

MILFORD INDUSTRIAL DEVELOPMENT COMMISSION
MINUTES OF MEETING
THURSDAY, JANUARY 16, 2014
4:00 P.M., Room 14, Milford Town Hall

Members Present: Joseph Boczanowski, Larry Dunkin (Chair), Bradlee Farrin, Daniel Gregory, Scott Kaplan, Michael Meurant, Tony Pinto, Joseph Soares.

Members Absent: Courtney Derderian.

Also in attendance were Richard Villani, Town Administrator, Siobhan Bohnson, President and CEO of the Milford Area Chamber of Commerce, and Robert Mitchell.

The meeting was called to order at 4:00 P.M.

Minutes of previous meeting: The Chairman received unanimous consent to accept the minutes of the 11-13-13 IDC meeting as written.

MAPC/CTPS Rte. 140/So. Main Traffic Analysis – Update: The Chairman noted the approval by the Boston MPO of the Traffic Analysis, and provided copies by e-mail and in the agenda packets. The traffic congestion issue at the Route 140/South Main traffic signal had been accepted into last years' Community Transportation Technical Assistance Program of MAPC and the Boston MPO. Under this program technical assistance was provided by a team of Central Transportation Planning Staff (CTPS) transportation engineers and planners. The signal timing issue came to light in the last two traffic studies completed for the IDC by Doug Prentiss, the Traffic Engineer with FST. CTPS analyzed the intersection and recommend retiming options and/or other solutions. The final report recommends specific short term, relatively low cost changes, including enlarging and/or repositioning certain signs, and reassigning turn-vs. thru-traffic lanes exiting the CVS driveway at the intersection.

Proposed MPO/CTPS Traffic Study - Rte. 109/Beaver St.: The Chairman noted that CTPS has received approval from the Boston MPO to study the Route 109 and Beaver Street intersection, especially focusing on the portion of Route 109 immediately west of the intersection. This study is funded under the MassDOT Safety and Operations Analysis Program to look at problem and/or high-accident sections of roadway. The study should be commencing shortly.

Proposed additional uses in BP Business Park Zone: The Planning Board will be considering expanding and/or clarifying the types of uses allowed in the BP Business Park Zoning District. This is a relatively new district designed to attract high-tech firms to Milford. Some 200 total acres of undeveloped land lying northeasterly of I-495 have been placed in this district. Input from the members is being sought prior to the Planning Board finalizing the text of the amendment for eventual Town Meeting approval.

Needs Assessment & Implementation Plan Funding – Town-wide GIS: The Chairman noted that the Office of Planning & Engineering is seeking the continued development of a Town-wide Geographic Information System (GIS) beyond just the Web-based GIS currently in place. The recommendation is that the Town completes a GIS Needs Assessment & Implementation Plan for Milford to verify the status, format and location of all existing data as well as departmental needs, including possible future staffing, hardware and software needs, as well as costs associated with these items. The cost of the plan will be \$15,000.00 and it is hoped that the Selectmen will sponsor a funding article on the Annual Town Meeting warrant. Information was included in the agenda packet.

2014 IDC meeting schedule: The new meeting schedule was distributed with the agenda packets. The typographical errors contained therein have since been corrected and redistributed by e-mail to the members.

Discussion Item – Future of the IDC: The Commission members discussed the current status and possible future directions for the IDC. Materials were in the agenda packet for this item, which included

a draft memo to the Town Administrator, a copy of Article 6 of the Town's General Bylaws establishing the IDC, a copy of the enabling legislation MGL Ch. 40 Sec. 8A, a copy of MGL Ch. 41 Sec. 1 dealing with vacancies, and a copy of Town Counsel's letter to the Town Planner clarifying that there are no residency requirements for IDC membership. The IDC was established at the Special Town Meeting of August 16, 1978. The eleven IDC members are appointed by the Selectmen, and IDC has historically been composed primarily of representatives from major industries and/or institutions, including Waters Corp., Milton Cat, Milford Regional Medical Center, Benjamin Moore, local Commercial Real Estate Brokers, the Milford Area Chamber of Commerce, etc. The members agreed that it makes sense to continue this practice.

The Chairman pointed out that the IDC focuses on strengthening the local industrial economy. It has no direct authority, and no regulatory powers to issue any project approvals or development permits. IDC will periodically hire consultants to conduct research into conditions that may affect existing or proposed industries. The IDC relies on the Comprehensive Plan for direction, and seeks to implement applicable goals and objectives of the Plan, mainly with recommendations to the Board of Selectmen.

It was noted that early on IDC focused on the development of the Bear Hill industrial area roads infrastructure. Now, with the Town 85% built out, the focus is on transportation and land use issues as they relate to industrial development. Other than tracking the tax rate, the IDC has funded or help fund a number of studies and reports, and supported various projects including the Alternate Route Project, the Milford Web-based GIS Project, the Town-wide GIS Project, the MassOrtho Aerial Mapping Project, the Bear Hill Signage Project, the Rte. 140/Water St. Signals Study, the Rte. 140/So. Main St. Signals Study, Beaver St. Round-A-Bout Study, and the upcoming Stormwater Management Regulations.

Projects recently discussed included redevelopment of the downtown area. While not directly in the purview of the IDC as specifically "industrial" development, the Commission expressed its willingness to serve as a forum from which to develop recommendations regarding these various issues. This is consistent with the IDC's previous commitment to be a forum for issues relating to the upcoming Stormwater regulations, and the need for establishing a Stormwater Utility for Milford.

The members discussed expanding its focus to include more of an economic development function, however adequate staff and sufficient funding would need to be provided. It was suggested that the appropriate way to facilitate this expanded focus is to fund the existing Community Development Director position as a full time Town staff person, and no longer rely on only CDBG grants for funding. This would expand the Town's grants capabilities beyond just the GDBG program offerings. Currently CD staff time can only be allocated toward CDBG grants due to funding source restrictions. This would in turn be augmented by the IDC expanding its focus to include more general economic development issues, and being a forum as necessary for various grants the CD Director could then be able to apply for. This could include seeking consultant funding to update the 1995 Economic Development Strategy, if not for the entire town, then at minimum for the downtown area.

Members suggested appointing the new President and CEO of the Milford Area Chamber of Commerce (MACC) to the IDC, as well as a representative from Waters, Corp. Selectmen attendance at IDC meetings was also suggested by the members as a way to open communication.

Adjourn: The meeting was adjourned at 5:25 P.M.