

Town Farm Review Committee Recommendation to the Select Board

June 2025

In July 2024, the Governor Stoughton Trustees (Trustees) appointed a nine-member Town Farm Review Committee (the “Committee”) to review responses to the November 2023 Request for Proposals (RFP) for the Town Farm property as well as alternative uses for the land.

The Committee held its first meeting on January 30, 2025, and has since met eight times. In addition, members conducted a site visit and hosted a public forum that engaged 55 residents through in-person comments and written submissions. We thank the residents of Milton for their thoughtful and creative input on the future of this unique parcel which covered a wide range of suggestions from advocating for more senior housing, to incorporating a food component in any development, to providing home ownership opportunities, to selling the land for private development and adding to the existing financial model which provides a financial revenue stream from the Pulte sale proceeds.

The Committee remains divided on the best use of the site—with some members supporting the affordable rental housing plan in the RFP response and others favoring alternative or mixed-use approaches. There could be more consensus if the density of the development was decreased and the Committee had greater clarity around the suitability of the site; specifically, the adequacy of the existing infrastructure to support any development and an understanding of who (how) would finance the infrastructure enhancements required for any development of the site.

Acknowledging the Trustee’s commitment to affordable housing, the Committee reached consensus on several key considerations for any potential redevelopment of the site.

1. Feasibility Study

The Committee unanimously recommends that the Trustees undertake a feasibility study to evaluate:

- The adequacy of existing infrastructure, including utilities, water/sewer access, and especially Governor Stoughton Lane—its width, slope, and lack of sidewalks and bus stop—as well as the cost of needed improvements.
- The number of residential units by adjusting the affordability mix or exploring alternatives like a condominium model.
- Traffic safety and circulation impacts, including during construction and long-term occupancy.

This study could be completed by a consultant or through collaboration with a developer during RFP negotiations. Depending on the results, the Trustees may consider issuing a revised RFP.

2. Preservation of Architectural and Historic Character

The Committee strongly agrees that any development should preserve the architectural and historic character of the existing buildings and history of the site. The Town Farm structures have cultural and visual importance, and their preservation should guide design and planning.