



MILFORD

Comprehensive Plan **2024**

Ad Hoc Committee Meeting #11

March 18, 2025



Agenda

Draft Plan Progress and Review

Approach to Final Engagement

Final Comment Period Survey

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

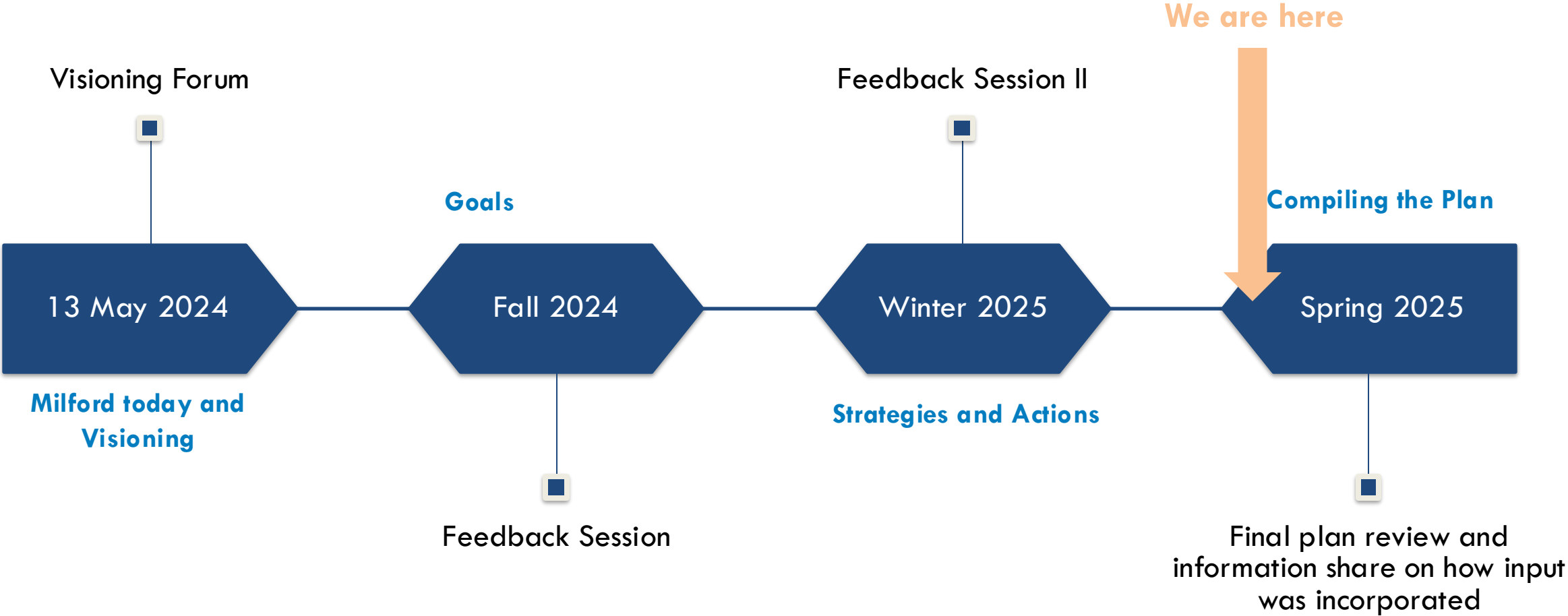
Jeffrey Frederick, Conservation Commission

Richard Villani, Town Administrator

Supported by Larry Dunkin, Town Planner



Comprehensive Plan Timeline





Draft Plan Progress and Review



Draft Plan Progress (as of 3/18)

Chapter	Subject	Status	Comments
Chapter 1	Introduction/interior pages	Draft sent to Town	Sent 3/13
Chapter 2	Milford's Past	Draft sent to Town	Sent 3/13
Chapter 3	Milford's Present	Draft sent to Town	Sent 3/13
Chapter 4	Milford's Future	Draft sent to Town	Sent 3/13
Chapter 5	Build community and bridge cultures	Draft sent to Town	Sent 3/17
Chapter 6	Strengthen downtown as the center of the community	Draft sent to Town	Sent 3/17
Chapter 7	Improve traffic safety and reduce congestion	Draft sent to Town	Sent 3/17

Draft Plan Progress (as of 3/18)

Chapter	Subject	Status	Comments
Chapter 8	Maintain the livability and charm of neighborhoods	Draft complete	
Chapter 9	Continue to improve effective governance	Drafted under MAPC review	
Chapter 10	Advance climate resilience and sustainability	Drafted under MAPC review	
Chapter 11	Strengthen the health and well-being of the community	Drafted under MAPC review	
Chapter 12	Continue to support a thriving local economy	Drafted under MAPC review	

Draft Plan Progress (as of 3/18)

Chapter	Subject	Status	Comments
Chapter 13	Strengthen communication and engagement	Draft in progress	
Chapter 14	Implementation action plan	Not yet drafted	

Draft Chapters Shared

What topics are included? (1 page)

The comprehensive plan process framed analysis and community discussion through a holistic set of planning topics. The topics included Land Use, Downtown, Economic Development, Housing, Transportation, Cultural and Historical Resources, Natural Environment and Open Space, and Community Services and Facilities. A summary of each topic is described below. The color coding and icons for each topic are used throughout this report to highlight and organize content related to each topic.



Land Use – Land use is the pattern of land preservation, development, and activity in the Town including how and where development and redevelopment can occur in the future. The Town's Zoning Bylaw defines the regulations for future development.



Downtown – Milford's downtown has been a historic center of economic and community activity. Milford's downtown was a topic of focus in the process of analysis and discussion during Comprehensive Plan process and is a focus of the recommendations.



Economic Development – Economic Development refers to commerce, business, and commercial activity in Milford. The topic includes consideration for appropriate investment on property, the characteristics of the business and retail markets in the Town, health of small businesses, and the characteristics of jobs and the employment base of the Town.



Housing – Milford's housing characteristics, demographic trends, and the broader context for the housing market in Eastern Massachusetts are all considered in the housing topic alongside an understanding of challenges and needs identified by the community.



Transportation – Milford's transportation system includes all infrastructure to get around the Town including any form of travel. This includes the vehicular street network and parking, bus system through the MetroWest Regional Transit Authority, sidewalks, and bicycle infrastructure such as the Upper Charles Trail.



Cultural and Historical Resources – Milford's cultural and historical resources include both physical assets and places, such as historically significant structures, and temporal events and activities. All of these features of the Town contribute to a shared sense of belonging, identity, and community.



Natural Environment and Open Space – Milford's rich natural environment includes preserved natural habitats, protected open spaces, and water bodies such as Milford Pond, Louisa Lake, and Echo Lake. Open spaces also Town assets for active and passive recreation such as Fino Field and the Town Park.



Community Services and Facilities – Milford's community services and facilities refer to the physical infrastructure and the human capital that provide many of the critical services to support activities of residents, businesses, visitors, and commerce in the Town. This includes the Town's water, sewer, and stormwater systems, emergency services, and municipal buildings, properties, parks, and other assets.

Process (3 pages with photos added, maybe timeline graphic)

Community engagement overview

The Comprehensive Plan process began in February of 2024 and continued through spring of 2025. Residents and community members were engaged through a variety of approaches at meaningful points throughout the planning process. A special thank you is extended to all residents who took the time to attend a meeting, speak with us during an event, respond to a survey, or send us an email. The content of this plan has been built upon the feedback received from the community with a particular focus on the major themes that were being heard from a diverse cross-section of the community.

Summary of Plan Themes (2 page)

Introduction to theme chapters

The content of the Comprehensive Plan was developed sequentially moving from the general to the specific. First, the data shared in the previous chapter was gathered and analyzed. Second, the community engaged in articulating the general challenges and opportunities in Milford. Third, a draft Vision Statement and draft Comprehensive Plan goals were drafted and then reviewed and refined with the community. Fourth, more detailed and specific strategies and actions were developed for each goal to provide concrete recommendations for addressing town challenges and advancing opportunities. Finally, with this multi-layered information defined, a series of Comprehensive Plan themes were defined to organize the recommendations of this plan.

The Comprehensive Plan themes are summarized below and form the organization for the following chapters of the plan document. There are nine plan themes and nine corresponding plan chapters. Each theme has five or six nested goals, and each nested goal is from at least two different Comprehensive Plan topics.

Summary of Plan Themes

Build community and bridge cultures – To support all residents and bring new and old residents alike to a shared and common identity, community of trust, and investment together, these goals and strategies provide a variety of approaches to build community and bridge cultural differences. The Town can do this by activating downtown, engaging with local small business owners, diversifying the housing stock to better align with more diverse housing needs, highlighting historic resources reflecting diverse narratives, and celebrating cultural diversity.

Strengthen downtown as the center of community – The Downtown district poses a place-based opportunity for Milford to achieve its vision of inclusion, economic investment, and celebrating a rich cultural history. There is opportunity for Downtown to be the center of efforts that bridge Milford's many cultural groups and to purposefully center activity and investment to emphasize the downtown as the center of community. This can be done through strategic rezoning, public art and creative placemaking, public programming, and other methods of promoting district and social cohesion.

Improve traffic safety and reduce congestion – Improving traffic safety and reducing congestion in Milford will require a multi-faceted approach. Improvements to roadway networks in Milford must be accompanied by enhanced multimodal transportation infrastructure and service, as well as changes in land use patterns to reduce car dependence

Key historical events

Timeline graphic

- 1662: Quashaamit and fellow Ponkapoag indigenous people deeded land to settlers in what is known today as Mendon and Milford
- 1667: Milford is included as part of Quinshippaug Plantation
- 1691: Milford is incorporated as part of Mendon North Purchase
- 1780: Milford incorporated as a town distinct from Mendon
- 1815: Rosalinda Nelson and Roxanna Rawson found the Female Charitable and Benevolent Society, which may be one of the first women's societies in the United States
- 1819: First town meetinghouse built in Milford, representing a break between church and state
- 1822: William Godfrey establishes a stagecoach route between Mendon and Boston with a stop in Milford
- 1848: Framingham and Milford Branch of the Boston & Albany Railroad connects Milford to the major urban centers of the Northeast
- 1854: Milford's current Town Hall is built based on designs by architect Thomas Silloway
- 1860: Milford pink granite was discovered, starting a long and successful quarrying industry in town
- 1884: Memorial Hall built as a memorial to Civil War Veterans
- 1886: Hopdale's petition to become a separate town from Milford is granted
- 1891: First electric streetcar line in Milford opens
- 1902: Booker T. Washington addresses the Quinshippaug Woman's Club
- 1912: Renowned sculptor Daniel Chester French makes statue of General William F. Draper that still stands in Draper Park today

and to enable more compact development. Downtown Milford is an important activity area where many of these improvements can be targeted in the near term, but a town-wide approach is also necessary to ensure long-term sustainability and efficacy.

Maintain the livability and charm of neighborhoods – As demand for housing increases, and as Milford continues to develop economically, maintaining livability requires a balance between strategic growth, housing diversity, infrastructure improvements, and enhanced public spaces. These goals and strategies advance directing development to appropriate areas while ensuring that neighborhoods remain attractive, functional, and inclusive for all residents.

Continue to improve effective governance – The requirements of what constitutes effective governance are shifting as Milford continues to evolve. As the Town continues to grow, more demands will be placed on its governance structure. Expectations for the quality and breadth of Town services continues to increase, as do the costs to provide them, additionally, the need for major capital investments will come into conflict with the Town's fiscally conservative approach. These goals and strategies provide the framework for continuing to provide Milford residents with a high level of service and effective governance.

Advance climate resilience and sustainability – Milford's natural environment and open space play a critical role in advancing climate resilience and sustainability. The town's existing open space network, water resources, and regulatory framework provide a strong foundation for integrating resilience measures into future planning and development. To continue to address climate-related challenges, Milford needs to pursue a multi-faceted approach, focusing on strengthening water resource protection, enhancing green infrastructure, expanding equitable access to open spaces, and aligning zoning regulations with sustainability goals.

Strengthen the health and well-being of the community – Support for safe and equitable access to town resources and opportunities is important to proactively strengthen the collective health and well-being of the community. Goals and strategies include engaging residents to address income disparities, addressing housing displacement and unhoused populations, improving safe walking and biking, and promoting equitable access to cultural assets, open spaces, and municipal facilities.

Continue to support a thriving local economy – A strong local economy maintains Milford's status as a regional urban center for jobs and amenities for residents of Milford and the surrounding towns. The town can remain agile to support local investment through close attention to zoning regulations, opportunities for reinvestment, workforce development, and support for a diverse supply of local housing production.

Growth and development

Milford's Beginnings

The land that became the Town of Milford was first deeded to settlers by the Ponkapoag indigenous people in 1662, with the understanding that they would retain the right to use the land indefinitely. For the next century, the area was home to small agricultural settlements with limited civic infrastructure, including a church, schoolhouse, and burying ground. Milford was incorporated as a distinct town in 1780, in part to reflect its growing population. Around this time, Milford's economy expanded to include artisans, such as carpenters and blacksmiths, as well as small-scale industry, such as the boot and shoe manufacturing that took place in Braggville. Reflecting this economic expansion, the population of Milford had increased to 1,360 people by 1839. As the economy and population of Milford grew, so did other aspects of society. In 1815, Rosalinda Nelson and Roxanna Rawson founded the Female Charitable and Benevolent Society, which was affiliated with the First Congregational Church in Milford; it may be one of the first women's societies in the United States. In 1822, William Godfrey brought a stagecoach route to town, which was the first means of public transportation. The stages operated between Mendon, Milford, and Boston, and had a connection with a line to Hartford.

Population Growth and the Rise of Industry

Milford saw the greatest growth in industry and population between 1830 and 1870. Between those four decades, the population increased from 1,360 to 9,000 people. Part of this population growth was fueled by the arrival of migrants from Ireland, who found work in the expanding boot and shoe industry as well as the emerging granite quarrying industry. The construction of the Framingham and Milford Branch of the Boston & Albany Railroad in 1848 helped to connect Milford's people and industries to the major urban centers of the Northeast. Quarrying became an important part of Milford's economy and identity. Milford granite has been used in the Boston Public Library, the Lincoln Memorial, Baltimore Union Station, and other notable buildings. By the 1920s, there were 16 quarries operating in the town. The quarries attracted migrants from Italy who worked as skilled stonecutters, which contributed to the population boom at the turn of the century. By 1905, Italian migrants made up 33% of Milford's population. This caused friction with the Irish and Irish American residents, who had amassed political, social, and economic capital by the end of the 20th century. As the population increased and the town became wealthier, Milford saw a building boom. By the 1870s, the central village had become a distinct commercial district with multistory commercial brick building blocks and diverse establishments such as breweries, bakeries, and banks. The dominant architectural styles used in residential construction during this period were Greek Revival or Italianate, though Second Empire and Gothic Revival houses were also popular. This

Draft Layout Templates

Key Events

Header 3

Obis sitos quis ullor te necta sic labore cupporum id eur minver ereperit quisimind venem nonsequ exercid entestet a escit ter volupa quadi od ut eut? Quidel in nobis molorem utecest rupate caborem ipsae. Itae ipime eum quibechil imao. Asinto moissum lab idunsem endand.

Um qui id quam eum labo. Em facume nibusam si odi aut labore, sam quo maximpores esti dolest ut volupaci ut dolorios easterum quam, autecandus num fuga. Cui, se del molupae adis paris dolupacum nonsequ mo dolupacuae voloro eur moles nonsequam quam fugitate pre sequatur?

Cui, se del molupae adis paris dolupacum nonsequ mo dolupacuae voloro eur moles nonsequam quam fugitate pre sequatur?

Ria comit quas volu nos non faces ven ut et doli nullalabori quaterni occusan

TITLE LINE 01

2017

TITLE LINE 02

2018

02 Milford's Past

TextErumenih iligeni menihillique nonsectatem. Panditibus etur apli tem exerrumet eat fugitlu stotatem si restum laborepuda pedis autem si temperi tsilive illectemque natusanihil incia nimus rempersupudia id qui asite minusti oritat.

Aborepta con rest, odio qui temod eldpsuntur, quiam dellicaeactam dolor a aut illidumquod quatut, ut plam, sustus acest, temporepta explignihic tet quia quidita turibus, to eratur? Il molore pera quiatos mind aperferumqui vereped quaeputa nos eadassitis sitis eat es sindus.

Milford Today (Demographics)

Growth

Obis sitos quis ullor te necta sic labore cupporum id eur minver ereperit quisimind venem nonsequ exercid entestet a escit ter volupa quadi od ut eut? Quidel in nobis molorem utecest rupate caborem ipsae. Itae ipime eum quibechil imao. Asinto moissum lab idunsem endand.

Households

Um qui id quam eum labo. Em facume nibusam si odi aut labore, sam quo maximpores esti dolest ut volupaci ut dolorios easterum quam, autecandus num fuga. Cui, se del molupae adis paris dolupacum nonsequ mo dolupacuae voloro eur moles nonsequam quam fugitate pre sequatur?

Age

Reputic estrum ni ad magniam, con pori ut quam, quandic simlele stisiqua diobus anorepel inverum, cusandendae. Harumquidnam que et parume cus et omnisusurmetur aut.

Racial and Ethnic Diversity

alicut sununda consequrs quacque od qui quiae iam, odi dolorist ipis mos dolupcur mo

Figure # / Caption Text

Figure # / Caption Text

Immigration

Obis sitos quis ullor te necta sic labore cupporum id eur minver ereperit quisimind venem nonsequ exercid entestet a escit ter volupa quadi od ut eut? Quidel in nobis molorem utecest rupate caborem ipsae. Itae ipime eum quibechil imao. Asinto moissum lab idunsem endand.

Environmental Justice

Um qui id quam eum labo. Em facume nibusam si odi aut labore, sam quo maximpores esti dolest ut volupaci ut dolorios easterum quam, autecandus num fuga. Cui, se del molupae adis paris dolupacum nonsequ mo dolupacuae voloro eur moles nonsequam quam fugitate pre sequatur?

Language Diversity

Reputic estrum ni ad magniam, con pori ut quam, quandic simlele stisiqua diobus anorepel inverum, cusandendae. Harumquidnam que et parume cus et omnisusurmetur aut.

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

TextErumenih iligeni menihillique nonsectatem. Panditibus etur apli tem exerrumet eat fugitlu stotatem si restum laborepuda pedis autem si temperi tsilive illectemque natusanihil incia nimus rempersupudia id qui asite minusti oritat.

Aborepta con rest, odio qui temod eldpsuntur, quiam dellicaeactam dolor a aut illidumquod quatut, ut plam, sustus acest, temporepta explignihic tet quia quidita turibus, to eratur? Il molore pera quiatos mind aperferumqui vereped quaeputa nos eadassitis sitis eat es sindus.



Approach to Final Engagement



Approach to Final Engagement

- Organize final discussions to summarize plan and discuss implementation
- Bring together stakeholders that may have a role in implementation
 - Community Based Organizations
 - Municipal leaders

Approach to Final Engagement

- **Session 1:** Outreach and invitation to Community-Based Organizations (CBOs)
- **Session 2:** Outreach and invitation to municipal leaders, department heads, boards, commissions, etc.
- **Potential Session 3:** Follow-up, building connections

Approach to Final Engagement

- **Target dates week of 4/28**
- **Option 1: Monday, April 28**
 - Morning and afternoon
- **Option 2: Wednesday, April 30**
 - Morning and afternoon



Final Comment Period Survey



Final Comment Period Survey

- Post draft plan online and publicize through Town website, email list, flyers around town, Milford TV, other outreach channels
- Open a 30-day comment period
- Share with a final community survey to receive comments



Next steps



Project website

Learn more!

Visit the **plan website:**

<https://mapc.ma/MilfordCompPlan>



Next steps

- Continuing to compile, review and share draft chapters
- Outreach for CBO and municipal convening
- Share draft plan for comment
- **Next Ad Hoc Committee Meeting?**

PHASE 1: EXISTING CONDITIONS ANALYSIS AND VISIONING

PHASE 2: GOAL SETTING AND IMPLEMENTATION PLAN

