



MILFORD

Comprehensive Plan **2024**

Community Meeting

May 13, 2024



Agenda

Welcome and introductions

Comprehensive Plan overview

Snapshot of Milford today

Small group discussions

Next steps



Milford Comprehensive Plan
Community Meeting May 13, 2024

Community Meeting purpose

- First Town-wide community meeting of the process
- Focus of the meeting:
 - Introduce Comprehensive Plan process
 - Identify challenges to address
 - Gather feedback on a shared vision
- Interactive in-meeting polling and conversation



Welcome and introductions



Ad Hoc Comprehensive Plan 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



MAPC Comprehensive Plan Team



Project Manager
Josh Fiala AIA AICP LEED AP
Vision/Implementation



Project Manager
Courtney Lewis
Land Use/Vision



Javier Gutierrez
Community Engagement



Sasha Parodi
Community Engagement



Najee Nunnally
Community Engagement



Camille Jonlin
Economic Development



Julia Wallerice
Transportation



Adi Nochur
Transportation



Jiwon Park
*Natural Environment
and Open Space*



Sarah Scott
*Cultural and
Historical Resources*



Lindsay Randall
*Cultural and
Historical Resources*



John Cruz
Housing



Brian Luther
*Community
Facilities/Services*



Michael Pearce
*Community
Facilities/Services*



Lily Perkins-High
Data and Analysis



Zoe Iacovino
Data and Analysis



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Initial networking exercise

- Turn to people near you who you may not know
- Introduce yourself with your name and where you live or how you are connected to Milford
- Briefly say one thing you hope to get out of the meeting tonight

Who is in the audience?

Please use your phone: (or paper survey)



Use Message app

Send new message to:

22333

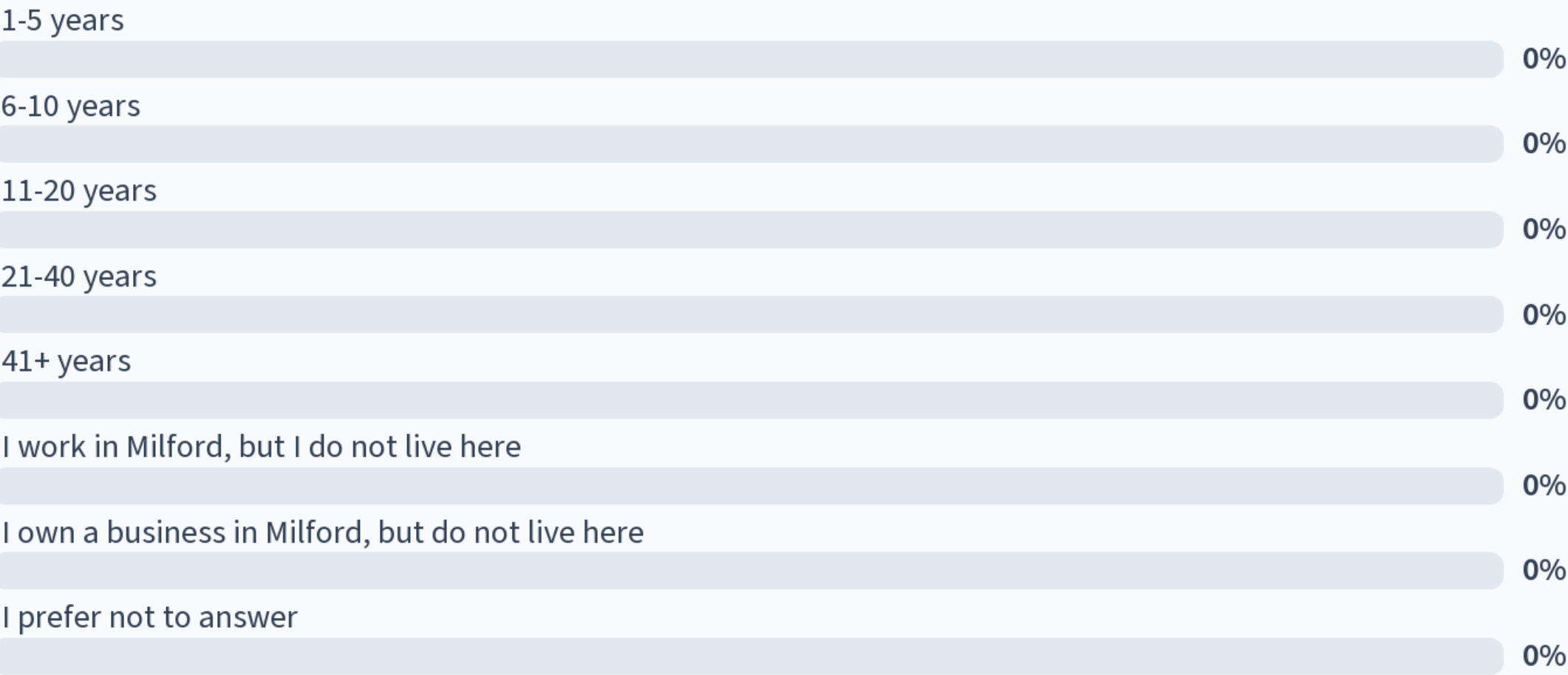
Text message:

MAPCPOLL

Who is in the audience?

- How many years have you lived in Milford?
- What is your age?
- How do you describe your gender identity?
- How do you identify your race and ethnicity?
- What is your household income?

How many years have you lived in Milford? (Select one)

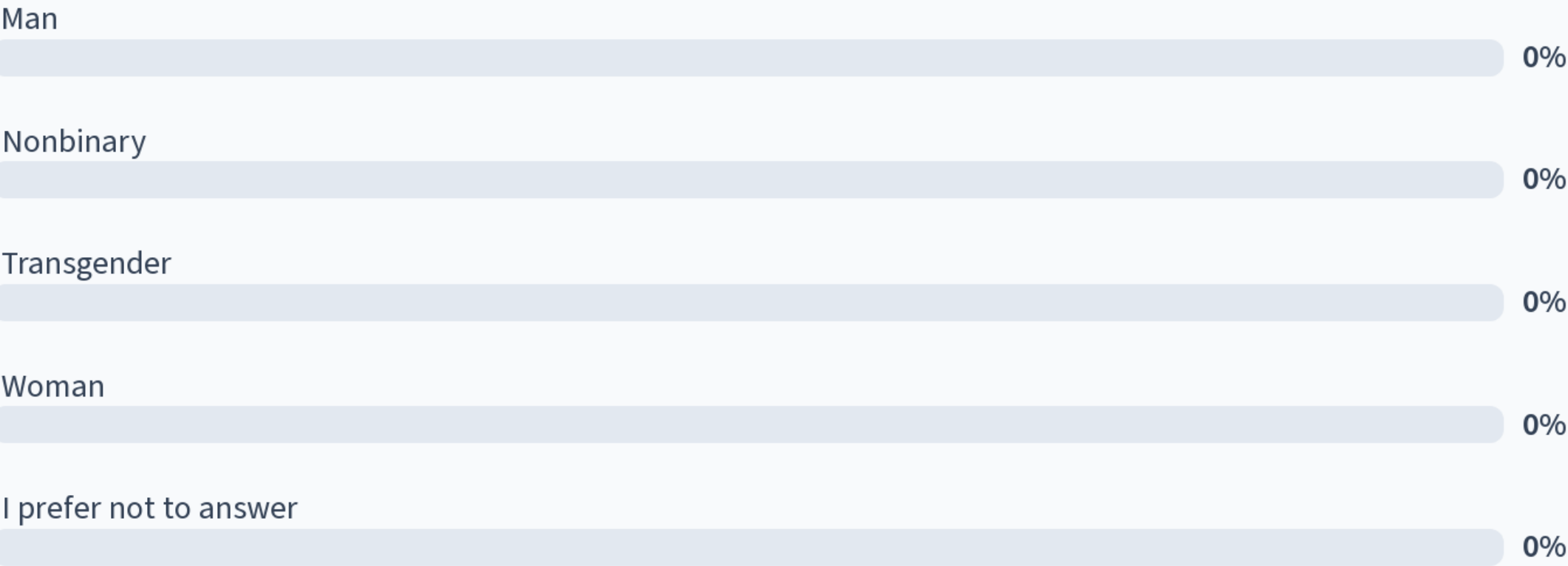


What is your age? (Select one)

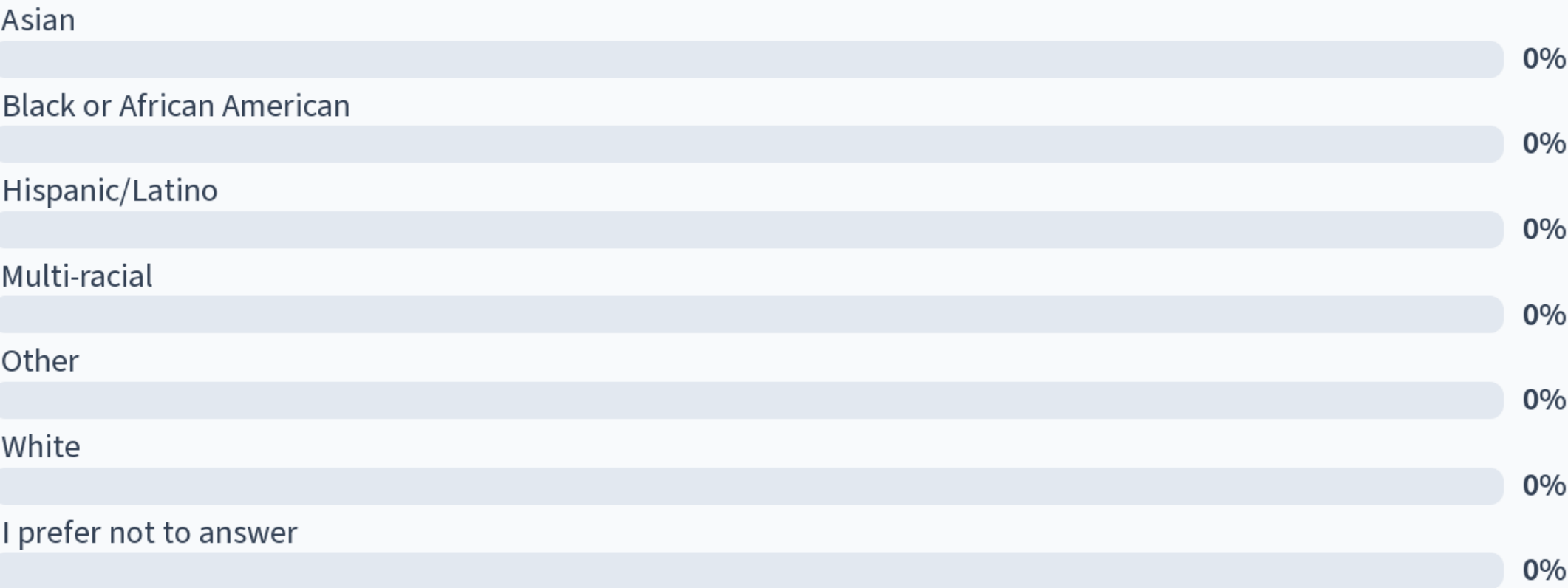


How would you describe your gender identity? (Select one)

0



How do you identify your race and ethnicity? (Select one)



What is your household income? (Select one)



Under \$25,000	0%
\$25,000 to \$34,999	0%
\$35,000 to \$49,999	0%
\$50,000 to \$74,999	0%
\$75,000 to \$99,999	0%
\$100,000 to \$149,999	0%
\$150,000 to \$199,999	0%
\$200,000 or more	0%
I prefer not to answer	0%

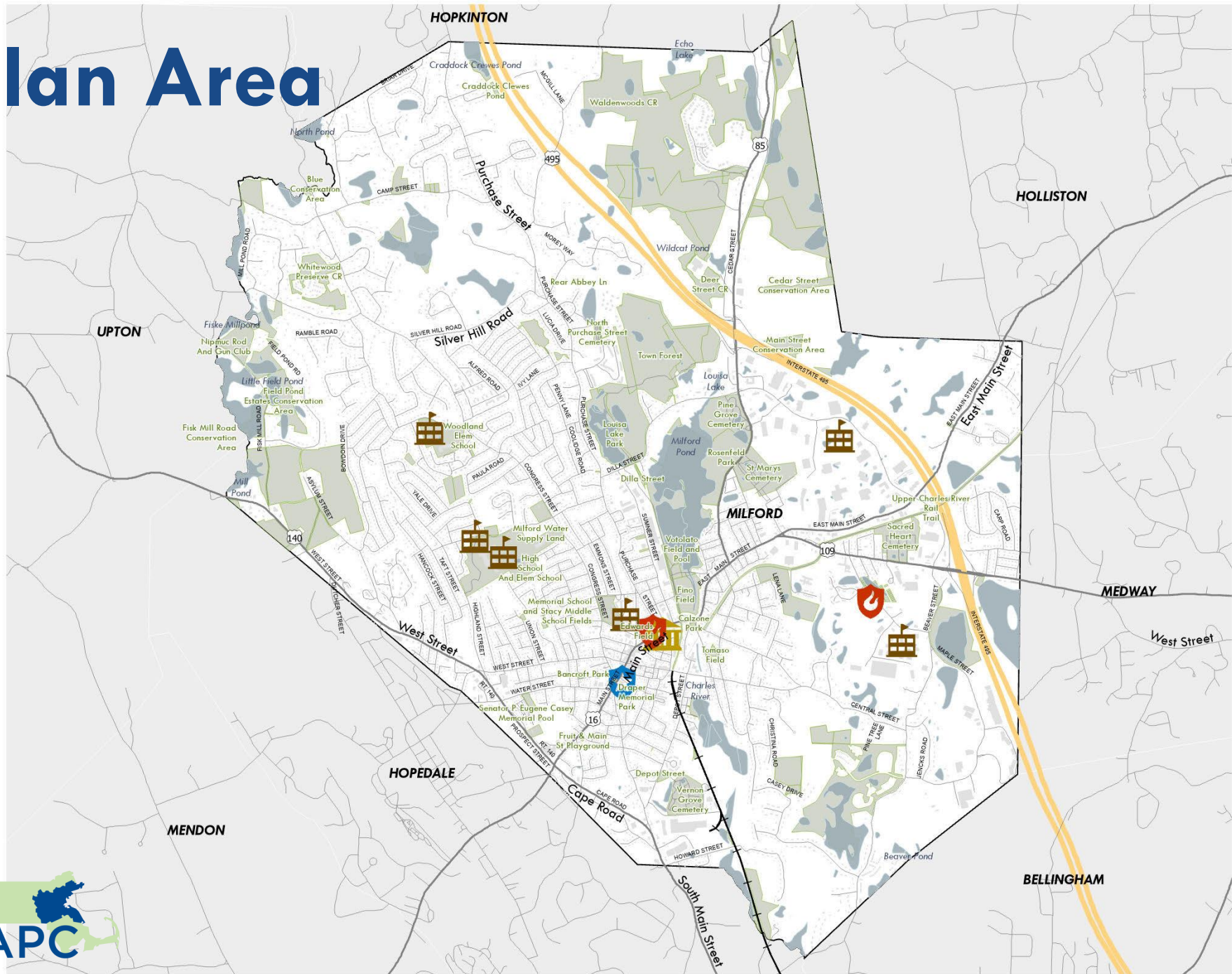


Comprehensive Plan overview



Plan Area

Milford, MA 2024 Comprehensive Plan



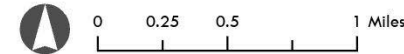
-  Town Hall
-  Schools
-  Police Stations
-  Fire Stations
-  Interstate
-  U.S. Highway
-  State Route
-  Non-numbered route
-  Existing Rail
-  Water Bodies
-  All Milford Open Space

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Metropolitan Area Planning Council
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(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

April 2024



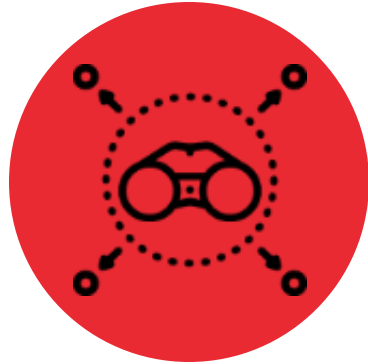
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Plan Topics



**Community
Engagement**



**Values, Vision,
and Goals**



Land Use



Downtown



**Economic
Development**



Housing



**Transportation,
Circulation, and Transit**



**Cultural and
Historical Resources**

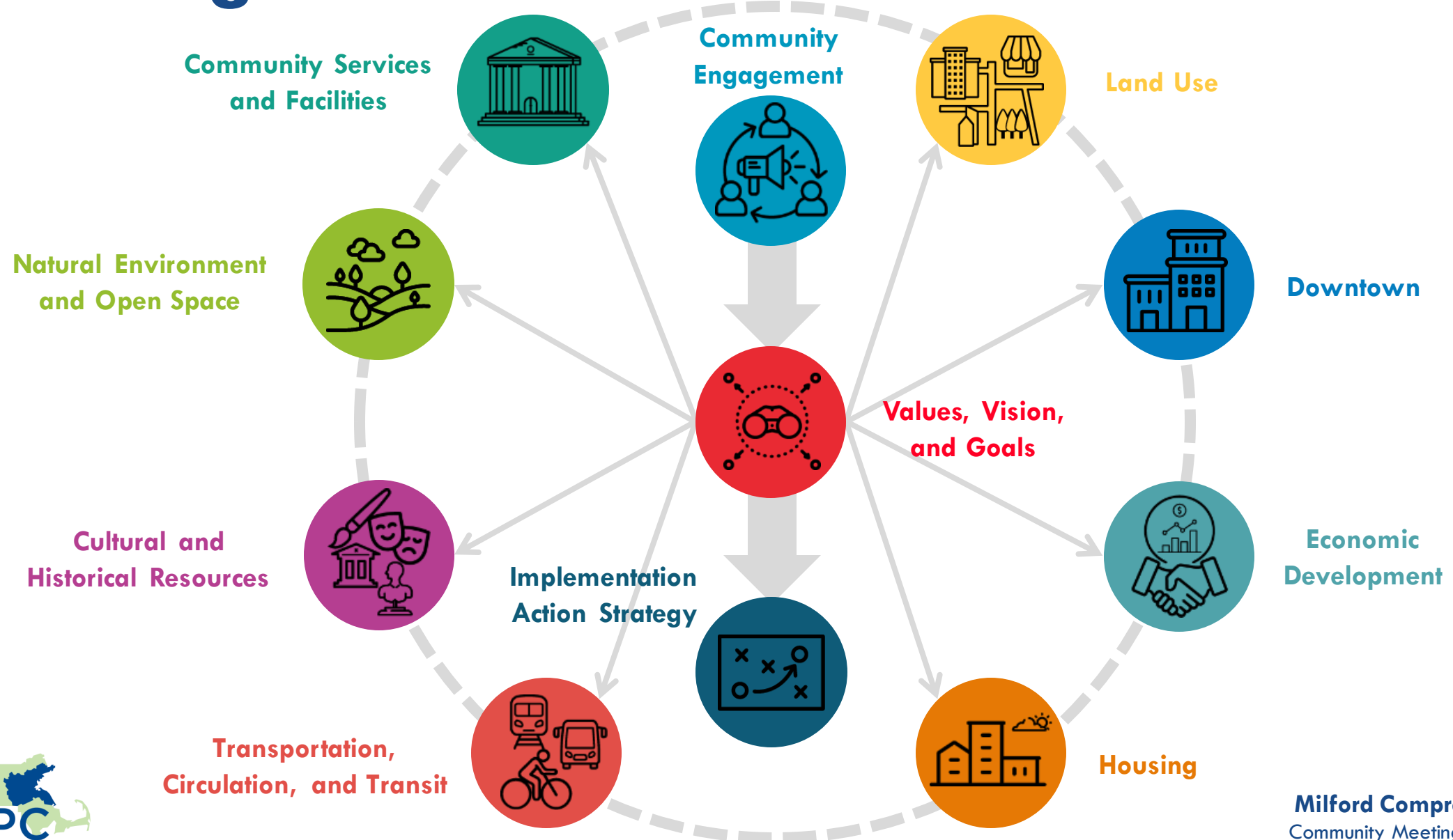


**Natural Environment
and Open Space**

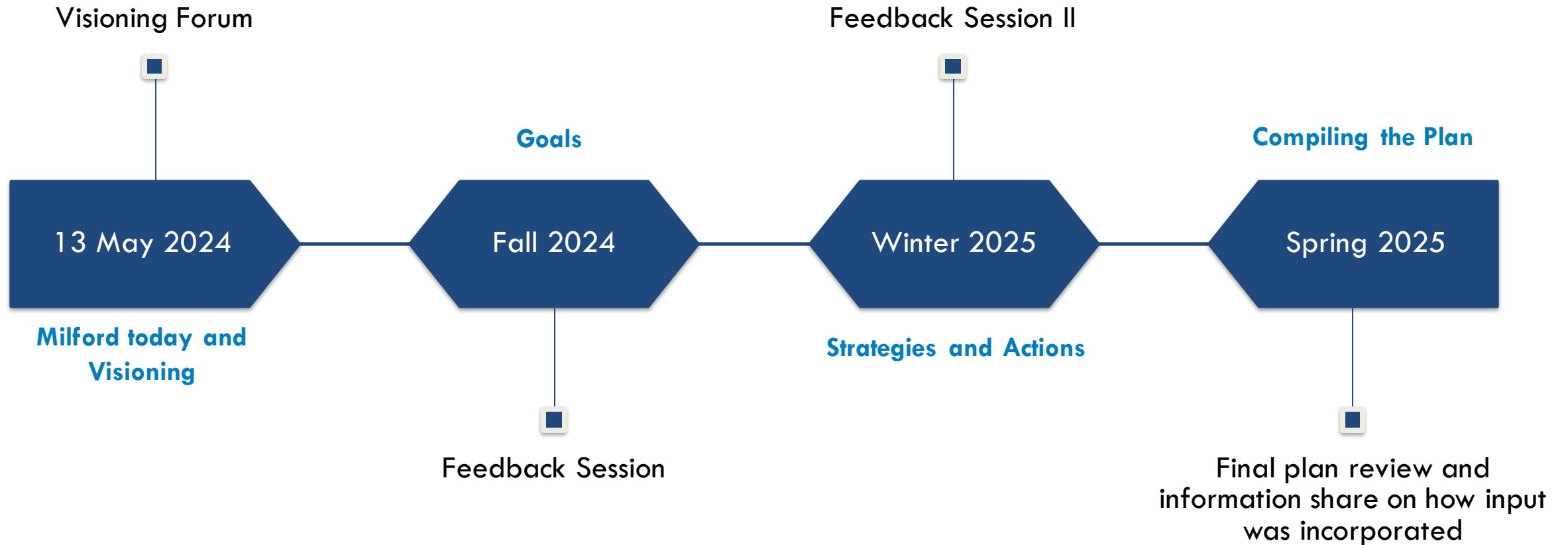


**Community Services
and Facilities**

Plan Organization



Comprehensive Plan Timeline





Snapshot of Milford today





Community Engagement – Key Demographics

30% residents are people of color

29% are youth

28% are living with a disability

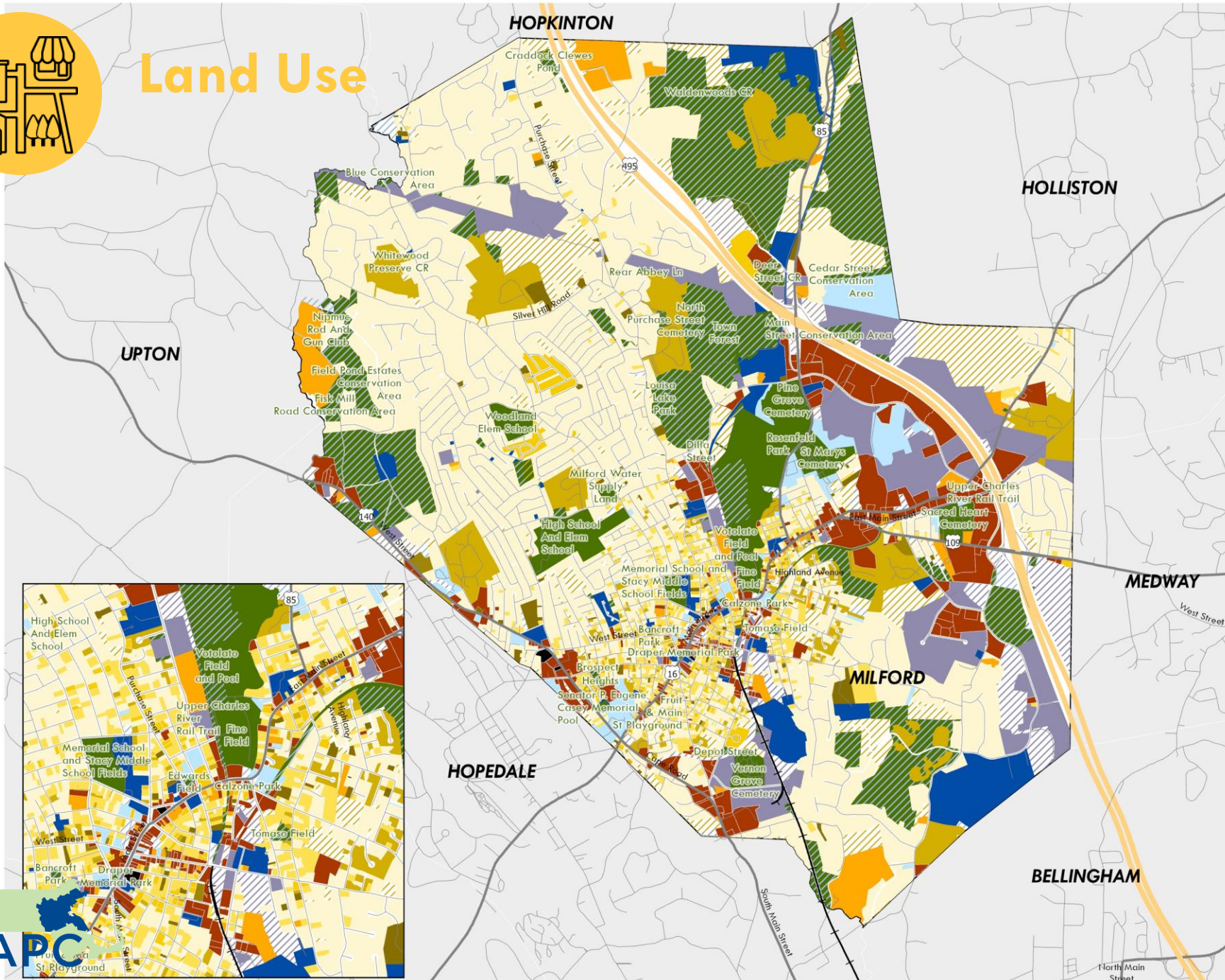
31% are cost-burdened households

35% speak languages other than English

- 10-15% speak English less than well



Land Use



Milford, MA 2023 Comprehensive Plan

Residential

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

Mixed Use

- Mixed Use

Commercial

- Commercial
- Commercial Vacant

Industrial

- Industrial
- Industrial Vacant

Vacant, Public, and Open Space

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

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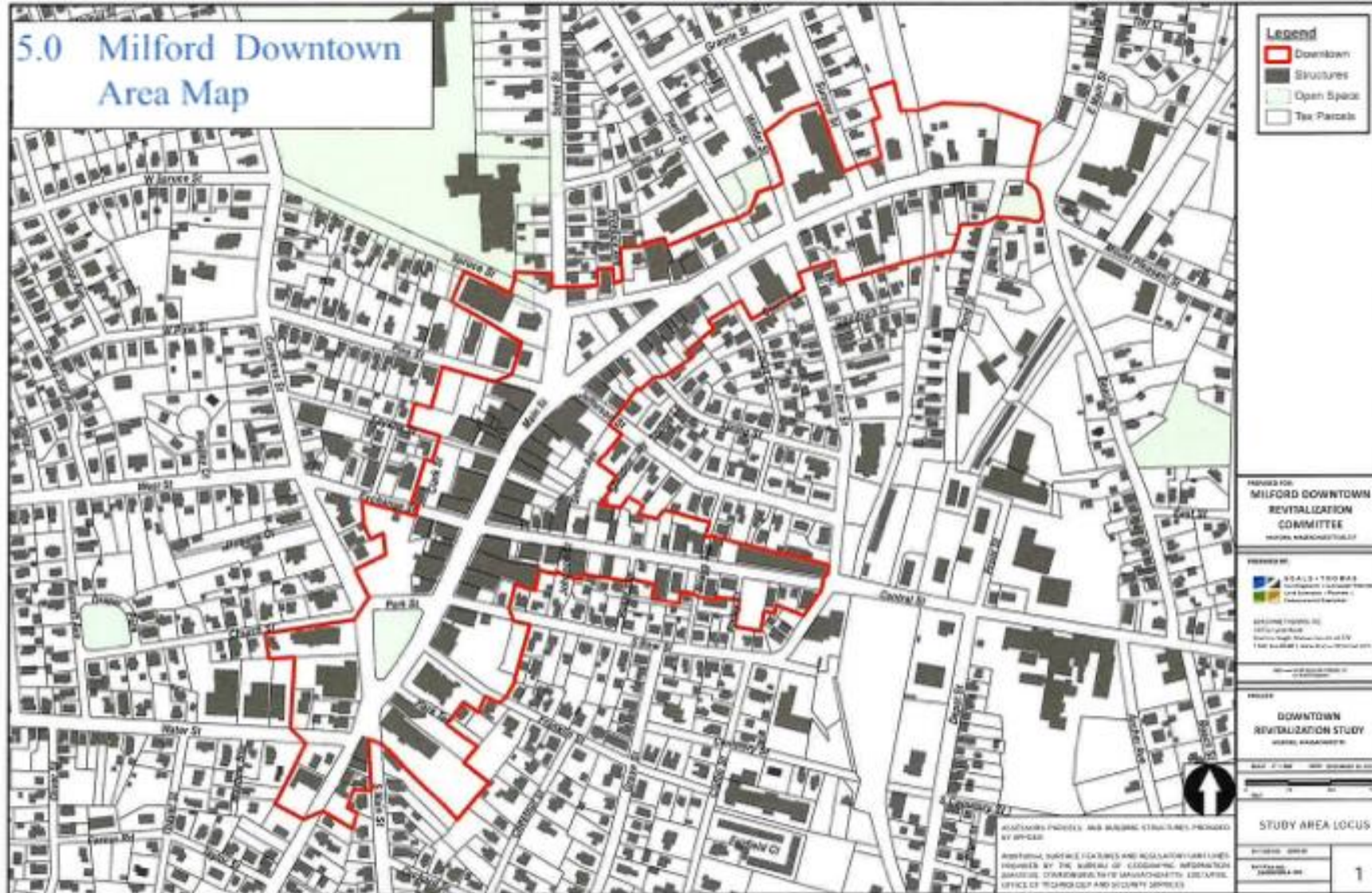
0 0.25 0.5 1 Miles

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MAPC



Downtown





Downtown

Milford Downtown Business Mix



**11 vacancies out of
150 businesses
counted**

- | | | |
|----------|-------------------------|--------------------------|
| ■ Retail | ■ Professional Services | ■ Personal Care/Services |
| ■ Food | ■ Public/Institutional | ■ Business Services |
| ■ Vacant | ■ Medical Services | ■ Automotive Services |



Economic Development

Milford, MA 2024 Comprehensive Plan

Number of Employees



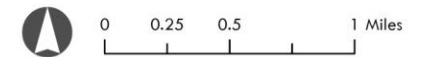
Businesses with more than 100 employees labelled

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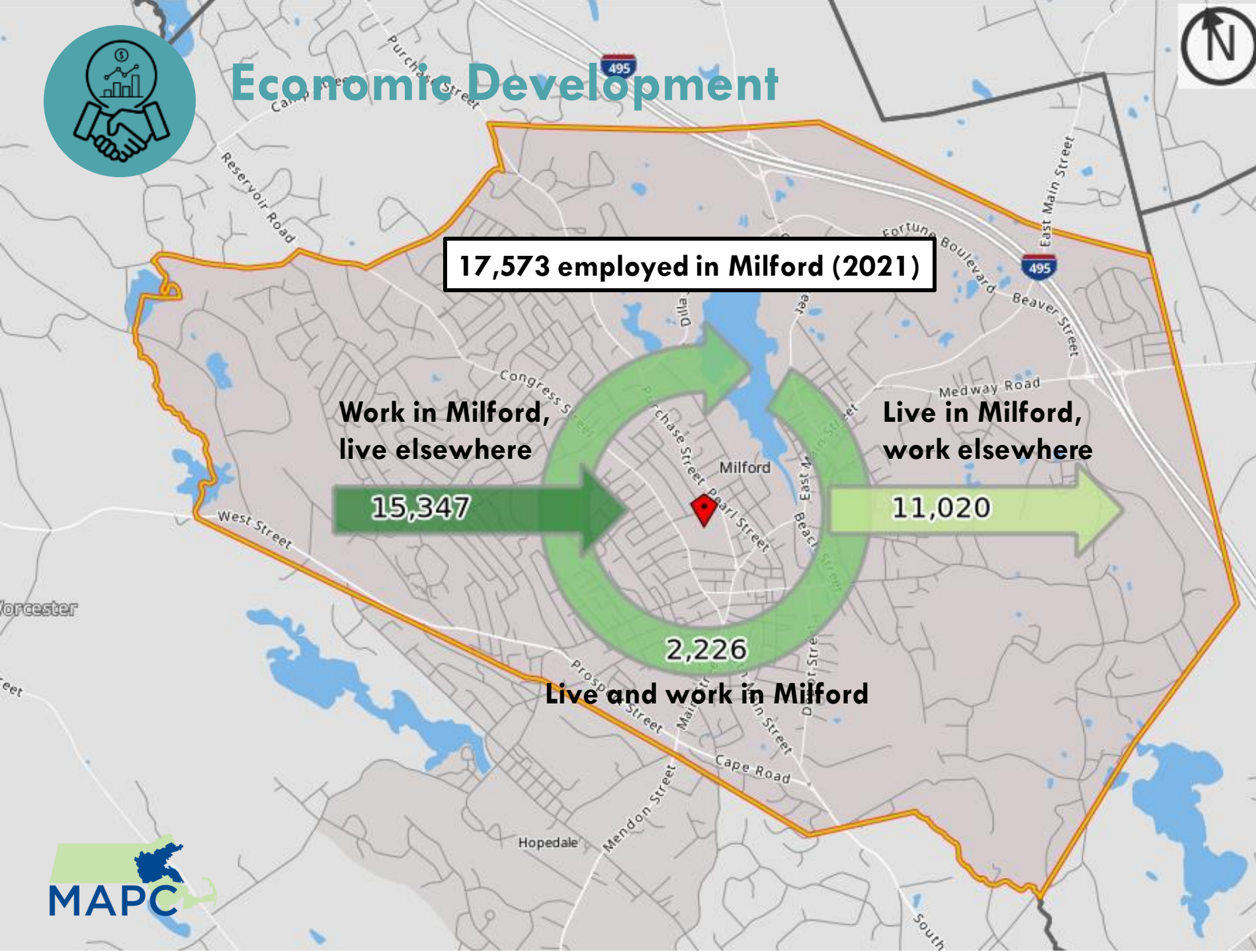


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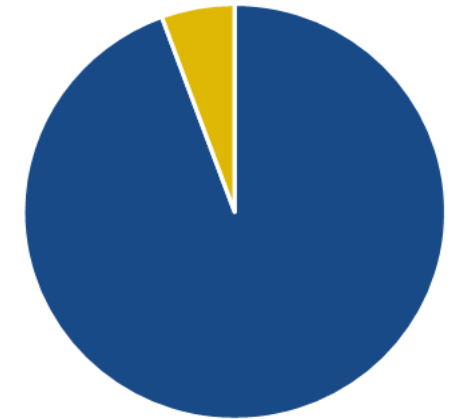


Economic Development



Employment in Milford, MA
2022 (ACS)

5.6%



94.3%

■ Employed ■ Unemployed



Housing

Milford, MA 2024 Comprehensive Plan

Count of Units in Parcel



Milford Housing Authority
Parcels

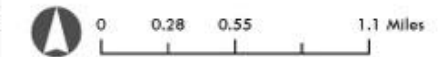
MHA Property	Label	MHA Property	Label
4-6 Cedar St	1	0 Purchase St	13
36 West Fountain St	2	16 South High St	14
85 East St Ex	3	132 Highland St	15
15-17 Vicki Ln	4	24 Cornell Dr	16
0 West Maple St	5	0 Church Hill St	17
37 Redwood Dr	6	2-8 Luby Av	18
87 East St Ex	7	32 Redwood Dr	19
0 Sumner St	8	11-13 Vicki Ln	20
0 Sumner St	9	0 Oliver St	21
1 Vincenzo Rd	10	10-20 Maher Ct	22
20 Church Hill St	11	18 Princeton Dr	23
0 Fairfield Ct	12	97-99 Beach Street Ex	24

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March 2024



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



Housing in Milford



30% have children

People under 18

30% are retirees

People over 65

9% were built since 2000

Few modern homes.
66% were built from 1940 - 1999

67% are single family

One third of people in Milford
live in an apartment or condo

68% are owner-occupied

One third of people in Milford
rent their home



Housing Affordability in Milford

Milford has

702

Units on their SHI.

5.82%

Of their total.

4,405

Milford households are Income-eligible for Affordable Housing ($\leq 80\%$ AMI), 44% of all HHS.

\$147,400 Area Median Income (AMI) for Milford and surrounding

\$89,608 Median Household Income (MHHI) in Milford

\$163,000 MHHI needed to afford a single-family home with 20% down.

\$181,000 MHHI needed to afford a single-family home with 3% down.

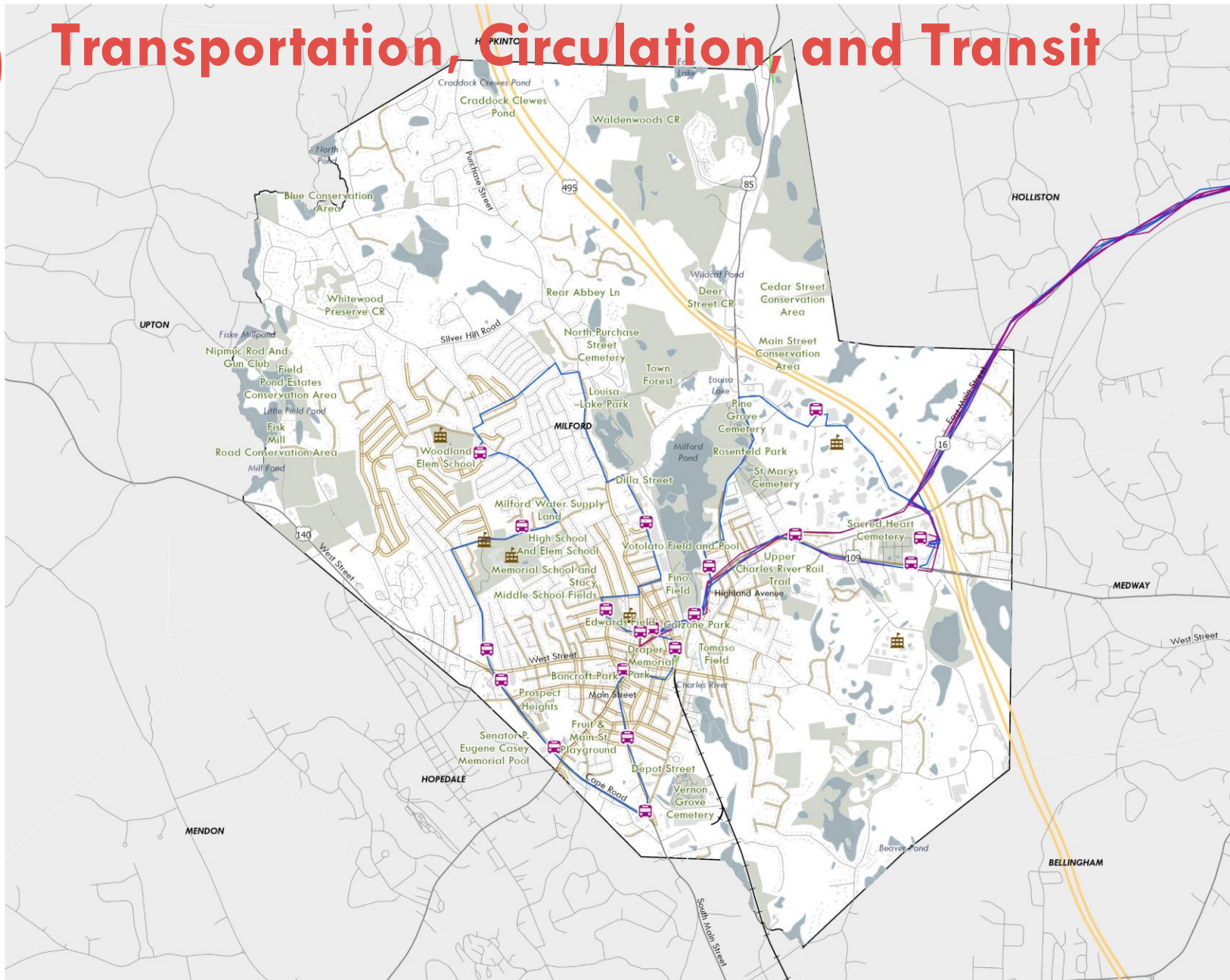
\$126,000 MHHI needed to afford a condo with 20% down.

\$138,000 MHHI needed to afford a condo with 3% down.

\$74,000 MHHI needed to rent in Milford, any home type.



Transportation, Circulation, and Transit



Milford, MA 2024 Comprehensive Plan

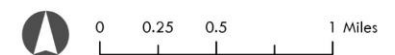
- MetroWestRTA
- MetroWestRTA Route 6
- MetroWestRTA Route 14
- Bike Facilities
- Sidewalks
- Schools

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Local Access Scores (MAPC)

May 2024



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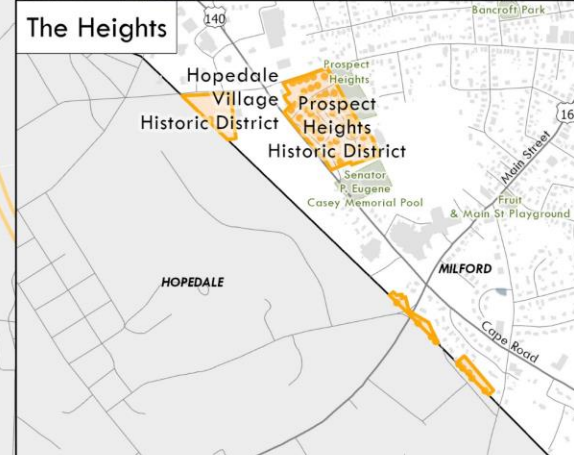
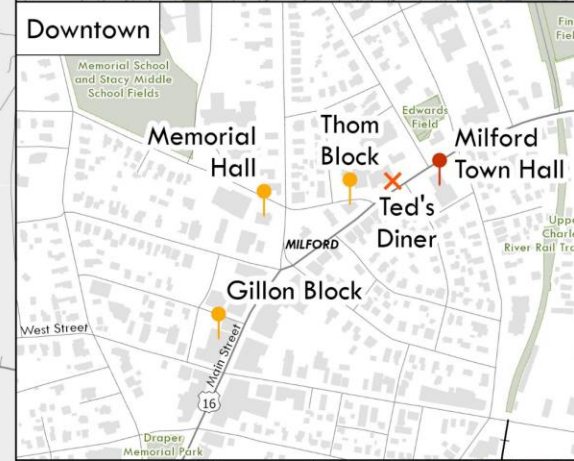
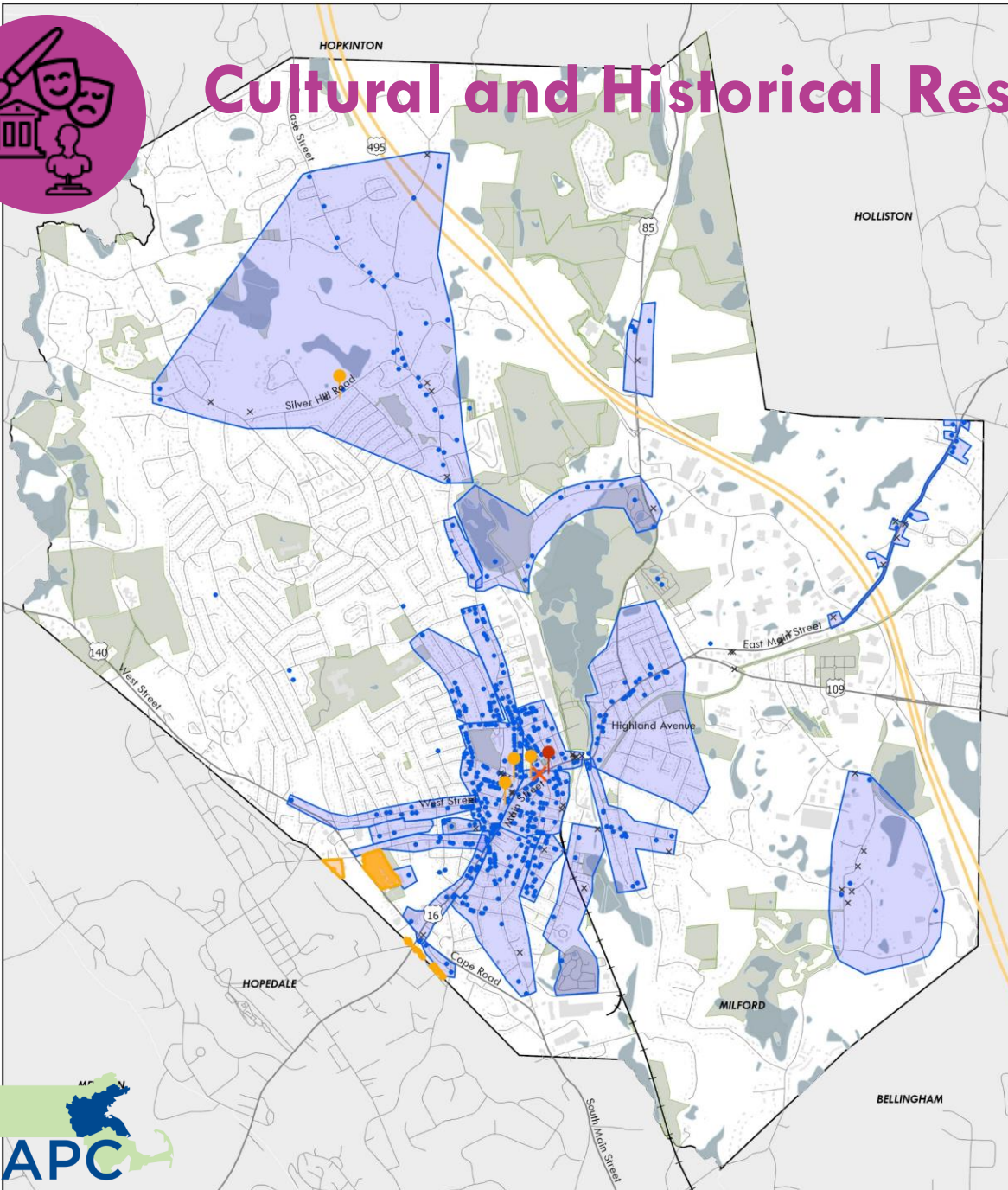


Transportation, Circulation, and Transit

- 72.2% of Milford commuters drive alone; only 2.7% walk, bike, or use public transit
- Traffic congestion and downtown parking management are challenges
- Downtown Milford is compact and walkable, and the nearby Upper Charles Trail is a community asset
 - Beyond these areas, the Town lacks bicycle and pedestrian infrastructure/connections
- Night service recently added on MWRTA bus routes 6 and 14
 - Overall transit service/access/usage remains low



Cultural and Historical Resources



Milford, MA 2024 Comprehensive Plan

National Register of Historic Places Properties

- Properties Contributing to a Historic District
- Individually Listed Properties
- Individually Listed Property with Preservation Restriction
- Individually Listed Property – Demolished

Historic Districts

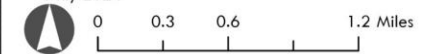
- District Identified in Local Inventory
- National Register Historic Districts

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May 2024



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Cultural and Historical Resources

Milford's Past

- Milford remained part of Mendon until 1780, when it was incorporated as its own town; however, the political boundaries of Milford changed over the course of two centuries, with the last change occurring in 1962
- Primary economy was agriculture until industrial activity (e.g., manufacturing, quarrying) increased beginning in the 1830s
- Industrialization led to rapid population increase and migration, primarily from Ireland and Italy, but also Armenia and Sweden; reflected in diverse religious congregations, community groups, and styles of architecture

Milford's Present

- Milford is home to six individual historic properties and two historic districts that are listed in the National Register; a total of 597 individual historic resources and 26 historic areas have been documented in the town to date
- There are 14 monuments in Milford that honor the town's military history, including the General William F. Draper Statue, which was designed by Daniel Chester French
- Milford Historical Commission established in 1971 to preserve and protect anything historically significant to the town



Cultural and Historical Resources

Employment in Arts and Culture:

- 12 businesses in Arts, Entertainment, and Recreation
- Employ 126 people on average monthly in Milford (2022)

Cultural Grants and Activities:

- Milford Cultural Council awarded 23 grants in 2024
- Supports diverse cultural activities, fostering an inclusive cultural scene

Public Art Initiatives

- Ongoing efforts to integrate art into public spaces in Milford
- Example: New mural at Town Park titled "Fitness for All" celebrating community health and Milford's identity

Annual Celebrations

- Events celebrate Milford's cultural diversity and vitality
- Example: Celebrate Milford with music, dance, and local cuisine

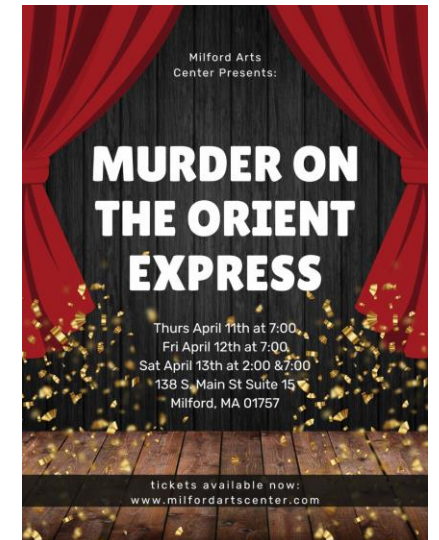


Community Cultural Venues

- Key venues: Upper Town Hall, Milford Performing Arts Center
- Host classical music and community theater

Interactive Public Spaces

- Cultural and artistic elements enhance enjoyment
- Example: Louisa Lake Park's Game Piece Library



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Natural Environment and Open Space

Milford, MA 2024 Comprehensive Plan

Level of Protection and Open Space Type

- Perpetuity
- Limited
- Cemetery
- None
- Rail Trail
- Unknown
- Water Supply
- Water Bodies

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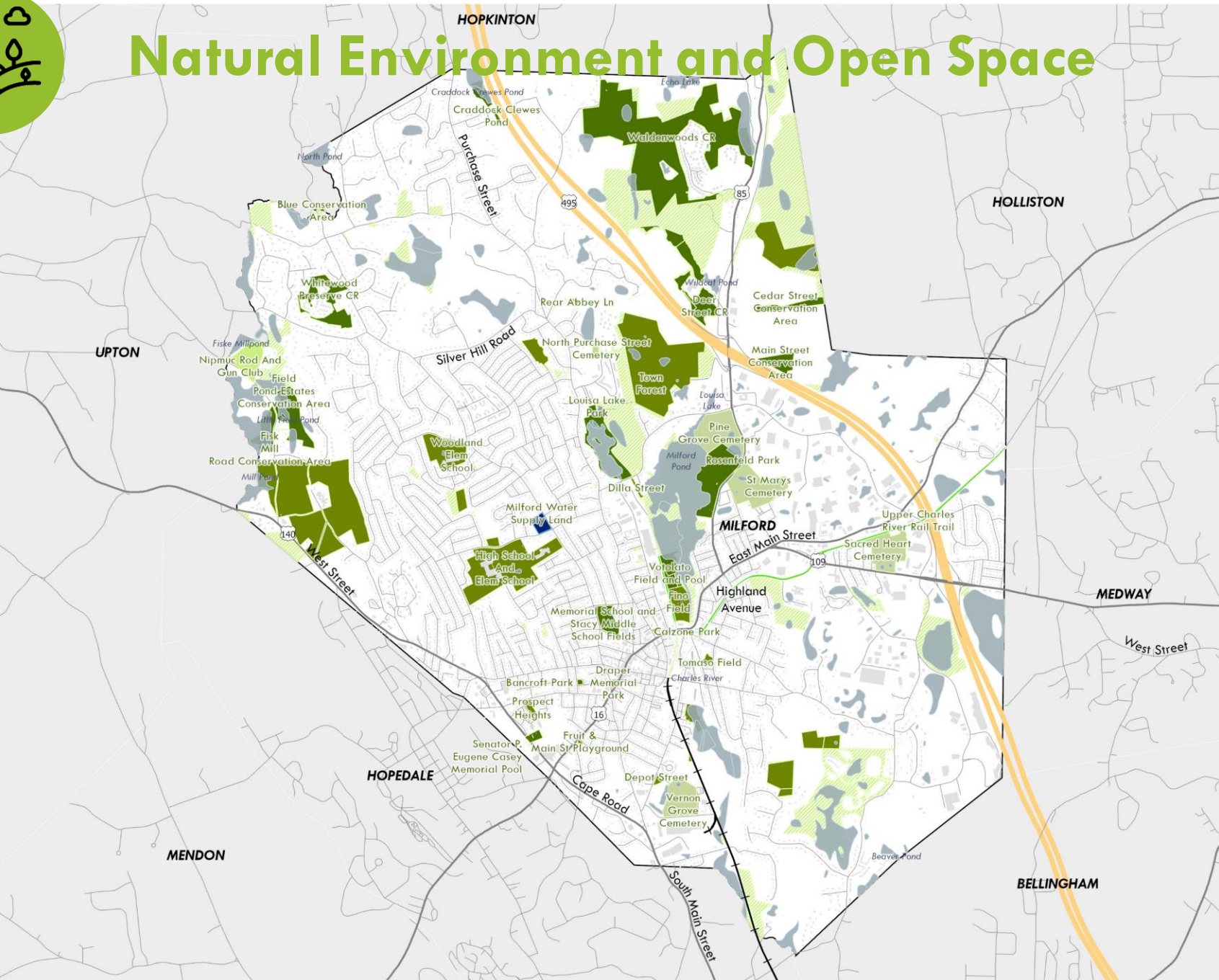
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May 2024



0 0.25 0.5 1 Miles





Natural Environment and Open Space

- There are 1,457 acres of open space in Milford, which takes up about 15.2% of the total Milford area.
 - Of 15.2%, 8.8% of Milford's open space is publicly owned and 6.4% is privately-owned.
- There are different preservation statuses attached to Milford's open space lots.
 - 2.5% of Milford's open space is permanently protected.
 - Other preservation statuses includes "limited," "none," and "unknown."



Natural Environment and Open Space

Active & Recently Completed Open Space Initiatives in Milford



Town Parks Renovation Project



Upper Charles Trail Project



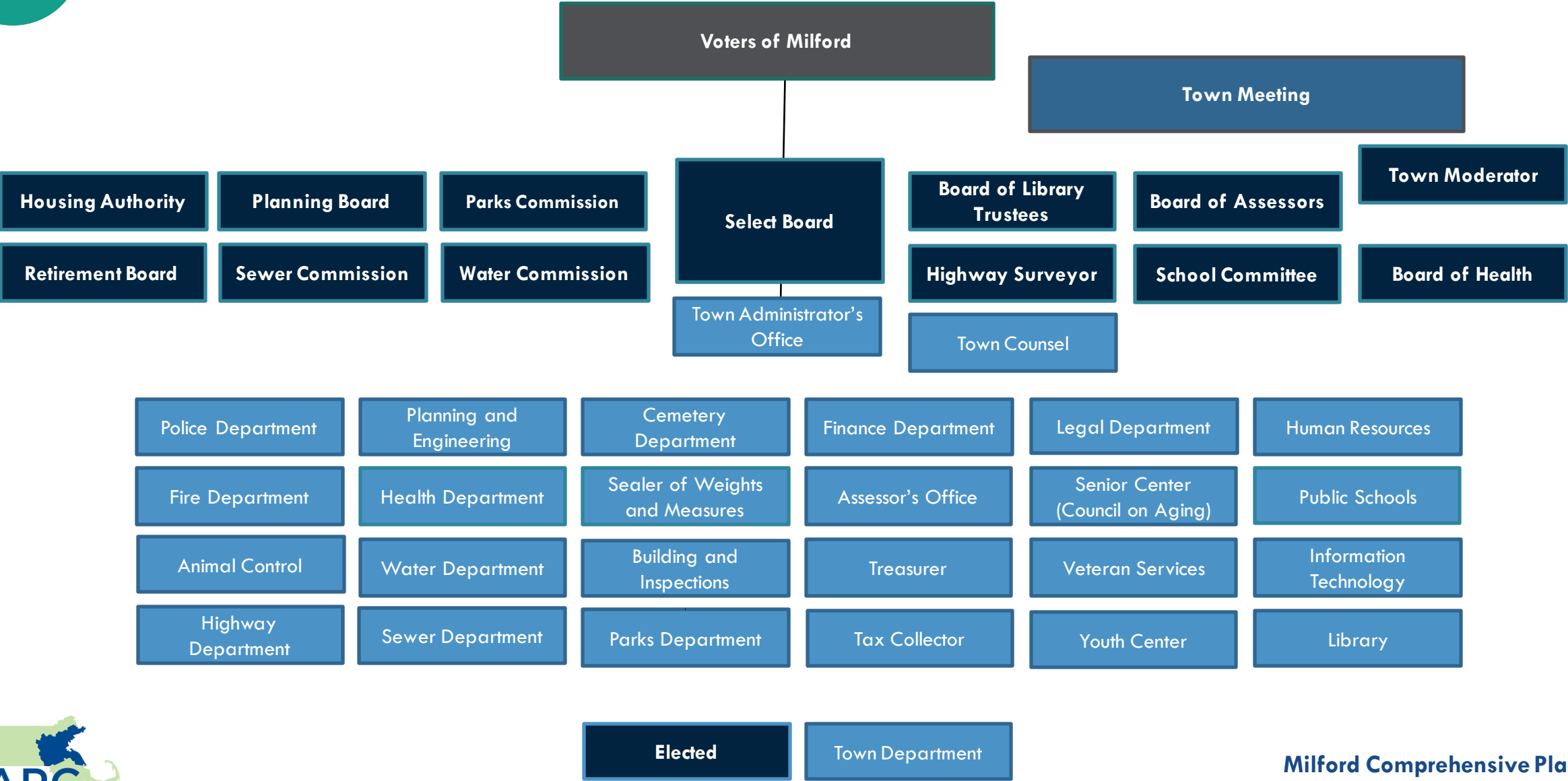
Milford Town Park Green Infrastructure Project



Arts in the Parks



Community Services and Facilities





Small group discussions



Small group discussions

- Initial topic overview and challenges
 - Audience small group engagement and exercises
- Initial Community Priorities and Vision
 - Audience small group engagement and exercises

Group discussion agreements

- Be fully present
- Use "I" statements
- Take space, Make space
- Share the lesson not the story
- One mic
- Assume good intentions
- Use "oops" and "ouch"



Next steps



Project website

Stay involved!

Sign up for the email list:
mapc.ma/milford-plan24



Learn more!

Visit the plan website:
<https://mapc.ma/MilfordCompPlan>



PHASE 1	2024	Winter	Project Kick-off Town Tour Municipal Interviews
		Spring	Community Meeting #1 (Visioning Workshop) Community Survey #1 Community-Based Organization Interviews
		Summer	Community Values and Vision Data Collection & Analysis Existing Conditions Topic Summaries Assets, Challenges, Opportunities
		Fall	Preliminary Draft Goals Community Workshop #2 (Feedback on Goals) Community Survey #2 Refining and Finalizing Goals Preliminary Strategies and Actions
		2025 Winter	Municipal Review Meetings Implementation Approach Final Community Meeting
		Spring	Draft Plan & Public Comment Period Final Plan Plan Adoption (Planning Board)

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Community Survey

What's *your* vision for Milford?

Participate in the 1st Community Survey at:

mapc.ma/milford-plan24-survey1



Community Survey

- Please follow up with additional feedback through the Community Survey
- Complementary to discussion and feedback gathered at the Community Meeting
- Open from 5/13 to mid-June

Community Organization Interviews

- After the 5/13 Community Meeting
- Additional outreach and engagement to gather feedback and insights
- Opportunity to share and promote the Community Survey

Closing Poll – Staying involved

- How to stay involved and Next Steps
 - Audience engagement – involvement preferences

Please use your phone: (or paper survey)



Use Message app

Send new message to:

22333

Text message:

MAPCPOLL

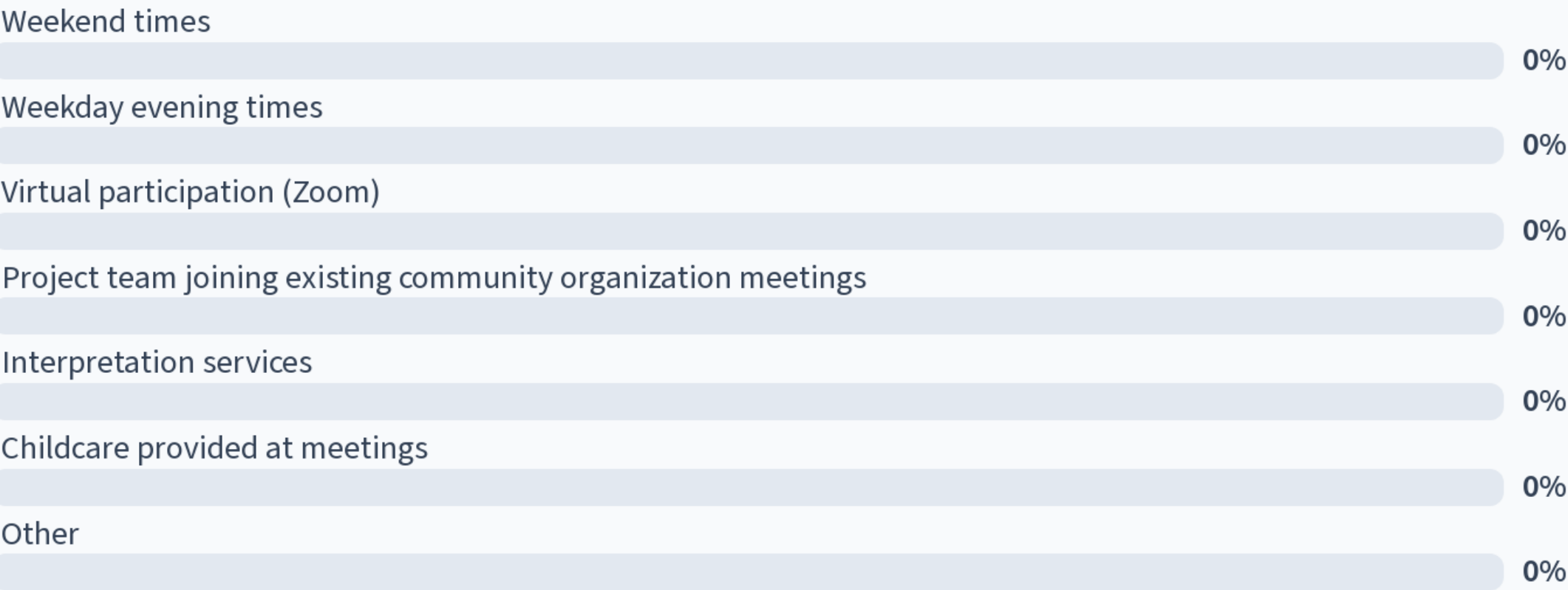
How to stay involved?

- How would you most prefer to engage with the Comprehensive Plan process?
- What would best help you attend events or meetings in Town?
- What is your top source for information about what is going on in Town?
- How did you hear about this meeting?

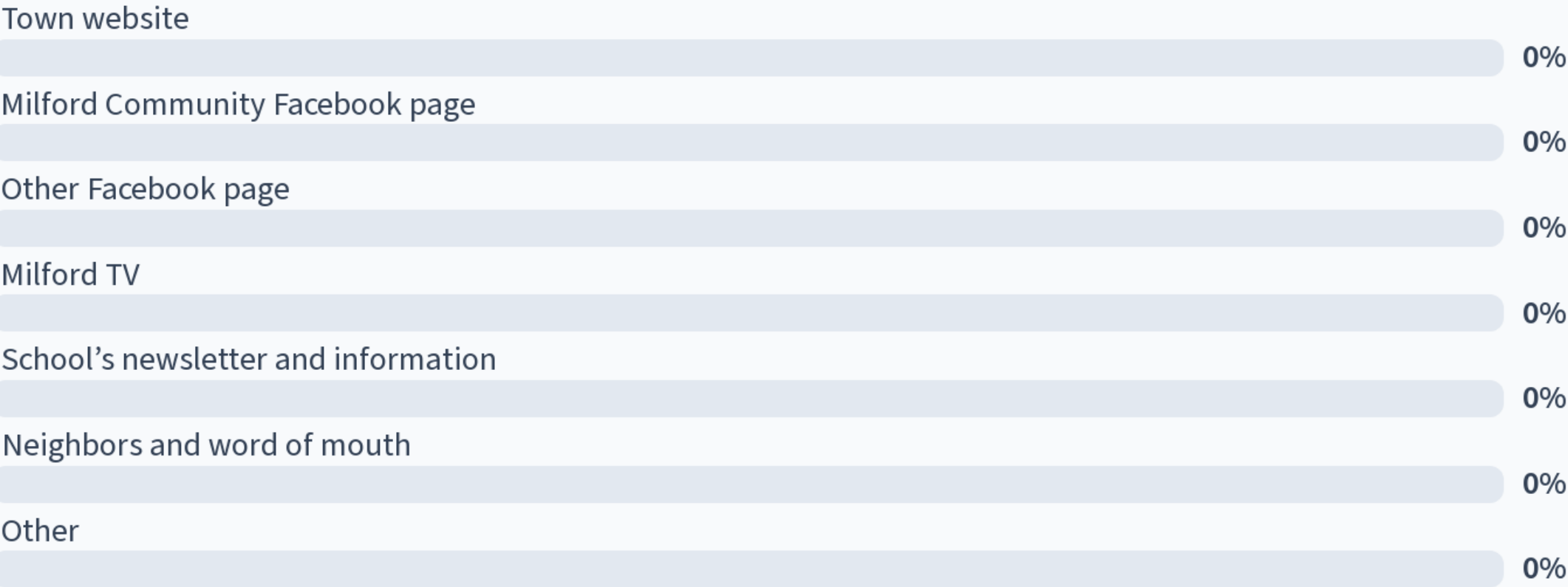
How would you most prefer to engage with the Comprehensive Plan process? (Select one)



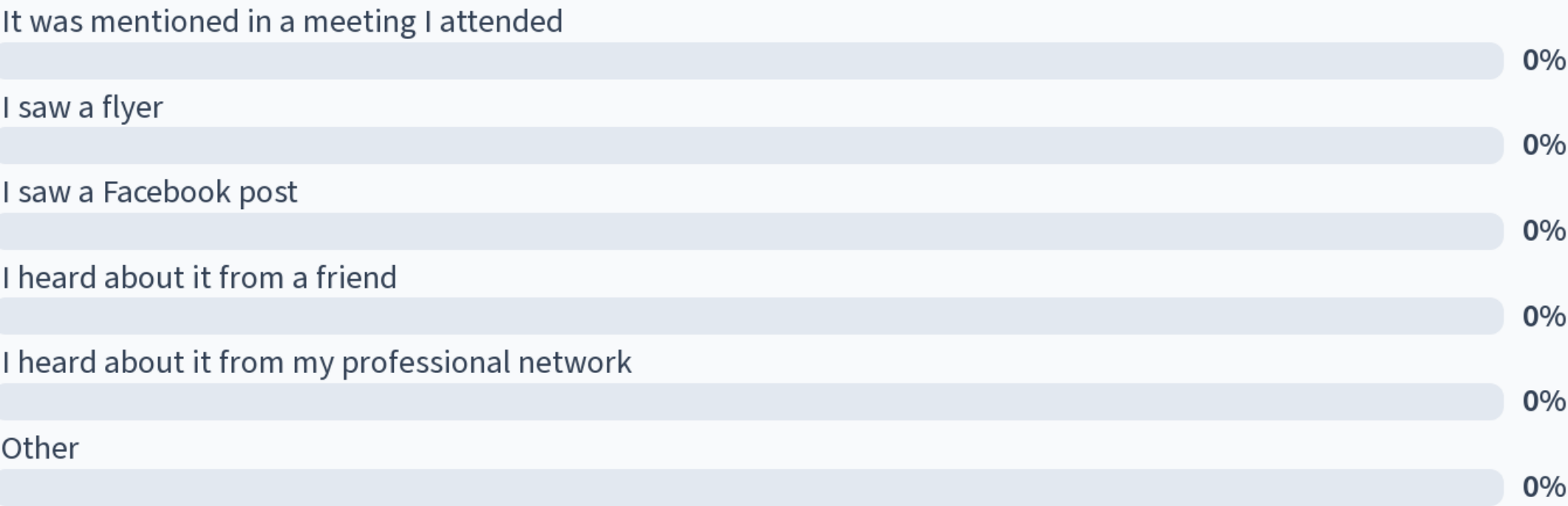
What would best help you attend events or meetings in Town? (Select one)



What is your top source for information about what is going on in Town? (Select one)



How did you hear about this meeting? (Select one)



Municipal Vulnerability Preparedness:

Helping Milford Address Climate Impacts on the Community



MVP Core Principles



Furtheres a community identified priority action to address climate change impacts.



Employs Nature-based solutions (NBS).



Increasing equitable outcomes for Environmental Justice (EJ) and other priority populations and addressing the root causes of social vulnerability.



Achieves broad and multiple community benefits.



Builds community capacity for climate resilience.



Commits to monitoring project success and maintaining the project into the future.



Conducts robust community engagement and supports strong partnerships with EJ and other priority populations.



Utilizes regional solutions for regional benefit.



Utilizes climate change data for a proactive solution.



Pursues innovative, transferable approaches.

**We want to hear from
YOU!**

*Multiple opportunities to
engage,
between now and
November 2025.*

*For more information,
contact:*

Elizabeth Mainini,
Office of Planning &
Engineering

508-634-2317
emainini@milfordma.gov





Thank you!

