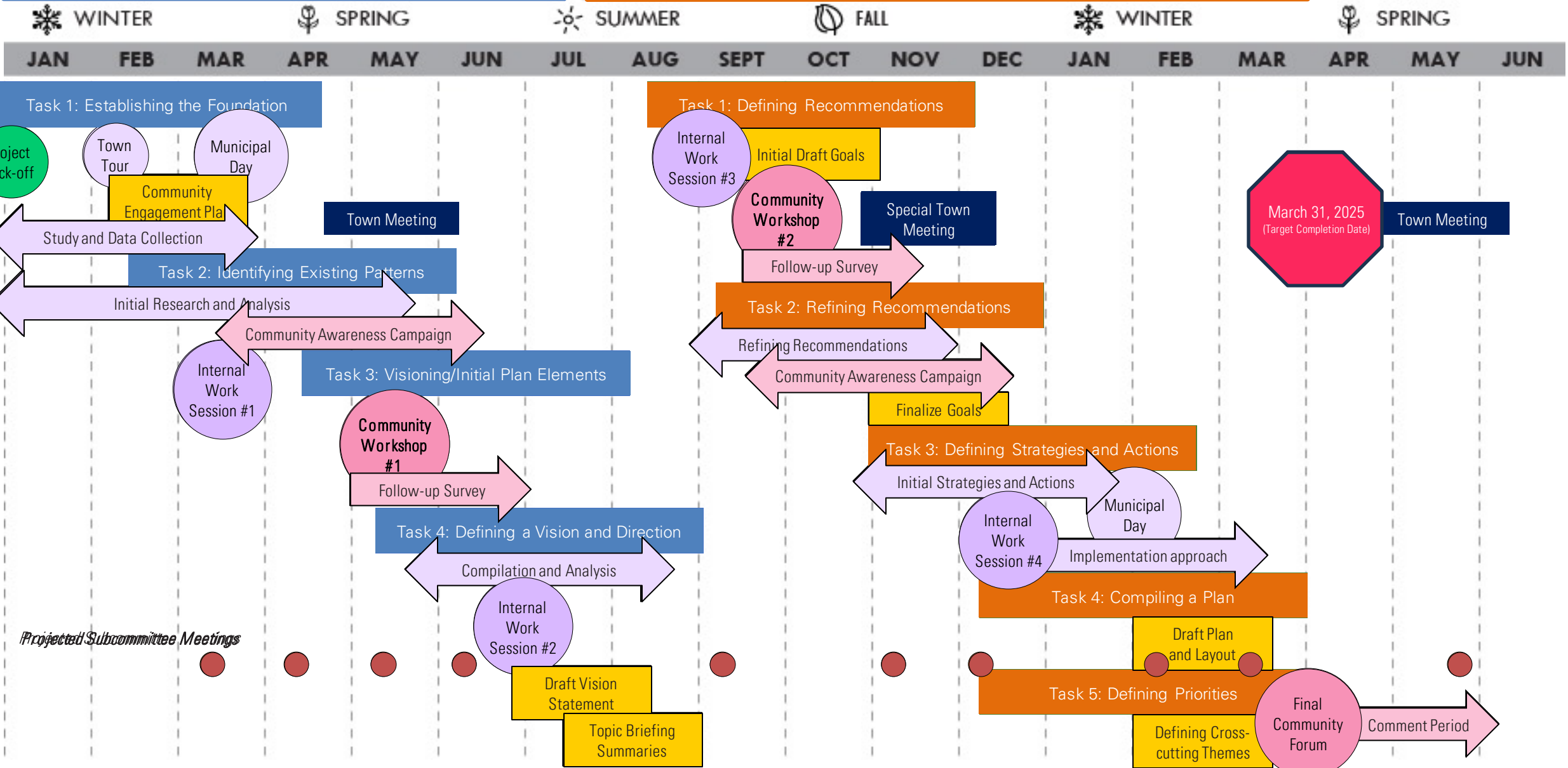


Next steps



PHASE 1: EXISTING CONDITIONS ANALYSIS AND VISIONING

PHASE 2: GOAL SETTING AND IMPLEMENTATION PLAN



Next steps

- Next Ad Hoc Committee Meeting –
April 2nd 7:00 pm
- Project website up and running
- Spread word about the Comp Plan
- Organizing “Municipal Day” conversations
with Town leaders and department heads