

Town of New Durham, New Hampshire



Master Plan: Toward the Year 2020

Adopted by the

Town of New Durham Planning Board

November 29, 2005

Amended January 9, 2007

Amended May 20, 2008

Prepared in Consultation with the

Strafford Regional Planning Commission

EXECUTIVE SUMMARY

MAJOR PUBLIC ISSUES

- Protecting New Durham's Rural Character, Appearance, and Landscape.
- Protecting Water Quality.
- Improving the Town Center.
- Balancing Economic Development with Environmental Protection.

THE VISION FOR NEW DURHAM

The Master Plan envisions a New Durham in 2020 that

- has a vibrant, welcoming and caring sense of community;
- has maintained and protected its small town atmosphere, historic and rural character, rich natural resources and wildlife, while growing larger and more diverse in population;
- has broadened its tax base with businesses that reflect a small town look and feel.

POLICY GOALS

To achieve the Vision for New Durham, the Town has established policy goals:

1. Natural Resources - Preserve the Town's natural resources and rural landscape including prime agricultural soils, forests, wildlife habitat and water and air quality for the sustainable health, safety and welfare of current and future generations.
2. Historic Resources - Preserve, protect and maintain historic buildings, scenic roads, views and the rural landscape.
3. Population and Growth Management –
 - a. Growth management policies and strategies that improve the Town of New Durham's quality of life and achieve sustainable development.
 - b. Growth management that balances environmental, public facility and service, social, economic, and fiscal constraints or opportunities. Environmental constraints include water quantity and quality, air, flora and fauna, soils, and topography. Public facilities and services include schools, recreation, water and

wastewater treatment facilities, and transportation systems.

4. Land Use - Provide for land uses and development that preserves and protects the Town's unique rural residential character and natural resources balanced with economic and social needs and the fiscal capacity of the community.
5. Transportation - Plan and implement a safe, attractive, environmentally compatible and efficient multi-mode transportation system that is balanced with sustainable land use policies to enable the movement of people and goods to meet local and regional transportation and mobility needs without placing an undue burden on taxpayers.
6. Town Facilities and Services - Accommodate the service and infrastructure needs of residents without placing an undue burden on taxpayers.
7. Town Appearance and Character - Protect and promote the Town's historic small town, rural character and appearance.
8. Community Well-Being - Preserve, protect and enhance the well-being of all residents in the community.

MAJOR INITIATIVES

Protect Open Space and Rural Character.

Improve Town Center.

Protect Natural Resources including Water Quality.

IMPLEMENTATION !!!! RESULTS ARE THE MISSION!

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PART 1 - INTRODUCTION

New Hampshire law (RSA 674:2) describes the purpose and structure of a Master Plan as follows:

The purpose of the Master Plan is to:

- *Set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the Planning Board, to*
- *Aid the Board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to*
- *Guide the Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning and wise resource protection.*

The Master Plan shall be a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board.

Each section of the Master Plan shall be consistent with the others in its implementation of the vision section.

The Master Plan shall be a public record subject to the provisions of RSA 91-A (i.e. pertaining to assess to public records and meetings.).

The Master Plan shall include, at a minimum, the following sections:

A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements, which articulate the desires of the citizens affected by the Master Plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.

A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.

The Master Plan may also include the following sections: transportation, community facilities, economic development, natural resources, natural hazards, recreation, utility and public services, cultural and historic resources, regional concerns, neighborhood plans, community design, housing and implementation. (See RSA 674:2III.)

Thus, a Master Plan is a long range, comprehensive, general description of what a Town wants to be and how it will achieve it. It is a commitment to do something. It is adopted so it reflects public policy. It is used to make decisions about community development and preservation issues. The issues may range from water resource protection, residential development, and transportation improvements to Town facilities and services. The Master Plan is the basis for land use and development regulations, zoning and subdivision ordinances, capital improvement programming, Town center development and beautification, open space or land conservation, and other programs and projects to improve the quality of life in a community.

1.2 TOWN OF NEW DURHAM'S MASTER PLAN

The Town of New Durham has an adopted Master Plan that is periodically updated.

The Master Plan includes Policy goals, principles and standards and Implementation Strategies aimed at achieving a quality residential community. These terms are defined as follows:

Policies

What citizens want to achieve.

Policy Goals

General statements expressing citizens' desires or what the citizens want to achieve relative to an issue.

(e.g., Natural resources protected to ensure their sustainability to meet community needs.).

Policy Principles

More specific statements expressing citizens' desires and a commitment to what they want to achieve.

(e.g., Water quantity and quality will be managed and protected.).

Policy Standards

Specific quantitative or qualitative statements that express what the citizens want, and the legislative basis for zoning and ordinance requirements or regulations.

(e.g., The density in the water protection area shall be one dwelling unit per ten acres, or, The standards in the document "*Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities*" that establish surface water buffer widths aimed at minimizing water quality degradation and providing wildlife habitat).

Implementation Strategies

How citizens will achieve what they want. Actions to achieve results. (e.g., amend the zoning ordinance to establish a water protection district and implement the Master Plan Policies.).

The Master Planning process aimed at achieving a quality residential community, in part, means setting and meeting current or new policies and standards for development. If “quality” is defined as conformance to a standard, then continually improving quality means continually setting and achieving higher standards for excellence in planning, design, development, service and operations.

Citizens drive the standards: their aspirations, expectations, goals and policies or principles.

Setting standards and monitoring progress will enable the Town to:

- Promote environmental protection.
- Retain and improve the quality of life.
- Promote economic opportunity.
- Enable sustainable development.
- Promote health and safety.
- Promote educational opportunity.

The Master Plan will describe these standards. Some exist in current ordinances and regulations. Others will need to be prepared and adopted over time. Achieving them will result in achieving the vision of a quality residential community.

The following is the status of the Master Plan sections and action by the Town Planning Board.

Master Plan	Approved January 12, 1983
Master Plan Update	Approved November 29, 2005
Master Plan Update Sections	
Natural Resources	Adopted October 5, 2004; Amended May 20, 2008
Historic Resources	Adopted October 5, 2004
Transportation	Adopted October 5, 2004
Town Facilities and Services	Adopted October 5, 2004
Town Appearance and Character	Adopted July 5, 2005
Community Well-Being	Adopted July 5, 2005
Vision	Adopted July 19, 2005; Amended January 9, 2007

Land Use	Adopted November 8, 2005
Population and Growth Management	Adopted November 29, 2005
Housing	Adopted November 29, 2005

PART 2 - MASTER PLAN POLICIES AND IMPLEMENTATION STRATEGIES

2.1 THE VISION FOR NEW DURHAM

INTRODUCTION

The Master Plan's Vision for New Durham describes what kind of Town citizens of New Durham want. The Vision describes the overall character in terms of its physical/environmental, social and economic environment.

THE VISION FOR NEW DURHAM

The Master Plan envisions a New Durham in 2020 that

1. has a vibrant, welcoming and caring sense of community;
2. has maintained and protected its small town atmosphere, historic and rural character, rich natural resources and wildlife, while growing larger and more diverse in population;
3. has broadened its tax base with businesses that reflect a small town look and feel.

New Durham's citizens want to preserve the rural character of the Town, while promoting the continued improvement of the Town Center for civic and community activities. The residents do not want strip commercial development along Route 11. They want to preserve the scenic views of farms, open meadows, forests, wetlands, stonewalls and the historic architecture that creates New Durham's unique character.

POLICY GOALS

To achieve this Vision for New Durham, the Town has established the following Policy Goals:

Natural Resources

The Town's natural resources and rural landscape, that include prime agricultural

soils, forests, wildlife habitat, water and air quality will be preserved for the sustainable health, safety and welfare of current and future generations.

Historic and Cultural Resources

Historic buildings, scenic roads, views and the rural landscape will be preserved, protected, and maintained.

Transportation

A safe, attractive, environmentally compatible and efficient multi-mode transportation system that is planned and implemented so it is balanced with sustainable land use policies to enable the movement of people and goods to meet local and regional transportation and mobility needs without placing an undue burden on taxpayers.

Facilities and Services

Service and infrastructure needs of residents accommodated without placing an undue burden on taxpayers.

Town Character and Appearance

The Town's historic small town appearance and rural character will be promoted and protected.

Community Well Being

The well being of all residents in the community will be preserved and protected.

2.2 NATURAL RESOURCES

INTRODUCTION

The Master Plan Natural Resources section includes policy goals, principles and standards, and implementation strategies related to protection, conservation and/or use of natural resources including aquifers, wildlife, forests, riparian environments, views, wetlands, night sky protection (i.e. preventing light pollution) and other land, water and air resources.

POLICY GOAL

Preserve the Town's natural resources and rural landscape including prime agricultural soils, forests, wildlife habitat and water and air quality for the sustainable health, safety, and welfare of current and future generations.

GENERAL IMPLEMENTATION STRATEGIES

The following implementation strategies are of general importance and are applicable to the protection, conservation and/or use of various natural resource categories:

1. Provide for the ready dissemination of natural resource and environmental information for the Town by publishing and regularly updating relevant maps and associated data on the Town's web site.
2. When the development of an environmentally sensitive area is considered, retain an environmental consultant who will represent the interests of the Town when subdivisions or commercial site plans are being reviewed. Such consultant's review will be at the Planning Board's discretion and will be paid by the applicant.
3. Support the Conservation Commission's efforts to complete the Natural Resource Inventory, which, when completed, should be adopted as a supplement to the Master Plan.

POLICIES AND IMPLEMENTATION STRATEGIES BY RE-SOURCE TYPE

Open Space

While population growth is inevitable, control of the extent of impact on natural resources is key to the preservation of the character of New Durham. A network of the community's most significant natural resource features including unfragmented areas of open space is critical to successful natural resource preservation, but can also promote the economic success of a small community like New Durham. Multiple benefits accrue from the preservation of open space, including healthier wildlife populations, lower property tax rates for all residents, a more aesthetic environment, and the continuation of traditional natural resource-based commerce in the Town such as forestry. In addition, open space is essential for the recreational activities enjoyed most by New Durham residents, with over 90% of residents participating in outdoor recreation requiring open land as documented in a recent survey.

Policy Goal

Preserve open space lands for the benefit of residents and the environment, including both large and small tracts of undeveloped agricultural and forested lands, open fields and wetlands.

Policy Principles

1. Develop a comprehensive open space strategy to identify and prioritize open space needs throughout the Town.
2. Formalize an inventory of natural resources that can be used as a reference document for evaluating land use impacts and for setting land conservation priorities.
3. Publicize the benefits associated with open space generally, and specific benefits of the preservation of individual tracts of land.
4. Encourage multiple sources of financing for conservation easements and land acquisition.
5. Provide mechanisms through creative zoning and subdivision regulations that maximize the preservation of open space associated with residential subdivisions.
6. Protect areas for hunting and fishing including access to waterways.

Policy Standards

- Natural Resource Inventories: A Guide for New Hampshire Communities and Conservation Groups, 2001. University of New Hampshire Cooperative Extension.
- Existing ordinances and regulations.

Implementation Strategies

1. Support the Conservation Commission's efforts to complete the Natural Resource Inventory, which, when completed, should be adopted as a supplement to the Master Plan. This effort will help identify open space preservation priorities.
2. Develop a conservation subdivision/cluster ordinance and associated regulations to allow the creation of quality open spaces along with residential development, in areas that will not be otherwise negatively impacted by such clustering.
3. Instead of a fixed annual amount, apply a higher percentage of current use penalty tax revenue to the Conservation Fund, so that natural resource conservation efforts may increase along with increased levels of development.
4. Develop and maintain a database of Town-owned lands and properties that are protected by conservation easements to assist in planning efforts.
5. Investigate capital reserve or bonding efforts for Town-supported open space preservation.
6. Adopt zoning regulations that establish conservation buffer areas.
7. Educate private landowners about estate planning and land conservation alternatives.
8. Encourage the donation of land for conservation easements through estate planning and charitable gift annuities.

Wildlife Habitat

Healthy populations of wildlife are hallmarks of a sound environment, and New Durham residents clearly cherish their frequent encounters with these walking, crawling, flying and swimming reminders of wildness. Promotion of wildlife dovetails with the open space preservation efforts outlined above.

Policy Principles

1. Ensure that measures are taken to preserve both the flora and fauna of significant aquatic and upland wildlife habitat.

2. Protect and preserve critical wildlife habitat areas.
3. Foster the preservation of shoreland (riparian) buffers that are essential for wildlife.
4. Encourage the establishment of greenways that promote linkages and continuity with existing or potential habitat areas on abutting properties.
5. Consider the impacts of new land uses on ecosystem function and habitat integrity.
6. See Open Space, Water Quality/Wetlands policies.

Policy Standards

- See existing Zoning Ordinance and Subdivision Regulations.

References for other standards:

- Identifying and Protecting New Hampshire's Significant Wildlife Habitat: A Guide for Towns and Conservation Groups, 2001. New Hampshire Fish and Game Department.
- Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities. 1997 (Revised Edition). Audubon Society of New Hampshire.
- Good Forestry in the Granite State: Recommended Voluntary Forest Management Practices for New Hampshire. 1997. Society for the Protection of New Hampshire Forests.
- Conservation Thresholds for Land Use Planners, 2003. Environmental Law Institute. Washington, D.C. ISBN# 1-58576-085-7
- Identification and Documentation of Vernal Pools in New Hampshire. 2004. New Hampshire Fish and Game Department Non-game and Endangered Wildlife Program.
- New Hampshire Wildlife Action Plan. New Hampshire Fish and Game Department, 2005.

Implementation Strategies

1. Form and/or expand partnerships with existing land conservation groups already operating within the Town boundaries such as the Moose Mountains Regional Greenways, The Nature Conservancy and the Society for the Protection of New Hampshire Forests.
2. Support the Conservation Commission's efforts to complete the Natural Resource Inventory, which, when completed, should be adopted as a supplement to the Master Plan.
3. Establish buffers and setbacks in New Durham's zoning that will minimize impacts to wildlife habitat.

4. Identify significant wildlife areas within the Town where conservation efforts should be directed and impacts from proposed development considered using the methods outlined in *Identifying and Protecting New Hampshire's Significant Wildlife Habitat: A Guide for Towns and Conservation Groups*.
5. Devise standards for new land uses that will assure that ecosystem function and habitat integrity are maintained.
6. See Open Space implementation strategies.

Water Quality/Non-Point Source Pollution

Policy Principles

1. Foster the conservation of land that protects water quality and water quantity including land overlaying aquifers, watersheds and buffers adjacent to surface waters such as streams, lakes and wetlands.
2. Ensure that growth does not compromise (degrade) water quality.
3. Foster the preservation of shore-side (riparian) buffers that filter out pollutants before water discharges into lakes, streams and wetlands.
4. Encourage the expansion of water quality monitoring programs on New Durham's lakes, streams and wetlands.
5. Assure that proper erosion control measures and Best Management Practices (BMPs) for storm water are in place when land use alterations occur within the watershed boundary.
6. Foster the preservation of an intact forest canopy and understory on steep, highly erodible, slopes.
7. Protect public health, safety, and welfare by continuing to discourage the placement of structures within the 100-year floodplain to guidelines set forth by FEMA - NFIP.
8. Encourage participation in inter-municipal water resources management efforts.
9. View development in light of the Town's role as a watershed steward, considering the critical combination of water and land resources.

Policy Standards

- Regional Master Plan: *Toward the Year 2015, Non-Point Source (NPS) Water Pollution Prevention Policies*. May, 2004. Strafford Regional Planning Commission
- See existing Zoning Ordinance and Subdivision Regulations.
- References for Other Standards:

- Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities. 1997 (Revised Edition). Audubon Society of New Hampshire <http://www.nh.audubon.org>
- Best Management Practices to Control Nonpoint Source Pollution: A Guide for Citizens and Town Officials. January 2004. NH Dept. of Environmental Services. http://www.des.nh.gov/wmb/was/2004_npsBMP.pdf
- Identification and Documentation of Vernal Pools in New Hampshire 1997. New Hampshire Fish and Game Department Non-game and Endangered Wildlife Program. http://www.wildlife.state.nh.us/Wildlife/nongame_and_endangered_wildlife.htm
- A Guide to Developing and Re-Developing Shoreland Property in New Hampshire. Third Edition, 1999. North Country and Southern NH Resource Conservation and Development Area Councils. <http://homepage.fcgnetworks.net/ncrd/>
- Landscaping at the Water's Edge: An Ecological Approach. University of New Hampshire Cooperative Extension.
- Use of GIS Data to Assist in the Selection and Identification of Significant Wetlands in the Moose Mountains Regional Greenways: New Durham User's Guide. Blue Moon Environmental Inc. January, 2004.

Implementation Strategies

1. Develop surface water and wetland buffer/setback requirements for inclusion in the Zoning Ordinance that encourages good stewardship of forest and farmlands within these zones while restricting intense land uses such as buildings, septic systems and roadways.
2. Implement a restrictive steep slope ordinance that limits development on highly erodible lands within certain buffer areas.
3. Educate residents and municipal officials about water, wetlands and non-point source pollution issues.
4. Work with Strafford Regional Planning Commission (SRPC), Lakes Region Planning Commission (LRPC) and surrounding towns on inter-municipal water issues.
5. Work with the Conservation Commission to notify citizens of potential volunteer water quality monitoring activities that exist and that would facilitate the monitoring of New Durham's surface waters.
6. Implement riparian buffer protection standards in subdivision and site plan regulations.
7. Officially designate prime wetlands for New Durham.
8. Obtain the local health officer's approval prior to State review of septic plans.

9. Adopt State standards for storm water management in the Town's regulations, and require a storm water management plan (if applicable) for subdivision and site plan reviews.
10. See Open Space and Land Use implementation strategies.
11. See Regional Master Plan Non-Point Source (NPS) Water Pollution Prevention implementation strategies in Appendix __.

Scenic Views

From lakeshore vistas to outstanding hillsides and ridgelines, New Durham offers an abundance of scenic qualities that give the town its special New England characteristics. Wooded environments, wetlands, open fields, stonewalls, and historic and cultural features all add to the distinctive rural spirit that is New Durham.

Policy Goal

To preserve scenic views, hilltop profiles, roads, sites and other highly visible low-lying areas that might be aesthetically degraded by incompatible development or land use alterations, and that define the unique character of the Town of New Durham.

Policy Principles

1. Ensure hillside and ridgeline profiles are not fragmented by uncharacteristic or obtrusive architecture.
2. Ensure scenic views are not blocked by obtrusive architecture.
3. Protect town historic and cultural sites from inappropriate encroaching development.
4. Retain the rural character of scenic roadways within Town limits.

Policy Standards

See existing Zoning Ordinance and Subdivision Regulations.

References for Other Standards:

- Best Management Practices for Hillside/Ridgeline Development, Town of Meredith, NH. 2001.

- New Hampshire's Changing Landscape. 1999. Society for the Protection of New Hampshire Forests and the NH Chapter of the Nature Conservancy.
- A Guide to Developing and Re-Developing Shoreland Property in New Hampshire: A Blueprint to Help you Live by Water. Third Edition, 1999. North Country and Southern N.H. Resource Conservation and Development Area Councils.
- Town of Newbury, NH Zoning Ordinance. Article XVIII, Skyline/Hillside Conservation Overlay District.

Implementation Strategies

4. Identify and document "scenic views" within the Town limits.
5. Consider the development of a visual resource overlay district based on the inventory of scenic views, and require architectural/site review evaluation of all new development within the identified overlay areas.
6. Require commercial / multi-family and light industrial development within Town limits to conform to the architectural character of New Durham.
7. Without jeopardizing safety, prohibit roadway improvement that would be detrimental to the rural character of the town, e.g., removal of mature trees, stone walls, etc. Pursue Scenic Roadway or other local scenic designation for certain roads.
8. Develop best management practices for hillside and ridgeline development, including maximum height limits for new buildings, minimum distance from ridgelines, etc.
9. Develop enforcement strategies for protection of natural buffers along lakes and ponds
10. Require landscaping and visual impact plans for new subdivisions, and incorporate appropriate design requirements in conditions of approval.

Agricultural Resources

The Town of New Durham has a rich agricultural history, and farmland open spaces define the character of much of our community. While only a small percentage of the Town's land area is currently in active agricultural use, New Durham has significant acreage that is identified as Prime Farmland or Farmland of Statewide Importance. With changes in agricultural markets that favor smaller farms offering value-added agricultural products, more land is being returned to active farming, and the Town could see a resurgence in agricultural activity. Encouraging agriculture promotes the preservation of open space, limits impacts to tax rates, and supports a tradition that shaped the landscape of New Durham. Open fields associated with agricultural activities also constitute critical

habitat for many wildlife species.

Policy Principles

1. Encourage the preservation of agricultural land by promoting the Current Use taxation system and by low valuation of smaller agricultural parcels.
2. Discourage development on the Town's important farmland soils, and ensure the design and location of any development minimizes adverse impacts on existing or potential agricultural use.
3. Encourage the acquisition of development rights on important farmland by conservation organizations such as private nonprofit land trusts, or by the Town or other government agencies.
4. Ensure zoning regulations encourage rather than hinder compatible agricultural operations, horticulture, agricultural experimentation, and the local marketing of local produce.

Policy Standards

- Preserving Rural Character through Agriculture, a Resource Kit for Planners. 2000. New Hampshire Coalition for Sustaining Agriculture.

Implementation Strategies

1. Develop an agricultural profile of the Town.
2. Evaluate establishing Agricultural Protection Zones in the Town, which would discourage land uses other than agriculture in those areas and restrict the density of residential development.
3. Encourage the Board of Selectmen to grant discretionary preservation easements for historic agricultural structures, as authorized by RSA 79-D. This program provides property tax relief for the preservation of historic barns and other agricultural structures.
4. Study options for public funding of the acquisition of development rights for key agricultural parcels.
5. Evaluate the Zoning Ordinance and Site Plan Regulations for elements that may discourage agricultural activities and the local marketing of agricultural products.

Night Sky Protection (i.e. Light Pollution Prevention)

New Durham residents treasure their ability to view the night sky without the interference of ambient light. Minimizing light pollution does not only benefit stargazers. Scientific evidence on the negative effects of artificial light on plants and animals, particularly amphibians, is increasing. Low-ambient outdoor lighting designs are easily incorporated into new development while providing for nighttime safety.

Policy Goal

Minimize light pollution in the Town of New Durham to the greatest extent possible without jeopardizing public safety.

Policy Principles

1. Define and incorporate accepted standards for minimized outdoor ambient lighting in site plan and subdivision regulations.
2. Evaluate the impact of light pollution for any proposed development.
3. Ensure that ambient outdoor lighting from new developments is contained within property boundaries.

Policy Standards

- Outdoor Lighting, Technical Bulletin 16. 2001. New Hampshire Office of State Planning.
- IDA Lighting Code Handbook V1.14. 2002. International Dark-Sky Association.

Implementation Strategies

1. Amend the zoning ordinance to provide simple guidance on outdoor lighting, and revise Town site plan and subdivision regulations to provide standards for the minimization of outdoor ambient lighting.
2. Educate citizenry on the harmful effects of light pollution on humans, wildlife and flora.
3. Provide code enforcement officials with educational handouts for applicants for building permits.
4. Require an evaluation of light pollution impacts for all new building development.

5. Replace Town-maintained lighting with cut-off luminaries or other minimum impact fixtures when possible.

Forestry

Good forest stewardship may support locally based forest products industries, enhance or protect wildlife habitat features, protect water quality and encourage landowners to ultimately conserve their land.

Policy Principles

1. Ensure the public remains informed of forest stewardship practices that will help meet landowners' objectives.
2. Foster collaborative efforts with the NH Division of Forests and Land and the NH Department of Environmental Services to ensure forestry laws are followed.
3. Assure sustainable forestry considerations are included in the New Durham's open space plan.
4. Investigate placing a conservation easement on all town forest properties to assure these resources are preserved for future generations.
5. Encourage the development of forest stewardship plans for all protected lands.
6. Encourage the acquisition of development rights on important timberland by conservation organizations such as private nonprofit land trusts, or by the Town or other government agencies.

Policy Standards

References for Standards

- Good Forestry in the Granite State: Recommended Voluntary Forest Management Practices for New Hampshire. 1997. Society for the Protection of New Hampshire Forests
- Practices for Erosion Control on Timber Harvesting Operations in New Hampshire. January 2001, as amended.
- The Forest Land Enhancement Program Handbook. January 2004. University of New Hampshire Cooperative Extension. (Refer only to pages 20-23 for forest stewardship plan standards).
- Best Management Practices for Forestry: Protecting New Hampshire's Water Quality. University of New Hampshire Cooperative Extension, 2005.

Implementation Strategies

1. Hire/retain a Town Forester who can develop and implement a forest stewardship plan for town lands and assist with questions about current use and timber tax.
2. Designate town forestland as “town forests” per RSA 31:110; establish a forestry committee of 3 to 5 members to manage the town forest; and establish a “special forest maintenance fund.”
3. Prepare a town natural resources inventory that includes important forestlands.
4. Make the natural resources inventory and open space plan available to landowners so they can use them as reference documents to inform their own stewardship planning and activities.
5. Provide information to forest landowners about sustainable forestry practices including state forestry laws.
6. Conduct periodic educational workshops in conjunction with UNH Cooperative Extension and other partner organizations to promote forest stewardship.

Supplemental References

- “Following the Flow” NPS Assessment. Natural Resource Conservation Service and University of New Hampshire Cooperative Extension.
- How Greenways Work: A Handbook on Ecology. 1992. 2nd Edition. Ipswich, MA: National Park Service and Atlantic Center for the Environment.
- Saving Special Places: Community Funding for Land Conservation. December 2002. Society for the Protection of New Hampshire Forests.
- Open Space for New Hampshire: A Toolbook of Techniques for the New Millennium. 2000. New Hampshire Wildlife Trust.
- New Hampshire’s Changing Landscape. 1999. Society for the Protection of New Hampshire Forests and the NH Chapter of the Nature Conservancy.
- New Hampshire Everlasting: An Initiative to Conserve Our Quality of Life. September 22, 2001. Society for the Protection of New Hampshire Forests.
- The Land Conservation Plan for New Hampshire’s Coastal Watersheds. New Hampshire Coastal Program and New Hampshire Estuaries Program, 2006, and accessory mapping of the Merrimack River watershed completed by the Strafford Regional Planning Commission using the same methodologies.
- Innovative Land Use Planning Techniques: A Handbook for Sustainable Development (amended). New Hampshire Department of Environmental Service, the NH Association of Regional Planning Commissions, and the New Hampshire Office of Energy and Planning, 2008.

2.3 HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

The Master Plan Historic Resources section includes policy goals, principles and standards, and implementation strategies related to historic resource protection.

POLICY GOAL

Preserve, protect and maintain historic buildings, scenic roads, views and the rural landscape.

POLICY PRINCIPLES

1. Preserve New Durham's historic buildings and their appearance while enabling remodeling for contemporary use.
2. Preserve and protect the rural atmosphere and landscape within the context of enabling planned growth and development per the Master Plan.
3. Preserve the historic character of New Durham's scenic roads.

POLICY STANDARDS

- See existing ordinances and regulations.
- Development shall be setback a minimum of 75' from a cemetery/graveyard.

IMPLEMENTATION STRATEGIES

1. Identify and map all historic buildings, barns, and archeological sites.
2. Inventory, stabilize, and protect gravestones.
3. Adopt standards to protect the rural character of all Town roads by limiting signs, and other features that detract from their rural scenic quality.
4. Adopt regulations to prevent destruction, removal, alteration of historic buildings, trees, stonewalls or properties unless consistent with adopted standards.

5. Identify historic resources in critical need of protection, and establish a protection program including acquiring historic and conservation easements.
6. Adopt a new Town Center Zone to maintain the rural New England character of the Town Center while enabling redevelopment or new development consistent with the existing character.
7. Encourage the Board of Selectmen to grant discretionary preservation easements for historic agricultural structures, as authorized by RSA 79-D. This program provides property tax relief for the preservation of historic barns and other agricultural structures.

2.4 TRANSPORTATION

INTRODUCTION

The Master Plan Transportation section includes policy goals, principles and standards, and implementation strategies related to transportation and mobility of people and goods and services.

POLICY GOAL

Plan and implement a safe, attractive, environmentally compatible and efficient multi-mode transportation system that is balanced with sustainable land use policies to enable the movement of people and goods to meet local and regional transportation and mobility needs without placing an undue burden on taxpayers.

POLICY PRINCIPLES

Land Use and Transportation Linkage

1. Enhance the functionality of highways and roads including traffic flow, while maintaining the rural character and quality of life in the community.
2. Concentrate development in growth areas (e.g. town centers, neighborhood centers or other defined growth areas) via higher density, mixed use, land development patterns to reduce vehicular trips and lower density development in rural areas.
3. Discourage strip development along highways and the proliferation of single lot commercial / industrial development.
4. Limit development along arterial highways in rural areas.
5. Plan for a community street network that connects to state highways.
6. Require master planning including roadway and pedestrian way planning for large tracts of land.
7. Plan and design transportation improvements that fit with community character.

Roads

1. Provide for a balanced transportation system including arterial, collector and

- local roadways and pedestrian and bicycle ways.
2. Maintain and preserve existing roads and rights-of-way instead of developing new roads.
 3. Prevent any proposed road widening or straightening project that might negatively impact the natural, historic and cultural resources unless there is no other feasible alternative.
 4. Preserve narrow and curved roads and rural character of the Towns' roads while not compromising public safety.
 5. Encourage projects that aim to decrease through traffic on local roads and in residential neighborhoods by maximizing the use of primary transportation corridors.

Roads – Scenic Quality

1. Consider all Town roads to have rural scenic qualities.
2. Pursue Scenic Roadway or other local scenic designation for certain roads.
3. Prohibit the removal of stonewalls or large trees adjacent to roadways unless there are no other feasible alternatives to assuring public safety. Any proposed road widening or straightening will be very carefully reviewed with consideration given to the natural, historic and cultural resources that would be impacted by development or change.
4. Screen commercial and industrial parking lots from the roadway view to maintain Town's rural and historic character.

Pedestrian and Bicycle Ways

1. Implement projects to increase the safety of pedestrians and cyclists along all roads in the Town.
2. Provide for and increase pedestrian and bicyclist safety and beautification by requiring additional right-of-way for pedestrian walkways, bicycle ways and trees along roadways and walkways so people can be separated from vehicular traffic.
3. Require the dedication of land or a pedestrian path easement and the installation of pedestrian paths or walkways setback or separated from paved roads in all new developments to provide safe pedestrian movement.
4. Provide for and proactively manage a Town pedestrian walkway or trail greenbelt system with trails that protect resources and are sensitive to property owners.
5. Provide for recreational activities along roads and trails, such as walking, jogging, stretching/ exercising, biking, roller blading, cross-country skiing and / or snowmobiling.
6. Accommodate the needs of pedestrians and bicyclists by using natural paths

that do not place an undue burden on taxpayers.

Project Design

1. Develop and implement transportation projects in an environmentally sound manner so as to protect the cultural, historic and recreational resources and avoid negative impacts such as fragmentation of habitat; destruction of wetlands, reduction in water quality or quantity; reduction in air quality; increase in noise or vibration; or decrease in aesthetically valuable resources such as scenic views.

Access Management

1. Limit and manage access to and from Route 11 per the adopted Route 11 Access Management Plan policies and standards incorporated herein. (See Appendix)
2. Coordinate access management between the Town and NHDOT and insure all driveway permits applications are consistent with the Master Plan.
3. Minimize the number of curb cuts on existing and future roads. Fewer curb cuts reduce traffic obstructions caused by entering and turning traffic, and provide a generally safer roadway and protect the highway's transportation movement value.
4. Prevent developments from having, in general, access from an arterial street. Where driveway from an arterial street may be necessary, the Planning Board may require that such lot be served by a combined access drive servicing several lots to limit possible traffic hazards on such street. (Town of New Durham, Site Plan Review Regulations, November 15, 1988. P.14.)
5. Where necessary, the Planning Board may require additional measures including the construction of additional lanes for turning movements, and the construction of raised islands or barriers for channeling traffic. (ibid., p. 15)

Public Transportation Services and Facilities

1. Cooperate with regional transportation planning and access management programs to protect and maintain functionality and efficiency.
2. Encourage regional transit where possible to help promote clean air and water.
3. Support the development of Park and Ride lots throughout the region that are integrated with local and inter-city bus and rail routes.

POLICY STANDARDS

- Guidelines for Geometric Design of Very Low-Volume Local Roads. 2001. American Association of State Highway Transportation Officials (AASHTO)

IMPLEMENTATION STRATEGIES

1. Designate roadways by function category (e.g. arterial, collector, local).
2. Amend road standards to provide additional right of way for pedestrian and bicycle ways and trees so they can be separated from the road.
3. Implement adopted Route 11 access management policies and standards included herein. (See Appendix).
4. Approve a Memorandum of Understanding (MOU) with the New Hampshire Department of Transportation (NHDOT) to improve access management on Route 11.
5. Use the Access Management strategies and standards to amend Site Plan and Subdivision regulations and use them as the development criteria for new development or redevelopment of parcels that access Route 11 and roadways in and around the Town Center and Town arterial and collector roads.
6. Review all Route 11 driveway permit applications at Planning Board meetings and incorporate the information provided about driveway permit requests by the NHDOT District Office into the local planning process. Each District Office sends a copy of each driveway permit application that has been submitted to the Office to the respective Town Office. The Planning Board will review these applications at Planning Board meetings, identify any concerns, and communicate those concerns to the District Office.
7. Continue and expand a program for collecting traffic volume information on selected streets.
8. Require parking lots be located behind commercial or industrial buildings or screened from the street by a substantial vegetative buffer to preserve the Town's rural and historic character.
9. Pursue Scenic Roadway or other local scenic designation for certain roads.
10. Initiate a study of roads crossing Town boundaries (e.g., Middleton Road, Ridge Road Top) to resolve conflicts between traffic volume, safety and protecting rural scenic qualities.

2.5 TOWN FACILITIES AND SERVICES

INTRODUCTION

The Town Facilities and Services section includes policy goals, principles and standards, and implementation strategies related to the Town facilities and services.

POLICY GOAL

Accommodate the service and infrastructure needs of residents without placing an undue burden on taxpayers.

POLICY PRINCIPLES

1. Maintain the quality of Town facilities and services by the considered use of volunteers, employees, and contractual services.
2. Enable the New Durham School or other suitable building to be designated by the Red Cross as an emergency shelter, and the Fire Station to be designated as the Emergency Operations Center.

POLICY STANDARDS

- Parks – Per New Hampshire State Recreational and Park Standards (see below) and National Recreation and Park Association’s 1983 publication Recreation, Park and Open Space Standards and Guidelines are as follows:

Type of Area	Acres per 1,000 Popula- tion	Size of Site (Acres)		Radius of Area Served (miles)	Goal: Acres for Year 2015 Population of 3,200
		Ideal	Minimum		Minimum
Playground	1.5	4	2	0.5	4.8
Neighborhood Park	2.0	10	5	0.5	6.4
Play Fields	1.5	15	10	1.5	4.8
Community Parks	3.5	100	40	2.0	11.2

IMPLEMENTATION STRATEGIES

1. Ensure the Planning Board prepares the Six-Year Capital Improvement Program for the Town every six years.
2. Ensure the Planning Board annually invites Town department heads to update project information, reviews and updates the Six-Year Capital Improvement Program and forwards recommendations to the Board of Selectmen and Budget Committee for consideration in the annual operating budget.
3. As part of the Six-Year Capital Improvement Program establish a capital reserve fund to meet longer-term public facility needs including the acquisition of parks, open space or lands for municipal purposes.
4. Prepare a specific Town Center Development Plan to guide unified site planning and architectural design appearance and provide improved pedestrian and bicycle linkage between the facilities and the adjacent residential neighborhoods. Ensure the improvements protect and enhance the Town's traditional rural New England character and appearance.
5. Annually review growth and development as part of the annual Capital Improvement Program update and the annual budgeting process to ensure public facilities and services are adequate to meet community needs.
6. Explore opportunities to share public facilities and services with adjacent communities, the school district, and other public entities to reduce costs (e.g. property taxes) and increase benefits.

7. Maintain an inventory of public lands and easements including their use and resource value and consider additional acquisition, disposition and/or swap opportunities to meet facility needs and preserve open space.
8. Acquire public land for active and passive recreational uses via acquisition, fee-simple dedication to the Town by residential developers, payment in-lieu of dedication of land to a Town parkland acquisition fund or requiring conservation/open space easements managed by non-profit organizations, the Town or Conservation Commission. Implement this via the subdivision plan approval or site plan approval process.
9. Develop recreational programs that support the elderly in the community.

2.6 LAND USE

INTRODUCTION

The Master Plan's Land Use section describes Policies (goals, principles, and standards), and Implementation Strategies to guide the location, intensity and quality of land use in New Durham. The state and regional policies that set the context for Town policies include:

New Hampshire State Goals (RSA 9-A:1 and 9-B)

Encourage orderly growth and development and to maximize the control of haphazard and unplanned development and the use of land, which results over time, in the inflation of the amount of land used per unit of human development, and of the degree of dispersal between such land areas.

New Hampshire State Policy

1. State agencies shall act in ways that encourage smart growth. (RSA 9-B:2)
2. The (state) comprehensive development plan shall include state policies to provide for the orderly growth and development of the state and to maximize smart growth. (RSA 9-A:1, III (a))
3. Local Planning Board is encouraged to develop plans that are consistent with the policies and priorities established in the (state) comprehensive development plan. (RSA 9-A:1, IV)

New Hampshire State Principles (Achieving Smart Growth In New Hampshire, NH State Planning Office, April 2003.)

1. Maintain traditional compact settlement patterns to efficiently use land, resources, and investments in infrastructure.
2. Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.
3. Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, and social opportunities for all members of the community.
4. Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.

5. Preserve New Hampshire's working landscape by sustaining farm and forest-land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.
6. Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.
7. Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.
8. Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and address common problems more effectively.

Strafford Regional Planning Commission Policy Goal

Promote land uses and development pattern that achieve smart / sustainable development.

POLICY GOAL

Provide for land uses and development that preserves and protects the Town's unique rural residential character and natural resources balanced with economic and social needs and the fiscal capacity of the community.

POLICY PRINCIPLES

1. General

- a. Support compact, quality residential and non-residential growth in a manner consistent with the Town Center, neighborhoods and neighborhood centers, rural/agricultural and lakefront areas.
- b. Protect and enhance New Durham's small-town rural character by ensuring new development is consistent with the character of the Town; promotes amenities that encourage small town neighborliness such as tree-lined roadways with pedestrian walking paths; and protects the scenic value of the Town's lakes, rivers and rural roads.
- c. Direct new growth to the designated Community Areas of the Town to minimize environmental impact and be consistent with the capacity of the Town's

- municipal facilities, services and financial capacity.
- d. Protect and enhance open space resources including agricultural and forest resources as well as those with high ecological value.
 - e. Protect the rural character.

2. Growth Management

- a. Manage the amount, type, location, timing, and appearance of new residential and non-residential growth so it can be assimilated without damaging the essential fabric of the community or exceeding the capability of public services or facilities or fiscal capacity.
- b. Consider a variety of regulatory and non-regulatory methods to accommodate growth while protecting the Town's rural character.
- c. Require developers pay their "fair share" of the improvements to the Town's facilities that are necessary to service the proposed use or development.

3. Neighborhoods / Residential Development

- a. Plan residential development to assure it is a positive addition to the community and is in keeping with the character of New Durham.
- b. Promote neighborhoods within an approximately ¼ to ½ mile radius. They will feature: a neighborhood center or gathering place, local roads connected to collector streets, active and passive recreational and open space areas, adequate public facilities and services, and pedestrian walkways separated from vehicular roadways. All improvements will be appropriate for the size of the development and related population.
- c. Connect each neighborhood and the Town Center with a pedestrian pathway system to enable the safe and walkable mobility of the residents within the community.
- d. Enhance existing residential neighborhoods to promote the health, safety and welfare of the residents. Current neighborhoods include:
 - Town Center / Plains
 - Copple Crown
 - Merrymeeting Lake
 - Birch Hill
 - New Durham Corner/Old Bay Road
 - Ridge
- e. Encourage open space conservation subdivisions to preserve open space in the community, unless the developer demonstrates it is not appropriate due to soil conditions or other site-specific conditions. This shall include comparisons of the amount of grading and site disturbance, road coverage, open space and utilities.

- f. Adapt the density of development to a level appropriate to the physical capacity of the natural resources and public infrastructure of the Town.
- g. Enable the development of a range of housing to meet the needs of all residents of New Durham, with special emphasis on encouraging housing affordable to moderate income households or low impact development.
- h. Considering the accommodation of neighborhood convenience stores at the proper scale that minimize impact to the adjacent residential neighborhoods, and
- i. Requiring provision of open space and recreational lands and facilities as part of new subdivisions that are commensurate with the size of the development. This shall be accomplished via land dedication, or easements and provide for public access where appropriate.

4. Town Center

- a. Facilitate the development of the Town Center with a mixture of commercial, higher density residential and public facility uses designed to promote pedestrian movement and reflect the historic and small-town rural New Hampshire architectural character.
- b. Encourage a higher density of development in the Town Center that can be developed to support more intense use without adversely affecting the community.
- c. Ensure the scale and nature of the development is compatible with adjacent uses.
- d. Limit signs so they are consistent with the scale of the development and do not hinder scenic views.
- e. Minimize curb cuts onto Route 11 and within the Town Center and encourage shared driveways and use of secondary roads serving more than one property.
- f. Institute appropriate access management techniques to maintain a safe roadway system.
- g. Creating a more pedestrian friendly environment through the use of pedestrian walkways separated from the travel way, lighting and landscaping.

5. Other

- a. Direct business and any commercial/special business use development or expansion to locations that minimize impact to the Town's natural and historical environment and adjacent neighborhoods by adopting and implementing guidelines for landscaping, buffering, building design, lighting and parking.
- b. Manage residential development outside the Town Center to assure it is of high quality and consistent with the New Durham character.
- c. Designate distinct “managed growth”, “rural” and “protection” areas based on

the growth management policies as follows:

i. Community or Managed Growth Area

Community or Managed Growth Areas include areas that:

- (a) Can be efficiently served by public or community services including the possibility of limited water and sewer.
- (b) Are physically suitable for development or redevelopment.
- (c) Contain sufficient area to accommodate planned growth and development.
- (d) Enable a compact, targeted, rather than sprawling, pattern of development.
- (e) Are not unsuitable for development.

ii. Rural and Conservation Areas

Rural and Conservation Areas include areas of the community that:

- (a) Consist of large, contiguous open spaces, farmland, and forestland.
- (b) Are relatively free of sprawling and strip development along roads.
- (c) Contain natural and scenic resources that should be protected.

iii. Protection Areas

Protection areas include areas of the community that are:

- (a) Environmentally sensitive shorefront, wetlands, aquifer water recharge and other wildlife habitat or vegetative areas that must be protected.

POLICY STANDARDS

To achieve these policies, the following are Town of New Durham's standards to guide development:

1. Land Use Areas – Summary.

The following table lists the land use areas within the Rural/Low Growth, and Community or Managed Growth Areas and the implementation zoning districts. The Master Plan Map shows the general location of these land use areas within the Town. Also see existing Town Land Use Ordinance, Subdivision and Site Plan Regulations.

<p align="center"><u>Rural / Conservation Area</u> (Implementation District or Zone)</p>	<p align="center"><u>Community Area: Managed Growth Areas Year 2005 to 2020</u> (Implementation District or Zone)</p>
<p><u>Rural/Residential/Agricultural Areas</u></p> <ul style="list-style-type: none"> * Existing and new working farms. * Existing Residential. * New Residential in Open Space Conservation Subdivision with: <ul style="list-style-type: none"> - Density: 1 dwelling unit / 5 buildable acres. - Min/Max Lot Size: none - Open Space: 50% of buildable area. <p>(New Rural/ Residential/ Agricultural Zone)</p>	<p><u>Town Center</u></p> <ul style="list-style-type: none"> * Existing and new commercial/residential and public facility uses. * Residential – Conventional or Planned Development with: <ul style="list-style-type: none"> - Density: 1 dwelling unit/buildable area required/current soil based lot sizing standards, e.g. 30,000 SF - Minimum Lot Size: May vary. <p>(New Town Center Zone)</p>
<p><u>Rural/Forestry/Conservation Areas</u></p> <ul style="list-style-type: none"> * Existing and new Conservation or Forestry. * Existing Residential * New Residential in Open Space Conservation Subdivision Developments with: <ul style="list-style-type: none"> - Density: 1 dwelling unit / 10 buildable acres. - Min/Max Lot Size: none - Open Space: 50% of buildable area. * No other development is permitted. <p>(New Rural/Forestry/Conservation Zone)</p>	<p><u>Neighborhood Centers</u></p> <ul style="list-style-type: none"> * Existing land uses. * Additional other commercial neighborhood service uses per a Conditional Use Permit <p>(Permitted use in current residential zone or new Neighborhood Center Zone with a conditional use permit.)</p>
<p>-</p>	<p><u>Residential – Low Density</u></p> <ul style="list-style-type: none"> * Existing Residential. * New Residential in Open Space Conservation Subdivision Developments with: <ul style="list-style-type: none"> - Density: 1 dwelling unit / area required / current soil based lot sizing standards. - Open Space: 50% of buildable area. - Min/Max Lot Size: none.

	(Amended Residential Zone)
	<p><u>Business Research and Development / Service Area</u></p> <ul style="list-style-type: none"> * Existing commercial uses. * New corporate research and development, high tech, assembly uses subject to a planned development and conditional use permit. <p>(New Business Research and Development Zone)</p>
	<p><u>Light Industrial / Business Service Area</u></p> <ul style="list-style-type: none"> * Existing light industrial uses. * New light industrial uses for contractors, storage, and other restricted uses subject to a conditional use permit. <p>(New Industrial - Restricted Zone)</p>
	<p><u>Commercial / Business Area</u></p> <ul style="list-style-type: none"> * <u>Existing commercial uses not included the above areas.</u> * <u>New commercial uses subject to a conditional use permit approved by the Planning Board.</u>
	<p><u>Home Occupation Areas</u></p> <ul style="list-style-type: none"> * Existing areas. <p>(Updated Home Occupation Permit Standards)</p>
<p><u>Protection Areas</u></p>	
<p><u>Resource Protection Areas</u> (<u>New Resource Protection Overlay Zone</u>)</p>	

Shorefront Protection Areas
(Existing Shorefront Conservation Overlay Zone)

Aquifer Protection Areas
(Existing Aquifer Protection Overlay Zone)

Wetland Protection Areas
(Existing Wetland Conservation Overlay Zone)

2. Community Area: Managed Growth Area and (Implementation Zoning Districts)

a. Town Center (New Town Center District)

The Town Center will provide for a mixture of residential, commercial and public/institutional services and open space areas for Town residents and visitors. The Center will be a pleasing traditional New Hampshire styled town center, pedestrian oriented, planned unit development environment that minimizes the vehicular traffic impacts and promotes walking, park and walk areas and streetscape beautification.

The area boundaries and desired uses and land use guidelines will be defined and refined in a New Durham Town Center Development Plan. The Plan will include specific policies and implementation strategies. The Plan will be presented to the citizens for approval and incorporated into this Master Plan.

i. Area Included

The Town Center Area includes the area that serves as the retail and service center of the community. This includes the area generally bounded on the south by Route 11 between Merrymeeting River and Brackett Road and the wetlands north of Main Street/Old Bay Road. The specific boundaries will be refined in a New Durham Town Center Development Plan.

ii. Desired Uses

Within the Town Center, desired uses will include a mixture of existing and new single and multi-family housing including affordable and elderly housing, retail shopping and service businesses with an option for second or third story housing, entertainment, business and professional offices, nonresidential public and semi-public uses, cultural, institutional uses and small inns and bed and breakfast establishments.

Defined uses will be permitted subject to standards on the intensity of the use and scale of the buildings and enhancement of town character. The Town Center will feature a large public open space (e.g.: Town Square, and Town Commons) for public markets, concerts, art shows and other civic activities and other public open spaces as part of a planned development. Additional desired uses will be defined in the New Durham Town Center Development Plan.

iii. Land Use Guidelines

The Town Center will contain mixed uses at a density of 1 dwelling unit per area required based on current soil based lot sizing standards, public improvements, and streetscape amenities and/or affordable housing. Otherwise, the minimum lot size will be based on the soil septic capacity (e.g. 30,000 square feet) for one dwelling unit. Development on larger lots will be architecturally designed to look like typical town center, small lot development. The total area of a given site covered by impervious surfaces shall not exceed 65%. Building height will not exceed 35 feet, and will not exceed three stories with the third story having reduced floor area and a pitched roof. Three story buildings with flat roofs will be discouraged. The Town Center will be developed consistent with traditional New Hampshire style architectural design and landscape standards to ensure development reflects a "traditional New Hampshire style" village or town center- appearance.

b. Neighborhood Centers (New Overlay Zone on Existing District)

Neighborhood Centers are the small retail/commercial residential service areas (typically a single convenience store at an intersection in a neighborhood) that have historically served New Durham's residential neighborhoods. They include established small businesses, community facilities, historic buildings or areas or a mix of compatible uses that tend to create a small-scale neighborhood center or village-like quality.

i. Areas Included

These areas are the small residential service centers of New Durham. Each of these areas has individual characteristics that should be retained to maintain the existing character.

- Lakes Neighborhood Center by Merrymeeting Lake – commercial service center.
- Mountain Neighborhood Center by Mountain Drive – commercial service center.
- Birch Hill Neighborhood Center
- Ridge Neighborhood Center
- Old Bay Road /Davis Crossing Road Center

ii. Desired Uses

Desired uses include those that are architecturally and environmentally compatible with the existing neighborhood.

iii. Land Use Guidelines

Within existing neighborhood centers, development will be permitted on lots ranging from a minimum consistent with current soil based lot sizing standards.

c. Residential Areas - Low Density (Current Residential Zone)

Residential low-density areas are the areas that enable the development of residential dwelling units to meet community needs without municipal wastewater treatment systems

i. Areas Included

The area includes existing residential areas that are substantially built out at 1 dwelling unit / area required per current soil based lot sizing standards and rely on private wastewater septic systems.

ii. Desired Uses

The primary use will be single-family homes in keeping with the established character of the area. Housing also may include affordable and elderly housing. New residential development will be designed to conserve open space and provide for neighborhood parks. Also pedestrian and bicycle ways that are separated from the paved roadway and that connect neighborhoods with each other and to the Town Center are desired.

iii. Land Use Guidelines

Residential development will be permitted at relatively low densities consistent with existing development and soil based lot sizing standards (e.g. 1 dwelling unit / 60, 80,100 or 150 thousand square feet.) Minimum lot size requirements for single-family homes may vary when an open space conservation subdivision design is used. Otherwise it will be based on the current soil based lot sizing standards. In addition, development standards will include:

- Assure that the scale of housing (either new or additions) is compatible with the scale of existing homes.
- Control the amount of area that is used for parking.
- Maintain the current patterns of setbacks within the area.
- Consider increasing the density to enable the construction of affordable and/or elderly housing.

Open Space Conservation Subdivision Development will be encouraged, espe-

cially if four or more lots are created and a public or private road is needed, unless the applicant can demonstrate it is not desirable and there are substantial development constraints.

This shall require consideration of site and soil conditions and the amounts of grading and site disturbance, open space, lot coverage, roads and utilities requirements. The minimum dwelling unit lot area may vary based on soil lot sizing standards, and suitability for development. Density bonuses will not be provided. There shall be a 100-foot buffer around the development, unless buffer area is adjacent to an existing open space area and approved by the Planning Board.

Development on the corner lots shall be prohibited, unless waived by the Planning Board for the purpose of linking a residential neighborhood with an adjacent parcel's residential neighborhood. Said buffer may be included as open space. There will be 50% open space of the site's buildable area permanently preserved for recreational or agricultural use, or to protect significant natural resources for wildlife habitat. Public access will be encouraged where consistent with an overall public access or trail system plan.

d. Business Research and Development Area (New Business / Research and Development Zoning District)

The Business Research and Development area is a new area to provide for corporate research and development type uses while preserving the rural character and architectural scale of the area.

i. Area Included

The Business Research and Development area includes the area north of Route 11 with access opposite Quaker Road.

ii. Desired Uses

Within the Business Research and Development Area, desired uses will include corporate or institutional research and development, office, high technology assembly, and similar uses. No highway oriented commercial retail or wholesale activity shall be permitted.

iii. Land Use Guidelines

Lot coverage 60%. No building shall contain more than 20,000 square feet of gross floor area. Maximum building height is 35 feet, not to exceed three stories. Development should respect the traditional New Hampshire architectural charac-

ter of the area. Fencing and landscaping including native white pines and maples along Route 11 shall visually screen development. Also no signs shall be oriented or visible from Route 11. There will be industrial performance standards to protect the environmental quality of these and adjacent areas.

e. Light Industrial / Business Service Areas (New Light Industrial / Service Zoning District)

The Light Industrial/Business Service Areas are suitable for accommodating a limited variety of light industrial and related business service uses. The uses will be clean, nonpolluting activities (e.g. contractor office and storage, as well as auto service uses, etc.). These areas will provide for the economic use of older residential areas along highways while preserving the character and architectural scale of the area.

i. Areas Included

These areas will include a new area along Valley Road and along the Kings Highway.

ii. Desired Uses

Desired uses include a restricted variety of non-residential uses including light industrial, limited distribution, contractor office and storage, gardening, automobile repair, sporting and similar service uses.

iii. Land Use Guidelines

Within the light industrial areas the total area of the site covered by impervious surfaces will be limited to a maximum of 65%. Lots will be a minimum of 40,000 SF. Setbacks from the street will be 50 feet and landscaped with native or similar trees and other plant material. Parking will be located to the side or rear of the building and screened from the public way by native or similar landscape materials including trees, shrubs, earth berms and/or rocks. No storage displays or storage will be permitted in the front yard setback. There will be industrial performance standards to protect the environmental quality of these and adjacent areas. In the Valley Road area, development will be visually screened from Route 11 by fencing and a landscaped buffer area including white pines, and maples. No signs will be seen from Route 11. In the Kings Highway area, development will be visually screened from the Highway by fencing and a landscaped buffer area including white pines and maple trees. No signs will be seen from the Kings Highway.

f. Commercial / Business Area – Restricted Use (New Commercial / Business Zoning District)

The Commercial / Business Areas are areas for existing commercial or business uses or for other restricted uses as may be appropriate.

i. Area Included

The Restricted Commercial / Business area includes areas for restricted commercial / business uses that are not included within the Town Center, Business Research and Development Area, or the Light Industrial/Business Service Area.

ii. Desired Uses

Desired uses include the existing commercial or business uses that would not be included in another commercial or industrial area. The uses would be existing uses and new uses that are appropriate subject to the Planning Board approving a conditional use permit.

iii. Land Use Guidelines

Within the Commercial / Business area existing or expanded uses would be permitted only after Planning Board approval of a conditional use permit.

g. Home (Business) Occupation Areas (See the existing Home Occupation provisions in the Zoning Ordinance.)

3. Rural and Conservation Areas and (Implementation Zoning Districts)

a. Rural/Residential Areas – Low Density: 1 Dwelling Unit / 5 Acres (New Rural/Residential Zoning District)

Rural/Residential Areas are the open, rural areas that need to be maintained, and where possible, enhanced to protect the character of New Durham.

i. Areas Included

Rural/residential areas are located primarily in the southern portion of the Town where soils are suitable for agricultural production and are not to be serviced by

public sewer and water. These areas represent New Durham's traditional rural/residential/agricultural character. The purpose is to preserve prime soils and fields for agricultural or open space purposes and target development to the woodland areas.

ii. Desired Uses

Within the Town's rural areas wildlife habitat, agriculture, forestry, and open space will be encouraged, while allowing for limited very low density housing 1 dwelling unit per 5 acres. Preservation and enhancement of existing historic and traditional rural structures such as barns, farmhouses and barn-like structures will be encouraged. Any non-residential uses or home occupations will be required to meet specific performance standards to minimize impact on the rural character of the area. Large-scale development activities are discouraged. Traditional natural resource activities, including agriculture and forestry uses, sawmills, earth material removal and processing, kennels and animal husbandry, will be allowed subject to adequate standards to protect residential uses. Residential uses will be allowed, including single family, or two-family housing. A variety of municipal and institutional uses will be accommodated as could low and moderate intensity recreational uses.

iii. Land Use Guidelines

Overall residential development will be permitted at a density of one dwelling unit per five acres. Minimum lot size requirements for single-family homes may vary when an open space conservation subdivision is used. However, lot size requirements in the primary aquifer protection area will be increased by 50% unless provisions for groundwater recharge are provided. The lot coverage will not exceed 20% or 4,000 square feet. The maximum building height will be 35 feet.

Open Space Conservation Subdivision Development will be encouraged, especially if four or more lots are created and a public or private road is needed, unless the applicant can demonstrate it is not desirable and there are substantial development constraints. This shall require consideration of site and soil conditions and the amounts of grading and site disturbance, open space, lot coverage, roads and utilities requirements. The minimum dwelling unit lot area may vary based on current soil based lot sizing standards, and suitability for development. Density bonuses will not be provided. There shall be a 100-foot buffer around the development, unless buffer area is adjacent to an existing open space area and approved by the Planning Board. Development on the corner lots shall be prohibited, unless waived by the Planning Board for the purpose of linking a residential neighborhood with an adjacent parcel's residential neighborhood. Said buffer may be included as open space. There will be 50% open space of the site's buildable area

permanently preserved for recreational or agricultural use, or to protect significant natural resources for wildlife habitat. Public access will be encouraged where consistent with an overall public access or trail system plan.

**b. Rural/Forestry/Conservation Areas – 1 Dwelling Unit / 10 Acres
(New Rural/Forestry/Conservation Zoning District)**

Rural/Forestry/Conservation Areas are the open, rural areas that need to be maintained, and where possible, enhanced to protect the unique rural character and appearance of New Durham as well as the viability of the economic activity (i.e., farming, animal husbandry, timber harvesting, etc.). The purpose is to insure these traditional uses can continue protected from the effects of residential encroachment.

i. Areas Included

Rural/forested or conservation areas are located primarily in the northern and eastern sections of the Town where there are existing forested lands, soils that are suitable for agricultural production and limited residential development. These areas represent New Durham's traditional rural/forests and conservation areas.

ii. Desired Uses

Within the Town's rural areas wildlife habitat, agriculture, forestry, and open space will be encouraged, while allowing for limited very low density housing 1 dwelling unit per 10 acres. Preservation and enhancement of existing historic and traditional rural structures such as barns, farmhouses and barn-like structures will be encouraged. Any non-residential uses or home occupations will be required to meet specific performance standards to minimize impact on the rural character of the area. Large-scale development activities are discouraged. Traditional natural resource activities, including forestry and agricultural uses, sawmills, kennels and animal husbandry, will be allowed subject to adequate standards to protect any adjacent residential uses. Residential uses will be allowed, including single family. A variety of municipal and institutional uses will be accommodated as could low and moderate intensity recreational uses.

Open Space Conservation Subdivision Development will be encouraged, especially if four or more lots are created and a public or private road is needed, unless the applicant can demonstrate it is not desirable and there are substantial development constraints. This shall require consideration of site and soil conditions and the amounts of grading and site disturbance, open space, lot coverage, roads and utilities requirements. The minimum dwelling unit lot area may vary based on current soil based lot sizing standards, and suitability for development. Density

bonuses will not be provided. There shall be a 100-foot buffer around the development, unless buffer area is adjacent to an existing open space area and approved by the Planning Board. Development on the corner lots shall be prohibited, unless waived by the Planning Board for the purpose of linking a residential neighborhood with an adjacent parcel's residential neighborhood. Said buffer may be included as open space. There will be 50% open space of the site's buildable area permanently preserved for recreational or agricultural use, or to protect significant natural resources for wildlife habitat. Public access will be encouraged where consistent with an overall public access or trail system plan.

iii. Land Use Guidelines

Overall residential development will be permitted at a density of one dwelling unit per 10 acres.

4. Protection Areas and (Implementation Zoning Districts)

(Note: Setbacks indicated apply to newly subdivided lots.)

a. Resource Protection Areas (New Resource Protection Overlay Zoning District).

Resource Protection Areas have critical or important natural resource values and are ecologically sensitive resource areas. These areas are fragile natural resources that provide water, air, and food for sustainable life. They also perform essential ecological functions such as flood control, protecting water quality, and providing wildlife habitat

i. Areas Included

(a) Lakes and ponds > 10 acres):

- Chalk Pond
- Club Pond (20 acres)
- Coldrain Pond (27 acres)
- March's Pond
- Merrymeeting Lake (1,111 acres)
- Shaws Pond (62 acres)

(b) Jurisdictional Wetlands.

(c) Rivers and Permanent Streams as shown on USGS maps:

- Beaver Brook
- Cocheco River
- Ela River

- Mad River
- Merrymeeting River
- Perry Brook
- Unnamed River (outlet of Coldrain Pond that flows into Club Pond)
- Peter Brook (Merrymeeting Lake inlet located between Mount Jessee and Birch Ridge).
- Hayes Brook

(d) Intermittent Streams as shown on US Geological Survey maps.

(e) Wildlife habitat areas as identified by NH Fish and Game Department.

(f) Vernal Pools

ii. Desired Uses

Only activities that do not adversely impact the ecological or natural resource value of these areas will be allowed.

iii. Land Use Guidelines

Low intensity recreational, wildlife management and forestry uses are suitable as long as natural resource qualities are not diminished. New subdivision and site development or use of the land will be restricted. Naturally vegetated upland areas will be maintained adjacent to the wetlands and surface waters consistent with shorefront protection policies.

b. Shorefront Protection Areas (Existing Shorefront Conservation Overlay Zoning District)

Shorefront Protection Areas have important natural resource values and function as transition areas between ecologically sensitive resource areas and areas more suitable for human activity.

i. Areas Included

Shorefront conservation areas typically include stream corridors and lands adjacent to lakes, ponds and wetlands. In New Durham, this designation incorporates to a large extent those areas covered by the Shorefront Conservation Area of the New Durham Zoning regulations. Specific areas covered under the shorefront conservation areas include:

Land within 300 feet of all lakes and ponds greater than 10 acres.

Land within 300 feet of jurisdictional wetlands.

Land within a corridor that includes 600 feet of upland on each side of the following rivers:

- Beaver Brook
- Cocheco River
- Ela River
- Mad River
- Merrymeeting River
- Perry Brook
- Unnamed River (outlet of Coldrain Pond that flows into Club Pond)
- Peter Brook (Merrymeeting Lake inlet located between Mount Jesse and Birch Ridge).
- Hayes Brook

ii. Desired Uses

The shorefront conservation area is primarily intended to control how the land is used, rather than to specify land use. Therefore, a wide range of uses can be appropriate and include low intensity recreational, agricultural and forestry practices with defined performance standards. Residential uses may also be allowed provided natural resource qualities are not diminished.

iii. Land Use Guidelines

In a new subdivision or site development, buildings, lawns, parking lots (except existing municipally owned parking lots), and similar de-vegetated areas associated with development activity, unless there is a clear public purpose, shall be set back the following distances:

Shoreside (Riparian) Buffer Standards applicable to newly subdivided lots:

- 100 feet from lakes and ponds greater than 10 acres.
- 100 feet from all other lakes and ponds.
- 100 feet from jurisdictional wetlands contiguous with ponds greater than 10 acres.
- 100 feet from permanent streams and rivers shown on USGS maps.
- *50 feet from intermittent streams shown on USGS maps.
- *50 feet from vernal pools.
- *25 feet from wetlands. No wastewater septic system shall be located within 75 feet of a wetland.

This will apply to newly subdivided lots only. Sheds, 150 square feet or less will be permitted if no closer than 20' to a water body.

** Larger buffers might be warranted on a site-specific basis to protect against water quality degradation and to preserve significant wildlife and botanical habitats.*

Land within the shorefront protection area will be countable toward meeting the minimum lot size, lot area and density requirements. The density of development applicable to this area shall be the same as the nearest land use zoning district allowing development. When a parcel is located partially within a resource conservation area, the Town will prohibit development activities from being concentrated on the portion within the resource conservation area.

Shoreside (Riparian) Buffer Background:

New Durham is currently characterized by a predominantly forested landscape that acts as a natural water purifier and that provides important habitat for wildlife. As residential and commercial demands begin to alter the landscape and increase the potential for pollutant runoff, the maintenance of naturally forested shore side buffers will become increasingly important. The creation and or expansion of roads, commercial and residential structures are commonly associated with increasing overland runoff that can result in increased erosion and the transport of pollutants into lakes, streams and wetlands. The application of fertilizers and pesticides, as well as other common household chemicals, will further threaten the health of New Durham's surface waters.

As New Durham is "built-out" and the landscape becomes more fragmented, streamside wildlife travel corridors will become increasingly important to interconnect the scattered patches of undeveloped land. Many species, including frogs, salamanders and turtles, rely on the forestland adjacent to the water body for some part of their lives. Some mammals, such as moose and beaver are also commonly associated with the shoreside habitat. Furthermore, an intact streamside buffer provides shade that helps regulate water temperatures that might otherwise become sub-optimal for certain fish species. The shade provided by shoreside vegetation will also serve to suppress filamentous algal growth that oftentimes becomes aesthetically displeasing when conditions (i.e. full sunlight exposure, high nutrient concentrations and warm water temperatures) are conducive to plant growth. Riparian zones and affiliated interspersed wetlands will also regulate storm water recharge and can provide a measure of protection against flooding, as well as stabilization of the stream banks.

Shoreside (Riparian) Buffer Rationale:

The document, Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities, was used to derive an appropriate shoreside buffer for New Durham's permanently flowing streams. The standards are based on "a thorough review of the current scientific literature and consultation with natural resource professionals who recommended a 100 foot riparian buffer as a reasonable minimum buffer width under most circumstances." Additional, but smaller, streamside buffers are provided for intermittent streams that feed into the larger, permanent, streams.

The intermittent streams are less likely to serve as important wildlife travel corridors and thus wildlife considerations are not as important. Water quality concerns, on the other hand, do remain and warrant consideration. Many of New Durham's intermittent streams are located on steep slopes that are highly susceptible to erosion. Fertilizer and pesticide applications in close proximity to such intermittent streams would also pose a water quality concern. Thus, a 50-foot riparian buffer is applied to intermittent streams to mitigate water quality problems that could ultimately impact New Durham's permanent streams, lakes and wetlands.

A 100 foot riparian buffer is applied to all of New Durham's great ponds and jurisdictional wetlands that are contiguous with New Durham's Lakes and Ponds to mitigate Non Point Source Pollution and to help preserve critical wildlife habitat.

Reference from which naturally vegetated upland buffer standards is based.
Chase, V.P., L.S. Deming, F. Latawiec, 1995 (Revised May 1997) Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities. Audubon Society of New Hampshire.

c. Aquifer Protection Areas (Existing Aquifer Protection Overlay Zone)

The Aquifer Protection Areas are important for the protection of the Town's water supply and will be regulated to allow only uses and activities that will not degrade the quality of the groundwater within the aquifer.

i. Areas Included

This area includes the area within the existing Aquifer Protection Overlay District Zone as well as an additional area that may be required to further protect the water quality based on state standards.

ii. Desired Uses

This area will be used primarily for low intensity uses—residential, including home occupation, recreational, agriculture and forestry, and mineral extraction. Prohibited uses will include any type of business activity that uses, handles or stores hazardous materials and petroleum products in reportable quantities.

iii. Land Use Guidelines

Land use guidelines will be established in consultation with the State Department of Environmental Services, but there will be no relaxation of the standards as established in the Town’s existing Aquifer Protection Overlay District in the Land Use Ordinance for the land lying in the existing Aquifer Protection Overlay Zone.

In the Aquifer Protection Area, the overlay requirements will apply to protecting the subject aquifer as well as to others that may exist in the area. Also the zoning requirements in the underlying districts are applicable to regulating the permitted land uses in the basic zone. New standards include:

- Control extractive operations to protect the groundwater.
- Establish controls over the use, handling and storage of chemical or petroleum products.
- Provide incentives to move the density from more susceptible to less susceptible areas.
- Prohibit fuel sales.

d. Wetland Conservation Areas (Existing Wetland Conservation Overlay Zone)

The Wetland Conservation Areas are important for the protection of the Town’s water supply and will be regulated to restrict construction in environmentally sensitive wetland areas. Wetland will not be considered toward meeting the requirements of minimum lot sizes in new subdivisions.

i. Areas Included

Per state definition a wetland is “an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated conditions (per RSA 482-A:2, X) and as shall be delineated per procedure described consistent with NHDES Wetlands Bureau Rules Wt. 301.01 or successor regulations. Wetlands include, but are not limited to, swamps, marshes, bogs and areas where the tide ebbs and flows.

The hydric soils component of wetlands delineations shall be determined in accordance with the manual Field Indicators for Identifying Hydric Soils in New England (Version2, July 1998 published by the New England Interstate Water Pollution Control Commission) or successor document. A certified wetlands scientist shall conduct this delineation.”

ii. Desired Uses

This area will be used primarily for uses that do not require the erection or construction of any structures or buildings or altering the natural surface configuration by the addition of fill or by dredging.

iii. Land Use Guidelines

Wetland Buffer Standards applicable to newly subdivided lots:

- *100 feet from jurisdictional wetlands contiguous with ponds greater than 10 acres.
- *50 feet from vernal pools.
- *25 feet from other wetlands. No wastewater septic system shall be located within 75 feet of a wetland.

This will apply to newly subdivided lots only. Sheds, 150 square feet or less will be permitted if no closer than 20’ to a water body.

** Larger buffers might be warranted on a site-specific basis to protect against water quality degradation and to preserve significant wildlife and botanical habitats.*

Other wetland related land use guidelines will be established in consultation with the State Department of Environmental Services and Fish and Game. However, there will be no relaxation of the standards as established in the Town’s existing Wetland Conservation Overlay District in the Land Use Ordinance for the wetlands lying in the existing Aquifer Protection Overlay Zone.

IMPLEMENTATION STRATEGIES

1. General

- a. Amend the New Durham Land Use Ordinance or regulations consistent

with the Land Use Policies desired uses and land use guidelines including:

- i. Site Plan /Appearance Review Improvements
 - ii. Town Center District
 - iii. Neighborhood Center Uses
 - iv. Residential Open Space Conservation Subdivision Standards
 - v. Business Research and Development / Service District
 - vi. Light Industrial / Business Service District
 - vii. Restricted Commercial / Business District
 - viii. Rural/Residential District
 - ix. Rural/Forestry/Conservation District
 - x. Resource Protection Overlay District
- b. Prepare a specific Development Plan for the Town Center.
 - c. Phase in obtaining professional town planning services.
 - d. Establish an ongoing program to educate residents and property owners about the value of land use planning and design guidelines for preserving and enhancing the Town's character.

2. Resource Protection and Resource Conservation Areas (Also see Natural Resources Implementation Strategies)

- a. Establish a program to identify, select and prioritize appropriate lands for open space protection and possible acquisition.
- b. Work with the New Durham Conservation Commission, State and Federal entities and private land trust and conservation organizations to assemble a database of parcels suitable for protection based upon guidance policies established by the Conservation Commission.
- c. Maintain, and enhance where possible, the scenic views and corridors along Route 11.

3. Rural Use Areas

- a. Work with owners of agriculture and forestry lands so they are aware of, and kept up-to-date with, New Hampshire "current" use programs and encourage the donation or sale of land or conservation easements to the Town or conservation organizations.
- b. Manage the development of public infrastructure and facilities in a manner that does not enhance development pressure on these lands.

2.7 HOUSING

INTRODUCTION

The Master Plan Housing section includes policy goals, principles and standards, and implementation strategies related to housing.

POLICY GOAL

Enable the provision of safe, quality and affordable housing for current and prospective residents within the context of the Town's Master Planning and growth management policies.

POLICY PRINCIPLES

1. Allow a diversity of housing so people of all ages and income may live in New Durham.
2. Promote strategies for the provision of fair and equitable housing opportunities including but not limited to the increasing of density in certain areas of town to better allow for the reduction of price for elderly and workforce housing.
3. Encourage open space subdivision design to create a viable Town Center and neighborhoods with active and passive recreational open space.

POLICY STANDARDS

See existing ordinances and regulations including building and related codes.

IMPLEMENTATION STRATEGIES

1. Review the Strafford Regional Planning Commission's Regional Housing Needs Assessment for regional and local housing needs and cooperate with other communities to address needs.
2. Review New Hampshire Housing Finance Authority Information.

2.8 POPULATION AND GROWTH MANAGEMENT

INTRODUCTION

The Master Plan Population and Growth Management Section includes Policies and Implementation Strategies related to population and growth management. This section sets the context for land use, transportation, housing, community facilities and other community development and conservation issues.

POLICY GOALS

1. Growth management policies and strategies that improve the Town of New Durham's quality of life and achieve sustainable development.
2. Growth management that balances environmental, public facility and service, social, economic, and fiscal constraints or opportunities. Environmental constraints include water quantity and quality, air, flora and fauna, soils, and topography. Public facilities and services include schools, recreation, water and wastewater treatment facilities, and transportation systems.

POLICY PRINCIPLES

1. Growth Management

- a. Amount – A population increase of 1,050 people is projected and could be accommodated by the year 2020 (see Population Projections in Appendix ___). Also this means accommodating approximately 385 dwelling units.
 - (1) Population Projections: The Town Planning Board will review annually the population projections prepared by the State Planning Office. These estimates will be compared to local records and be coordinated with the School District.
- b. Type – The type of growth and development will be guided per the Land Use Policies and Implementation Strategies.
- c. Location – The population and growth will be located per the Land Use Section Policies and Implementation Strategies.
- d. Timing – The population and growth will be timed with the fiscal capacity of the Town.
- e. Appearance – The development to accommodate the population and growth will be planned and architecturally designed and developed to complement, add eco-

conomic value, enhance, and protect the Town of New Durham's unique, traditional New Hampshire rural character per the Town Appearance and Character Section Policies and Implementation Strategies.

- f. Costs and Financing – The costs and financing of growth will be managed within municipal capacities as well as offset by development and service fees. Impact fees will be driven by the Town's Capital Improvement Program.

2. Growth Land Use Pattern and Characteristics

(Consistent with Strafford Regional Planning Commission and NH Office of Energy and Planning, Smart Growth Principles, April 2003)

- a. Traditional compact settlement patterns will be maintained to efficiently use land, resources, and investments in infrastructure.
- b. Traditional character of New Durham's neighborhoods will be protected by encouraging historic/traditional New Hampshire styled architecture and a human scale of development that is appropriate for pedestrians and conducive to community life.
- c. New Durham's working landscape will be preserved by sustaining farm and forestland and other rural resource lands by maintaining contiguous tracts of open land and by minimizing land use conflicts.
- d. Choices and safety in transportation will be provided to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motorized modes.
- e. Environmental quality will be protected by minimizing impacts from human activities and planning for and maintaining natural areas and water resources that contribute to the health and quality of life of communities and people in the Town of New Durham.
- f. Involve the community in planning and implementation to ensure development retains and enhances the sense of place, traditions, goals, and values of the local community.

POLICY STANDARDS

(See Land Use section and current ordinances and regulations.)

IMPLEMENTATION STRATEGIES

To achieve the policies, the following are Implementation Strategies:

1. See Land Use, Character and Appearance, and other New Durham Master Plan Implementation Strategies.

2.9 COMMUNITY WELL-BEING POLICIES AND IMPLEMENTATION STRATEGIES

INTRODUCTION

The Master Plan Community Well-Being section includes policy goals, principles and standards and implementation strategies related to protecting and promoting human well-being in the community. (Note: These were based initially on a 1996 Study of the Civic Profile of the Town of New Durham.)

POLICY GOAL

1. The well being of all residents in the community will be preserved, protected and enhanced.

POLICY PRINCIPLES

1. Citizen Participation

- a. Increase communication about community service needs.
- b. Break the larger jobs into smaller ones so the time commitment is not as great.
- c. Develop programs that allow options for seniors and elderly residents to reconnect with the community.
- d. Provide better information and announcements of opportunities for participation (e.g., Town newsletter, Town sign, Town website).
- e. Encourage more student (especially high school) participation in community service.
- f. Continue the "citizen of the year" award.
- g. Feature groups, organizations, Town volunteers, etc. in a Town newsletter and on the Town website.
- h. Continue the community Christmas tree.
- i. Personally invite people.
- j. Develop programs for more parent/youth events.

2. Government Performance

- a. Offer educational opportunities for citizens about growth and change so they can make informed decisions.
- b. Encourage citizens to inform government officials, boards and support groups what they want.

- c. Update the Master Plan at least every five years and/or as appropriate.
- d. Use town wide surveys and other methods to gather public input.

3. Regional Cooperation

- a. Foster greater awareness of development that may impact New Durham; use the Town Administrator, Planning Board, Conservation Commission, Strafford Regional Planning Commission and other Boards as appropriate.
- b. Foster greater and better regional cooperation with Belknap and Carroll Counties.
- c. Get information to the people about regional impacts through a communication vehicle.
- d. Get involved in regional planning and make sure New Durham is represented by commissioners who are appointed to the Strafford Regional Planning Commission.
- e. Tap into the local resources.
- f. Develop a plan to compensate for federal and state cuts.

4. Civic Education and Community Information Sharing

- a. Develop a "Welcome Wagon" informational booklet that includes offices, committees, groups, recreational programs, etc.
- b. Hold a summer informational town meeting especially for summer residents that will provide information and encourage participation.
- c. Continue to provide time at the Selectmen's meeting and Board meetings for public input.
- d. Continue to improve and advertise the Town website.
- e. Announce Town events.
- f. Provide more civic and social events (e.g., the school could have a community open house where all organizations can participate.)
- g. Expand the use of Wolfeboro/New Durham Community Television.
- h. Establish large readable bulletin boards.
- i. Develop a Town newsletter and identify someone to be the hub of information for people to call.
- j. Bring awareness and expand internet access at the public library

5. Community Leadership

- a. Clarify expectations of Town leadership positions.
- b. Find leaders who are strategic, who can see the big picture, and who are thinkers and risk takers.
- c. Find leaders who are committed, capable and pro-active.
- d. Find leaders who are educated in or willing to be trained in the current definition of leadership and the processes used in leading.
- e. Find leaders who are creative in recruiting an abundant cross sectional pool of enthusiastic volunteers to assist in achieving the vision of the community.

- f. Find leaders who strive to gather an effective cross section of input from the entire community.
- g. Find leaders who will effectively communicate the goals, the issues, the majority and minority points of view on the issue and the solution to the issue.

6. Volunteerism and Philanthropy

- a. Give the Town citizens credit for the many on-going volunteer efforts.
- b. Develop a Town newsletter to let people know what the volunteer opportunities are.
- c. Start recruitment activities, survey interests town wide.
- d. Promote volunteerism, by interest, to bring together people from different segments of the community.
- e. Hold civic meetings, potluck suppers and forums for community education such as "How does your town work", "How to be a volunteer", "What are the volunteer opportunities", and have knowledgeable speakers available for each specific topic.

7. Community Vision and Pride

- a. Have a Town pride day with all geographical sections of the community participating.
- b. Update the Master Plan and make it available; perhaps have a synopsis at town meeting.
- c. Guide development.
- d. Focus on Route 11 planning.
- e. Get more towns people involved with town beautification.

8. Inter-group Relations

- a. Develop a resource center for Town happenings and Town news.
- b. Produce a Town newsletter.
- c. Hold town informational meetings in the summer for summer residents.
- d. Prepare a welcome package for new residents and a resource list for all residents, also create a welcoming group.

9. Cooperation and Consensus Building

- a. Achieve more enthusiasm and involvement from the community.
- b. Achieve more thorough and detailed reporting of committees and meetings.
- c. Balance positive and negative involvement.
- d. Achieve open and honest decision-making.
- e. Use a variety of means for collecting feedback i.e., surveys.
- f. Achieve a broad based communication between the Merrymeeting Lake Association and the Town.
- g. Foster improved communication between the Copple Crown Village District and the Town of New Durham.
- h. Achieve a broad based communication among different interest groups, different asso-

ciations and different geographic areas in town.

10. Neighborhoods

- a. Existing and emerging neighborhoods will be protected and enhanced including Town Center / The Plains; The Ridge; Birch Hill; The Lake; Old Bay Road / New Durham Corner; Kings Highway / Mountain / Shaw's Pond
- b. Parks will be established within each neighborhood.
- c. Each neighborhood and the Town center should be connected with a pedestrian walkway or trail system.
- d. An improved traditional New England Town Center with a mixture of residential, business and public facility uses and a Town Green or gathering place should be promoted.
- e. Parcels the Town should purchase to meet these goals should be identified.

POLICY STANDARDS

(To be prepared.)

IMPLEMENTATION STRATEGIES

1. Implement an annual or bi-annual meeting among Town departments and Boards to provide a forum for information exchange and constructive dialogue.
2. Adopt an updated "Perpetual" Master Plan.
3. Conduct a community profile every 5 years to provide a forum for residents to come together and constructively discuss the future of the town.
4. Develop a Community Newsletter.
5. Form a volunteerism committee that will investigate and implement a volunteer recruitment campaign for New Durham.
6. Require town leaders to attend workshops and training sessions that will increase their capacity to serve the town residents.
7. Require that our Town leaders adhere to existing and future Town policies.
8. Encourage Town research and citizen participation into the connection between growth and tax stabilization and the provision of this information to appropriate boards and commissions.
9. Form a committee that will investigate different options that would better integrate New Durham's senior population into the community.
10. Assure that committees are composed of a broad range of citizens who represent different ideals and different geographic regions of New Durham to foster a feeling of inclusiveness.
11. Seek the funding necessary to support the ongoing "community well-being" efforts that includes the financing for postage, printing, holding workshops, etc.,

- that are necessary for the successful implementation of a public outreach campaign.
12. Publish, post and possibly mail or email various Town committee meeting minutes to interested persons. Many people would gladly pay for the minutes of various Town committee meetings (e.g. Planning Board, etc.) if they were mailed to them.
 13. Encourage the use of surveys to enhance citizens' participation and community information gathering.
 14. Develop a fundamental community consensus around a shared vision for the future of New Durham that can be built upon by other groups.
 15. Achieve greater effectiveness in conducting business in a more cooperative and collaborative fashion.
 16. Invite active participation in the community from those not currently involved to enfranchise a broader range of citizens and to expand the leadership pool.
 17. Learn to share information in more effective and productive ways to facilitate the decision-making process.
 18. Develop more effective ways to coordinate with various groups working within New Durham so efforts complement each other.
 19. Achieve a renewed spirit and sense of community in New Durham.

3.0 TOWN APPEARANCE AND CHARACTER POLICIES AND IMPLEMENTATION STRATEGIES

INTRODUCTION

The Master Plan Town Appearance and Character section includes Policy goals, principles and standards, and Implementation Strategies to preserve and enhance the Town's character and appearance in terms of its natural, social and built environment. They address the protection of scenic areas and views, as well as guidelines for new development, buildings, landscaping and other features that affect the Town's character and appearance.

POLICY GOALS

1. The Town's historic small town appearance and rural character will be promoted and protected.

POLICY PRINCIPLES

1. General

1. Rural, open space and natural areas throughout the community will be retained.
2. The Town of New Durham's historic, traditional New Hampshire historic and rural community character and appearance will be preserved. This is the character and appearance that evolves from the variety of traditional New Hampshire Colonial and Victorian architectural styled wood homes, buildings, barns or barn-like buildings that give New Durham, its unique character (herein referred to as the "Traditional New Hampshire Architecture and Style"), and the rural upland forested landscape.
3. Amenities that foster small town neighborliness such as local businesses, places for people to meet, sidewalks or walking paths, tree-lined roads and security will be promoted.
The scenic quality of the Town along the lakefront, wetlands, rivers, main roads, and in areas with outstanding scenic beauty will be protected.
4. New development involving multi-family housing, commercial or industrial shall reflect the New Hampshire colonial and Victorian style in its architecture, signs, lighting and other fixtures.
5. New development will be in character with traditional New Hampshire Architecture and Style and be of a scale and intensity that is compatible with the existing character of New Durham.

6. Open space conservation subdivisions will be encouraged to link neighborhoods and the Town Center Area via pedestrian /bicycle paths, promote off road movement, preserve open spaces, and prevent fragmentation of wildlife habitats.
7. Scenic views especially of the mountains, lakes and countryside will be preserved.
8. Locating existing or proposed overhead utilities underground especially in the Town Center, in all new residential subdivisions, commercial developments, and elsewhere where feasible will be promoted.
9. Cemeteries will be respected, maintained and enhanced in accordance with Town and State regulations.

2. Business Development - Business Areas

1. The development/installation of public and business oriented buildings, landscaping, signs, lighting, benches, paving materials, and other elements that shape the character and appearance of New Durham should be required to reflect the Traditional New Hampshire Architecture and Style.

3. Business Advertising and Signs

1. A Town-wide business marketing and signage program in conjunction with local business owners to attract more business and improve advertising while reducing overall signage.
2. On-site local roadway oriented signs for business identification will be permitted. Work with the local business owners to minimize on-site signs wherever possible; particularly along scenic corridors (Route 11 and other state and town roads). Reducing redundant signs on buildings and in on-site free standing locations will make the business and scenic environment better for business, better for public safety and save an unnecessary business expense.
3. Sign and lighting designs will be encouraged to reflect the Traditional New Hampshire Architecture and Style and minimize light pollution.
4. Roadway oriented sign messages will be encouraged to be brief, clear, and simply identify the business use. Less is more to advertise a business and maintain driving safety.
5. State Department of Transportation off-site signs should be limited to only businesses not located on State numbered highways and to only the blue and white business identification signs.

4. Landscape Architecture - Town Center/ Business Areas and Scenic Corridors

1. Landscaping will reinforce the “rural character / upland forest appearance” that exists in New Durham, New Hampshire, e.g. the traditional New Hampshire Archi-

- ecture and Style. Landscaping plans should use the native white pines, other conifers, deciduous trees (birch, maples, etc.); shrubs and ground cover vegetation in informal, rural farm and forest-like designs and patterns.
2. Along the scenic corridor (e.g. Route 11, Depot Road, Main Street between Depot Road and the Alton Town Line, Merrymeeting Lake Road) and in the Town Center, trees that create spectacular fall color for citizens and tourists enjoyment (e.g. sugar maples and others as recommended) will be planted along the road and pedestrian ways and on-site in informal patterns. All landscaping shall be in compliance with current State Statutes. "Selecting Trees for Urban Landscape Ecosystems: Hardy Specimens For Northern New England Communities" published by New Hampshire Department of Resources and Economic Development (1995 or as revised) should be used as a reference when planting trees in the community.
 3. Also along scenic corridors, existing native trees and other plant material will be preserved or enhanced with similar plant materials. Building set backs and buffers will preserve existing landscaping, and building site clearing should be minimized. Parking shall be located to the rear of buildings or screened from the public way by natural landscaping materials including trees, shrubs, earth berms, and rocks.
 4. On other streets, trees will be planted consistent with a Town Development Plan for Landscaping and Street Trees.
 5. In all Town areas, where possible, rock walls will be preserved and constructed to reflect the traditional New Hampshire rural character.
 6. From the intersection at Route 11 and in the Town Center, where possible
 - a. Public pedestrian walks will use unique paving materials that reflect a native rock or similar paving appearance. Such paved areas shall provide for handicapped accessibility.
 - b. Street curbs will be constructed of granite.
 7. Native New Hampshire granite and other rock is encouraged in the construction of walls, planters, etc. too.
 8. All onsite utilities will be located underground for all new development where feasible (e.g., without ledge or wetlands).
 9. All overhead utility lines along Route 11 and in the defined Town Center Area will be located underground where feasible.

5. Town Center Development

1. The Town Center will continue to be developed so the building appearance and town center design reflects the Traditional New Hampshire Architecture and Style.
2. The Town Center landscaping will reflect the rural upland forested plant materials and character.
3. The Town Center will be a small scale, pedestrian oriented, mixed use (business, shopping, governmental office services, library, elementary school, church, recreational fields, and residential) area with a large public open

space (e.g.: Town Square and/or Town Green) for art shows, public markets, concerts and other civic activities.

4. In addition it will feature similar styled signs, benches, fences, planter boxes, lighting, rock walls and appropriate pedestrian walkways.

6. Rural Areas and Neighborhoods

1. The character and appearance of rural areas will be protected and enhanced. When rural lands are subdivided, they shall use the open space conservation design concept where applicable.
2. New business development including multi-family housing with three or more units shall reflect the Traditional New Hampshire Architecture and Style, signs, streetlights and other “built” features. These areas will be designed so they are linked to other neighborhoods and to the Town Center by pedestrian and bicycle ways, open spaces, and scenic local and collector streets and recreational trails.
3. The acquisition of development rights on important farmland and forestland by conservation organizations such as private nonprofit land trusts, or by the Town or other government agencies will be encouraged.

7. Lake Areas and Neighborhoods

1. The character and appearance of lake areas and neighborhoods as residential areas will be protected and enhanced by a neighborhood village center, less vehicular traffic, improved public mobility via pedestrian walkways and bike paths, more local access to waterfront areas, natural ecologically critical areas, and open space areas for recreation and natural wildlife habitat.
2. New business development including multi-family housing with three or more units shall reflect the Traditional New Hampshire Architecture and Style, signs, streetlights and other “built” features.

8. Scenic Rural Corridors

1. The scenic quality of local streets and highways through natural or naturally appearing landscaped forested and rural areas will be protected and enhanced as scenic rural corridors.
2. Parking shall be located to the rear of buildings or screened from the public way by natural landscape materials including trees, shrubs, earth berms and rocks.

9. Scenic Commercial Node - Route 11 at Town Center

1. The Route 11 / Depot Road intersection will be promoted as the gateway to the Town Center by increasing its commercial business and scenic appeal by reinforcing the Traditional New Hampshire Architecture and Style character and ap-

pearance. It will be aimed to increase business and economic development, increase safety, increase appeal and increase value. It will:

- a. Encourage existing businesses and new businesses focusing on marketing antiques, art and other products and services serving residents and visitors (e.g. bed and breakfasts, restaurants, and other existing uses);
- b. Encourage a unified building appearance featuring the traditional New Hampshire Architecture and Style.
- c. Promote increased pedestrian traffic via new paths / walkways between stores
- d. Encourage increased landscaping including maple street trees for fall color and pines for year round evergreen foliage,
- e. Promote new benches and streetlights reflecting the traditional New Hampshire style.
- f. Encourage signs that are low, use brief simple messages and are consistent with the Traditional New Hampshire Architecture and Style.
- g. Encourage less traffic; coordinated parking; and traffic turn-a-rounds to keep business in New Durham.
- h. Promote Town “entrances” at the east and west ends of the Route 11 featuring distinctive landscaping.
- i. Promote underground utilities where feasible over the long term.

10. Town Signs and Entrances

1. The development of a standard design for Town Entrance signs that reflects the Traditional New Hampshire Architecture and Style will be encouraged.
2. The installation of Town Entrance signs at strategic locations will be supported.

POLICY STANDARDS

1. See existing Zoning and Subdivision development requirements and regulations.
2. All commercial and multi-family development shall use pitched roofs, clapboard or shake shingle siding or similar appearing materials and reflect the Traditional New Hampshire Architectural and Style.
3. (Other standards to be developed to promote and preserve the New Hampshire architectural character.)

IMPLEMENTATION STRATEGIES

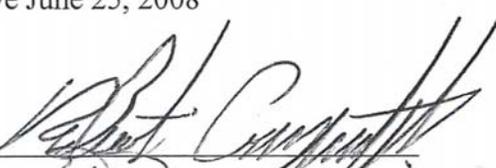
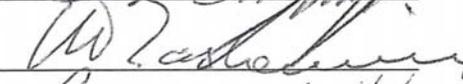
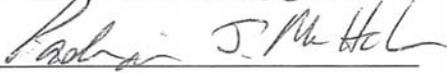
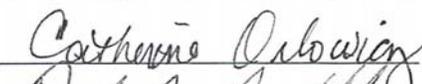
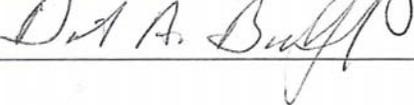
1. Adopt Town Character and Appearance standards that can be used to evaluate site plan, sign and subdivision applications and Town Development Plans required to implement the Master Plan.
2. Initiate a street tree-planting program along Town Center roadways in cooperation with the State.
3. Initiate a street curb, pedestrian walkway, and bicycle route improvement program in cooperation with the State.

4. Initiate a study to determine the feasibility of an underground utilities program in the Town Center.
5. Adopt a standard design for Town Entrance signs that reflect the Traditional New Hampshire Architecture and Style.
6. Adopt a standard design for New Durham's historical markers.
7. Adopt an ordinance to prohibit the placement of merchandise in building set-backs.

Adopted November 29, 2005
Amended January 9, 2007

Public Hearings held May 6 and May 20, 2008
Amended May 20, 2008
Certified June 24, 2008
Filed with Town Clerk June 25, 2008
Effective June 25, 2008

Attest:

Chairman, New Durham Planning Board

Date June 25, 2008
Book Master Plan Page No. _____
Carole Ingham
Town Clerk New Durham, NH

APPENDIX A: AMENDMENT HISTORY

2007.01.09 The vision statement was amended to read as follows:

"The Master Plan envisions a New Durham in 2020 that

- has a vibrant, welcoming and caring sense of community;
- has maintained and protected its small town atmosphere, historic and rural character, rich natural resources and wildlife, while growing larger and more diverse in population;
- has broadened its tax base with businesses that reflect a small town look and feel."

2008.05.20: The following six references were added to the Natural Resources Plan:

- 1) **Use of GIS Data to Assist in the Selection and Identification of Significant Wetlands in the Moose Mountains Regional Greenways:** New Durham User's Guide. Blue Moon Environmental Inc. January, 2004.
- 2) **New Hampshire Wildlife Action Plan. 2005.** New Hampshire Fish and Game Department.
- 3) **The Land Conservation Plan for New Hampshire's Coastal Watersheds. 2006.** Prepared for the New Hampshire Coastal Program and the New Hampshire Estuaries Project. Concord NH. And accessory mapping of the Merrimack River watershed completed by the Strafford Regional Planning Commission using the same methodologies.
- 4) **Best Management Practices for Forestry: Protecting New Hampshire's Water Quality.** 2005. University of New Hampshire Cooperative Extension.
- 5) **Landscaping at the Water's Edge: An Ecological Approach. 2007.** NH Department of Environmental Services
- 6) **Innovative Land Use Planning Techniques: A Handbook for Sustainable Development** (as amended). NH Department of Environmental Services, the NH Association of Regional Planning Commissions, the NH Office of Energy and Planning, and the NH Local Government Center.