

New Durham Development Committee Charter

1. Residential Development

Objectives for the Land Use Committee include:

- a. Develop a vision for high density/affordable housing.
 - Does New Durham need additional housing?
 - Minimum lot size
 - Apartment complexes
 - Multiplex housing
- b. Study the impacts of new housing on town infrastructure and make recommendations:
 - Impact fees: schools or other infrastructure such as roads or municipal facilities
 - Impacts on schools.
 - Impacts on town roads.
 - Impacts on town services such as fire and police.
 - Impact on town tax rates
- c. Review the current Policy on building on Class VI and Private roads and make recommendations, if needed
- d. Study different types of residential development in terms of geographic distribution
- e. Study recent development surrounding water bodies and make relevant recommendations.
- f. If applicable, work in collaboration with the Consultant on Housing chapter(s) of Master Plan.

1. Commercial Development

The Committee should study the following issues and make recommendations:

- a. Do New Durham citizens want commercial development of our town?
- b. What is the vision for the future in terms of commercial development?
 - What is the vision for Main Street?
 - What is the vision for Route 11?
 - Is there an aesthetic, or “feel” that we want to preserve? What is it? How to regulate and enforce?
- c. Should some types of commercial enterprises be encouraged? Should some be restricted? If so, how?
- d. Where should new businesses be located? Do different types of businesses belong in different locations? How to regulate that?
- e. How to regulate commercial development:
 - Magnitude
 - Parking
 - Aesthetics
- f. Are additional zoning districts required to allow for commercial development but maintain the vision for the future?
- g. Are there types of economies that New Durham might want to promote?
 - Recreation based economy.
 - Agriculture
 - Other?

- h. How will we implement the vision, i.e., how to attract the kind(s) of development we want in our town?

2. Municipal Facility Planning

- a. Several studies and initiatives have been undertaken in recent years. Understand the available information and the history of the various initiatives.
- b. Based on the above, establish what needs remain for Town facilities including:
 - Town Hall
 - Fire Department
 - Police Department
 - Highway Department
 - Solid Waste facility
 - Recreational facilities
- c. Using available information where possible, develop a long-term plan for town facilities that can be used to guide future initiatives.

3. Land Conservation

Objectives of the Committee should include:

- a. To what extent is land conservation beneficial to our town?
- b. To what extent is land conservation detrimental to our town, e.g., loss of tax revenue?
- c. What lies within the control of the town in terms of land conservation?
- d. Should changes be made to the Master Plan?
- e. Suggested changes to our Zoning Ordinance

If applicable, work in collaboration with the Consultant on Land Use Chapter(s) of the Master Plan.

4. Community Engagement and Collaboration

- a. Conduct monthly meetings open to the public to discuss progress, goals, and action items.
- b. Engage with Community Members through Informant Interviews, community discussions and events to gain a broad scope of interest in development, planning and conservation.
- c. Nominate one member of the committee to act as a spokesperson between the Committee and Planning Board.