

APPROVED  
MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING  
July 25, 2012

**PRESENT:** Tim Finan, Vice Chairman  
Kathy Bauer, Member  
Mike Putnam, Member  
  
Guy Scaife, Town Administrator  
Bill Parker, Community Development Director

**EXCUSED:** Gary Daniels, Chairman  
Mark Fougere, Member

**1. CALL TO ORDER:** Vice Chairman Finan called the meeting to order at 5:07 PM, stating that this meeting was for the purpose of hold three consecutive public hearings required for the Pine Valley Mill Community Development Block Grant – Housing and Public Facilities Block Grant application to be submitted by the Town of Milford, on behalf of the sub-applicant Dakota Partners, Inc. of Waltham, Massachusetts. The Vice Chairman then proceeded to read the posted public notice.

**2. PUBLIC HEARING #1:** A Proposed Application to the Community Development Finance Authority for Community Development Block Grant funds to assist in the historical restoration of the Pine Valley Mill.

Vice Chairman Finan opened the public hearing and recognized Steve Kominski, representative of Dakota Partners, Inc. who explained that Dakota Partners was undertaking an affordable rental housing renovation project of the Pine Valley Mill on Wilton Road. The project will be a mixed-use development with commercial and residential uses, with the new apartments to be located in vacant space primarily on the second and third floors of the Mill. The project will include the work necessary to place the Pine Valley Mill on the National Registry of Historic Places. Significant site work will be made and the total investment is over \$11 million. Funding sources are varied and include tax credits, conventional debt, and CDBG funding of \$410,000.

Vice Chairman Finan then asked for public comment. As there was no public comment, the Vice Chair closed Public Hearing #1.

**3. PUBLIC HEARING #2:** Adoption of the Updated Housing and Community Development Plan.

Vice Chairman Finan opened Public Hearing #2 and recognized Community Development Director Bill Parker, who explained that the CDBG process requires that a Town adopt a Housing and Community Development Plan that reflects Town goals and policies that support CDBG objectives, including housing, community facilities, and economic development. The Town last adopted the Housing and Community Development Plan in 2008 as part of the East Milford Cooperative Emergency Block Grant, and the Plan must be readopted at a minimum every three years. Thus, currently before the Board is an updated plan that reflects the current date. B. Parker explained that there were very minor revisions made to update data and to reflect ongoing Planning Board master plan work, and the Town's Master Plan and the updated Housing and Community Development Plan are consistent with one another.

Vice Chairman Finan then asked for public comment. As there was no public comment the Vice Chairman closed the public hearing.

**4. PUBLIC HEARING #3:** Adoption of a Residential Anti-displacement Plan and Relocation Assistance Plan (RARA) for Displacement of Residents of the Proposed Pine Valley Mill Project.

Vice Chairman Finan opened the public hearing noting that no relocation or displacement of residents would occur relative to this project. The Vice Chairman asked if there was any public comment. As there was no public comment the Vice Chairman closed the public hearing.

There being no additional discussion, Selectman Putnam made a motion to approve the submittal of the application by the Town for CDBG funding for Project 05287 Pine Valley Mill, that Town Administrator Guy Scaife be authorized to sign any applicable required documents, that the updated Housing and Community Development Plan dated

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1 June 29, 2012 be readopted; and that the Residential Anti-displacement and Relocation Assistance Plan be adopted.  
2 Selectman Bauer seconded the motion, and members Putnam, Bauer, and Finan voted in favor.  
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4 Vice Chairman Finan then read into the record a resolution stating the Town's approval of the above application.  
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6 **5. ADJOURNMENT:** There being no further business Selectman Putnam made a motion to adjourn at 5:20 PM,  
7 seconded by Selectman Bauer and all in favor.  
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11 Tim Finan, Vice Chairman

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Katherine Bauer, Member

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15 Mike Putnam, Member  
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