



MILFORD

Comprehensive Plan **2024**

Ad Hoc Committee Meeting #10

February 4, 2025



Agenda

Draft Comp Plan Themes (Chapters)

Detailed Draft Plan Outline

Draft Layout Templates

Draft Land Use Vision Plan

Next steps



Milford Comp Plan Ad Hoc Committee

Joseph Calagione, Planning Board

Marble Mainini, Planning Board

Jose Morais, Planning Board

Paul Mazzuchelli, Select Board

Brant Hornberger, Finance Committee

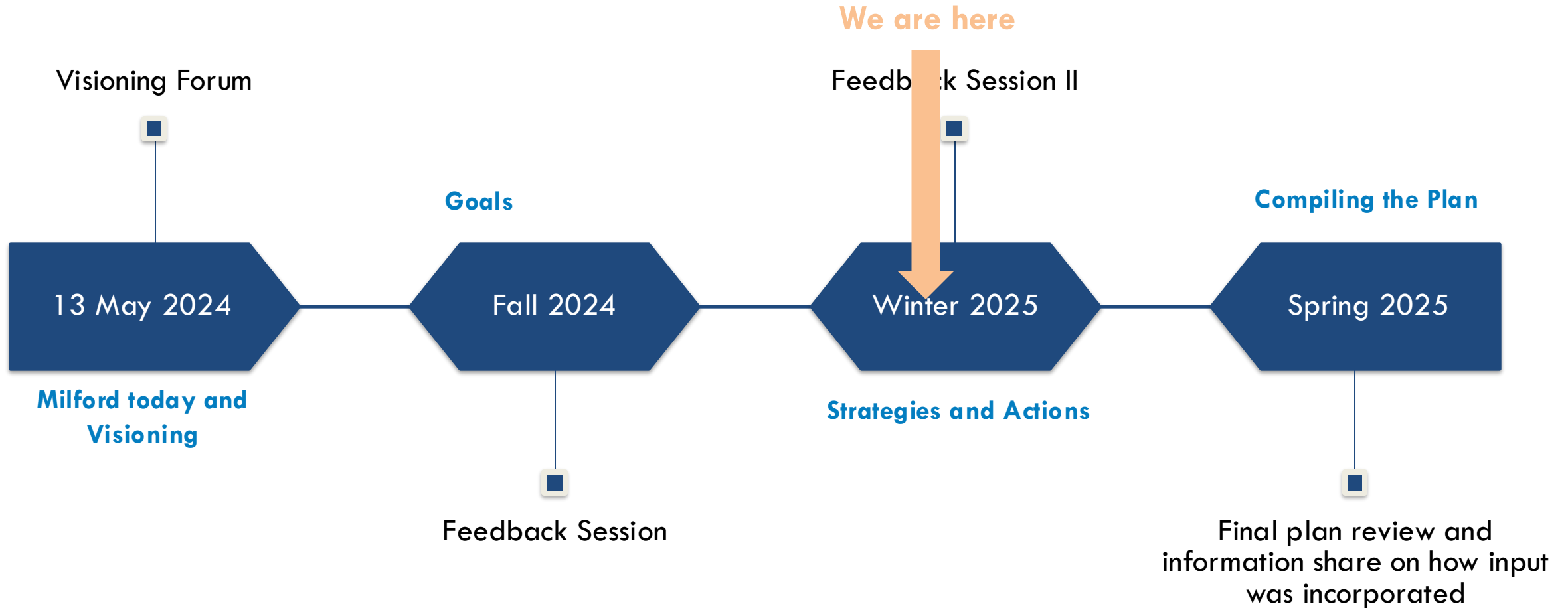
Jeffrey Frederick, Conservation Commission

Richard Villani, Town Administrator

Supported by Larry Dunkin, Town Planner



Comprehensive Plan Timeline





Draft Comp Plan Themes (Chapters)



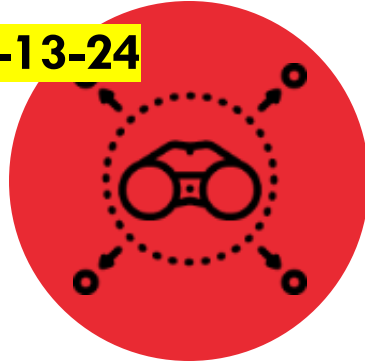
Plan Topics Discussed

4-2-24



Community
Engagement

8-13-24



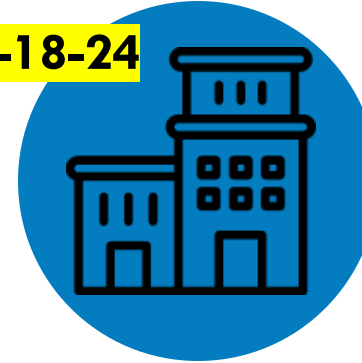
Values, Vision,
and Goals

8-13-24



Land Use

6-18-24



Downtown

6-18-24



Economic
Development

9-17-24



Housing

5-21-24



Transportation,
Circulation, and Transit

11-5-24



Cultural and
Historical Resources

1-7-25



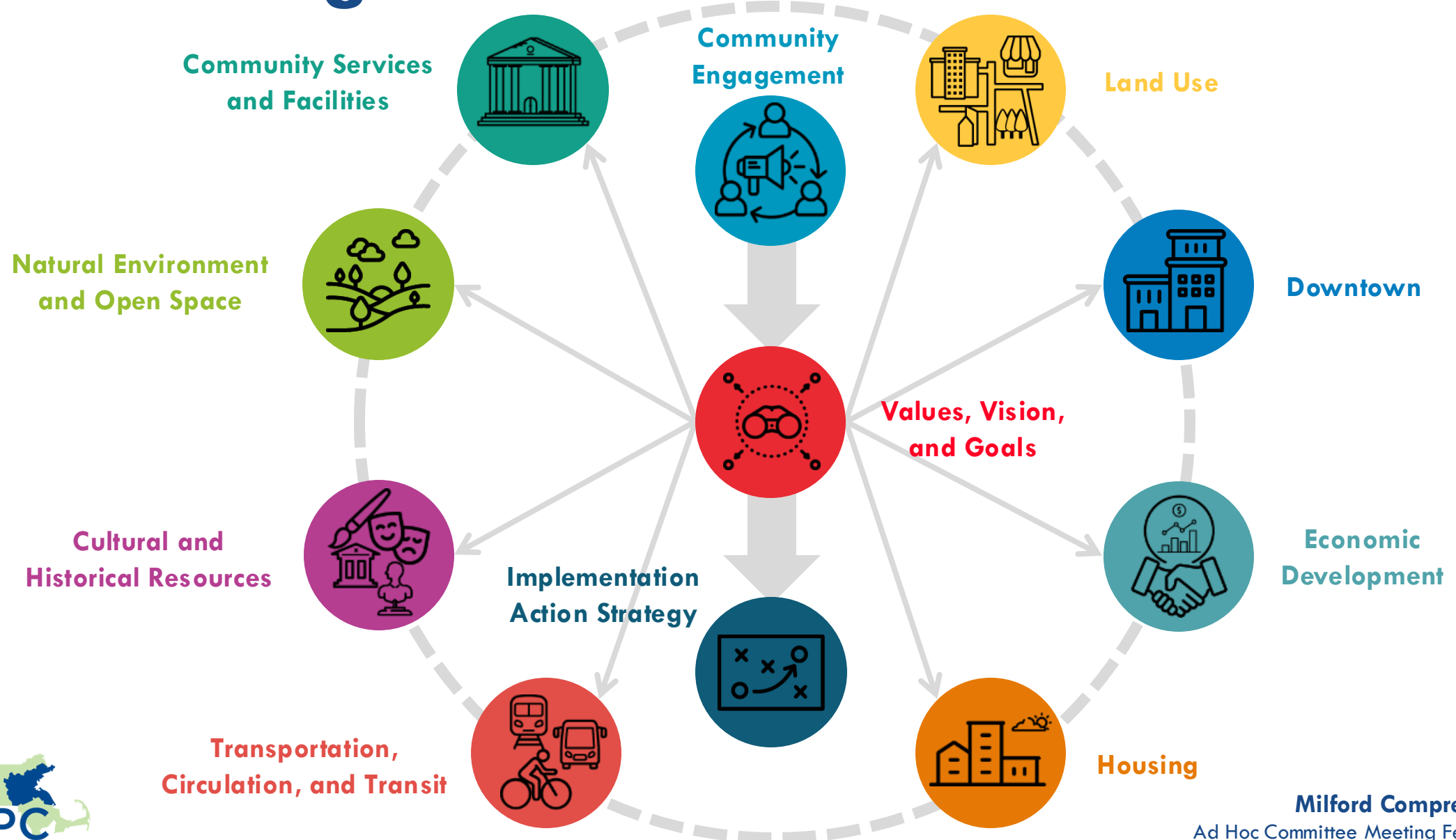
Natural Environment
and Open Space

10-15-24

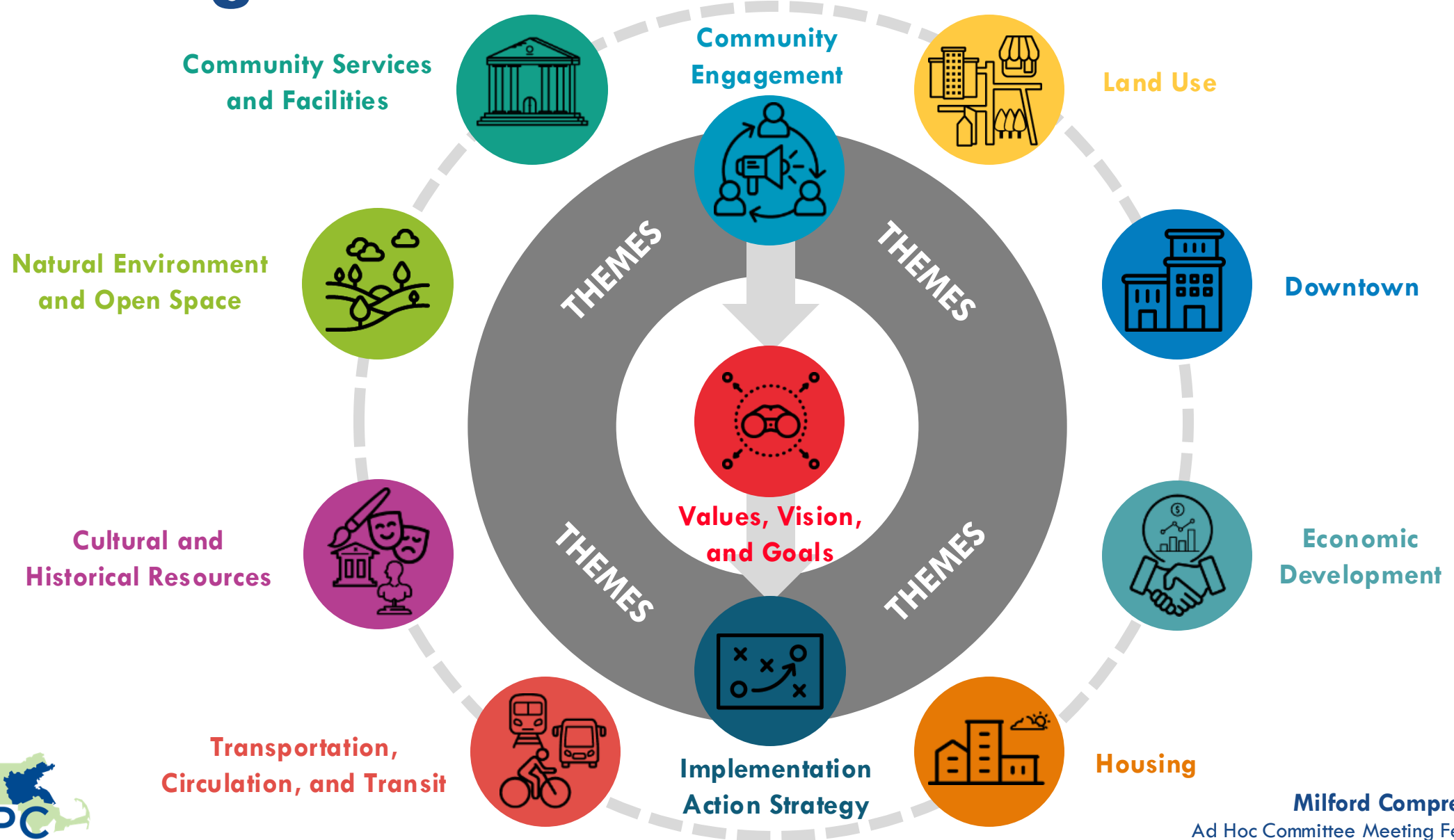


Community Services
and Facilities

Process Organization



Plan Organization



Draft Comp Plan Themes (Chapters)

- (9) themes to organize plan recommendations
- Each theme 5 or 6 nested goals
- Each nested goals is from at least 2 different topics
but more typically at least 4 different topics

Draft Comp Plan Themes (Chapters)

- Theme: Build community and bridge cultures
- Theme: Strengthen downtown as the center of community
- Theme: Improve traffic safety and reduce congestion
- Theme: Maintain the livability and charm of neighborhoods

Draft Comp Plan Themes (Chapters)

- Theme: Continue to improve effective governance
- Theme: Advance climate resilience and sustainability
- Theme: Strengthen the health and well-being of the community
- Theme: Continue to support a thriving local economy
- Theme: Strengthen communication and engagement






Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic	
Build community and bridge cultures	Activate downtown as a district of community and culture with support for local small businesses, public art, and events	Downtown	
	Add capacity for business engagement and new business development	Economic Development	
	Support diversifying the housing stock	Housing	
	Leverage historic resources to facilitate community belonging	Cultural and Historical	
	Preserve and celebrate cultural diversity	Cultural and Historical	






Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic
Strengthen downtown as the center of community	Enhance Milford's downtown and commercial areas by exploring zoning options that allow and support a mix of uses and increased residential density by-right	Land Use 
	Focus on the Downtown as a cultural and business destination to attract larger scale and mixed-use redevelopment to both better utilize upper floor spaces and attract larger scale redevelopment	Downtown 
	Create mixed-use residential opportunities in the Downtown and potentially other commercial districts	Housing 
	Conduct area-specific placemaking strategies in Milford's Downtown to enhance cohesion and a welcoming environment	Downtown 
	Assess parking needs and implement parking management strategies in and around Milford's Downtown	Transportation 

Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic	
Improve traffic safety and reduce congestion	Encourage long term land use patterns that make daily errands practical without a car	Land Use	
	Manage downtown traffic safety and provide parking wayfinding downtown	Downtown	
	Explore opportunities to address congestion by changing roadway configurations and improving traffic signalization	Transportation	
	Increase roadway safety for all, especially for vulnerable road users (seniors, children, people with disabilities, people walking/biking/rolling) and at locations identified as vehicular and pedestrian crash clusters	Transportation	
	Decrease congestion and dependence on single-occupancy vehicles through Transportation Demand Management (TDM), increased use of MWRTA's bus transit in and around Milford.	Transportation	

Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic	
Maintain the livability and charm of neighborhoods	Manage and direct growth to appropriate areas of town while preserving the character of existing neighborhoods, expanding diverse housing options, and enhancing transportation and circulation.	Land Use	
	Increase the share of Affordable Housing through zoning and housing policies	Housing	
	Provide additional support for property owners to maintain aging properties	Housing	
	Expand accessibility to parks and open spaces throughout the Town	Nat. Env. and Open Space	
	Enhance multimodal access to open space and recreation assets//Strategically expand multimodal connections to existing open spaces and Charles River Rail Trail.	Nat. Env. and Open Space	

Draft Comp Plan Themes Detail







Theme	Nested Goal	Topic	
Continue to improve effective governance	Continue to update Milford's Zoning Bylaw to align with the vision and goals outlined in the Comprehensive Plan.	Land Use	
	Support the commercial tax base by preserving and supporting industrial opportunities, addressing office park vacancies, and rebalancing zoning of non-residential areas	Economic Development	
	Plan for infrastructure to meet current and future transportation technology needs and demands in Milford	Transportation	
	Strengthen the Town's ability to effectively manage its historic and cultural resources	Cultural and Historical	
	Improve and update capital improvement processes and practices	Comm. Services and Fac.	
	Continue to evaluate current department structures and organization for efficient delivery of services	Comm. Services and Fac.	

Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic
Advance climate resilience and sustainability	Identify open space preservation priorities, integrating recreation, resilience, and connectivity considerations	Land Use
	Revise Town zoning and parking ordinances to encourage more activity and density of use in existing activity centers, while also reducing single-occupancy vehicle trips and congestion	Transportation
	Continue to protect watersheds, groundwater, and improve water quality	Nat. Env. and Open Space
	Expand open space features and resources as part of resilience improvements, stormwater management, and expanded green infrastructure	Nat. Env. and Open Space
	Develop preservation priorities for unprotected open space	Nat. Env. and Open Space
	Continue to improve environmental sustainability and resiliency for Town facilities, services, and residents	Comm. Services and Fac.



Draft Comp Plan Themes Detail






Theme	Nested Goal	Topic	
Strengthen the health and well-being of the community	Proactively engage residents to address income disparities	Economic Development	
	Continue to address overcrowding while preventing displacement	Housing	
	Explore programs and support for unhoused populations	Housing	
	Expand and improve walking, biking, and rolling connections and infrastructure throughout the Town to provide non-motor vehicle transportation options and reduce congestion	Transportation	
	Promote equitable access to cultural assets	Cultural and Historical	
	Maintain and improve existing resources, recreational facilities, and programs strengthening amenity, accessibility and inclusiveness	Nat. Env. and Open Space	

Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic
Continue to support a thriving local economy	Update the zoning bylaw to allow and encourage industrial mixed-use in appropriate areas of town	Land Use
	Assess redevelopment opportunity throughout town and downtown to meet community needs and enhance the tax base	Economic Development
	Create more opportunities for multifamily housing to help meet demand	Housing
	Integrate arts and culture into public spaces	Cultural and Historical
	Continue to plan for long term financial resiliency and sustainability	Comm. Services and Fac.



Draft Comp Plan Themes Detail

Theme	Nested Goal	Topic	
Strengthen communication and engagement	Strengthen understanding and documentation of historic resources and themes	Cultural and Historical	
	Improve resident outreach and accessibility of town resources, especially regarding town policies and decision-making processes	Comm. Services and Fac.	
	Support effective boards and committees	Comm. Services and Fac.	
	Continue to improve inclusivity and equitable access to town services	Comm. Services and Fac.	
	Continue to engage in regular long-range planning to guide future change	Comm. Services and Fac.	



Detailed Draft Plan Outline



Initial Draft Plan Outline

- **Chapter 1: Introduction**
 - Plan Purpose
 - Process
 - Context
- **Chapter 2: Milford's Past**
 - Key Events
 - Population Growth and Demographic Shifts
 - Growth and Development
 - Historical Context and Themes
- **Chapter 3: Milford's Present**
 - Demographics
 - Important data by topic
- **Chapter 4: Milford's Future**
 - Context for themes and vision
 - Community priorities
 - Vision Statement
 - Future Land Use Vision Map
 - Summary of Plan Themes
- **Chapter 5 through 13**
 - Organized by theme
 - Summary of theme
 - Supporting data or commentary
 - Goals, strategies, and actions
- **Implementation Action Plan**
 - Implementation priorities
 - Roles and responsibilities



Draft Layout Templates



Draft Layout Templates

Plan Purpose

What is a Comprehensive Plan?

A Comprehensive Plan is a dynamic long-range planning document that expresses a community's vision for the future and provides strategic direction for decision making and investment and the steps needed to make that vision a reality.

Why is Milford creating a Comprehensive Plan?

Massachusetts General Law, Chapter 41A, section 81D requires all cities and towns in Massachusetts create and update a Comprehensive Plan to provide a basis for decision making regarding the long-term physical development of the municipality. The Town of Milford last updated its Comprehensive Plan in 2003. Today, Milford continues to grow and has become a different place in the last 20 years. Comprehensive Plans are typically updated about every 10 years to reflect the changes that have occurred within the community and shifts in shared goals.

Comprehensive Plans use current and relevant trends, information, and data about a community, such as population, demographics, and development patterns, to define a vision and goals for the future. The goals are detailed with strategies to help guide future Town actions, investments, and decision-making regarding land use and zoning, housing, open space and recreation, natural, cultural, and historic resources, public facilities and services, and transportation.



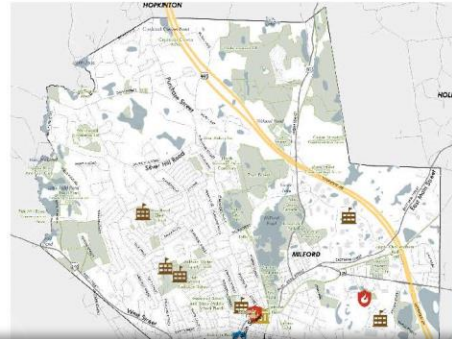
What areas of Milford are included?

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What topics are included in the comprehensive plan?

Plan Topics:

The Comprehensive Plan will outline the existing conditions of Milford, identify issues, challenges, and opportunities, describe future goals and objectives based on the community vision and include an implementation plan on how to achieve these goals and objectives. The Comprehensive Plan will address the following topics:

- Land Use
- Downtown
- Economic Development
- Housing
- Transportation, Circulation, and Transit
- Cultural and Historical Resources
- Natural Environment and Open Space
- Community Services and Facilities



Land Use

Land use is the pattern of development in the Town including how and where development and redevelopment can occur in the future. The Town's Zoning Bylaw provides the rules for future development. The Comprehensive Plan will analyze existing patterns, gather feedback from the community, and define a future land use conceptual map to illustrate the vision for the Town's future.

Downtown

The Downtown is an important part of the community. A specific focus will be placed on the downtown area and will focus on goals and strategies to address challenges identified by the community. These may include topics such as supporting local small businesses, improving parking, and strengthening safe walking and biking.

Economic Development

Milford's local economic data will be analyzed to better understand the employment base, trends in retail and commercial uses to anticipate future market drivers and how those might impact the Town's commercial areas. The analysis and community input will establish economic goals for the Town and inform future programs and policies.

Housing

The Comprehensive Plan analyzes current housing characteristics and explore future housing needs through data and community input. This analysis will be used to understand and explore housing goals and strategies to help influence future housing investments to meet the housing needs of residents.

Transportation, Circulation, and Transit

The Transportation element is focused on major streets, public transportation, pedestrian circulation, bicycle infrastructure, parking, and the integration of Complete Streets. The Comprehensive Plan analyzes existing commuting, traffic, and roadway data to identify current challenges and combines the data with input from the community to inform goals and strategies.

Cultural and Historical Resources

The Cultural and Historical Resources element reviews the Town's inventory of resources that are important to Milford's cultural and historical identity. Community input and a review of existing tools aimed at protecting, enhancing, and promoting cultural and community spaces will be used to determine goals and strategies.

Natural Environment and Open Space

The analysis of Milford's natural environment will include an inventory of existing natural resources and open spaces. This element will investigate approaches to support Milford's Environmental Justice and climate-vulnerable populations, opportunities for improving access to parks and open spaces, and preservation of natural resources.

Community Services and Facilities

This element of the Plan provides an overview of Milford's public facilities, infrastructure, and services. This includes the Town's water, sewer, and stormwater systems, as well as buildings, parks, and emergency services. This element of the Plan will help the Town prioritize future capital investments.

Chapter 1 - Introduction

Chapter 1 - Introduction

Milford Comprehensive Plan 9

01 Introduction

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Draft Layout Templates

Process

Community Engagement Overview

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Comprehensive Plan Timeline

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Community Conversations & Pop-Up Events

2024

- 1. 2024 Comprehensive Plan
- 2. 2024 Comprehensive Plan
- 3. 2024 Comprehensive Plan
- 4. 2024 Comprehensive Plan
- 5. 2024 Comprehensive Plan
- 6. 2024 Comprehensive Plan
- 7. 2024 Comprehensive Plan
- 8. 2024 Comprehensive Plan
- 9. 2024 Comprehensive Plan
- 10. 2024 Comprehensive Plan

Community Conversation

2024

- 1. 2024 Comprehensive Plan
- 2. 2024 Comprehensive Plan
- 3. 2024 Comprehensive Plan
- 4. 2024 Comprehensive Plan
- 5. 2024 Comprehensive Plan
- 6. 2024 Comprehensive Plan
- 7. 2024 Comprehensive Plan
- 8. 2024 Comprehensive Plan
- 9. 2024 Comprehensive Plan
- 10. 2024 Comprehensive Plan

Context

Previous Plans and Summaries

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Accomplishments Since 2003

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10 Milford Comprehensive Plan

Chapter 1 - Introduction

Chapter 1 - Introduction

12 Milford Comprehensive Plan

Chapter 1 - Introduction

Chapter 1 - Introduction

Milford Comprehensive Plan 13

Chapter 1 - Introduction

Chapter 1 - Introduction

Milford Comprehensive Plan
Ad Hoc Committee Meeting February 4, 2025

Draft Layout Templates

Key Events

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02 Milford's Past

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Milford Today (Demographics)

Growth

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Households

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Racial and Ethnic Diversity

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Figure # / Caption Text

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Figure # / Caption Text

Immigration

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Environmental Justice

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Language Diversity

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30% residents are people of color

71% family households

29% are youth

28% are living with a disability

\$103,785 median family income

31% Households cost-burdened

25% of residents have a Bachelor's or higher

35% speak languages other than English

Figure # / Caption Text

03 Milford's Present

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Draft Layout Templates



04 Milford's Future

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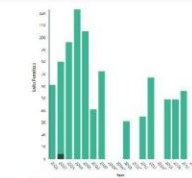


Figure 8 / Caption Text

Future Land Use Vision

Growth

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10k	10k	12k	15k	15k	15k	
2.5	2.5	4	5	5	5	
35	35	40	60	60	60	
10	10	10	10	10	10	
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Comprehensive Plan

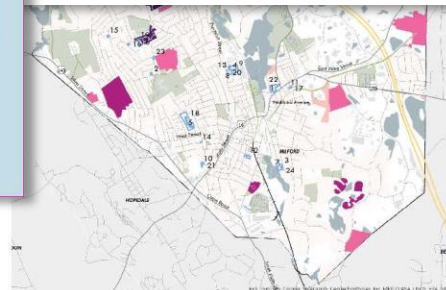
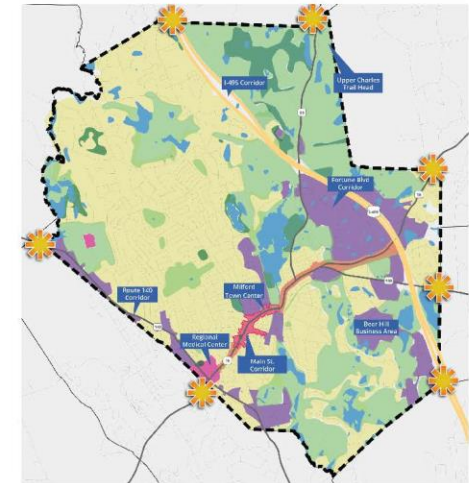


Figure 7 / Caption Text

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Draft Layout Templates



05 Build Community & Bridge Cultures

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SECTION HIGHLIGHT



Milford Youth Center

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Request for Photos

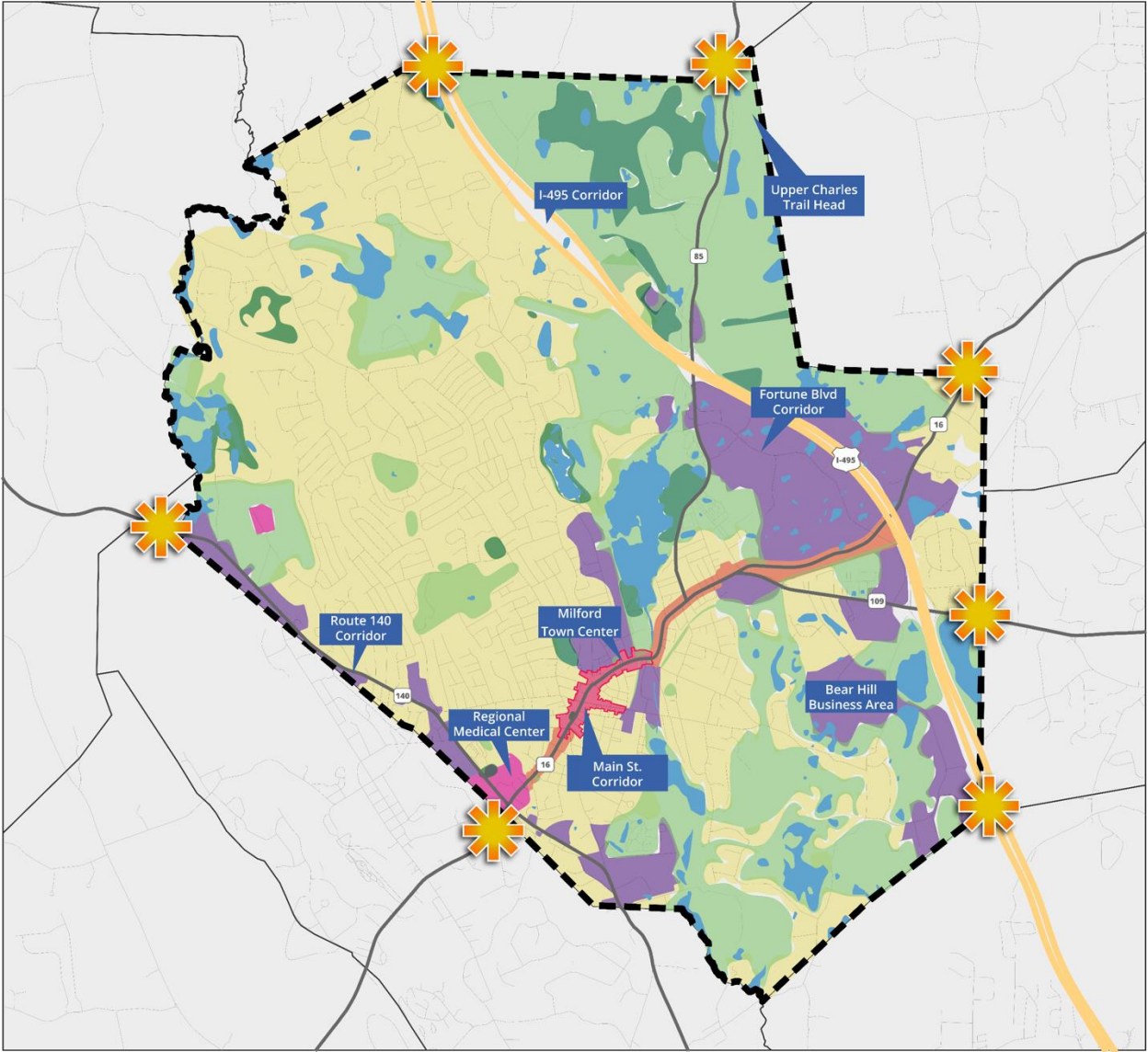
- Please **send us any great photos** you may have of Milford that you would grant us permission to use in the Comprehensive Plan document
- Send photos to Josh Fiala @ jfiala@mapc.org



Draft Land Use Vision Plan



Draft Land Use Vision Plan



Future Land Use Vision Milford Comprehensive Plan Milford, MA

LEGEND

- Neighborhood Preservation
- Transformative / Opportunity Areas
- Downtown Enhancements
- Connectivity and Walkability Corridor Enhancements
- Health & Wellness Areas
- Protected Open Space
- Open Space
- Gateways
- Water



Next steps



Project website

Learn more!

Visit the **plan website:**

<https://mapc.ma/MilfordCompPlan>



Next steps

- Continuing to refine strategies and actions
- Coordinate municipal interviews to discuss
- Continue drafting plan document
- Final Community Engagement and CBO convening
- **Next Ad Hoc Committee Meeting –**
March 18th, 2025 7:00 pm