



# MILFORD

## Comprehensive Plan **2024**

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**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

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# 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 Wallerce**  
*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*

# 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)

0

1-5 years

0%

6-10 years

0%

11-20 years

0%

21-40 years

0%

41+ years

0%

I work in Milford, but I do not live here

0%

I own a business in Milford, but do not live here

0%

I prefer not to answer

0%

## What is your age? (Select one)

0

Under 18

0%

18-24

0%

25-34

0%

35-49

0%

50-64

0%

65-74

0%

75 and over

0%

I prefer not to answer

0%

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

0

Man

0%

Nonbinary

0%

Transgender

0%

Woman

0%

I prefer not to answer

0%

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

0

Asian

0%

Black or African American

0%

Hispanic/Latino

0%

Multi-racial

0%

Other

0%

White

0%

I prefer not to answer

0%

## What is your household income? (Select one)

0

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%

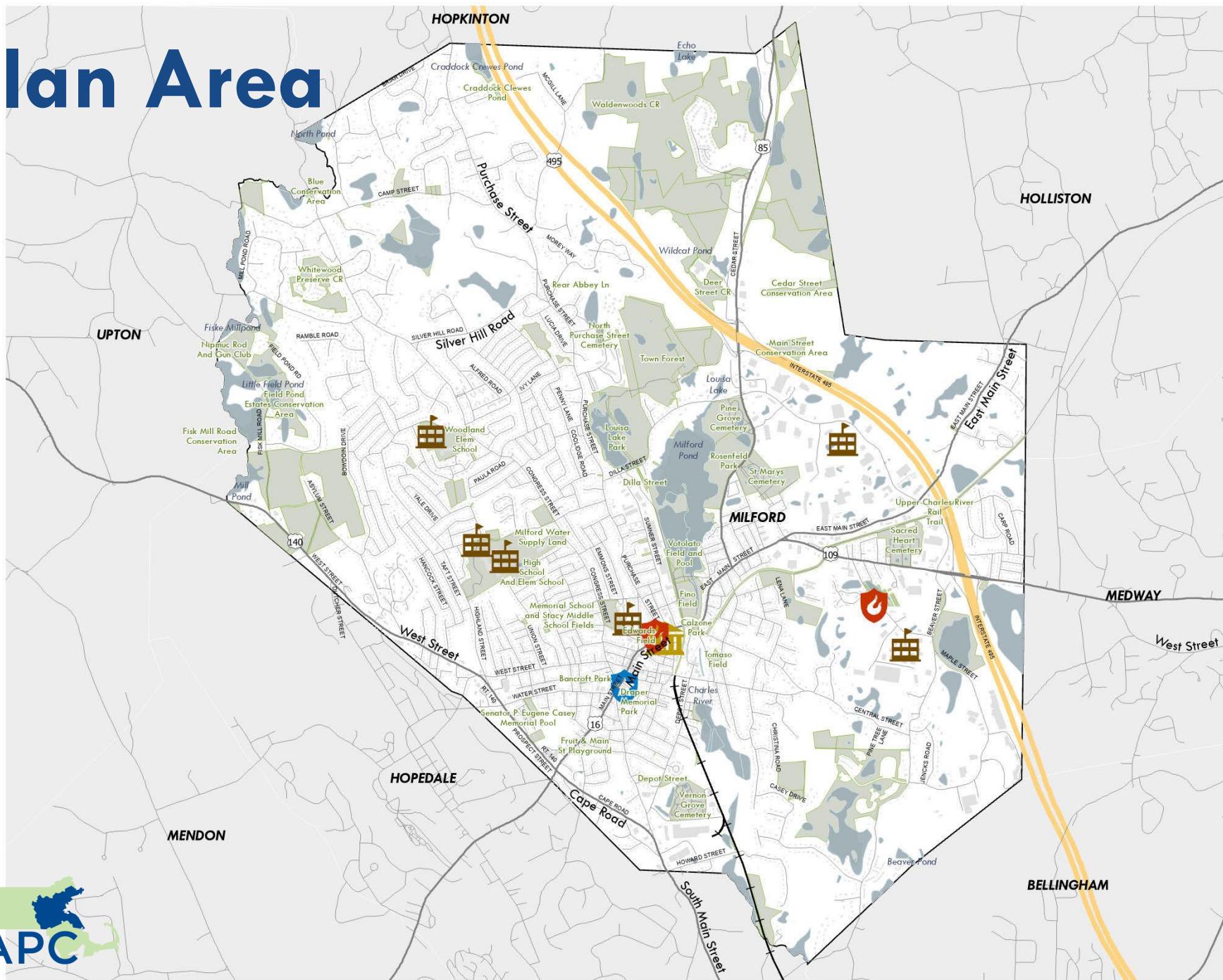


# Comprehensive Plan overview

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# Plan Area



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## Milford, MA 2024 Comprehensive Plan

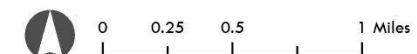
- Town Hall
- Schools
- Police Stations
- Fire Stations
- Interstate
- U.S. Highway
- State Route
- Non-numbered route
- Existing Rail
- Water Bodies
- All Milford Open Space

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Data Sources: MAPC, MassGIS, MassDOT

April 2024

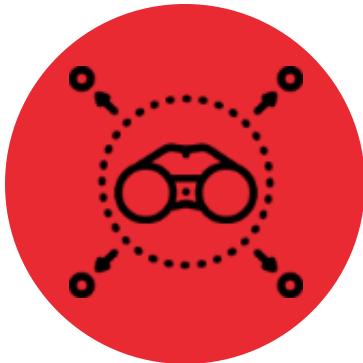


**Milford Comprehensive Plan**  
Community Meeting May 13, 2024

# Plan Topics



Community Engagement



Values, Vision, and Goals



Land Use



Downtown



Economic Development



Housing



Transportation, Circulation, and Transit



Cultural and Historical Resources

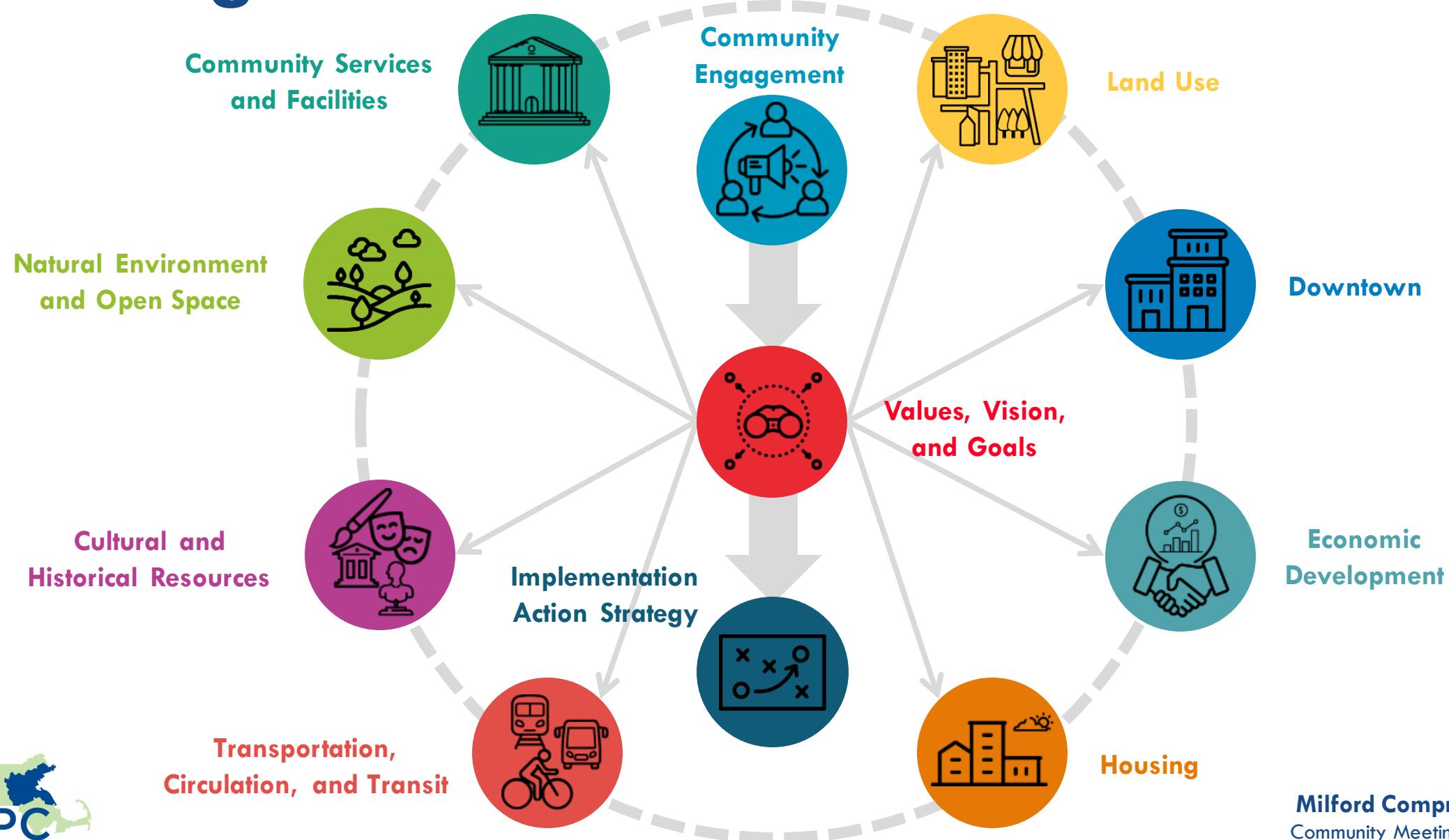


Natural Environment and Open Space



Community Services and Facilities

# Plan Organization



# Comprehensive Plan Timeline





## Snapshot of Milford today

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## Community Engagement – Key Demographics

**30%** residents are people of color

**29%** are youth

**28%** are living with a disability

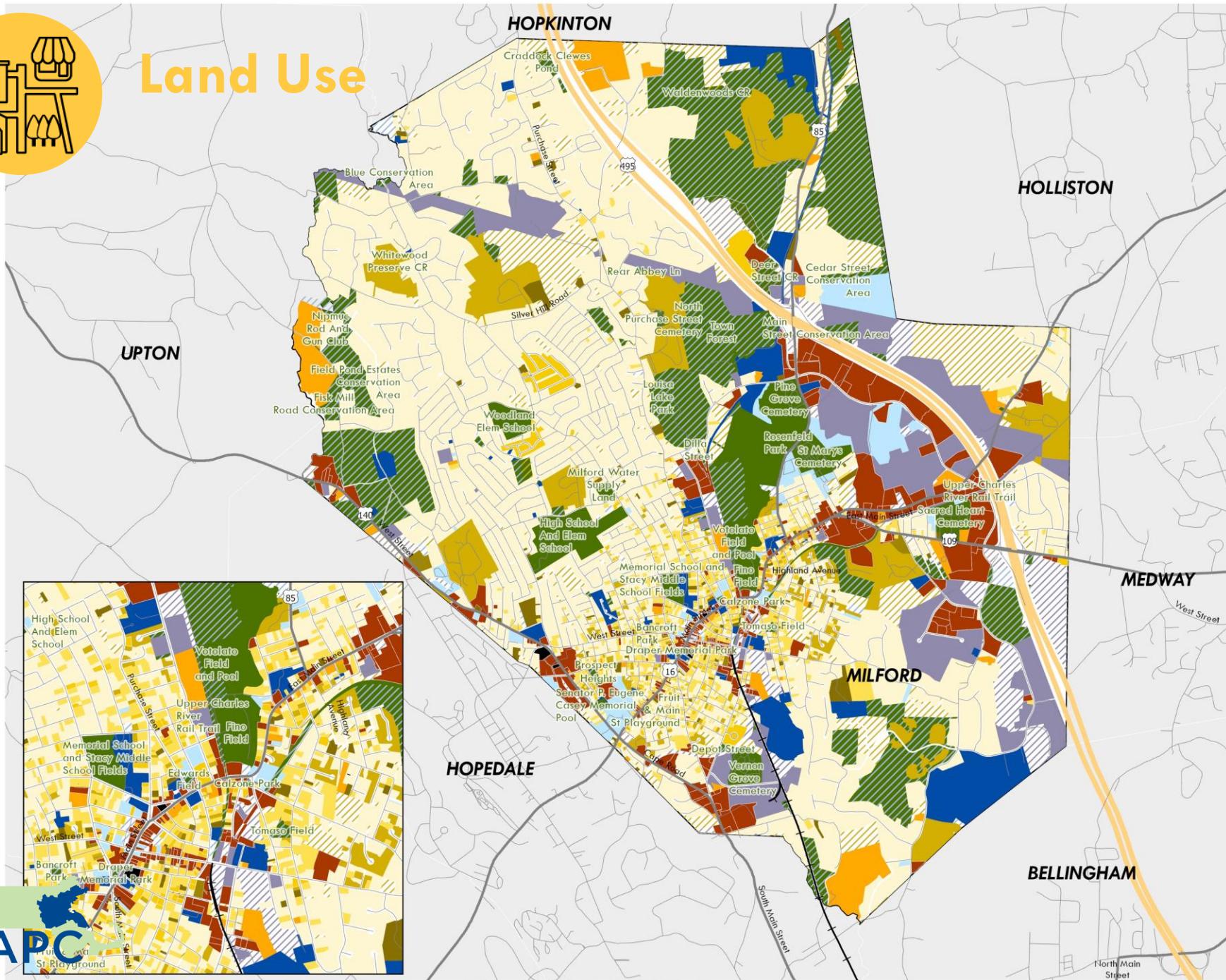
**31%** are cost-burdened households

**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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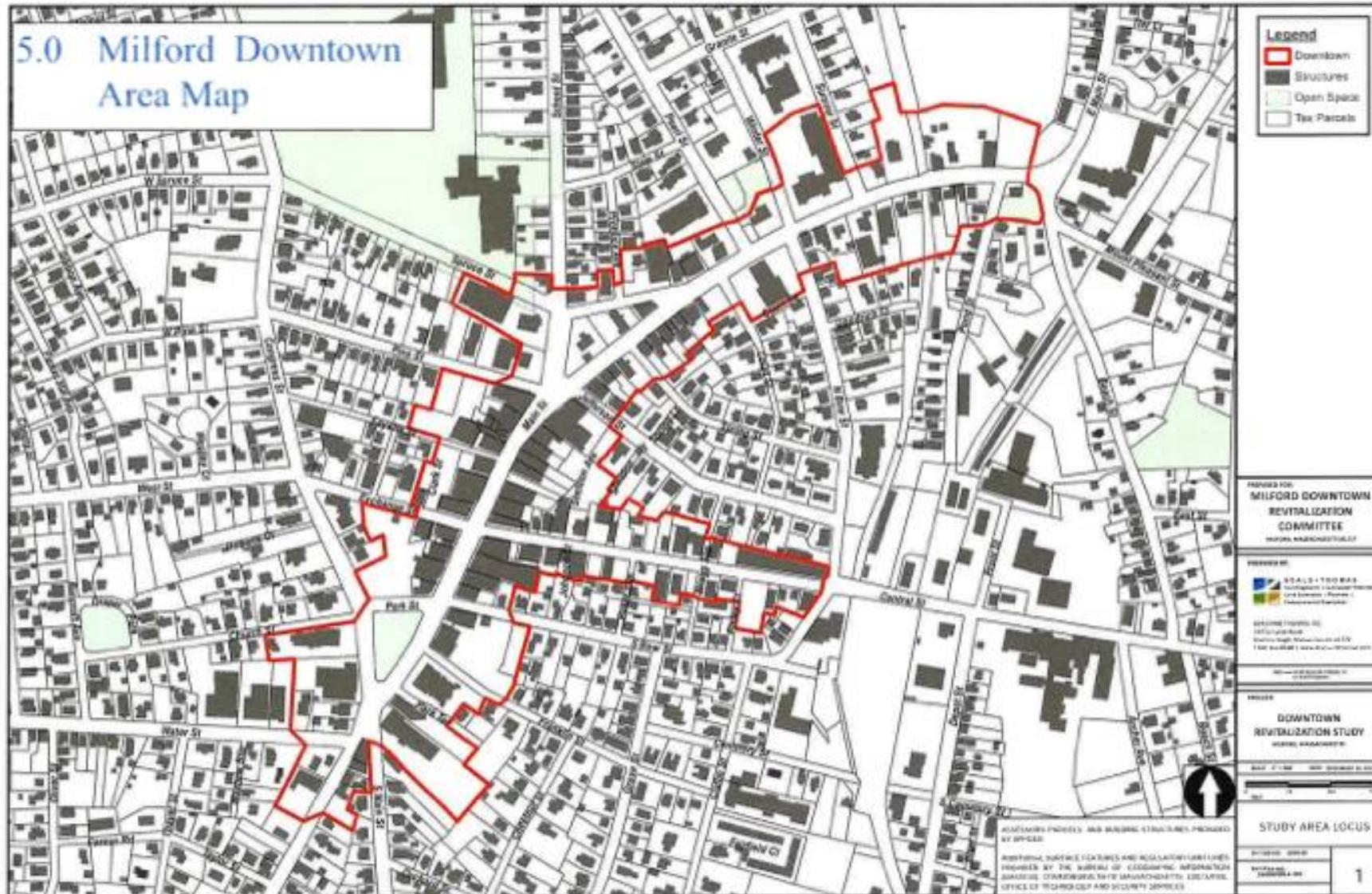


0 0.25 0.5 1 Miles





# Downtown





## Downtown

### Milford Downtown Business Mix



**11 vacancies out of  
150 businesses  
counted**

■ Retail

■ Food

■ Vacant

■ Professional Services

■ Public/Institutional

■ Medical Services

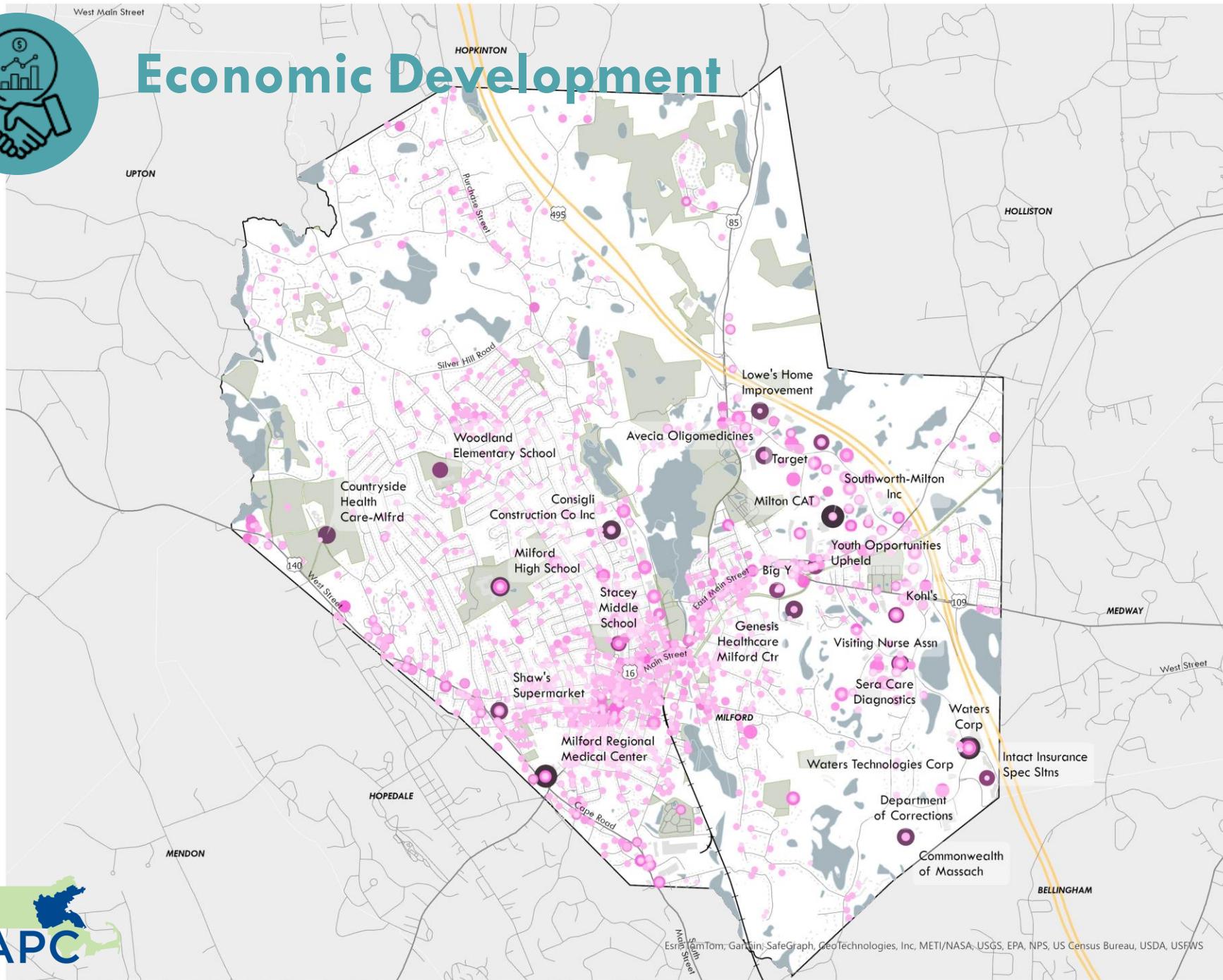
■ Personal Care/Services

■ Business Services

■ Automotive Services



# Economic Development



**Milford, MA**  
2024  
Comprehensive Plan

## Number of Employees

- No Data
- 1 - 5 Employees
- 6 - 15
- 16 - 30
- 31 - 50
- 51 - 100
- 101 - 150
- 151 - 250
- 251 - 600
- 600 - 1500

Businesses with more than 100 employees labelled

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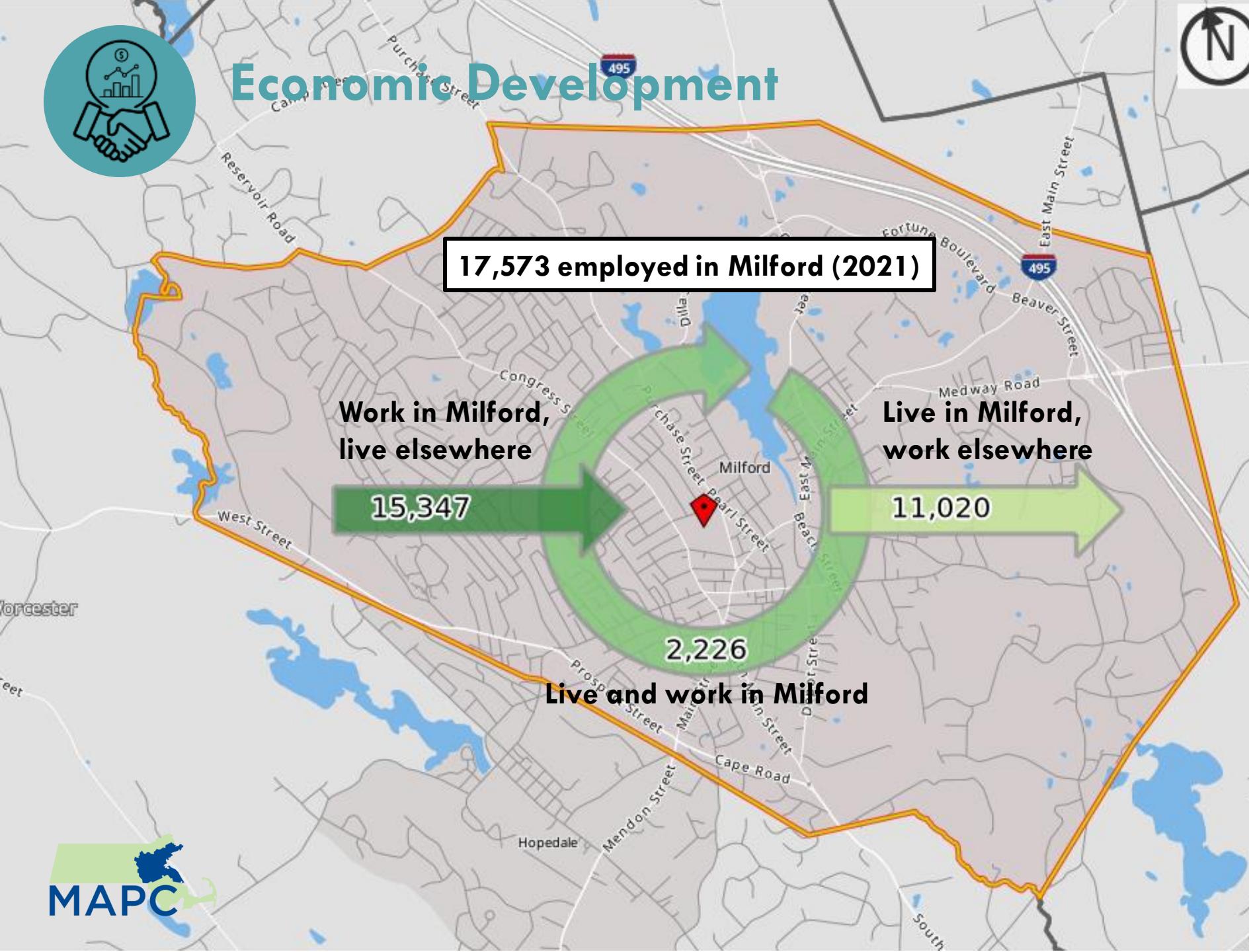


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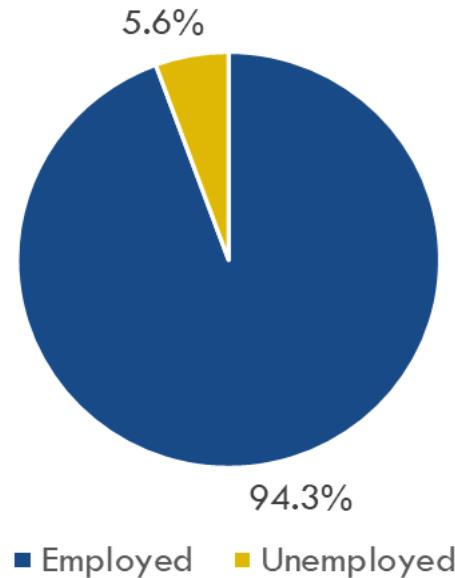
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Community Meeting May 13, 2024



# Economic Development

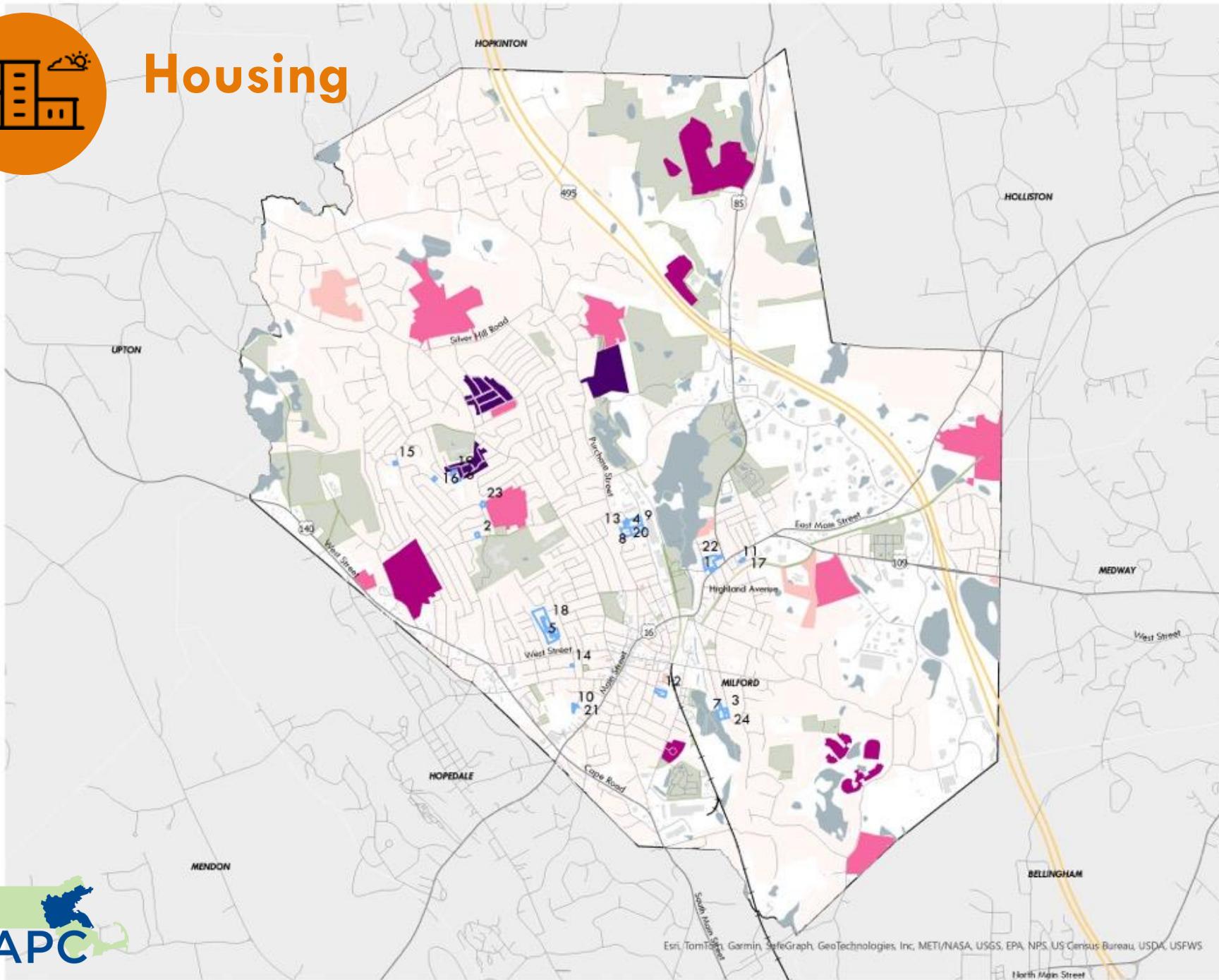


Employment in Milford, MA  
2022 (ACS)





# Housing



## Milford, MA 2024 Comprehensive Plan

### Count of Units in Parcel

0 - 12
13 - 42
43 - 111
112 - 243
244 - 482
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 Summer 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





## 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 (<= 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.

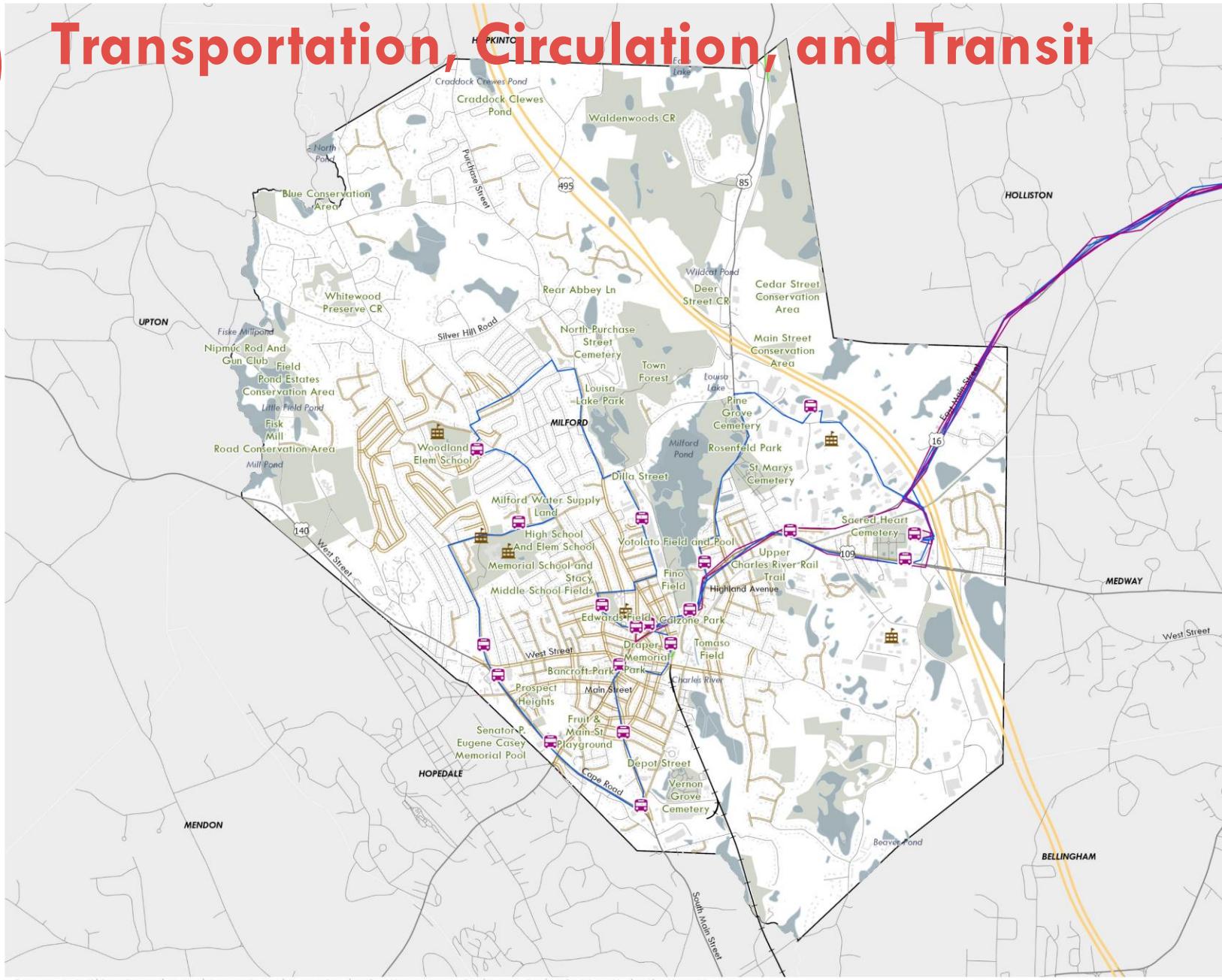
**\$126,000** MHHI needed to afford a condo with 20% down.

**\$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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**Milford Comprehensive Plan**  
Community Meeting May 13, 2024



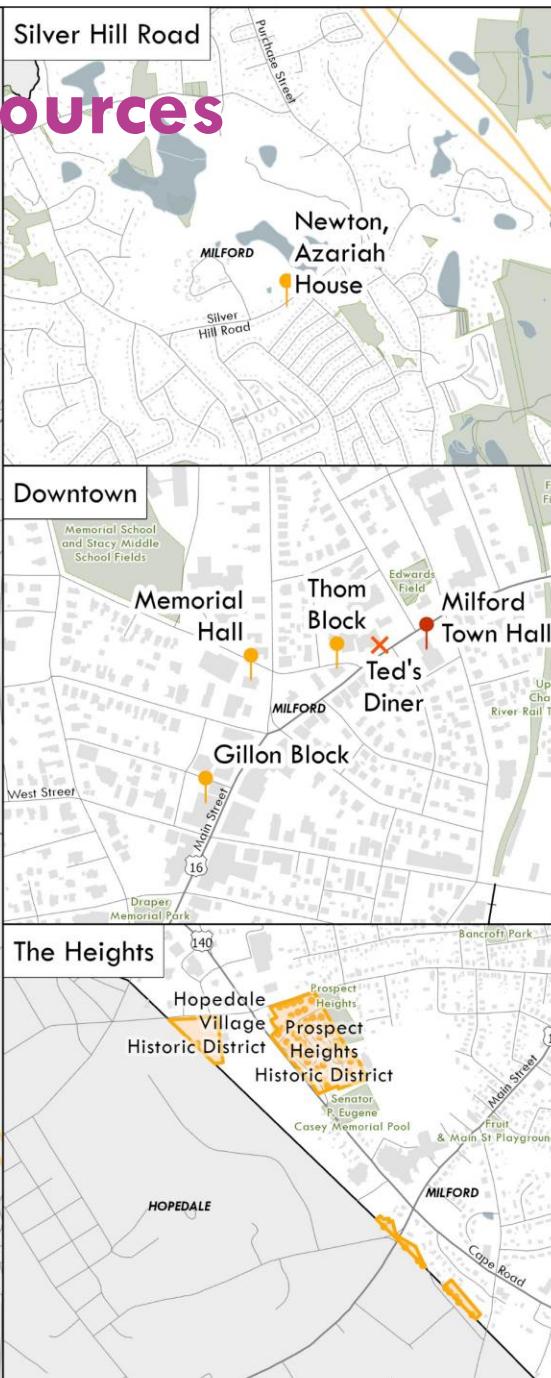
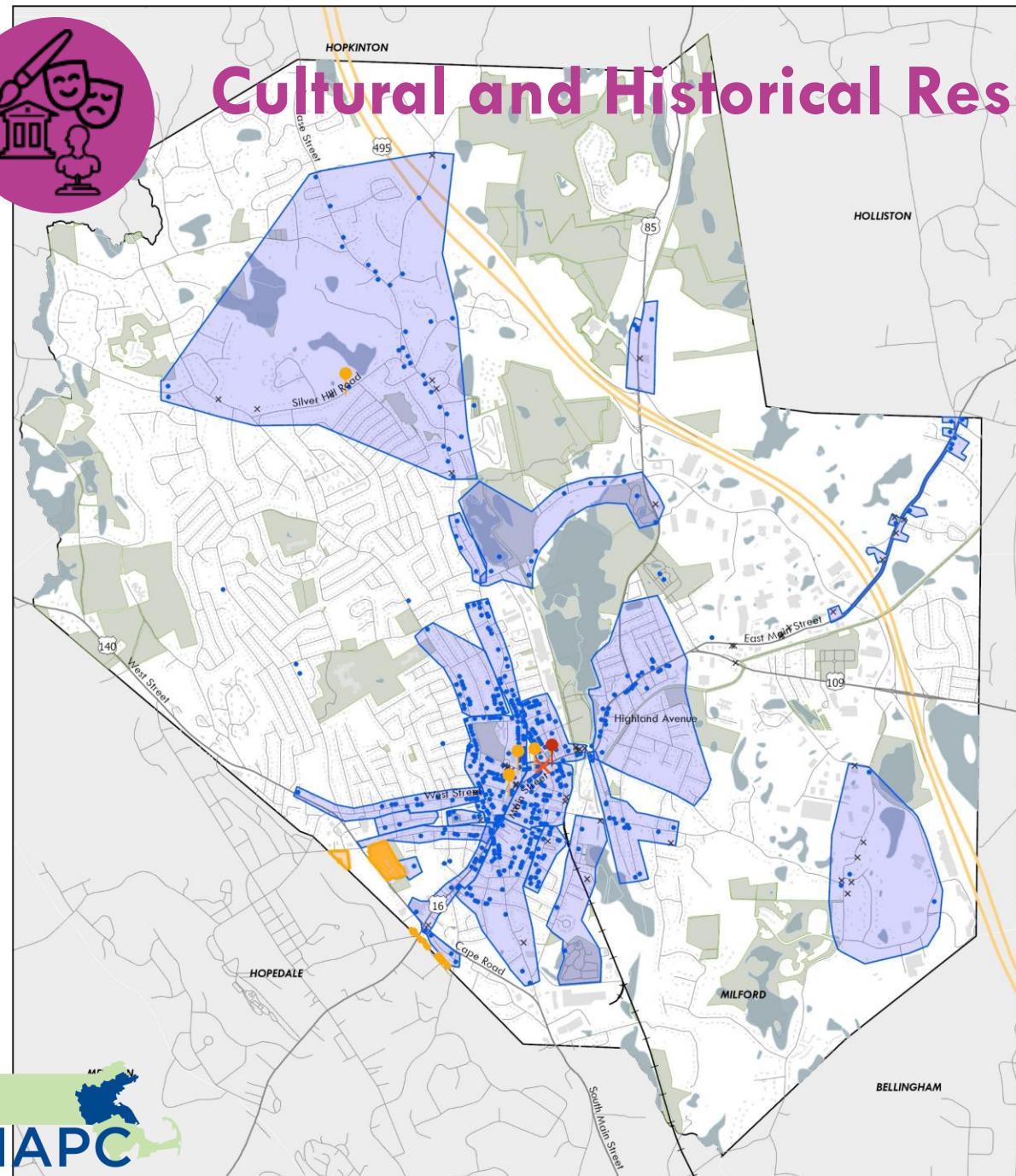
## Transportation, Circulation, and Transit

- 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  
0 0.3 0.6 1.2 Miles





# 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

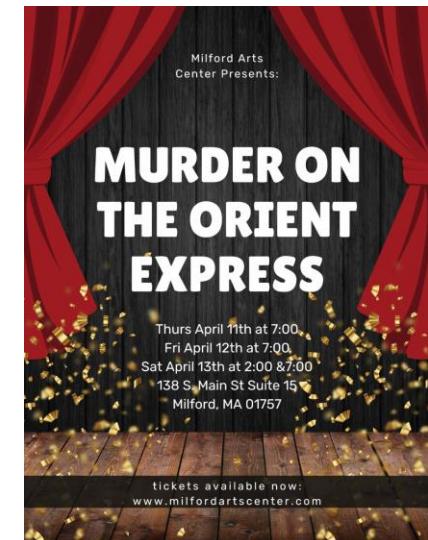


## Community Cultural Venues

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

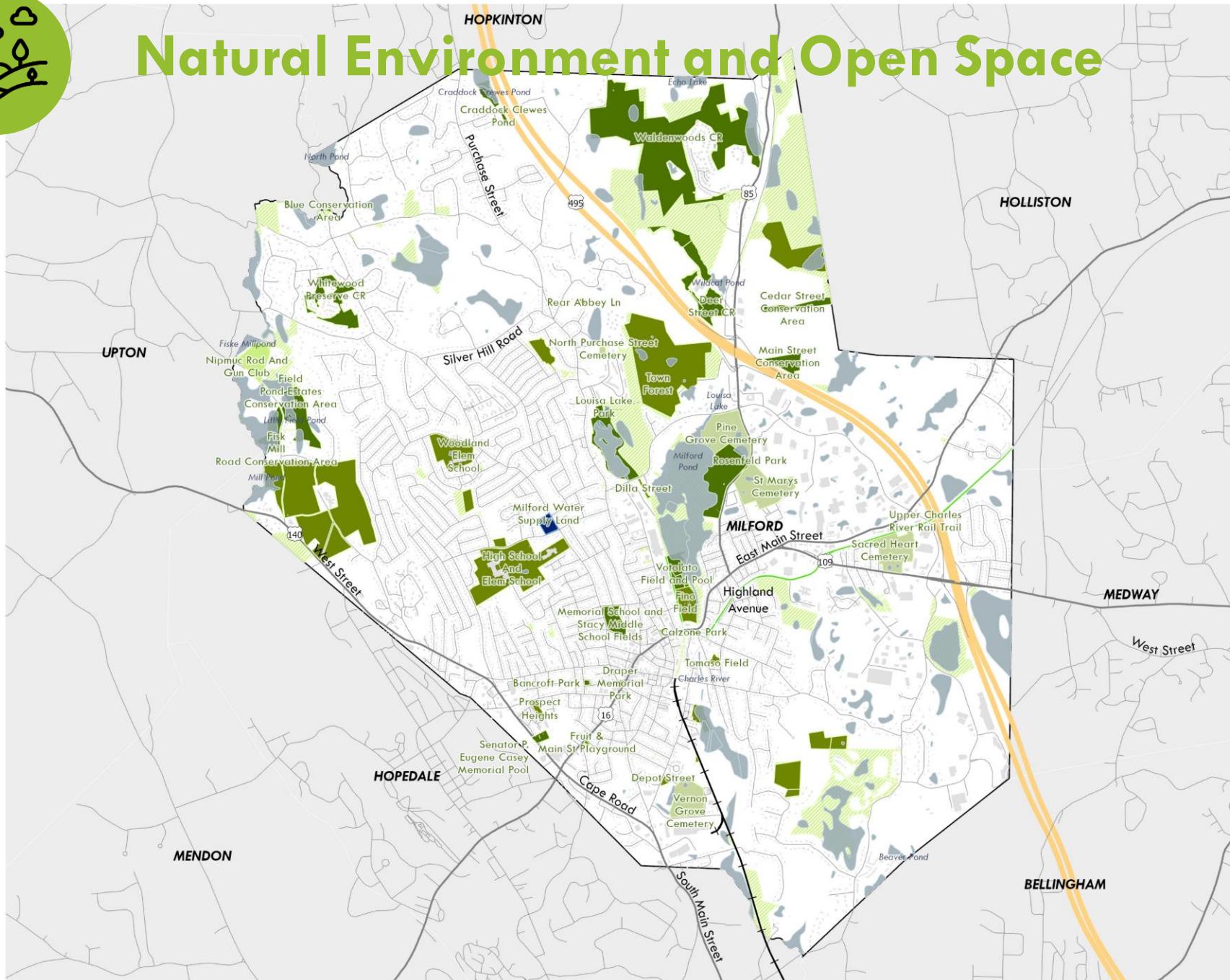
## Interactive Public Spaces

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





# Natural Environment and Open Space



**Milford, MA**  
2024  
Comprehensive Plan

Level of Protection and  
Open Space Type

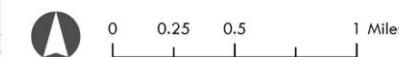
- Perpetuity
- Limited
- Cemetery
- None
- Rail Trail
- Unknown
- Water Supply
- Water Bodies

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May 2024





## 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."

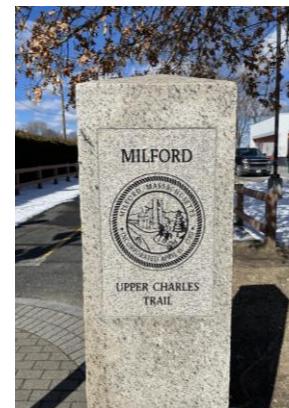


# Natural Environment and Open Space

## Active & Recently Completed Open Space Initiatives in Milford



Town Parks Renovation Project



Upper Charles Trail Project



Milford Town Park Green Infrastructure Project

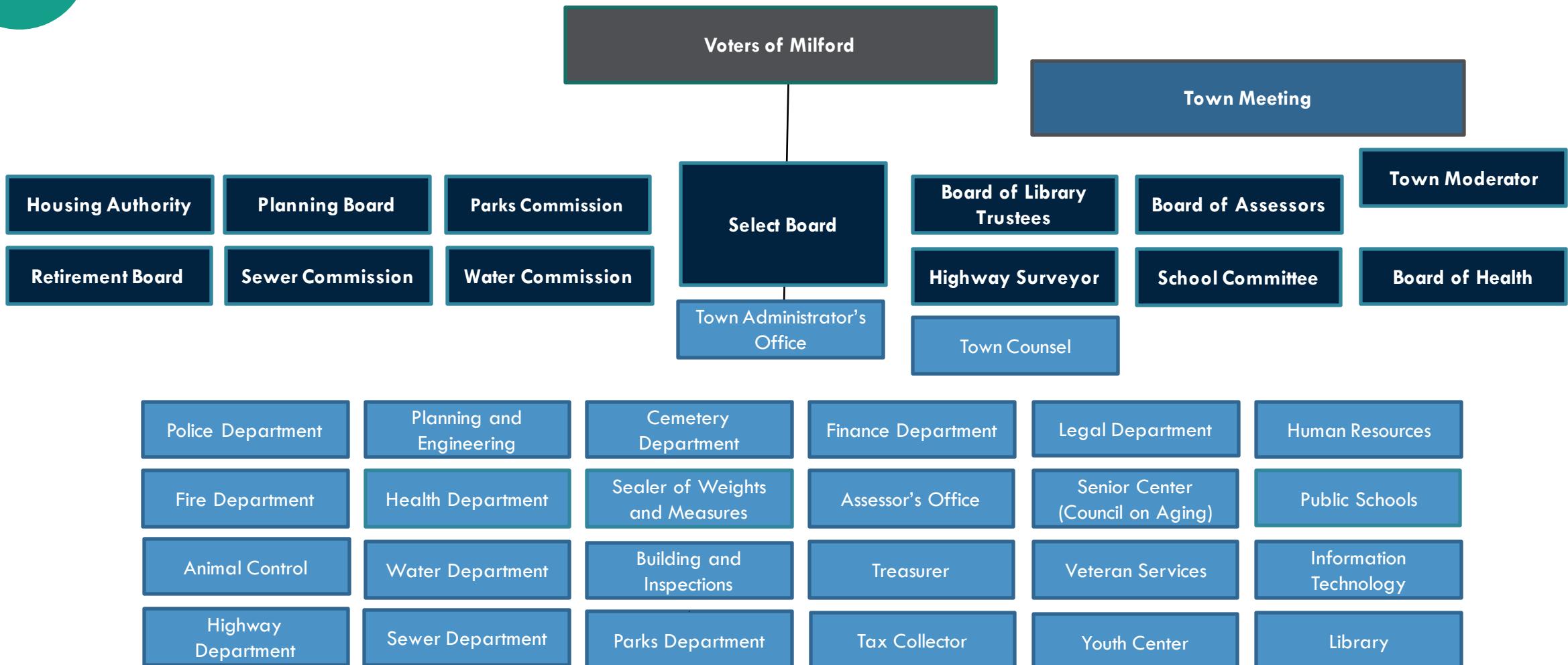


Arts in the Parks





# Community Services and Facilities



## Elected

## Town Department

# Milford Comprehensive Plan

## Community Meeting May 13, 2024



## Small group discussions

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# 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

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# Project website

Stay involved!

Sign up for the email list:  
[mapc.ma/milford-plan24](http://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)
PHASE 2	2025	Summer	Community Survey #1
			Community-Based Organization Interviews
		Winter	Community Values and Vision
		Spring	Data Collection & Analysis
PHASE 2	2025	Fall	Existing Conditions Topic Summaries
			Assets, Challenges, Opportunities
		Winter	Preliminary Draft Goals
		Spring	Community Workshop #2 (Feedback on Goals)
PHASE 2	2025	Summer	Community Survey #2
			Refining and Finalizing Goals
		Winter	Preliminary Strategies and Actions
		Spring	Municipal Review Meetings
PHASE 2	2025	Fall	Implementation Approach
			Final Community Meeting
		Winter	Draft Plan & Public Comment Period
		Spring	Final Plan
PHASE 2	2025	Summer	Plan Adoption (Planning Board)



# Community Survey

**What's your vision for Milford?**

**Participate in the 1st Community Survey at:**

**[mapc.ma/milford-plan24-survey1](https://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)

0

In-person events or meetings

0%

Virtual events or meetings

0%

Project website

0%

Videos to watch on my own time

0%

Pop-ups at Town events

0%

Email updates

0%

Flyers or mailings

0%

Other

0%

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

0

Weekend times

0%

Weekday evening times

0%

Virtual participation (Zoom)

0%

Project team joining existing community organization meetings

0%

Interpretation services

0%

Childcare provided at meetings

0%

Other

0%

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

0

Town website

0%

Milford Community Facebook page

0%

Other Facebook page

0%

Milford TV

0%

School's newsletter and information

0%

Neighbors and word of mouth

0%

Other

0%

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

0

It was mentioned in a meeting I attended

0%

I saw a flyer

0%

I saw a Facebook post

0%

I heard about it from a friend

0%

I heard about it from my professional network

0%

Other

0%

# Municipal Vulnerability Preparedness:

## *Helping Milford Address Climate Impacts on the Community*



### MVP Core Principles

 Furthers 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!

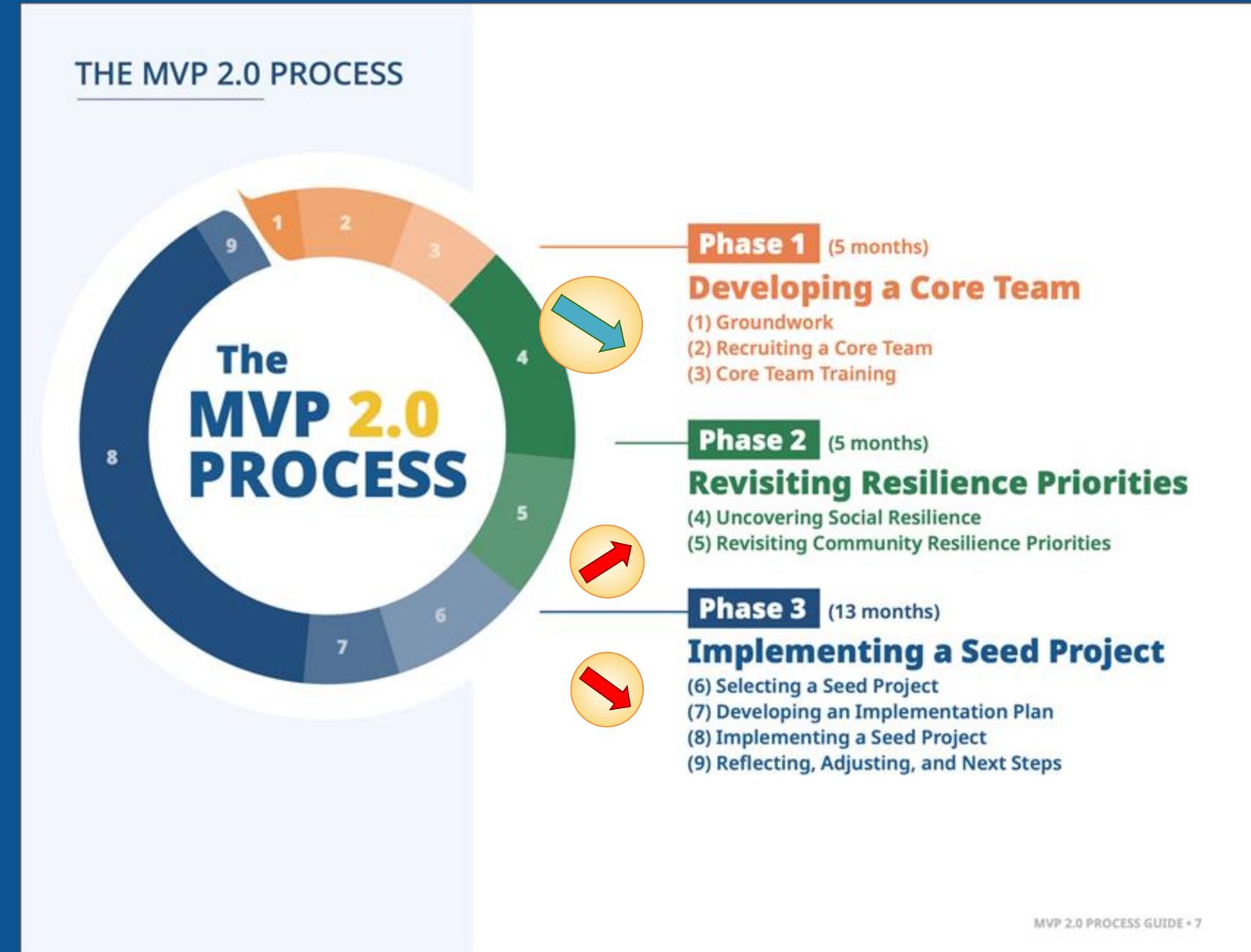
*Multiple opportunities to  
engage,  
between now and  
November 2025.*

*For more information,  
contact:*

Elizabeth Mainini,  
Office of Planning &  
Engineering

508-634-2317

[emainini@milfordma.gov](mailto:emainini@milfordma.gov)





Thank you!

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