

**Recommendations and Suggested Action
Items from the Town of New Boston's
Master Plan adopted on 9/12/06**

This document is intended to serve as an aid to Town Officials, Board, Commission and Committee members in reviewing the suggestions for action items that were included in the Town of New Boston's Master Plan, adopted by the Planning Board on September 12, 2006.

The Master Plan was updated with the input and assistance of a great many townspeople and their ideas and suggestions should be considered during everyday operations and especially in the writing and revision of regulations and ordinances.

Each section in this document begins with the Goals and Objectives from the Master Plan chapter of the same name and concludes with the recommendations and suggestions that were included within the text of the chapter itself.

I trust that this document will be useful and encourage anyone with questions or concerns to let me know.

Nic Strong
Planning Coordinator

11/7/07

TABLE OF CONTENTS

Title	Page Number
Vision Statement.....	1
Overall Objectives.....	1
Land Use Goal.....	1
Land Use Objectives.....	1
Smart Growth Goal.....	2
Smart Growth Objectives.....	2
Housing Goals and Objectives.....	4
Housing Recommendations and Implementations.....	4
Economic Development	5
Commercial Development Goals and Objectives.....	5
Industrial Development Goals and Objectives.....	5
Economic Development Recommendations and Implementations.....	5
Transportation	7
Transportation Goals and Objectives.....	7
Livable, Walkable Community Goals	7
Livable, Walkable Community Objectives.....	8
Transportation Recommendations and Implementations.....	8
Community Facilities and Services	10
Community Facilities Goals and Objectives.....	10
Objectives Related to Specific Community Facilities and Services.....	10
Recreation Objectives.....	10
Solid Waste Objectives.....	11
Public Safety Objectives.....	11
Library Services Objectives.....	11
Education Objectives.....	11
Cemetery Objectives.....	12
Town Center Goals and Objectives.....	12
Natural Resources	13
Conservation and Natural Resources Goals and Objectives.....	13
Earth Products Usage Goals and Objectives.....	14
Forest Resource Goals and Objectives.....	15
Agricultural Protection Goals and Objectives.....	16
Natural Resources Recommendations and Implementations.....	16
Historical Preservation Goals and Objectives.....	18
Historical Preservation Recommendations and Implementations.....	18
Future Land Use based on review of prior Master Plan Recommendations.....	19
Future Land Use based on updated Master Plan/Smart Growth Principles, etc..	20
New District Recommendations.....	22

Vision Statement

The goal of this Master Plan is to guide and direct the future growth and development of the Town of New Boston, while preserving and protecting a rural quality of life. This will be done through the implementation of sound land use policies.

Overall Objectives

1. To guide physical and economic development in accordance with majority vision of maintaining the traditional character of New Boston.
2. To protect and conserve the Town's natural, historical, cultural, and environmental resources.
3. To provide a legal and philosophical foundation for the Town's land use regulations.
4. To ensure that the fiscal impacts of growth and development can be accommodated.

Land Use Goal

To guide and promote a pattern and arrangement of commercial, industrial, residential, and agricultural land use consistent with the physical, social, economic, aesthetic, and environmental needs and desires of the citizens of New Boston, and with the requirements of relevant State and Federal laws and regulations.

Land Use Objectives

1. To continue to refine the Town's Personal Wireless Service Facilities Ordinance to keep pace with technological change.
2. To continue to refine the Town's open space/cluster development regulations and other innovative land use techniques.
3. To encourage, develop and maintain wildlife corridors.
4. To investigate means of protecting land on both sides of River Road and along the Piscataquog River and its branches.
5. To create and adopt a growth management ordinance.
6. To create and adopt an open space ordinance including a requirement for open space in all major subdivisions.

7. To encourage preservation and maintenance of fields, forests, wetlands, mountain tops, hillsides, river views, river front, river beds, and stone walls through such strategies as transfer of development rights and density credits.
8. To continue to refine and enhance the existing sand and gravel regulations balancing environmental and commercial concerns.
9. To conduct a Cost of Community Services Study.
10. To consider implementing new zoning districts based on performance zoning.
11. To investigate the creation of additional village districts.
12. To investigate and implement where appropriate a transfer of development rights program and the use of density credits.

Smart Growth Goal

To investigate the possibility of adopting Smart Growth principles that encourage traditional compact settlement patterns to efficiently use land, resources and infrastructure.

Smart Growth Objectives

1. To 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.
2. To incorporate a mix of uses to provide a variety of housing, employment, shopping, services, and social opportunities for all members of the community.
3. To provide choices and safety in transportation to create a livable, walkable community that increases accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.
4. To preserve New Boston'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.
5. To 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 New Boston by promoting low impact development and Best Management Practices.
6. To involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of New Boston.

7. To manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and address common problems more effectively.

Housing – Goals and Objectives

Housing Goal

To encourage housing consistent with the small town, rural character of New Boston while offering a range of residential living opportunities.

Housing Objectives

1. To allow for a range of housing types and choices within the Town's land use regulations.
 - a. To continue to permit multi-family dwellings of an appropriate design and scale for the Town.
 - b. To offer opportunities for low and moderate-income housing and to strive to attain New Boston's fair share of the regional affordable housing need.
 - c. To investigate appropriate areas for senior housing development.
2. To investigate the possibility of allowing accessory apartments in buildings other than existing single-family homes.
3. To encourage a variety of housing options, including open space residential development.
4. To explore build-out densities as they relate to current zoning, in order to predict appropriate zoning modifications.

Housing Recommendations & Implementations

- Consider a study into the number of school aged children per unit in New Boston as done by the NH Housing Finance Authority statewide.
- There should be affordable housing.

Economic Development – Goals and Objectives

Commercial Development Goal

To promote limited commercial development consistent with the Town’s needs and desires and in keeping with the Town’s rural character and ability to provide services.

Commercial Development Objectives

1. To continue to refine the Town’s ordinances and regulations to make them proactive regarding site design aesthetics for future commercial development in Town.
2. To provide for small scale retail uses and services strategically located to benefit residents of diverse geographic areas within town.
3. To encourage home businesses in areas where appropriate and subject to applicable guidelines.
4. To establish an economic development committee to provide a forum for discussion of local economic issues, and to explore strategies such as incubator space and tax increment finance districts.

Industrial Development Goal

To evaluate limited light industrial development potential for the Town of New Boston.

Industrial Development Objectives

1. To evaluate sites for industrial uses which have suitable development potential and good transportation access.
2. To evaluate industrial uses which will not adversely affect the environmental or historic character of the town, create excessive noise, traffic or light pollution, and which are appropriate in terms of scenic values.

Economic Development Recommendations & Implementations

- Consider conducting a Cost of Community Services study.
- Possibly create a flexible commercial overlay district with strong architectural and design performance standards.
- Increase zoning regulations to prevent the types of development New Boston residents do not favor.
- Create or permit existing office, industrial and commercial space to be used as “incubator” space.
- Conduct a study at some point to assess the need for municipal water and sewer.

- Encourage community wells and facilitate septic tank installation by streamlining regulations.
- Establish a Child Care Task Force.
- Consider Tax Increment Financing.
- Consider performance zoning.
- Adopt architectural design ordinances or guidelines, with color suggestions.
- Require development of sites consistent with the scale and rural character of the community and village.
- Develop concise regulations regarding landscaping, signage and buffering.
- Consider various fiscal strategies and resources, e.g. CDBG and CDEA.

Transportation – Goals and Objectives

Transportation Goal

To provide an adequate, scenic, and well-maintained road system that will facilitate the safe movement of pedestrians and both motorized and non-motorized vehicular traffic, and that will ensure access to existing land use as well as support the implementation of the future land use plan.

Transportation Objectives

1. To facilitate the flow of traffic on existing Town roads by minimizing and controlling the number and location of future points of road entry/driveways (curb cuts) to said roadways.
2. To encourage and facilitate safe pedestrian and bicycle movement throughout the Town.
3. To promote compatibility between future growth and development, and the roads providing access thereto, by encouraging the development of those sites which are supported by adequate and well-maintained roads and to create a hierarchy of town roads to assist in said effort.
4. To maintain and support the program and schedule of repairs, maintenance and improvements for the Town's roads and bridges which includes adequate funding for personnel, materials, and equipment.
5. To complete, update and maintain the Town's inventory, condition survey and cost analysis for all roads, through the *Road Surface Management System (RSMS)*, or other appropriate methods.
6. To maintain and enhance the scenic and rural character of the Town by preserving existing stonewalls along roads and perpetuating gravel surfaced roads, where appropriate.
7. To seek third-party assistance in developing a Town transportation plan that recognizes financial resources and addresses congestion, safety, village character, pedestrian, bicycle, and handicapped access.
8. To develop a Corridor Management Plan and work with State DOT and Southern New Hampshire Planning Commission to alleviate traffic congestion in the village.

Livable, Walkable Community Goal

To make New Boston a place where people of all ages and physical abilities can easily and safely enjoy walking and bicycling as forms of transportation and recreation.

Livable, Walkable Community Objectives

1. To maintain and enhance the placement of and signage for crosswalks.
2. To employ traffic calming measures including education, enforcement and engineering.
3. To increase the availability of well connected, constructed and maintained sidewalks to include winter plowing.
4. To adopt and enforce motor vehicle noise performance standards.
5. To incorporate bicycling and walking facilities into all transportation projects as required by the American Association of State and Highway Transportation Officials (AASHTO) Standards and the Americans with Disabilities Act (ADA) standards.
6. To provide easy, safe and accessible walking and bicycling to all key destinations throughout the Town.
7. To investigate and create innovative alternative parking options.
8. To improve nighttime lighting for easy and safe walking and bicycling while limiting or prohibiting light pollution as prescribed by the International Dark-Sky Association.¹
9. To explore alternative routes across Town without accessing the town center.
10. To develop a contiguous walking, bicycling and recreational trail system throughout the Town.

Transportation Recommendations & Implementations

- As part of Site Plan Review and Subdivision approval require any commercial, industrial or office project exceeding a certain number of trips per day or a certain density of residential development to submit a traffic impact study.
- Hilldale Lane bridge, Wilson Hill/Bedford Road intersection, and Village recommendations from chapter.
- Consider development of bicycle and pedestrian pathways Master Plan.
- Possibly consider developing alternative truck routes through Town.
- Work with SNHPC to seek development and implementation of a Context Sensitive Solutions pilot project for New Boston with NH DOT.
- Minimize the number of new streets and driveways intersecting with State and local highways and roadways.
- Optimize the location of future street intersections and driveways.

¹ Visit <http://www.darksky.org/ordsregs/odl-regs.html> for more information.

- Based proper design of new access points on existing and future traffic.
- Provide adequate vehicular and pedestrian access to all parcels.
- Minimize through traffic with the layout of the local road system.
- Minimize excessive travel on street pattern.
- Design local streets to discourage excessive speeds.
- Minimize number of intersections within local street system.
- Design adequate sight distance into all street intersections and maintain.
- Create transportation plan.
- List of 15 items at end of chapter.

Community Facilities and Services – Goals and Objectives.

Community Facilities Goal

To provide adequate, appropriate community facilities and services in the most cost-effective, efficient manner to maintain and improve the quality of life for residents and visitors to New Boston.

Community Facilities Objectives

1. To recognize the contribution and encourage the expansion of participation and volunteerism by individuals and local service organizations in the donation of services and materials to the Town's facilities.
2. To continue to cost-effectively purchase, operate and maintain Town services and facilities.
3. To provide educational and training opportunities to Town employees and those who volunteer essential services, so that they may more effectively discharge their responsibilities.
4. To prepare and maintain a complete inventory of municipally owned and acquired properties (land and buildings) and to maintain the use of those properties as community resources.
5. To continue to utilize the capital improvements program as an efficient means of prioritizing the Town's expenditures for community facilities, and maximize the communication among those preparing the program and the participation of the community in the preparation process.

Objectives Related to Specific Community Facilities and Services

1. Recreation Objectives:

- a. To maintain, enhance and increase recreational opportunities and facilities for New Boston citizens of all ages and abilities and make more information available concerning same.
- b. To improve the identification of and information available concerning publicly available trail systems.
- c. To secure adequate and appropriate property to accommodate needed recreational facilities including offices, additional athletic fields, and a recreation/community center.

2. Solid Waste Objectives:

- a. To continue the Town's recycling efforts.
- b. To keep recyclable fee items reasonable – i.e. at cost.
- c. To find the best markets for the Town's recyclables.
- d. To provide efficient, cost effective means of Municipal Solid Waste disposal.
- e. To keep operating costs down by having properly trained staff and continual public education.
- f. To revisit all Standing Operating Procedures to ensure an effective cost/benefit ratio.

3. Public Safety Objectives:

- a. To develop a plan for providing adequate fire fighting water supply systems for the entire Town.
- b. To evaluate the adequacy of all departments involved in emergency response.
- c. To maintain an inventory of all Town bridges and the appropriate maintenance or replacement alternatives as consistent with the biennial bridge inspections.
- d. To develop a disaster preparedness plan and routinely test its effectiveness.

4. Library Services Objective:

- a. To foster the library's role in promoting community interaction by maintaining and enhancing the library as a valuable resource providing opportunities at many levels for all ages.
- b. To provide facilities, materials, equipment and staff to support and ensure quality library services in a cost effective manner for the Town's entire population.

5. Education Objectives:

- a. To provide facilities, materials, equipment and staff to support and ensure a quality education in a cost effective manner for the Town's entire student population.
- b. To improve and expand opportunities for continuing and adult education.
- c. To evaluate the renewal of the Area Agreement.

- d. To study the feasibility of the establishment of a middle school and/or a high school in New Boston.
 - e. To emphasize and maximize safety in all facets of the school day activities of students.
6. Cemetery Objectives:
- a. To provide sufficient land area in an appropriate location to accommodate future needs for burial plots.
 - b. To continue to cost-effectively maintain the cemetery.

Town Center Goal

To provide a mix of mutually supportive uses, both business and residential, that will enhance and perpetuate the Town Center's role as a gathering place, commercial and municipal center, and hub of community activities. The intent is to serve local, regional and visitors' markets within a pedestrian-oriented environment, while ensuring compatibility with the existing community character and heritage.

Town Center Objectives

1. To further investigate the concept of establishing a village district.
2. To investigate and create innovative, alternative parking options in the village.
3. To preserve the rural, small town character of the Town Center in keeping with its Victorian heritage and other architectural styles.
4. To investigate the feasibility of establishing a municipal water system and either a municipal sewer system or common septic systems to serve the Town Center.
5. To encourage the establishment and maintenance of green spaces, open spaces, and landscaped areas in the Town Center and linkages between them.
6. To work with the NHDOT to reduce pedestrian and vehicular conflicts, and to improve pedestrian safety.
7. To develop safe pedestrian walkways in accordance with the recommendations of the Livable Walkable Communities study.
8. To investigate ways to control noise, exhaust and light pollution in the village.
9. To investigate funding options such as Community Development Block Grants and the Main Street Program.

Natural Resources – Goals and Objectives

Conservation and Natural Resources Goal

To preserve, protect, and enhance the Town's scenic, recreational, open space and natural resources, as well as its environmentally sensitive areas, and where appropriate, to encourage the enjoyment thereof.

Conservation and Natural Resource Objectives:

1. To continue to develop and improve ordinances and regulations that protect New Boston's environmentally sensitive areas. These areas include, but are not limited to: steep slopes, wetlands, woodlands, floodplains, wildlife habitats and corridors, watersheds, drumlins, wetland buffers, and aquifer recharge areas.
2. To determine development densities based on maintaining open space, rural character, future water needs, soil capability, Smart Growth Principles² and other environmental criteria.
3. To create regulations to promote environmentally responsible construction practices including habitat-sensitive site design, low impact development³, landscape design criteria, prevention of soil erosion and stormwater treatment.
4. To encourage preservation of existing farmland and prime agricultural soils using environmentally responsible agricultural practices.
5. To promote the awareness of public open spaces and natural resources including the awareness and preservation of existing Class A or B recreational trails established under RSA 231-A.
6. To regulate development along scenic roads in order to preserve the natural and scenic character, including stone walls and a forest buffer, and investigate participation in the Scenic Byways Program.
7. To implement an anti-litter ordinance to protect the Town's highways.
8. To create regulations to promote proper use of lighting to use less energy and to limit light pollution.
9. To implement a noise control ordinance to strengthen state control of vehicle and other noise.

² Smart Growth Principles. See RSA 9-B Smart Growth and the Future Land Use Chapter of this plan.

³ Low Impact Development is a process of developing land to mimic the natural hydrologic regime. It incorporates land planning and design practices and technologies to achieve this objective.

10. To act in accordance with the recommendations of the Piscataquog River Management Plan which was prepared by the Piscataquog River Local Advisory Committee and adopted by the New Boston Planning Board in June 2000.
11. To identify and preserve aquifers of such quality and quantity that may provide the Town of New Boston with future water supply sources.
12. To identify, preserve, maintain and protect large areas of land which have been identified as having unique functions and values contributing to the economy and environmental well being of the community. Use of the information that has been developed under the Regional Environmental Planning Program may assist in this effort.
13. To update the New Boston Water Resources Management Plan⁴ and the Town's Groundwater Conservation District zoning ordinance utilizing new maps and data.
14. To implement a shoreland protection regulation for the Middle Branch and remaining South Branch of the Piscataquog River and implement a riparian buffer study to protect undisturbed stream and river shorelines within New Boston.
15. To utilize New Hampshire Fish & Game Wildlife Habitat Maps to delineate and map significant wildlife corridors.
16. To conduct a Prime Wetlands study in accordance with RSA 482-A:15, as revised, and the Administrative Rules of the New Hampshire Department of Environmental Services (see Wt 700 Prime Wetlands laws), and implement the recommendations.
17. To conduct and implement a Natural Resources Inventory (NRI)⁵ of New Boston's natural resources.

Earth Products Usage Goal

To identify sand and gravel deposits within the Town and allow for the utilization of said deposits while providing for public safety, the protection of natural resources, the maintenance of aesthetic and visual resources, and the conservation of property values.

Earth Products Usage Objectives:

1. To identify locations and volume of sand and gravel deposits within the community.

⁴ New Boston Water Resource Management Plan, prepared by Southern New Hampshire Planning Commission for New Boston Planning Board, January 13, 1989.

⁵ For information about what an NRI is and what should be included in an inventory see *Natural Resources Inventories, A Guide for New Hampshire Communities and Conservation Groups*, Revised and Updated by UNH Cooperative Extension, 2001.

2. To determine the status of existing excavations with respect to statutory requirements.
3. To determine a timeline for reclamation of existing and new gravel operations.
4. To determine where future excavations will be allowed to occur, recognizing the location of deposits, the access available to such sites, the character of surrounding land uses, and the proximity to water resources and environmentally sensitive areas.
5. To create a town code enforcement officer whose duties would include the evaluation, regulation and enforcement of permitting use and reclamation of gravel operations.
6. To continue to regulate excavations in accordance with the Town's current ordinances and regulations and to continue to update and amend said ordinances and regulations as needed.
7. To include in the permitting process consideration of visual impacts on viewsheds by earth products usage.

Forest Resource Goal

To sustain the forest resources for the many economic, physical wellness, and emotional well-being benefits they provide to the Townspeople and future residents.

Forest Resource Objectives

1. To encourage the maintenance of large contiguous parcels of forest lands in public and private ownership.
2. To build coalitions between forest landowners and people/groups who desire to use forestland for recreation.
3. To ensure that local land use decision making authority is based upon adequate natural resource information.
4. To improve landowner understanding of the range of forest management choices and the economic and ecological implications of those decisions.
5. To continue the practice of engaging professional assistance in administering the Timber Tax program.
6. To educate our community about the functions and values of forests and forestry.

7. To continue to manage public lands in accordance with approved management plans based upon adequate natural resource inventories and with accepted best management practices and to promote similar planning for private landowners.

Agricultural Protection Goal

To preserve, promote and expand suitable opportunities for diverse agricultural and related operations and activities.

Agricultural Protection Objectives

1. To ensure that all municipal ordinances protect the right to farm by avoiding requirements that inhibit farming operations, per RSA 672:1, III-b.
2. To develop regulations that ensure the town continues to support farming and agriculture.
3. To investigate legal, financial, and any other approaches to preserve and protect agricultural areas such as adopting a locally administered transfer of development rights program.
4. To conduct an agricultural profile of the community.
5. To promote awareness through public education of agriculture, conservation, forestry, water conservation, etc.
6. To consider establishing an Agriculture Committee to make recommendations to the Town, similar in function to the Forestry Committee.

Natural Resources Recommendations & Implementations

- Document kettle hole ponds.
- 9 recommendations for improving excavation approvals.
- Develop landscape design criteria that specify the maximum amount of topsoil and organic content that can be removed from a site.
- Consider designating prime farmland soils being used now for farming for protection.
- Consider Town purchase of agricultural land and development rights.
- Keep in mind not limiting agriculture when updating ordinances and regulations.
- Officially designate prime wetlands.
- Update Town Wetlands Conservation District.
- Establish building setback requirements for wetlands and vernal pools.
- Identify, map and document New Boston's vernal pools.
- Investigate and promote Low Impact Development and BMPs to divert runoff into the ground rather than nearby streams.
- Update the Groundwater Resources Conservation District using the 1995 USGS and DES study and the update the Water Resources Management Plan.

- Use stratified drift and fractured rock aquifers within New Boston policies and regulations that relate to aquifers and protection of same.
- Use stratified drift aquifer mapping in any programs for reduced road salting and land protection conservation easements, etc.
- Consider a project to identify the Town's future water needs and impact of that need on local aquifers.
- Use the FLESA study to guide open space acquisition, Forestry and Conservation District zoning expansion and influence developers to use cluster residential subdivisions.
- Encourage use of the Keeping Track program.
- Have land use policies reviewed by the Conservation Commission and Forestry Committee and the public early in the process.
- Promote awareness of RSA 672:I – III-c, the “Right to Practice Forestry” statute.
- Conservation Commission, Forestry Committee and school should encourage “Project Learning Tree”.
- Increase public awareness of Town Forests, NH Landowner Liability law re: recreational users of private land.
- Build understanding of responsible use of private land by recreational users.
- Continue practice of engaging professional assistance in administering the Timber Tax program.
- Forestry Committee and Conservation Commission should consider ways to encourage private owners of large wooded parcels to complete long-range management plans and commit to implementation while respecting property owners' rights.
- Promote and encourage gift or purchase of conservation easements.
- Consider expanding Forestry and Conservation District and encourage increased density or clustering in other districts.
- Encourage owners of large private forest lands to open their land to the public for recreation.
- Conservation Commission and Planning Board should use the NH Fish and Game Habitat Features Map as a guide in analysis of future development proposals, subdivisions and site plans.
- Consider adopting ordinance that limit or prohibit light and noise pollution and littering.
- Consider increasing the revenue to the Conservation Fund from the LUCT to 100%.

Historical Preservation – Goals and Objectives

Historical and Cultural Preservation Goal

To preserve, protect, and enhance the Town's unique historical buildings, sites, features and cultural heritage.

Preservation Objectives:

1. To consider the formation of an historic district commission or heritage commission to consider the criteria and process for identifying historical and cultural resources.
2. To continue to update an inventory of historic resources and development of a historic preservation ordinance.
3. To consider the establishment of an historic district.
4. To promote awareness of the significance and value of historical and cultural resources and the protection of the same.
5. To install marker signs identifying historical resources.

Historical Preservation Recommendations & Implementations

- Compile an historic resources survey and inventory.
- Work with NH DHR to make sure the Town's historic barns are on the state inventory and complete a separate Town inventory.
- Consider Historic District Overlay Zoning. See paragraph 2, page 8-2, 9/12/06 Master Plan.
- See also possibilities on pages 8-2 to 8-11, 9/12/06 Master Plan.

Future Land Use - based on review of prior Master Plan Recommendations

- Residential** - Implement performance zoning which would allow an alternative to 2 acre minimum lot size.
- Add incentives to encourage cluster.
- Commercial** - Limit commercial to existing areas and new small scale planned commercial areas.
- Consider illustrating areas for future commercial growth and development on the Future Land Use Map.
- Conduct a detailed study for the whole town if more commercial is needed, don't add it haphazardly.
- Industrial** - Study existing industrial land uses (i.e. gravel pits) to determine if any areas should be rezoned.
- Town Center** - Create and maintain sustainable village district.
- Keep zoning within the village center as is;
or
- Develop a new Village District zone that would encourage smart growth principles and establish architectural standards.
- Conservation and Open Space** - Consider developing an Open Space Plan.
- Agricultural Preservation** - Show existing farmland and prime agricultural soils on the Future Land Use map.
- Encourage and help fund efforts to establish agricultural and conservation easements.
- Revise existing R-A to establish larger lot requirements on existing farmlands and prime agricultural soils.
- Encourage agricultural tourism.
- Consider tax credits and incentives for farmers.
- Aquifers** - Use new information from the USGS to determine appropriate courses of action to protect Town aquifers.
- Replace the Groundwater Resources Conservation District map with new maps and update the GWRCD.
- Areas Not Suitable for Development** - Special flood hazard areas, wetlands and steep slopes - show on Future Land Use map.

Future Land Use based on updated Master Plan/Smart Growth Principles, etc.

- Protecting the Village Center**
- Create a Village District zone.
 - Create architectural design standards.
 - Implement characteristics of Livable, Walkable Communities.

Protecting the Rural Character and Natural Environment of New Boston

1. The Planning Board and Open Space Committee should schedule a joint meeting to discuss the purpose and benefits of developing an Open Space Plan for the community;
2. The Environmentally Sensitive Areas Map contained in this Plan should be used as a guide in reviewing all site plan and subdivision proposals;
3. The Open Space Committee should seek the donation/acquisition of conservation easements from willing landowners and seek to purchase priority open space areas and the development rights of valuable farmlands through current use tax penalty funds, tax liens, federal and state grants and bonds as necessary;
4. The Planning Board should evaluate the effectiveness of the Town's existing Wetlands Conservation District, Forestry Conservation District and Groundwater Resources Conservation District, Floodplain Ordinance and other local environmental regulations in protecting these resources;
5. The Town should continue to support the efforts of the Forestry Committee, the Piscataquog Watershed Association and the Local River Advisory Committee in their efforts to protect the Town's important natural resources;
6. The Conservation Commission should identify and develop protection strategies for New Boston's prime wetlands;
7. The Planning Board and Conservation Commission should consider regulations designed to protect the remaining farmland and prime agricultural soils in Town;
8. The Planning Board should consider and evaluate the feasibility of establishing density credits or a transfer of development rights program to aid in protecting the Town's most valuable natural resource priorities

Implementing the Principles of Smart Growth

- Incorporate the principles from pages 205-207, 9/12/06 Master Plan, into the Zoning Ordinance and the Non-Residential Site Plan Review and Subdivision Regulations:

- Maintain traditional compact settlement patterns to efficiently use land resources, and investments in infrastructure.
- 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.
- Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, and social opportunities for all members of the community.
- 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.
- Preserve New Hampshire's working landscape by sustaining farm and forestland and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.
- 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.
- 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.
- Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and address common problems more effectively.

New District Recommendations:

Village District

- Establish a new village district.
- Allow for a mix of uses.
- Establish architectural guidelines.
- Investigate and address fire protection, lighting, open space, suitable parking and pedestrian issues.
- Reroute through traffic and/or apply traffic calming techniques.
- Consider participation in the Main Street Program.
- Consider village district concept in other areas in town.

Residential, Agricultural, Open Space District

- Replace existing R-A & R-1 with RAOSD.
- Develop an Open Space Plan.
- Re-write Cluster Ordinance.
- Allow high density residential development wherever it will work based on soils, slopes, wetlands, etc.
- Consider incentives.
- Form agricultural committee.

Small Scale Planned Commercial District

- Replace existing COM with SSPCD.
- Identify areas for commercial development.
- Develop architectural guidelines.
- Form Economic Development Committee.
- Allow multi-family high-density residential development and mixed use.

Scenic Corridor Overlay

- Establish a new scenic corridor overlay district.
- Preserve shorelines of Piscataquog River.
- Limit commercial services to within village itself and the northeast section of the corridor along Rt. 13.

Limited Light Industrial

- Replace existing IND with LLID.
- Identify areas for LLID and develop architectural guidelines.
- Include requirements for environmental impact statements.

Multi-Family Residential

- Establish new Multi-Family Residential district.
- Develop performance standards to allow development anywhere in town based on access, soil types for septic, slopes, wetlands and other criteria.
- Revise Cluster Ordinance to provide incentives.

- Conservation District**
- Replace existing Forestry & Conservation District with new Conservation District.
 - Identify locations of significant natural, environmental and scenic importance and write ordinance establishing Conservation District to protect these resources.