

# Appendix



**Gazebo in the Village Commons**

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## A. Mixed Use Business Campus Overlay District

### Section 3.370 Mixed Use Business Campus Overlay District\*\*

[http://www.raymondnh.gov/planning/planning\\_20\\_1773807348.pdf](http://www.raymondnh.gov/planning/planning_20_1773807348.pdf)

A copy of the MUBCOD and the Town's SOD are provided below

**Intent:** The purposes of the Mixed Use Business Campus Overlay District (MUBCOD) are:

- A) To provide areas in the Town of Raymond which encourage the voluntary development of business office campuses containing a wide range of office uses and which provide the opportunity for ancillary uses compatible with the needs of each business campus proposal, where such office and/ or ancillary uses may not otherwise be permitted in the underlying zones;
- B) To promote the creation of quality business campuses which contain a combination of open space, conservation, recreation, and/or agricultural uses and which help to create a pleasing working environment and preserve important historic and natural features of the land
- C) To contribute to the Town's economic vitality by providing employment opportunities and broadening the Town's tax base

**Development Standards:** If a property owner elects to propose a development pursuant to the terms of this Ordinance, then the proposed development shall conform to the following development standards:

- A) The minimum initial lot size (prior to any subdivision) to qualify for inclusion in the MUBCOD is forty (40) acres. Lots may be assembled to create the forty (40) acre minimum parcel for inclusion in the MUBCOD
- B) Forty percent (40%) of the initial lot size shall be set aside for conservation, recreation, agriculture, or open space uses; said uses may include baseball, track, soccer, tennis, basketball, and other team sports as well as walking paths and/or agricultural use. The remaining sixty percent (60%) shall be the developable land
  - 1) The applicant shall determine whether the property is set aside for conservation, recreation, agriculture, or open space or any combination thereof
  - 2) The property set aside shall be made accessible to all lots which may be subdivided out of the initial lot
- C) To qualify as a proposed development in the MUBCOD, the proposed development must have accessible frontage on a New Hampshire State Route, excluding limited access highways or portions thereof
- D) The proposed development must be served by the Town of Raymond Water Department
- E) At least sixty-seven percent (67%) of the developable land shall be devoted to Office Establishment. The remaining percentage of the developable land may be

devoted to Ancillary Use.

\*\* No official amendments to the Town's Zoning Map have been made at the time.

### **Section 3.360 Sewer Overlay District**

**Intent:** The Sewer Overlay District (SOD) is designed to encourage a mixture of land uses as a part of a unified development that could not otherwise occur in the underlying zones. Town water and sewer, either existing or as a component of the proposed development of a lot or lots, is a prerequisite to a site development plan approval under this Ordinance. All proposed site development plans considered under this Ordinance must conform to an approved Unified Development Plan. This Overlay District is specifically enacted in conjunction with the Town of Raymond's initiative to construct and operate a municipal wastewater treatment facility in conjunction with mixed-use development at Exit4. This district is designed to foster economic development of primarily commercial and industrial development while allowing a limited amount of multi-family residential. Other mixed uses may be appropriate, except earth excavation and processing for commercial purposes which is not a compatible use within the SOD.

**Unified Development Plan:** All development within this SOD must take place in accordance with a Unified Development Plan approved by the Planning Board. For purposes of this Ordinance, a Unified Development shall be defined as an overall plan that identifies in a conceptual nature how the lot or lots contained in the plan will be developed in a manner consistent with the intent of this Ordinance and how the plan will allow and encourage the development of other lots within the SOD zoning district, in a manner consistent with the intent of this Ordinance.

The Unified Development Plan must describe and illustrate, in written and graphic format, and shall specify the intended locations and types of proposed uses, the layout of proposed vehicle and pedestrian access and circulation systems, provision of transit facilities and water and sewer facilities, and areas designated to meet requirements for open space, parking, on site amenities, utilities and landscaping. It shall include statements or conceptual plans describing how signage and lighting will be designated in a unified and integrated manner within the district. In addition, the Unified Development Plan shall indicate how the proposed uses will relate to the surrounding properties both within and outside of the district.

The submittal of written concept statement(s) in lieu of a Unified Development Plan shall not be accepted. In determining whether to approve a Unified Development Plan, the Planning Board will consider the following criteria:

- A) Compatibility of the plan with the goals and objectives set forth in the Town's Master Plan
- B) Compatibility of the plan with the permitted uses in the Sewer Overlay District

## B. Agricultural Uses of Land

The body of the law reads as follows:

674:32-a Presumption. In accordance with RSA 672:1, III-d, whenever agricultural activities are not explicitly addressed with respect to any zoning district or location, they shall be deemed to be permitted there, as either a primary or accessory use, so long as conducted in accordance with best management practices adopted by the commissioner of agriculture, markets, and food and with federal and state laws, regulations, and rules.

674:32-b Existing Agricultural Uses. Any agricultural use which exists pursuant to RSA 674:32-a may without restriction be expanded, altered to meet changing technology or markets, or changed to another agricultural use, as set forth in RSA 21:34-a, so long as any such expansion, alteration, or change complies with all federal and state laws, regulations, and rules, including best management practices adopted by the commissioner of agriculture, markets, and food; subject, however, to the following limitations:

(a) Any new establishment, re-establishment after disuse, or significant expansion of an operation involving the keeping of livestock, poultry, or other animals may be made subject to special exception, buildings permit, or other local land use board approval.

(b) Any new establishment, re-establishment after disuse, or significant expansion of a farm stand, retail operation, or other use involving on-site transactions with the public, may be made subject to applicable special exception, building permit, or other local land use board approval and may be regulated to prevent traffic and parking from adversely impacting adjacent property, streets and sidewalks, or public safety.

### 674:32-c Other General Provisions

- I. The tilling of soil and the growing and harvesting of crops and horticultural commodities, as a primary or accessory use, shall not be prohibited in any district.
- II. Nothing in this subdivision shall exempt new, re-established, or expanded agricultural operations from generally applicable building and site requirements such as dimensional standards, setbacks, driveway and traffic regulations, parking requirements, noise, odor, or vibration restrictions or sign regulations; provided, however, that in circumstances where their literal application would effectively prohibit an agricultural use allowed by this subdivision, or would otherwise be unreasonable in the context of an agricultural use, the board of adjustment, building code board of appeals, or other applicable local board, after due notice and hearing, shall grant a waiver from such requirement to the extent necessary to reasonably permit the agricultural use, unless such waiver would have demonstrated adverse effect on public health or safety, or the value of adjacent property. Such waiver shall continue only as long as utilized for the permitted agricultural use.

III. Nothing in this subdivision shall apply to any aspect of an agricultural operation determined to be injurious to public health or safety under RSA 147. Nothing in this subdivision shall be deemed to modify or limit the duties and authority of the department of environmental services under RSA 485 or RSA 485-A or the commissioner of the department of agriculture, markets, and food under title XL.

IV. Nothing in this subdivision shall be deemed to affect the regulation of sludge or septage.

## C. Model Right to Farm Ordinance

### **Right to Farm Ordinance**

#### **Purpose**

In keeping with the goals of the Weare Master Plan, the purpose of this ordinance is to affirm with emphasis the value of agricultural activities to the food supply, the economy, the environment and the aesthetic features of the state of New Hampshire; to protect farming and agriculture from any unreasonable limitation imposed by municipal planning and zoning powers; and to encourage, protect, promote and enhance farms and farming in the town of Weare.

Further, this by-law upholds NH RSA 674:32 a-c, which supports the preservation of agricultural lands and buildings.

Further, this by-law shall attempt to minimize conflicts and disputes between agricultural and nonagricultural users of land in the town of Weare.

#### **Definitions**

“Farm” means any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of such owners, occupants or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock and in the production and storage of fruit, vegetables or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants.

Agriculture and farming are defined in NH RSA 21:34-a :II (a) 1-11 and (b) 1-6; 21:34 (III) and 21:34 V.

#### **Right to Farm**

The right to farm is a traditional right of fundamental importance to the town of Weare to those who are now farming or to those who may want to farm in the future. The right to farm as described in this Ordinance includes the use of necessary equipment, farm machines, farm labors, application of fertilizers etc. for the purpose of producing agricultural products, The right

to farm shall also include the right to use land for grazing by animals and raising of livestock and fowl, when conducted in accordance with the Manual of Best Management Practices (BMP) for Agriculture in New Hampshire published by the New Hampshire Department of Agriculture, Markets and Food. Such activities may take place on holidays, Sundays and weekends, night and day. This ordinance shall apply to all areas within the town.

### **Severability Clause**

If any part of this Ordinance is for any reason found to be unconstitutional or invalid, such decision shall not affect the remainder of this ordinance. The town of Weare hereby declares the provisions of this Ordinance to be severable.

Ref: RSA 21:34-a (definition of farm, agriculture, farming); RSA 432:32-35(Nuisance liability of agricultural operations- Right to Farm); RSA 672:1 III-b and c (Planning and zoning, Declaration of purpose, agriculture and forestry); RSA 673:4-b and RSA 674:44-e-f (Agricultural commissions); RSA 674:32 a-c(Planning and zoning);266:2-II amend to establish Agricultural Commissions, 266:3 Amendment to insert 673:4-b, 266:4-11 Amendments to establish, appoint or abolish agricultural commissions.

Short version:

In keeping with the goals of the Weare Master Plan this Right to Farm ordinance is to affirm with emphasis the “traditional and fundamental uses of land” for the practices of agriculture in the Town of Weare as referenced in existing New Hampshire statutes and to encourage, protect, promote and enhance farms and agriculture in the Town of Weare.

Ref: RSA 21:34-a (definition of farm, agriculture, farming); RSA 432:32-35(Nuisance liability of agricultural operations- Right to Farm); RSA 672:1 III-b and c (Planning and zoning, Declaration of purpose, agriculture and forestry); RSA 673:4-b and RSA 674:44-e-f (Agricultural commissions); RSA 674:32 a-c(Planning and zoning);266:2-II amend to establish Agricultural Commissions, 266:3 Amendment to insert 673:4-b, 266:4-11 Amendments to establish, appoint or abolish agricultural commissions.

## D. Home Business

The definitions from Article II of the Town Zoning Ordinance are as follows:

### **Home Business**

The manufacture and/ or sale of products such as jewelry, pottery, furniture, or similar items that have been customarily carried out in a single family detached dwelling, is conducted by the residents thereof, is clearly an accessory use to the residential purposes of the dwelling, and does not change the character thereof. In addition, any home business shall be conducted within the dwelling, shall not utilize outdoor storage visible to surrounding properties and shall not be a source of undue nuisance to neighbors by reason of noise, dust, glare, traffic, vibration, or other disruptive influences. In such cases up to three (3) employees from outside of persons living in said dwelling may be permitted.

### **Home Office**

An office such as used by a lawyer, doctor, realtor or other professional or service person that has been customarily carried out in a single family detached dwelling, is conducted by the residents thereof, is clearly an accessory use to the residential purposes of the dwelling, and does not change the character thereof. In addition, any home business shall be conducted within the dwelling, shall not utilize outdoor storage visible to surrounding properties and shall not be a source of undue nuisance to neighbors by reason of noise, dust, glare, traffic, vibration or other disruptive influences. In such cases up to three (3) employees from outside of persons living in said dwelling may be permitted.

### **Home Shop**

A shop such as used by an electrician, plumber, or similar tradesman that has been customarily carried out in a single family detached dwelling, is conducted by the residents thereof, is clearly an accessory use to the residential purposes of the dwelling, and does not change the character thereof. In addition, any home business shall be conducted within the dwelling, shall not utilize outdoor storage visible to surrounding properties and shall not be a source of undue nuisance to neighbors by reason of noise, dust, glare, traffic, vibration or other disruptive influences. In such cases up to three (3) employees from outside of persons living in said dwelling may be permitted. Automotive repair shop is excluded.



## E. Housing and Conservation Planning Program

### **Housing and Conservation Planning Program**

The New Hampshire legislature just recently passed SB 217-FN-A, an act establishing the New Hampshire Housing and Conservation Planning Program. This program will be of great assistance to municipalities in planning for future economic growth and conservation. The text of the bill states that:

*4-C:25 Housing and Conservation Planning Program Established. There is hereby established the housing and conservation planning program, which shall be administered by the office of energy and planning. The program shall provide technical assistance matching grants to municipalities to plan for growth and development in a manner that permits a balanced housing stock, including higher density and workforce housing opportunities, and promotes, whenever possible the reuse of existing buildings, including historic properties, while protecting communities' natural resources through more efficient and compact development. Participation in the program is voluntary.*

The program establishes four stages of developing and implementing a growth and development strategy to be funded through the housing and conservation planning program. These stages are as follows:

- 1) Natural and Historic Resource and Housing Data Gathering and Analysis
- 2) Development of the Growth and Development Strategy
- 3) Integration of Growth and Development Strategy into Master Plan
- 4) Implementation into Regulatory Framework.

The Office of Energy and Planning states that municipalities seeking a technical assistance grant through the program will need to provide a match to the grant, resulting in an increase in local expenditures and an increase in state revenue by an indeterminable amount. The match amounts will be determined through the administrative rules process. The 2008-2009 budget as passed by the House contains \$400,000 over the biennium for this program.

## F. Recent Projects Approved by CDFA

Recent projects approved by the Board of Directors of the Community Development Finance Authority (CDFA) are:

- The Franconia Children Center (FCC) was awarded \$375,000 to help construct a new childcare facility
- The Dearborn Street Project in Franklin, sponsored by CATCH Neighborhood Housing was awarded \$200,000 to help construct six affordable new single family homes that will be targeted for sale to working families of moderate income
- The Crotched Mountain Workforce & Disability Housing Project in Greenfield, sponsored by Crotched Mountain Rehabilitation Center, was awarded \$625,000 to help construct 26 units of affordable co-housing on its campus
- Hampton's Coastal Video Conference Center, sponsored by Coastal Economic Development Corporation (CEDC), was awarded \$31,250 to outfit a meeting room with video conferencing equipment for use by small business in the Seacoast for a nominal fee
- First Course Culinary Training in Keene, sponsored by Monadnock Development Services, Inc., was awarded \$250,000 to develop a culinary training program for people with developmental disabilities
- Manchester's Boys and Girls Club was awarded \$600,000 to help construct 15,000 square feet of new programs space and to complete renovations to the Club's existing club house building on Union Street
- The Economic development Web Portal with Mapping, sponsored by Nashua Regional Planning Commission, was awarded \$87,500 to develop a regional economic development web site to serve as a gateway for prospective employers
- Wolfeboro Workforce Housing, sponsored by Eastern Lakes Region Housing Coalition, was awarded \$250,000 to assist with the access road and bringing utilities on site of 16 affordable homes<sup>123</sup>

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<sup>123</sup> New Hampshire Union Leader, January 3, 2008 Pg A14

## G. HCPP Bill

### HCPP Bill

*4-C:25 Housing and Conservation Planning Program Established. There is hereby established the housing and conservation planning program, which shall be administered by the office of energy and planning. The program shall provide technical assistance matching grants to municipalities to plan for growth and development in a manner that permits a balanced housing stock, including higher density and workforce housing opportunities, and promotes, whenever possible the reuse of existing buildings, including historic properties, while protecting communities' natural resources through more efficient and compact development. Participation in the program is voluntary.*

## H. Summary from Regional Comprehensive Plan 2006

### Summary from Regional Comprehensive Plan 2006

*Service Area* – Raymond Water Department is a municipal system encompassing the village center and surrounding developed areas. Other small, private systems are served by Pennichuck or individual wells in developed areas. The largest of these include Green Hills Estates on Route 107 and Leisure Village Mobile Home Park on Route 27. *Expansion and Improvements since 2000* – A third well was added in 2004 to increase capacity.

*Water Source/Plant(s) Used* – The Raymond water system obtains water from three wells along the Lamprey River. Raymond also has a Groundwater Protection District, which serves as an overlay district and includes the areas around the wells as part of the Town's Wellhead Protection Program. This district exists around the well near the Lamprey School and around the well at the end of Cider Ferry Road. Pennichuck provides service to small, private systems in which developers pay the cost of an extension, but not the overall capital costs.

*Number of Domestic Services* – 800 domestic services, the majority of which are residential, serving 2,500 individuals.

*Future Plans* – The town has allocated \$1.5 million for a new well, including a new 750,000 gallon storage tank. The Capital Improvements Program for the Town includes annual appropriations for land acquisition for water supply as well as a new treatment facility. The Town also may work with Pennichuck to supply the Green Hills area once the proposed system expansion takes place.

Shown on the following page are the items for the Water Departments Capital Improvement Plan for the period 2007-2012:

**Figure 15**  
**Capital Improvement Plan, 2007-2015**

		Town of Raymond, NH Capital Improvement Plan									Page 1
Tax Effect	Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	
<b>Water Department</b>	<b>955151.79</b>										
Water Truck Repair and Replacement	2018			\$ 45,000					\$ 45,000		
Clean Wells Repair and Replacement	2009/2014/2019										
Water Tank Repair and Replacement	2021										
Future Wells Acquisitions	unknown	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
Treatment plant Repair and Replacement	unknown	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
<b>Water Department Total</b>		<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 56,000</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 56,000</b>	<b>\$ 11,000</b>	
Less Capital Reserves	\$500,000 (230,850)										
request per year for capital reserve	\$0.03 \$269,150 <b>\$25,000</b>										
Bond Payment due		\$ 221,843	\$ 216,660	\$ 211,478	\$ 206,295	\$ 192,113	\$ 187,380	\$ 180,320	\$ 175,710	\$ 171,100	
<b>CIP TOTAL VEHICLES MACHINERY &amp; EQUIP</b>											
Total	\$500,000	\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	
<b>Vehicles &amp; Equip avg/ yr</b>	<b>\$25,000</b>										
to capital reserve		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
from cap reserve		\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	
balance in Capital reserve account	(230,850)	\$ 244,850	\$ 258,850	\$ 227,850	\$ 241,850	\$ 255,850	\$ 269,850	\$ 283,850	\$ 252,850	\$ 266,850	
% increase over 2006 funding										-84%	

**Figure 16**  
**Capital Improvement Plan, 2016-2021**

		Town of Raymond, NH Capital Improvement Plan						
Tax Effect	Year	2016	2017	2018	2019	2020	2021	Total
<b>Water Department</b>	<b>955151.79</b>							
Water Truck Repair and Replacement	2018	\$ 50,000						\$ 50,000
Clean Wells Repair and Replacement	2009/2014/2019				\$ 45,000			\$ 135,000
Water Tank Repair and Replacement	2021						\$ 150,000	\$ 150,000
Future Wells Acquisitions	unknown	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 90,000
Treatment plant Repair and Replacement	unknown	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 75,000
<b>Water Department Total</b>		<b>\$ 61,000</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 56,000</b>	<b>\$ 11,000</b>	<b>\$ 161,000</b>	<b>\$ 500,000</b>
Less Capital Reserves	\$500,000 (230,850)							
request per year for capital reserve	\$0.03 \$269,150 <b>\$25,000</b>							
Bond Payment due		\$ 166,790	\$ 161,880	\$ 157,270	\$ 152,660	\$ 148,050	\$ 143,440	
<b>CIP TOTAL VEHICLES MACHINERY &amp; EQUIP</b>								
Total	\$500,000	\$ 61,000	\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	\$ 161,000	\$ 500,000
<b>Vehicles &amp; Equip avg/ yr</b>	<b>\$25,000</b>							
to capital reserve		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
from cap reserve		\$ 61,000	\$ 11,000	\$ 11,000	\$ 56,000	\$ 11,000	\$ 161,000	
balance in Capital reserve account	(230,850)	\$ 230,850	\$ 244,850	\$ 258,850	\$ 227,850	\$ 241,850	\$ 105,850	
% increase over 2006 funding								-84%

## I. Sewer Overlay District

The Sewer Overlay section (3.360) of the Town Zoning Ordinance is provided below.

### 3.360 Sewer Overlay District (03/06)

**01 Intent:** The Sewer Overlay District (SOD) is designed to encourage a mixture of land uses as part of a unified development that could not otherwise occur in the underlying zones. Town water and sewer, either existing or as a component of the proposed development of a lot or lots, is a prerequisite to a site development plan approval under this Ordinance. All proposed site development plans considered under this Ordinance must conform to an approved Unified Development Plan. This Overlay District is specifically enacted in conjunction with the town of Raymond's initiative to construct and operate a municipal wastewater treatment facility in conjunction with mixed-use development at Exit 4. This district is designed to foster economic development of primarily commercial and industrial development while allowing a limited amount of

## J. Legal Basis for Energy Efficiency Initiatives

The following examples of the legal basis for energy efficiency initiatives are taken from a draft chapter of the Innovative Land Use Planning Techniques: A Handbook for Sustainable Development which is forthcoming and can be downloaded directly from the NH Department of Environmental Services website.

- 1 Communities can implement energy efficiency standards into their subdivision regulations through power granted in RSA 674:36 II (k), which establishes the groundwork for the protection of energy sources through the establishment of lot standards, street orientation, and other requirements. These provisions are similar in their intent as is provided for zoning ordinances, under RSA 674:17 I (j), as described above. When supported by the master plan communities may also include energy efficiency language in their site plan review regulations as allowed as an innovative land use control per RSA 674:44 II (i)
- 2 RSA 155-D requires that all new construction comply with State energy efficiency codes and receive a permit certifying compliance. While the Public Utilities Commission (PUC) is charged with administering the code, it is the responsibility of the local building code official to "review plans and specifications to determine if all pertinent data and features of the structure and the equipment systems conform with the provisions of the code." In communities with a part-time building official, the PUC may provide support through application review and compliance certification. Additionally, if there is no local building code, the contractor or owner-building is responsible for submitting plans and specifications to the PUC for review.

RSA 72:61-72 allows municipalities to adopt property tax exemptions for property owners that have installed solar, wind-powered, or central wood heating energy systems on their property. Only 56 New Hampshire communities had offered exemptions as of 2003. The southernmost three counties in the state contained the most communities offering tax exemptions. Hillsborough County had the most communities with 10, while Cheshire and Rockingham Counties each had eight.

## K. Buffer Resources

### **Buffer Resources:**

Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities Audubon Society of New Hampshire, NH Office of State Planning, University of New Hampshire Cooperative Extension, U.S. Department of Agriculture Natural Resources Conservation Service, November 1995. Revised edition May, 1997.

Wilkerson, Ethel et al. "The Effectiveness of Different Buffer Widths for Protecting Headwater Stream Temperature in Maine" *Forest Science*, Volume 52, Issue 3, 2006.

New Hampshire Estuaries Project website at: <http://www.nhep.unh.edu/resources/index.htm>

Best Management Practices to Control Nonpoint Source Pollution: A Guide for Citizens and Town Officials New Hampshire Department of Environmental Services, January, 2004.

Innovative Land Use Planning Techniques: A How-to-Handbook for Sustainable Development, Water Resources Chapter "Shoreland Protection: The Importance of Riparian Buffers" Southern New Hampshire Planning Commission, Draft chapter completed on February 28, 2007

## L. Groundwater Protection District

### 3.341 Groundwater Protection District

The Town of Raymond's Groundwater Protection District is an Overlay District which is superimposed over the existing underlying zoning and includes within its boundaries the Wellhead Protection Areas identified in the Town's Wellhead Protection Program dated May, 1992. This district includes those groundwater areas currently identified as GAA, GA1, and GA2 as designated by the NH Department of Environmental Services and as shown on the Stratified Drift Aquifer(s) map entitled "Generalized Aquifer Boundaries," "Saturated Thickness and Transmissivity of Stratified Drift in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire," 1990.

This map is also included in the Town of Raymond's "Water Resource Management and Protection Plan" dated March, 1993 prepared by the Southern New Hampshire Planning Commission. Because Raymond's Wellhead Protection Program and groundwater protection district and maps are now 15 years old, the Planning Board should consider updating this information to reflect changes in aquifer mapping and current development activities.

## M. Town Zoning Ordinance for Conservation Subdivision

Section 4.302 of the Town Zoning Ordinance defines a Conservation Subdivision as:

*"A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage, and yard requirements of this Ordinance. Private roads built to town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads."*

The minimum size and setback requirements for a conservation subdivision are as follows:

*"The minimum area required for Conservation Subdivision shall be ten (10) acres. A minimum building separation of thirty-five (35) feet and a minimum side and rear setback of fifteen (15) feet must be provided for all structures in a Conservation Subdivision. Conservation developments are allowed in Zones A or B of the Raymond Zoning Ordinance."*

There is also a density bonus given for the following condition:

*"The Planning Board may grant a density bonus of ten percent (10%) for a conservation subdivision which has included viewscales, meadows, water bodies, wetlands, wildlife habitat, pathways or the creation and/or improvement of central greens or common areas as part of the required open space of the development."*

# N. Community Viz Inputs and Assumptions

## Community Viz Inputs and Assumptions

### 1. Base Buildout

#### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
Commercial		0.3 FAR	100
Industrial		0.16 FAR	100
Manufactured Housing	2 acre min. lot size		85
Residential- no town water	1 acre min. lot size		85
Residential- town water	0.5 acre min. lot size		85
Residential/Agricultural	2 acre min. lot size		85
Residential/Commercial	0.5 acre min. lot size	0.3 FAR	100
Residential-Elderly	2 acre min. lot size		85

#### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
Commercial	1	9,000	1
Industrial	1	78,000	1
Residential/Commercial	1	9,000	1

#### Constraints to Development

Constraint Layer	Can density be transferred?
NWI	yes
100yr Flood Plain	no
Conserved Land	no



## Settings

Land-Use Designation	Minimum Separation Distance (feet)	Setback (feet)
Commercial	50	15
Industrial	50	15
Manufactured Housing	200	50
Residential no town water	150	25
Residential town water	100	25
Residential/Agriculture	200	50
Residential/Commercial	50	15
Residential-Elderly	150	50

## 2. Standard Alternative Buildout

### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
Commercial-outside 1 mile		0.3 FAR	100
Commercial-within 1 mile		0.31 FAR	100
Commercial-within 1/2 mile		0.4 FAR	100
Commercial-within 1/4 mile		0.44 FAR	100
Residential no town water-within 1 mile	6 DU per acre		85
Residential no town water-within 1/2 mile	8 DU per acre		95
Residential no town water-within 1/4 mile	10 DU per acre		95
Residential no town water-outside 1 mile	6.5 DU per acre		85
Residential town water-within 1 mile	7.5 DU per acre		85
Residential town water-outside 1 mile	7 DU per acre		85
Residential town water-within 1/2 mile	8 DU per acre		95
Residential town water-within 1/4 mile	9 DU per acre		95
Residential-Elderly-outside 1 mile	7 DU per acre		85
Industrial-outside 1 mile		0.16 FAR	100
Industrial-within 1 mile		0.16 FAR	100
Industrial-within 1/2 mile		0.29 FAR	100
Industrial-within 1/4 mile		0.4 FAR	100
Manufactured Housing-outside 1 mile	6.5 DU per acre		85
Residential/Agriculture-outside 1 mile	6 DU per acre		85
Residential/Agriculture-within 1 mile	6.5 DU per acre		85
Residential/Agriculture-within 1/2 mile	8.5 DU per acre		95

Residential/Agriculture-within 1/4 mile	6.5 DU per acre		95
Residential/Commercial -outside 1 mile	7.5 DU per acre	0.3 FAR	85
Residential/Commercial-within 1 mile	6 DU per acre	0.35 FAR	85
Residential/Commercial/Elderly-outside 1 mile	7.5 DU per acre	0.3 FAR	85

### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
Commercial-outside 1 mile	1	9,000	1
Commercial-within 1 mile	1	9,000	1
Commercial-within 1/2 mile	1	9,000	1
Commercial-within 1/4 mile	1	9,000	1
Industrial-outside 1 mile	1	78,000	1
Industrial-within 1 mile	1	78,000	1
Industrial-within 1/2 mile	1	78,000	1
Industrial-within 1/4 mile	1	78,000	1
Residential/Commercial-within 1 mile	1	9,000	1
Residential/Commercial/Elderly-outside 1 mile	1	9,000	1
Residential/Commercial-outside 1 mile	1	9,000	1

### Constraints to Development

Constraint Layer	Can density be transferred?
NSN	yes
NWI	yes
100yr Flood Plain	no
Conserved Land	no

### Settings

Land-Use Designation	Minimum Separation Distance (feet)	Setback (feet)
Commercial-outside 1 mile	50	15
Commercial-within 1 mile	50	15
Commercial-within 1/2 mile	50	15
Commercial-within 1/4 mile	50	15
Residential no town water-within 1 mile	75	25

Residential no town water-within 1/2 mile	50	20
Residential no town water-within 1/4 mile	25	15
Residential no town water-outside 1 mile	150	25
Residential town water-within 1 mile	75	25
Residential town water-outside 1 mile	100	25
Residential town water-within 1/2 mile	50	20
Residential town water-within 1/4 mile	25	15
Residential-Elderly-outside 1 mile	150	50
Industrial-outside 1 mile	50	15
Industrial-within 1 mile	50	15
Industrial-within 1/2 mile	50	15
Industrial-within 1/4 mile	50	15
Manufactured Housing-outside 1 mile	200	50
Residential/Agriculture-outside 1 mile	200	50
Residential/Agriculture-within 1 mile	125	40
Residential/Agriculture-within 1/2 mile	75	35
Residential/Agriculture-within 1/4 mile	50	25
Residential/Commercial -within 1 mile	50	15
Residential/Commercial/Elderly-outside 1 mile	50	15
Residential/Commercial-outside 1 mile	50	15

### 3. Community Scenario

#### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
Commercial		0.3 FAR	100
Commercial- Wellhead protection area		0.3 FAR	100
Commercial-Proposed Sewer		0.6 FAR	100
Commercial-Proposed Sewer-WHPA		0.3 FAR	100
Industrial		0.16 FAR	100
Industrial –Wellhead protection area		0.16 FAR	100
Industrial-Proposed Sewer		0.32 FAR	100
Industrial-Proposed Sewer-Wellhead protection area		0.16 FAR	100
Manufactured Housing	2 acre min. lot size		85
Multi-Family	6 DU per acre		85
Multi-Family- Wellhead protection area	4 DU per acre		85
Multi-Family-Proposed Sewer	8 DU per acre		85
Residential no town water	1 acre min. lot size		85

Residential no town water-Wellhead protection area	1 acre min. lot size		85
Residential no town water-Proposed Sewer	0.5 acre min. lot size		85
Residential no town water-Proposed Sewer-Wellhead protection area	1 acre min. lot size		85
Residential town water	0.5 acre min. lot size		85
Residential town water-Proposed Sewer	0.25 acre min. lot size		85
Residential town water-Proposed Sewer-Wellhead protection area	0.5 acre min. lot size		85
Residential/Agriculture	2 acre min. lot size		85
Residential/Agriculture –Wellhead protection area	2 acre min. lot size		85
Residential/Agriculture-Proposed Sewer	1 acre min. lot size		85
Residential/Agriculture-Proposed Sewer-Wellhead protection area	2 acre min. lot size		85
Residential-Elderly	2 acre min. lot size		85

### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
Commercial	1	9,000	1
Commercial-Wellhead protection area	1	9,000	1
Commercial-Proposed Sewer	1	9,000	1
Commercial-Proposed Sewer-Wellhead protection area	1	9,000	1
Industrial	1	78,000	1
Industrial -WHPA	1	78,000	1
Industrial-Proposed Sewer	1	78,000	1
Industrial-Proposed Sewer-Wellhead protection area	1	78,000	1

## Constraints to Development

Constraint Layer	Can density be transferred?
NWI Buffer	no
500 yr Floodplain	no
100 yr Flood Plain	no
Forested Floodplain	no
4 <sup>th</sup> order stream buffers	no
Hydric Soils	no
Conserved Land	no
Perennial Stream Buffers	no
Steep Slopes	no

## Settings

Land-Use Designation	Minimum Separation Distance (feet)	Setback (feet)
Commercial	50	15
Commercial -WHPA	50	15
Commercial-Proposed Sewer	50	15
Commercial-Proposed Sewer-Wellhead protection areas	50	15
Industrial	50	15
Industrial-Wellhead protection areas	50	15
Industrial-Proposed Sewer	50	15
Industrial-Proposed Sewer-Wellhead protection areas	50	15
Manufactured Housing	200	50
Multi-Family	50	15
Multi-Family-Wellhead protection area	50	15
Multi-Family-Proposed Sewer	50	15
Residential no town water	150	25
Residential no town water-Wellhead protection area	150	25
Residential no town water-Proposed Sewer	100	25
Res no town water-Proposed Sewer-Wellhead protection areas	150	25
Residential town water- -	100	25
Residential town water-Proposed Sewer	100	25

Residential town water-Proposed Sewer-Wellhead protection area	150	25
Residential/Agriculture	200	50
Residential/Agriculture –Wellhead protection area	200	50
Residential/Agriculture-Proposed Sewer	150	25
Residential/Agriculture-Proposed Sewer-Wellhead protection area	200	50
Residential-Elderly	150	50

#### 4. Community Scenario 2

##### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
Commercial		0.3 FAR	100
Industrial		0.16 FAR	100
Manufactured Housing	2 acre min. lot size		85
Residential- no town water	1 acre min. lot size		85
Residential- town water	0.5 acre min. lot size		85
Residential/Agricultural	2 acre min. lot size		85
Residential/Commercial	0.5 acre min. lot size	0.3 FAR	100
Residential-Elderly	2 acre min. lot size		85

##### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
Commercial	1	9,000	1
Industrial	1	78,000	1
Residential/Commercial	1	9,000	1

## Constraints to Development

Constraint Layer	Can density be transferred?
NWI	yes
Conserved Land	no
Steep Slopes	no
Hydric Soils	no
500 yr Floodplain	no
Forested Floodplain	no
100 yr Floodplain	no
Perennial Buff	no
NWI Buffer	no
4 <sup>th</sup> order stream buffer	no

## Settings

Land-Use Designation	Minimum Separation Distance (feet)	Setback (feet)
Commercial	50	15
Industrial	50	15
Manufactured Housing	200	50
Residential no town water	150	25
Residential town water	100	25
Residential/Agriculture	200	50
Residential/Commercial	50	15
Residential-Elderly	150	50

## O. UNH Survey without Tabular Results

### **RAYMOND MASTER PLAN IMPLEMENTATION SURVEY**

Tracy A. Fowler, M.A.  
Andrew E. Smith, Ph.D.

University of New Hampshire  
Survey Center

October, 2007



## **The University of New Hampshire**

### **Survey Center**

The UNH Survey Center is an independent, non-partisan academic survey research organization and a division of the UNH Carsey Institute.

The Survey Center conducts telephone, mail, e-mail, Internet, and intercept surveys, as well as focus groups and other qualitative research for university researchers, government agencies, public non-profit organizations, private businesses, and media clients.

Our senior staff have over 40 years experience in designing and conducting custom research on a broad range of political, social, health care, and other public policy issues.

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## Executive Summary

The University of New Hampshire Survey Center conducted a survey for the Town of Raymond. The specific areas of interest are the attitudes about the Town of Raymond and future planning initiatives for Raymond. Forty five hundred and eighty (4580) surveys were delivered to all Raymond postal patrons in the “On the Common” newsletter on September 14, 2007 and a reminder was sent October 4, 2007. Four hundred nine (409) Raymond residents responded to the survey between September 20 and October 30, 2007; the response rate is 9 percent.

The following figures display survey results, detailed tabular results can be found in Appendix A, Appendix B contains the open ended responses, and Appendix C contains the survey instrument.

### Attitudes about Raymond

*Raymond residents like the convenient location and the small town country atmosphere but they do not like the high taxes.*

- When asked all the reasons Raymond adults moved there, 60 percent said location, 44 percent said because of the quality of life, 43 percent said affordable housing, 16 percent said the visual appearance, 10 percent said recreation, 6 percent said for a job or employment, 5 percent said the schools, 5 percent said they were born there, 3 percent said tax structure, and 9 percent gave some other reason. **Figure 1**
- Over a third of Raymond adults (36%) say what they like most about living in Raymond is its small town community feel, 27 percent say the rural character, 17 percent say the location, 7 percent say the outdoor activities and open space, 5 percent say quality of life, 5 percent give some other description, and 2 percent say they don’t know. **Figure 2**
  - Residents who live in the “west” planning region are most likely to say they like the rural character the most.
  - Households earning between \$30,000 and \$44,999 are most likely to say they like the small town community feel the most.
  - Households earning between \$45,000 and \$59,999 are most likely to say they like the outdoor activities and open space the most.
- When asked all the factors that make Raymond less attractive, 82 percent said the tax rate, 27 percent said shopping, 25 percent said schools, 16 percent said traffic, 14 percent said industrial, 13 percent said government services, 11 percent said cultural, 4 percent said residential, and 12 percent gave some other reason. **Figure 3**
- The plurality of Raymond adults (46%) say what they like least about living there are the high taxes, 10 percent say the lack of Town amenities such as shopping and activities, 9 percent say the increased population and development, 9 percent say the town politics, 8 percent say Town aesthetics and reputation, 4 percent say poor schools, 4 percent say the lack of Town services and poor infrastructure, and 10 percent give some other reason. **Figure 4**
  - Residents 60 to 69 years old and those with a high school education or less are most likely to say high taxes are what they like least.
  - Older residents (70 or older) and those earning \$29,999 or less are most likely to say the increased population and development is what they like least.
  - Young adults (18 to 39) are most likely to say poor schools are what they like least.
  - Residents who live in the “west” planning region are most likely to say town politics are what they like least.

### Town Communication

- When asked what their top 3 sources for information about news and events in Raymond nearly a third (27%) said their first source of information is the *Rockingham News*, followed by *On the Common* (16%), community access TV/RCTV (16%), *Carriage Town News* (15%), friends, relatives or coworkers (12%), the *Union Leader* (9%), the Town website (2%), Town Hall (1%), and 2 percent said their first source of information is from some other source. **Figure 5**
- The most commonly used sources for information about news and events in Raymond are the *Rockingham News* (44%), *On the Common* (56%), community access TV/RCTV (40%), *Carriage Town News* (46%), friends, relatives or coworkers (36%), the *Union Leader* (28%), the Town website (15%), Town Hall (5%), school newsletter (6%), the Post Office (1%), transfer station (1%), and 5 percent listed some other source. **Figure 5**

- When asked what the best way for Raymond to inform them about what it is doing, the plurality (42%) said through direct mail, 21 percent said through community access TV/RCTV, 17 percent said through e-mail, 14 percent said the Town website, and 4 percent said some other way. **Figure 6**

### **General Planning**

- The vast majority of Raymond residents (92%) indicated controlling property taxes as a very high priority (80%) or a high priority (12%), followed by protecting drinking water supplies (89%), protecting lakes, rivers and wetlands (77%), retaining existing businesses (73%), minimizing pollution (70%), preserving open spaces (69%), establishing stream side buffers (64%), stronger enforcement of environmental regulations (63%), maintaining Raymond’s small town atmosphere (61%), encouraging commercial development (57%), preserving historical sites and buildings (44%), enhancing downtown Raymond (42%), expanding existing businesses (42%), implementing exterior appearance standards (41%), expanding recreational opportunities (40%), encouraging industrial development (40%), slowing the town population growth (38%), improving the affordability of housing (35%), and encouraging residential development (16%). **Figure 7**
  - Households earning between \$30,000 and \$44,999 and those who reside in the “southeast” planning region are most likely to rate retaining existing businesses as a very high or high priority.
  - Households earning \$29,999 or less are most likely to rate minimizing pollution as a very high or high priority.
  - Older adults (70 or older) and households earning between \$30,000 and \$44,999 are most likely to rate establishing streamside buffers to preserve water quality and wildlife habitat as a very high or high priority.
  - Older adults (60 or older), resident are not employed, and those who say they usually vote are most likely to rate maintaining Raymond’s small town atmosphere as a very high or high priority.
  - Households earning \$29,999 or less are most likely to rate preserving historical sites and buildings as a very high or high priority.
  - Households earning between \$30,000 and \$44,999 most likely to rate expanding existing businesses as a very high or high priority.
  - Residents who live in the “central” planning region are most likely to rate implementing exterior appearance standards for commercial developments as a very high or high priority.
  - Young adults (18 to 39), those with postgraduate work, and households with school age children are most likely to rate expanding recreational opportunities as a very high or high priority.
  - Residents between 50 and 59, households earning \$29,999 or less, and those who reside in the “central” planning region are most likely to rate encouraging industrial development as a very high or high priority.
  - Older adults (60 or older), households earning \$29,999 or less, those who reside in the “southwest” planning region, and those residents who are not employed are most likely to rate slowing the Towns population growth as a very high or high priority.
  - Older adults (70 or older), those with a high school education or less, households earning \$44,999 or less, and those who reside in the “central” planning region are most likely to rate improving the affordability of housing as a very high or high priority.
  - Older adults (70 or older) and those who never or only occasionally vote are most likely to rate encouraging continued residential development as a very high or high priority.
- The plurality of Raymond residents (48%) would like to see the population of Raymond grow slightly in the next five years, 36 percent say they would like it to stay the same, 8 percent say it should decrease, and 9 percent say it should grow faster. **Figure 8**
  - Residents who live in the “southwest” planning region are most likely to say the population should stay the same.
  - Households earning between \$45,000 and \$59,999 and those who reside in the “central” planning region are most likely to say the population should grow slightly.
- The majority of Raymond residents (71%) either strongly favor (37%) or favor somewhat (34%) development in Raymond that includes light manufacturing/technology business, followed by retail stores (71%), professional offices (64%), elderly housing (58%), single family homes (58%), tourism related business (55%), home businesses (54%), encouraging increased commercial density (50%), chain restaurants (48%), big box stores or shopping centers (47%), chain stores (46%), Mixed Use Business Campus (45%), conservation subdivisions (43%), low and moderate income housing (24%), heavy manufacturing (23%),

townhouse or condominiums (21%), encouraging increased residential density (20%), and apartments (15%). **Figure 9**

- Residents with a postgraduate work are most likely to strongly favor or favor somewhat professional offices.
- Older adults (60 or older), those with a high school education or less, households earning \$29,999 or less and those residents who are not employed are most likely to strongly favor or favor somewhat elderly housing.
- Residents with a postgraduate work, those who reside in the “central” planning region, and those residents who also work in Raymond are most likely to strongly favor or favor somewhat tourism related businesses.
- Residents between 40 and 49 are most likely to strongly favor or favor somewhat home businesses.
- Households earning between \$75,000 and \$99,999 and those who reside in the “central” planning region are most likely to strongly favor or favor somewhat chain restaurants.
- Residents with a high school education or less are most likely to strongly favor or favor somewhat big box stores/shopping centers.
- Older residents (70 or older), those with a high school education or less and households earning \$29,999 or less are most likely to strongly favor or favor somewhat chain stores.
- Residents earning \$100,000 or more and those who reside in the “central” planning region are most likely to strongly favor or favor somewhat Mixed Use Business Campus Development.
- Young adults (18 to 39) and those with postgraduate work are most likely to strongly favor or favor somewhat conservation subdivisions.
- Older residents (60 or older), those with a high school education or less, households earning \$29,999 or less, and those who reside in the “central” planning region are most likely to strongly favor or favor somewhat low & moderate income housing.
- Older residents (70 or older) and those with a high school education or less are most likely to strongly favor or favor somewhat heavy manufacturing.
- Residents who never or only occasionally vote are most likely to strongly favor or favor somewhat encouraging increased residential density.
- Residents who live in the “central” planning region are most likely to strongly favor or favor somewhat apartments.

### **Tax Implications**

- The majority is in favor of improving Town roads (65%), but do not want taxes raised to do so.
  - Residents with a high school education or less, households earning \$29,999 or less and those residents who are not employed are most likely to oppose and say improving town roads is not needed.
- The majority oppose building or improving a Town beach (53%) and building a new Town office building (64%).
  - Residents in the “central” planning region are more likely to favor, even if higher taxes the building of a new town office building.
  - Residents in the “central” planning region and households earning \$100,000 or more are more likely to favor, even if higher taxes, improving and/or building a new town beach.
- The remaining four scenarios are less decisive; the pluralities favor the purchase of farmlands, forests etc. for conservation (47%) and expanding Town water and sewage infrastructure (48%) but do not want taxes raised to do so.
  - Households earning between \$60,000 and \$74,999 and those who never or only occasionally vote are most likely to favor the purchase of conservation land, but do not want taxes raised to do so.
  - Residents with a high school education or less and those who reside in the “southwest” planning region are most likely to oppose the purchase of conservation land.
  - Residents with postgraduate work are most likely to favor, even if higher taxes, the purchase of conservation land.
  - Residents of the “central” planning region are most likely to favor, even if higher taxes, expansion of the Town water and sewage infrastructure.
- On the other hand, the pluralities oppose expanding or improving the schools (45%) and building a community center (43%).

**Figure 10**

- Older adults (70 or older) and those with a high school education or less are most likely to oppose building a community center.
- Households earning between \$60,000 and \$74,999 and those who work in Raymond are most likely to favor, but do not want taxes raised to do so, the building a community center.
- Residents with postgraduate work are most likely to favor, even if higher taxes, building a community center.
- Older adults (60 to 69), those with a high school education or less, households earning \$29,999 or less, and those who reside in the “north” planning region are most likely to oppose expanding/improving schools.
- Households earning between \$60,000 and \$74,999 and those who reside in the “west” planning region are most likely to favor, but do not want taxes raised to do so, expanding/improving schools.
- Young adults (18 to 39), those with postgraduate work, households earning \$100,000 or more and those with school aged children are most likely to favor, even if higher taxes, expanding/improving schools.
- The majority of residents (64%) believe that town purchases of agricultural and forestland will increase their property taxes, 22 percent believe it will have no impact and 14 percent believe it will decrease property taxes. **Figure 11**
  - Households earning \$100,000 or more are most likely to believe it will increase their property taxes.
- Forty-six percent of residents believe that encouraging affordable housing will increase their property taxes, 39 percent believe it will have no impact and 15 percent believe it will decrease property taxes. **Figure 11**
  - Residents who live in the “southwest” planning region are most likely to believe it will increase their property taxes.
- The plurality of residents (43%) believe that requiring larger residential lot sizes will increase their property taxes, 36 percent believe it will have no impact and 21 percent believe it will decrease property taxes. **Figure 11**
  - Households earning between \$60,000 and \$74,999 and those who never or only occasionally vote are most likely to believe it will increase their property taxes.
- Two-fifths of residents (42%) believe that the Town obtaining conservation easements to protect open spaces will increase their property taxes, 45 percent believe it will have no impact and 13 percent believe it will decrease property taxes. **Figure 11**
- Thirty-nine percent of residents believe that encouraging conservation subdivisions of 10 acres or more will increase their property taxes, 40 percent believe it will have no impact and 21 percent believe it will decrease property taxes. **Figure 11**
- Over one-third of residents (36%) believe that encouraging senior/retirement housing developments will increase their property taxes, 45 percent believe it will have no impact and 19 percent believe it will decrease property taxes. **Figure 11**
  - Residents between 40 to 49, households earning \$45,000 to \$59,999 or \$100,000 or more, those who reside in the “southwest” planning region and those with school aged children are most likely to believe it will increase their property taxes.
- One-fifths of residents (20%) believe that accessing impact fees on new housing and developments will increase their property taxes, 30 percent believe it will have no impact and 50 percent believe it will decrease property taxes. **Figure 11**
  - Young adults (18 to 39) and those who never or only occasionally vote are most likely to believe it will increase their property taxes.
- Thirteen percent of residents believe attracting new businesses into town will increase their property taxes, 19 percent believe it will have no impact and 68 percent believe it will decrease property taxes. **Figure 11**

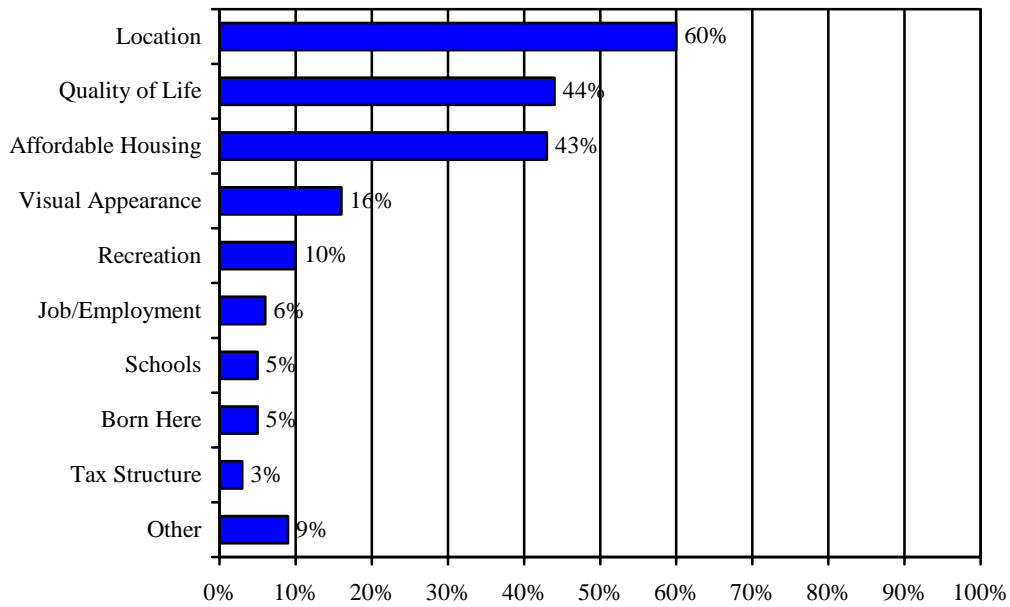
### **Town Government**

- Only forty-two percent either strongly agree (14%) or agree somewhat (28%) with the statement that the town government welcomes citizens involvement, 28 percent agree that the town government is run for the benefit of all people, 31 percent agree that most town officials care what people think, 31 percent agree that they are pleased with the overall direction of the town, and 23 percent agree that they receive a good value for the taxes they pay. *Figure 12*
  - Households earning \$29,999 or less and those who are not employed are most likely to strongly agree or agree somewhat that the town government welcomes citizens' involvement.
  - Residents who are not employed are most likely to strongly agree or agree somewhat that they are pleased with the overall direction of the town.
  - Residents who also work in Raymond are most likely to strongly agree or agree somewhat that most elected officials care what people think.
  - Residents who work in Raymond are most likely to strongly agree or agree somewhat that Town government is run for the benefit of all the people.
  - Older adults (70 or older), households earning \$29,999 or less, and those who are not employed are most likely to strongly agree or agree somewhat that they receive a good value for the taxes they pay.
- The majority of Raymond residents (56%) would not consider becoming involved in Town government. When asked what would be an incentive to get involved in Town government, 19 percent said a stipend, 17 percent said expense reimbursement, 9 percent said they don't have enough time, 16 percent said nothing would get them involved and 39 percent cited some other reason. *Figure 14*
  - Young adults (18 to 39), those with postgraduate work, households earning \$100,000 or more, those who reside in the "west" planning region, and those who work in Raymond are most likely to consider becoming involved in Town government.

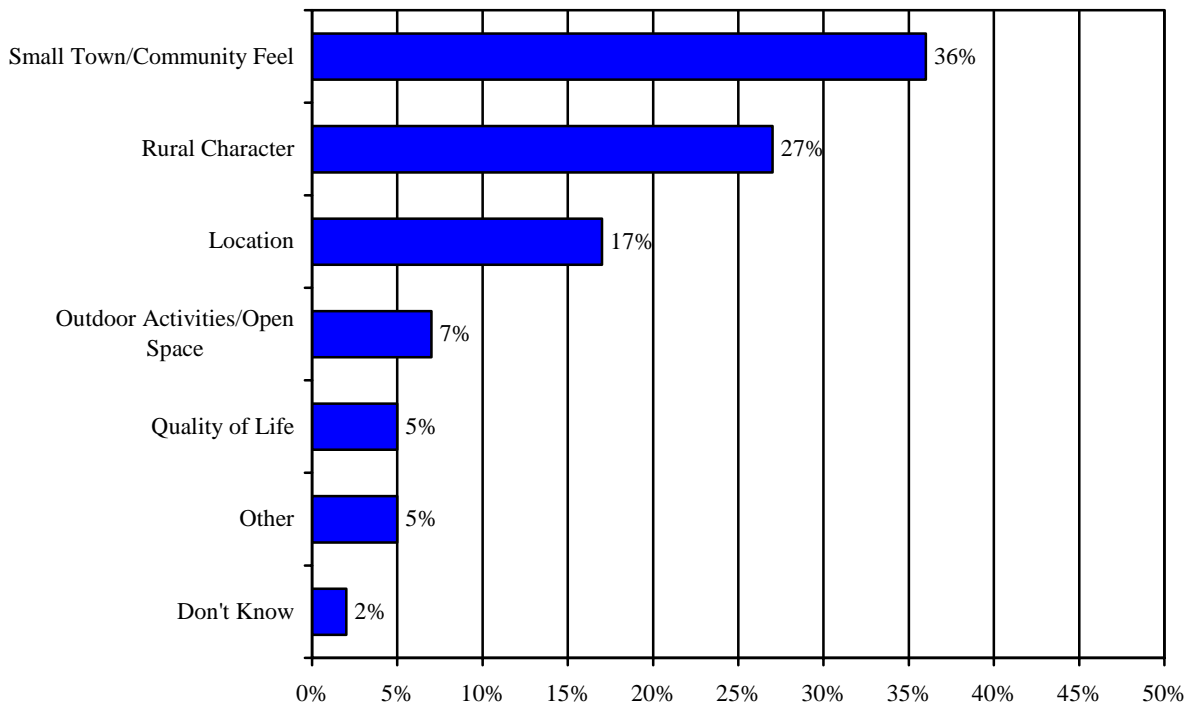
### **Demographics**

- One-fifth of Raymond residents are between the ages of 18 to 39 (22%), 23 percent are 40 to 49, 25 percent are 50 to 59, 20 percent are 60 to 69, and 10 percent are 70 or older.
- One-quarter (24%) of Raymond residents have at least a high school education, 28 percent have technical school or some college, 32 percent are a college graduate, and 16 percent have completed post graduate work.
- Fourteen percent of Raymond residents have household earnings less than \$29,999, 16 percent earn \$30,000 to \$44,999, 14 percent earn \$45,000 to \$59,999, 14 percent earn \$60,000 to \$74,999, 18 percent earn \$75,000 to \$99,999, and 22 percent earn over \$100,000.
- The majority of Raymond residents (73%) do not have school age children and 27 percent do have school age children.
- Seventeen percent of Raymond residents say they never or only occasionally vote in local elections, 22 percent say they usually vote, and 61 percent say they always vote in local elections.
- The majority of Raymond residents (57%) do not work in Raymond, 25 percent are not employed, and 19 percent work in Raymond.
- Virtually all Raymond residents (96%) Own their home.
- Twelve percent of Raymond residents live in the "central" planning region, 19 percent live in the "north", 32 percent live in the "southeast" 17 percent live in "southwest", and 19 percent live in the "west".

**Figure 1: “I moved to/live in Raymond because ...” (Multiple responses possible. Percentages may add to more than 100 percent)**

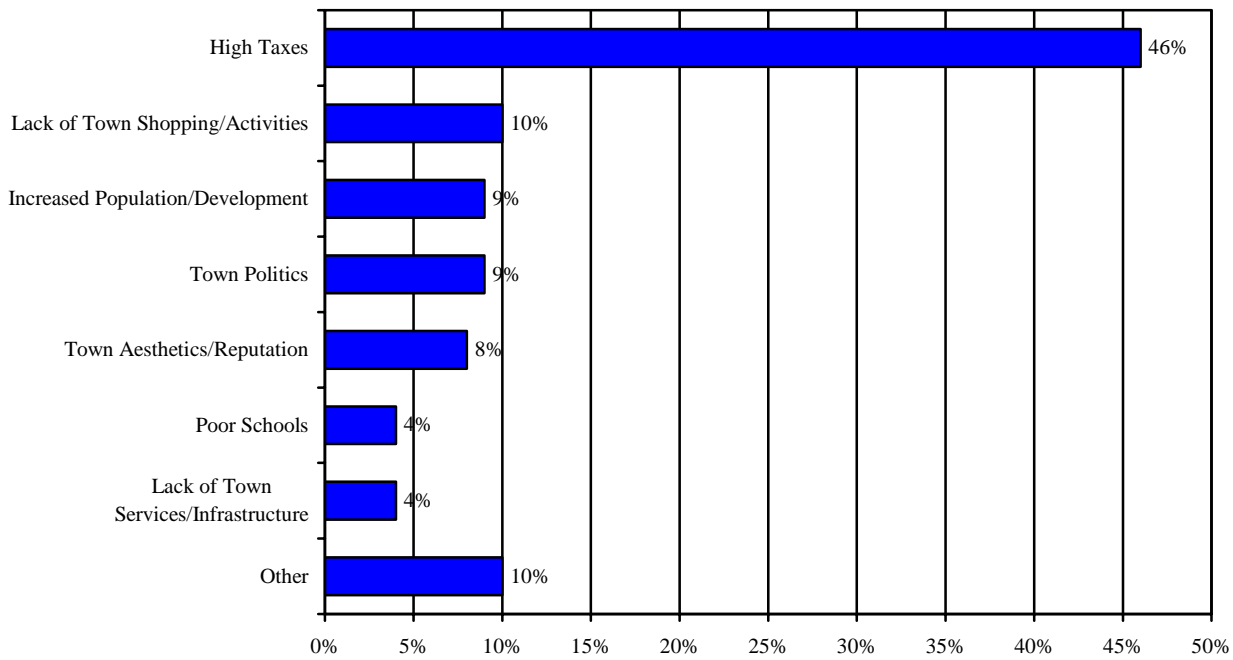


**Figure 2: “What do you like most about living in Raymond?”**

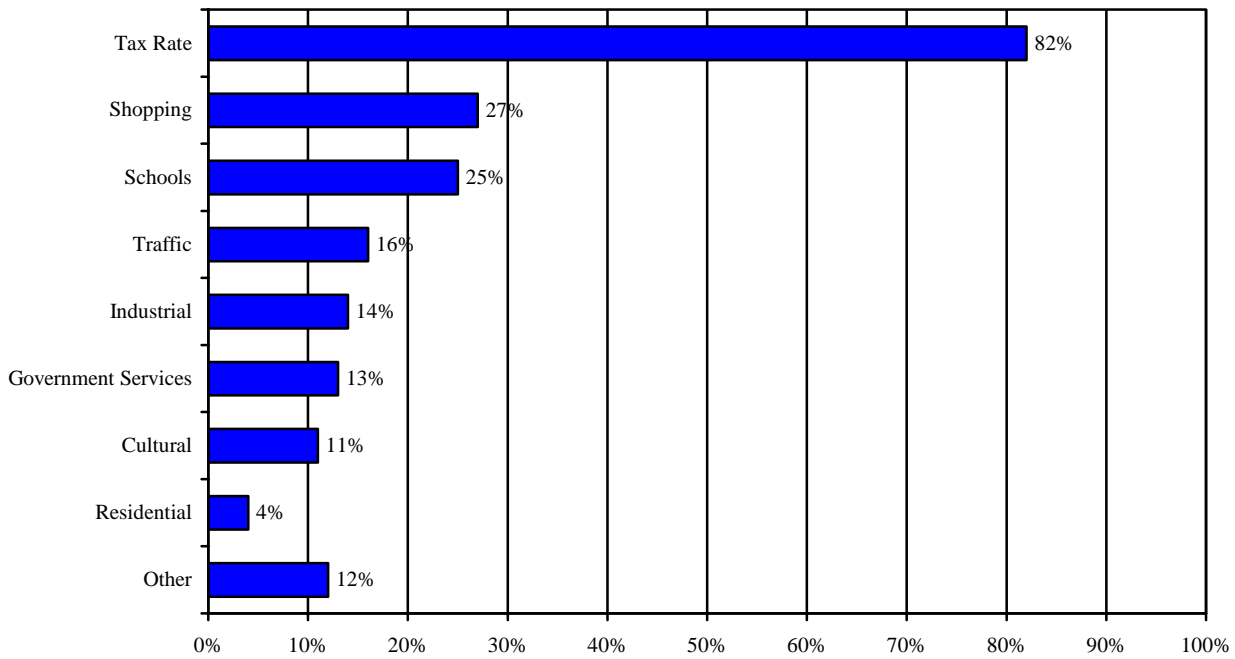




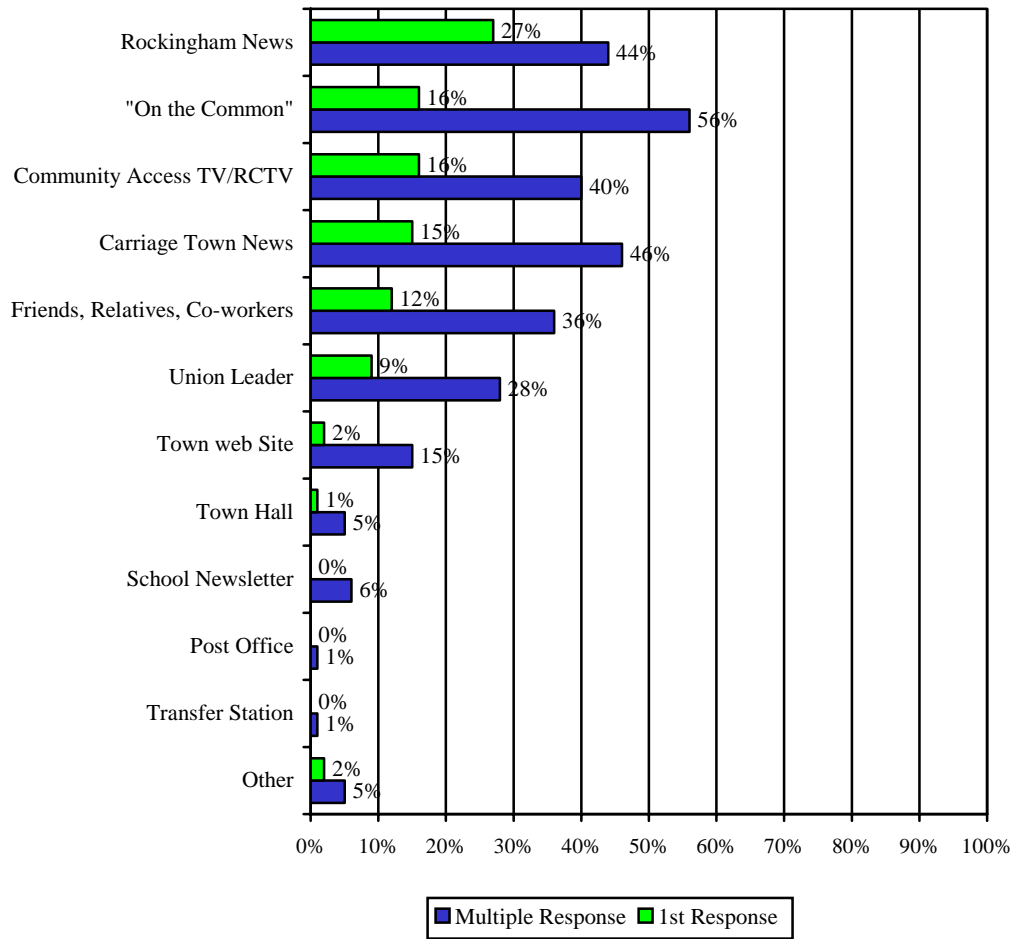
**Figure 3:** “What do you like least about living in Raymond?”



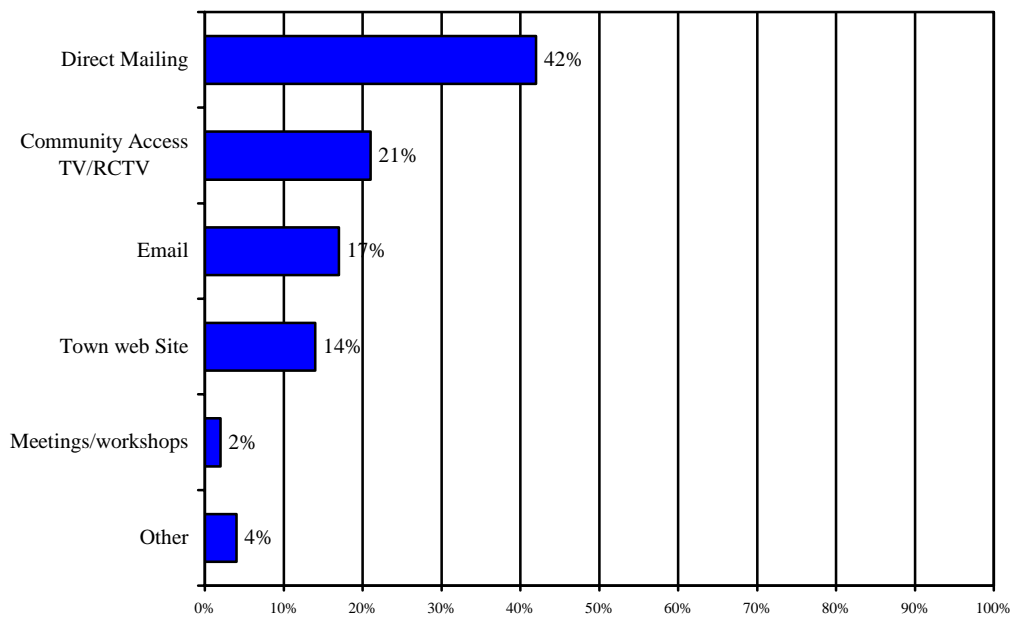
**Figure 4:** “What factors make Raymond less attractive to you?”



**Figure 5:** “In what ways do you get your information about news and events in Raymond?”

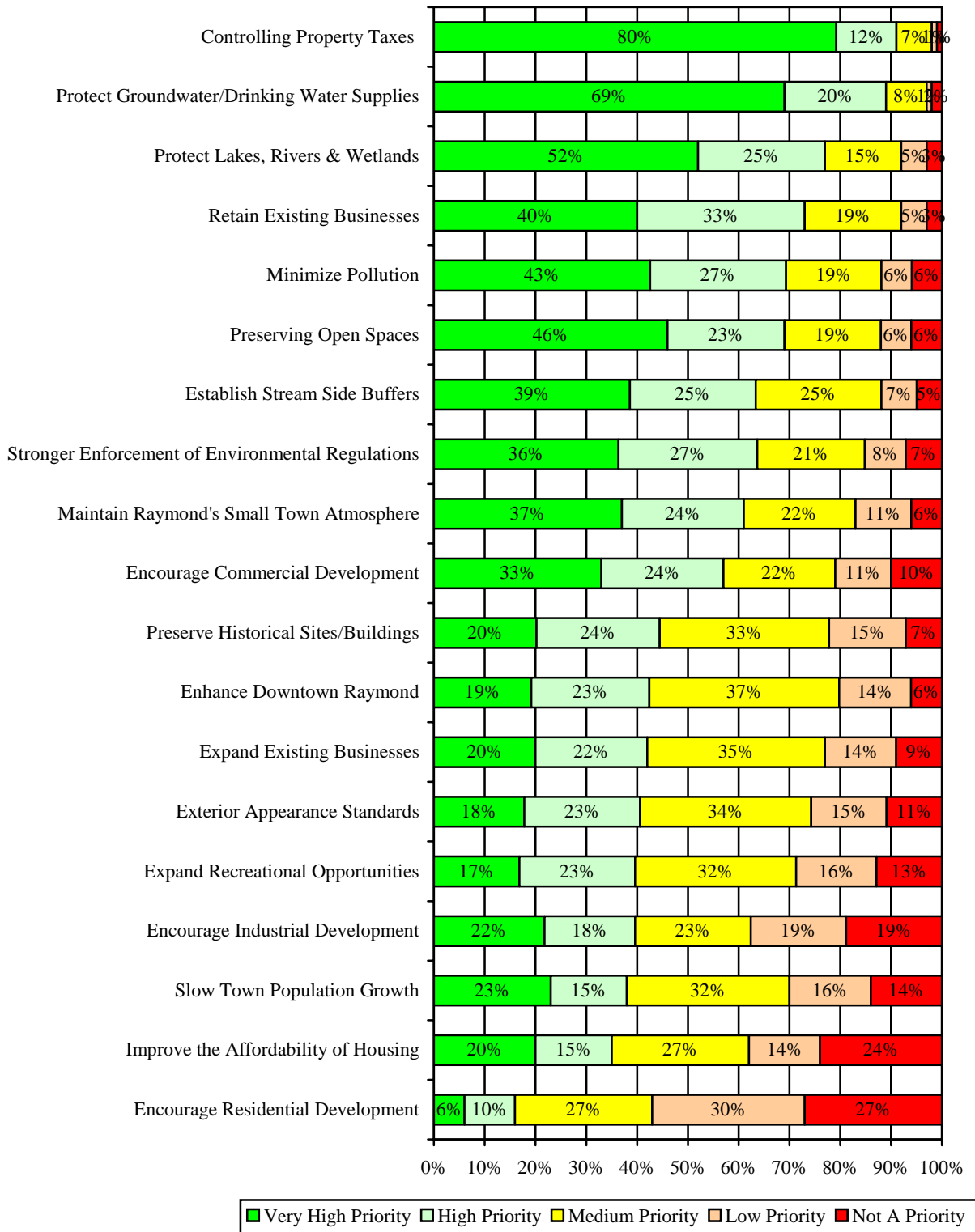


**Figure 6:** “What is the best way for the Town of Raymond to better inform you about what it is doing?”

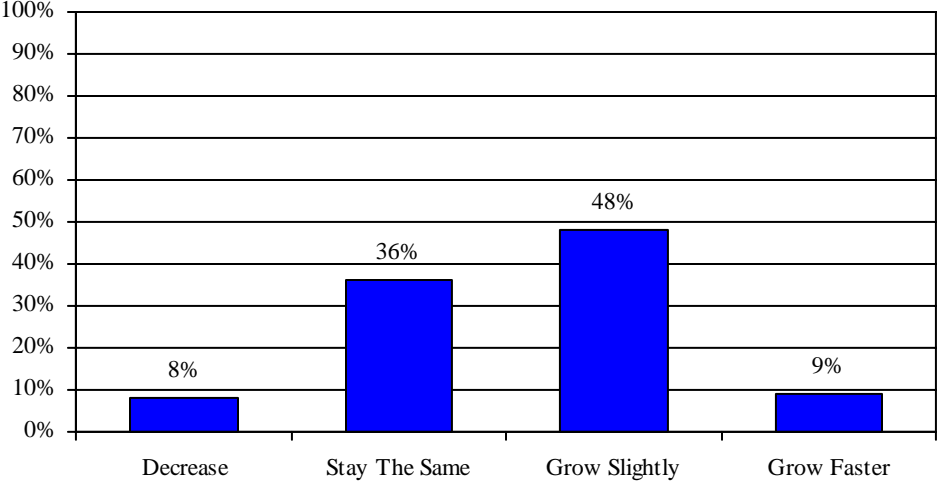


## General Planning

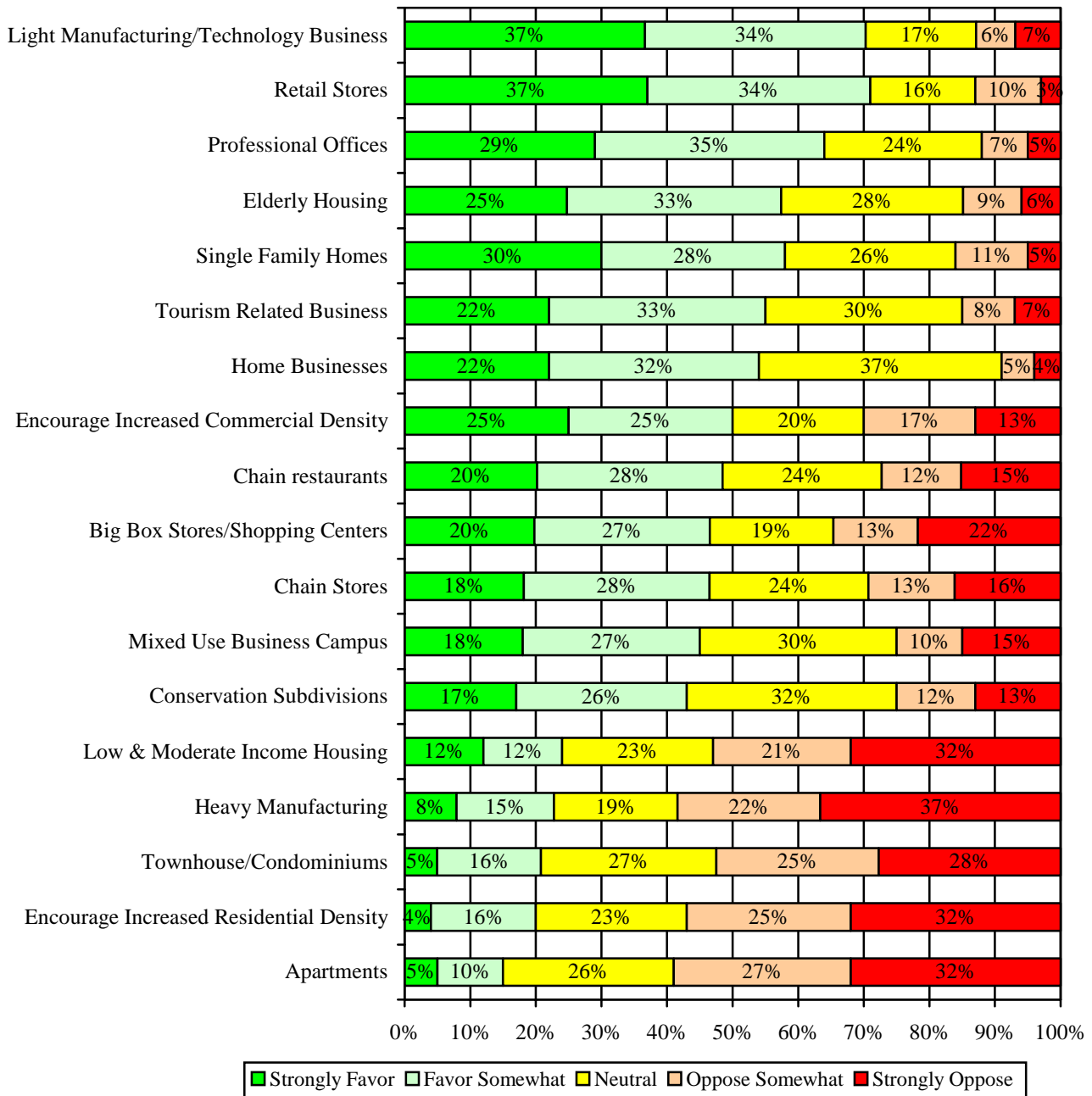
Figure 7: "Please indicate how high a priority you place on each of the possible goals/activities for Raymond."



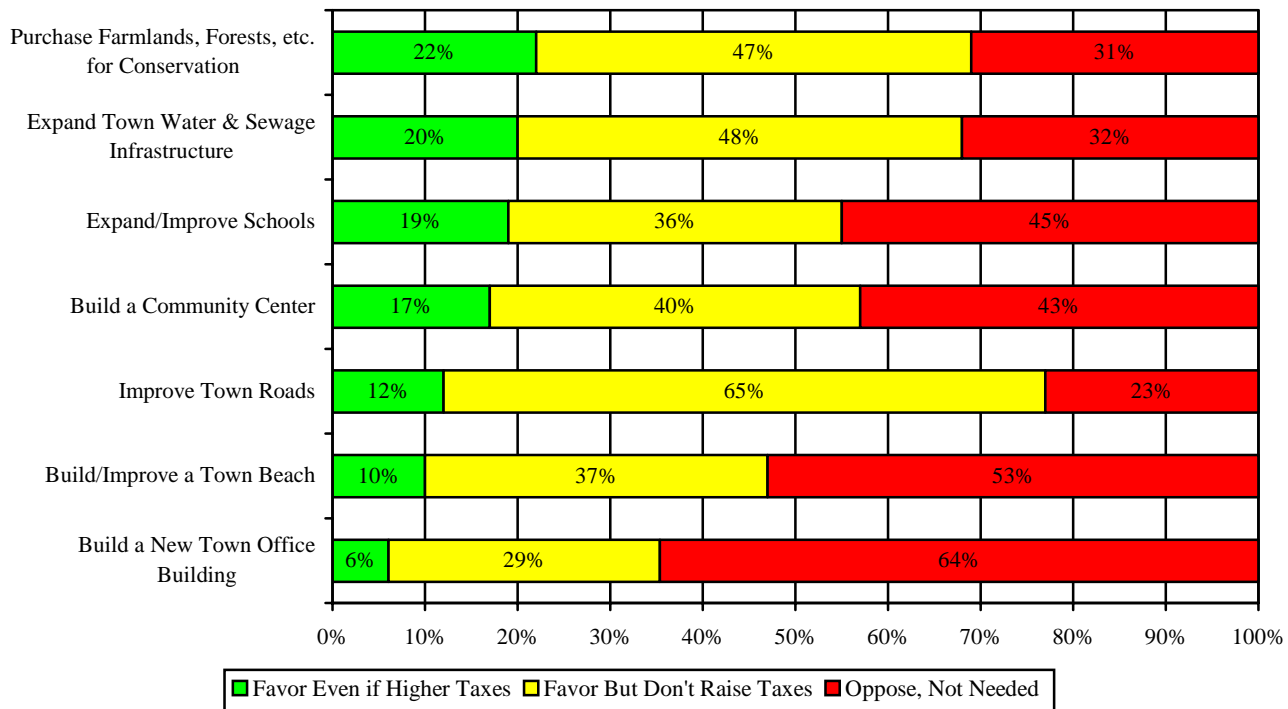
**Figure 8:** “In the next five years, would you like to see the population of Raymond ...”



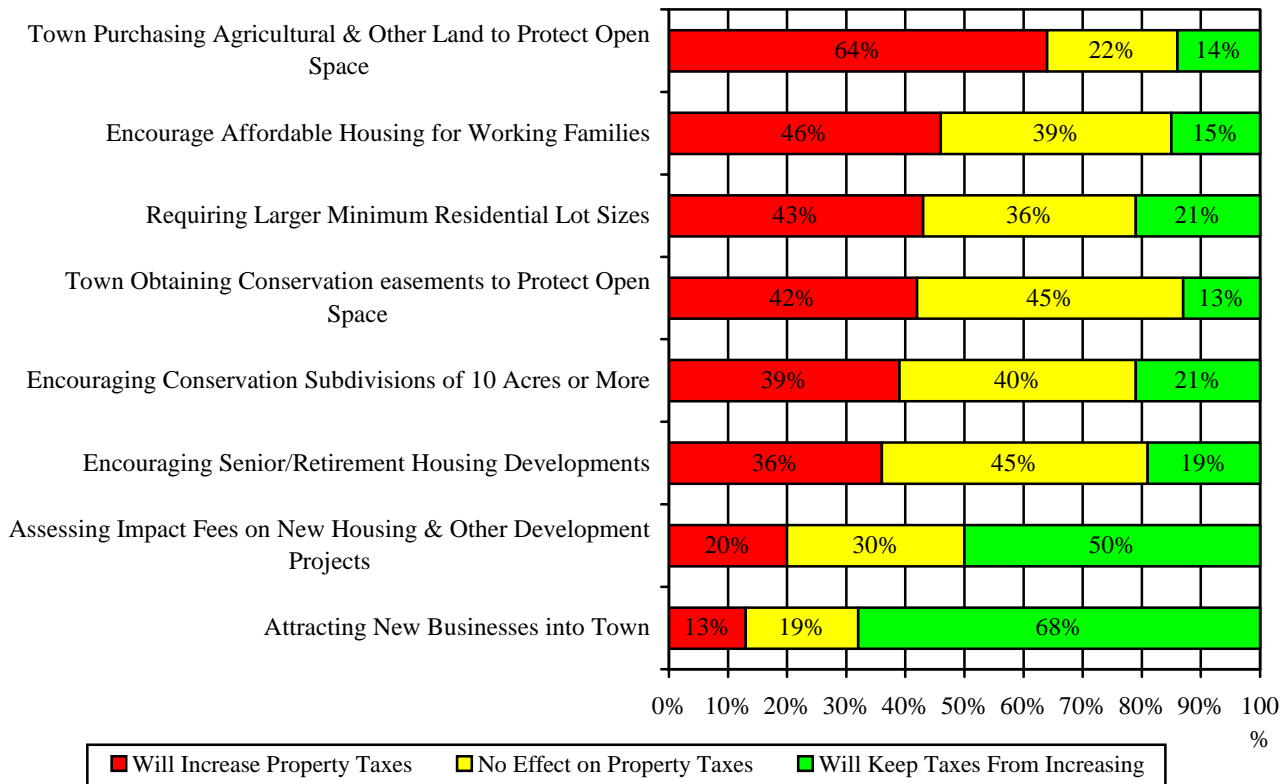
**Figure 9: “What is your opinion of the following types of Development in Raymond?”**



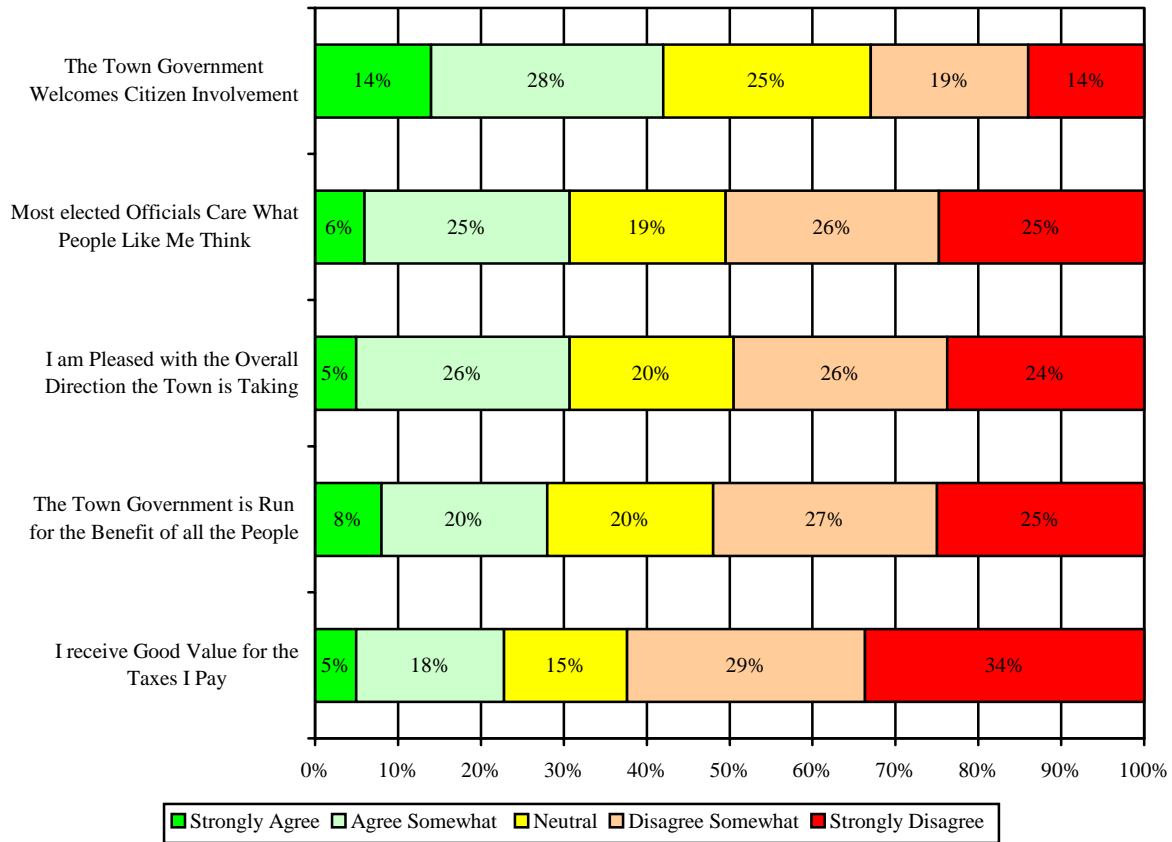
**Figure 10:** “Please indicate if you favor or oppose the following activities in Raymond and if so, are you willing to pay higher property taxes for them.”



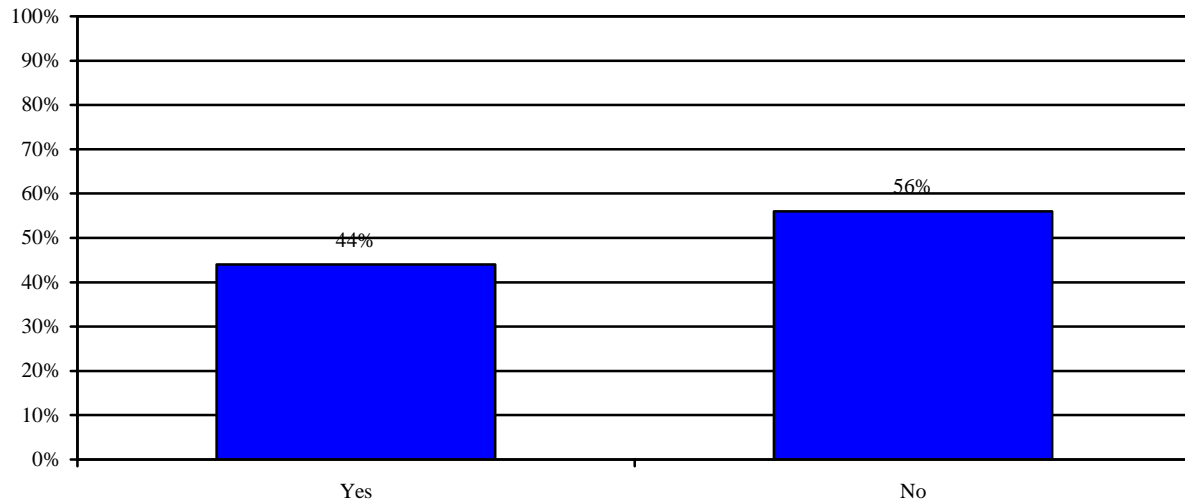
**Figure 11:** “What impact do you believe the following planning strategies would have on your property taxes?”



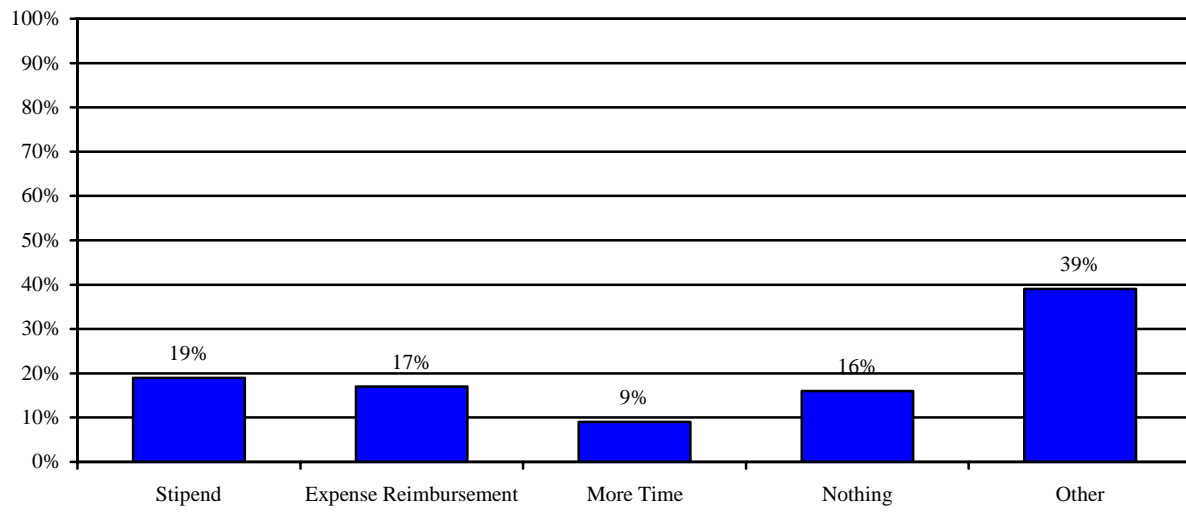
**Figure 12:** “Please indicate whether you agree or disagree with the following statements about the Town of Raymond by circling the number that most closely represents your opinion.”



**Figure 13:** “Would you ever consider becoming involved in Town government?”



**Figure 14:** “Which of the following would be an incentive to get you involved in Town government?  
Questionnaire





## APPENDIX C

### Questionnaire



## RAYMOND MASTER PLAN IMPLEMENTATION SURVEY

As part of the process of developing the Town's Master Plan, the Raymond Planning Board is seeking your opinion to help shape the current and future direction of Raymond. Your input is critical to this process. Please take a few minutes to share you opinions by completing this confidential survey. The results of this survey will help our elected and volunteer community leaders develop and prioritize the implementation of the Master Plan to shape the future growth of the Town of Raymond. We truly value your opinion. Please circle the number that best represents your response. If you are not sure or don't know, or if a question does not apply to you, circle the "DK/NA" response. If your household has more than one adult that wishes to complete the survey, please go to the Town Hall to request an additional copy.

The UNH Survey Center is compiling survey responses to ensure their confidentiality. Responses will be tabulated and a report of the results will be compiled and presented to the Town at a public meeting. The report will be used as a reference source for town officials, volunteers, and boards.

**Thank you in advance for your assistance and cooperation.** Please return your completed survey on or before October 1, 2007 so that your opinions can be included in the compiled results. **Simply fold in half and tape (do not staple) the completed survey together so the UNH Survey Center address is showing and place it in the mail.** For your convenience return postage is prepaid. Should you have any questions or concerns, please feel free to contact Tracy Fowler at the UNH Survey Center, 862-1060 or [tracy.fowler@unh.edu](mailto:tracy.fowler@unh.edu)

Sincerely, Raymond Planning Board

## Development Priorities

1) Please indicate how high a priority you place on each of the possible goals/activities for Raymond.

	<b>Not A Priority</b>	<b>Low Priority</b>	<b>Medium Priority</b>	<b>High Priority</b>	<b>Very High Priority</b>	<b>DK / NA</b>
a. Improve the affordability of housing	1	2	3	4	5	9
b. Implement exterior appearance standards for commercial development	1	2	3	4	5	9
c. Slow Town population growth	1	2	3	4	5	9
d. Encourage continued commercial development	1	2	3	4	5	9
e. Expand recreational opportunities	1	2	3	4	5	9
f. Preserve historical sites/ buildings	1	2	3	4	5	9
g. Encourage continued residential development	1	2	3	4	5	9
h. Controlling property taxes	1	2	3	4	5	9
i. Minimize pollution	1	2	3	4	5	9
j. Preserving open spaces -- fields, forests, and farms	1	2	3	4	5	9
k. Protect lakes, rivers & wetlands	1	2	3	4	5	9
l. Stronger enforcement of environmental regulations	1	2	3	4	5	9
m. Encourage industrial development	1	2	3	4	5	9
n. Expand existing businesses	1	2	3	4	5	9
o. Maintain Raymond's small town atmosphere	1	2	3	4	5	9
p. Protect groundwater/drinking water supplies	1	2	3	4	5	9
q. Retain existing businesses	1	2	3	4	5	9
r. Enhance downtown Raymond	1	2	3	4	5	9
s. Establish streamside buffers to preserve water quality & wildlife habitat	1	2	3	4	5	9

2) In the next five years, would you like to see the population of Raymond ...  
 1. Decrease                      2. Stay the same                      3. Grow slightly                      4. Grow faster

3) What do you like most about living in Raymond?

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4) What do you like least about living in Raymond?

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## Planning & Infrastructure Issues

5) What is your opinion of the following types of development in Raymond?

	<b>Strongly Oppose</b>	<b>Oppose Somewhat</b>	<b>Neutral</b>	<b>Favor Somewhat</b>	<b>Strongly Favor</b>	<b>DK/ NA</b>
a. Apartments	1	2	3	4	5	9
b. Tourism related business	1	2	3	4	5	9
c. Retail stores	1	2	3	4	5	9
d. Encourage increased commercial density	1	2	3	4	5	9
e. Professional offices	1	2	3	4	5	9
f. Encourage increased residential density	1	2	3	4	5	9
g. Townhouse/condominiums	1	2	3	4	5	9
h. Conservation subdivisions	1	2	3	4	5	9
i. Chain restaurants	1	2	3	4	5	9
j. Low & moderate income housing	1	2	3	4	5	9
k. Heavy manufacturing	1	2	3	4	5	9

l. Single family homes	1	2	3	4	5	9
m. Big box stores / shopping centers	1	2	3	4	5	9
n. Mixed Use Business Campus Development	1	2	3	4	5	9
o. Home businesses	1	2	3	4	5	9
p. Chain stores	1	2	3	4	5	9
q. Elderly housing	1	2	3	4	5	9
r. Light manufacturing / technology business	1	2	3	4	5	9

6) Please indicate if you favor or oppose the following activities in Raymond and if so, are you willing to pay higher property taxes for them.

	<u>Oppose, Not Needed</u>	<u>Favor, But Don't Raise Taxes</u>	<u>Favor Even If Higher Taxes</u>	<u>DK/ NA</u>
a. Improve Town roads	1	2	3	9
b. Purchase farmlands, forests, etc. for conservation	1	2	3	9
c. Build a community center	1	2	3	9
d. Expand Town water & sewage infrastructure	1	2	3	9
e. Build a new Town office building	1	2	3	9
f. Expand/improve Schools	1	2	3	9
g. Build/improve a Town beach	1	2	3	9

7) What impact do you believe the following planning strategies would have on your property taxes?

	<u>Will Increase Property Taxes</u>	<u>No Effect on Property Taxes</u>	<u>Will Keep Taxes From Increasing</u>	<u>DK / NA</u>
a. Requiring larger minimum residential lot sizes.	1	2	3	9
b. The Town purchasing agricultural and other land to protect open space.	1	2	3	9
c. Attracting new businesses into town.	1	2	3	9
d. The Town obtaining conservation easements to protect open space	1	2	3	9
e. Encouraging senior / retirement housing developments.	1	2	3	9
f. Encourage affordable housing for working families.	1	2	3	9
g. Assessing impact fees on new housing and other development projects.	1	2	3	9
h. Encouraging conservation subdivisions of 10 acres or more	1	2	3	9

### Town Government

8) Please indicate whether you agree or disagree with the following statements about the Town of Raymond by circling the number that most closely represents your opinion.

	<u>Strongly Disagree</u>	<u>Disagree Somewhat</u>	<u>Neutral</u>	<u>Agree Somewhat</u>	<u>Strongly Agree</u>	<u>DK / NA</u>
a. I receive good value for the taxes I pay.	1	2	3	4	5	9
b. I am pleased with the overall direction the town is taking.	1	2	3	4	5	9
c. The Town Government welcomes citizen involvement.	1	2	3	4	5	9
d. The Town Government is run for the benefit of all the people	1	2	3	4	5	9
e. Most elected officials care what people like me think	1	2	3	4	5	9

9) Would you ever consider becoming involved in Town government? 1 Yes 2 No

10) Which of the following would be an incentive to get you involved in Town government?  
 1 Stipend 2 Expense Reimbursement 3 Other: \_\_\_\_\_

11) What 3 ways do you obtain your information about news and events in Raymond?" Please write a "1" where you get MOST of your information, a "2" where you get the next most, and a "3" where you get the third most.

- |                        |                             |                                    |                  |
|------------------------|-----------------------------|------------------------------------|------------------|
| ___ Rockingham News    | ___ Town Web Site           | ___ Community Access TV/RCTV       | ___ Union Leader |
| ___ Carriage Town News | ___ School newsletter       | ___ Friends, relatives, co-workers | ___ Town Hall    |
| ___ Post Office        | ___ Transfer Station (dump) | ___ "On the Common"                | ___ Other: _____ |

12) What is the **best** way for the Town of Raymond to better inform you about what it is doing?  
 1. Meetings / workshops 3. E-mail (town listserve) 5. Community Access TV/RCTV  
 2. Direct mailing 4. Town web site 6. Other: \_\_\_\_\_

**About You and Your Family**

13) Do you own or rent your home? 1. Own 2. Rent

14) In which planning region do you reside? (See map)  
 1. Central 2. North 3. Southeast  
 4. Southwest 5. West 6. Other \_\_\_\_\_

15) What is your age? \_\_\_\_\_ Years

16) Do you have school age children? 1. Yes 2. No

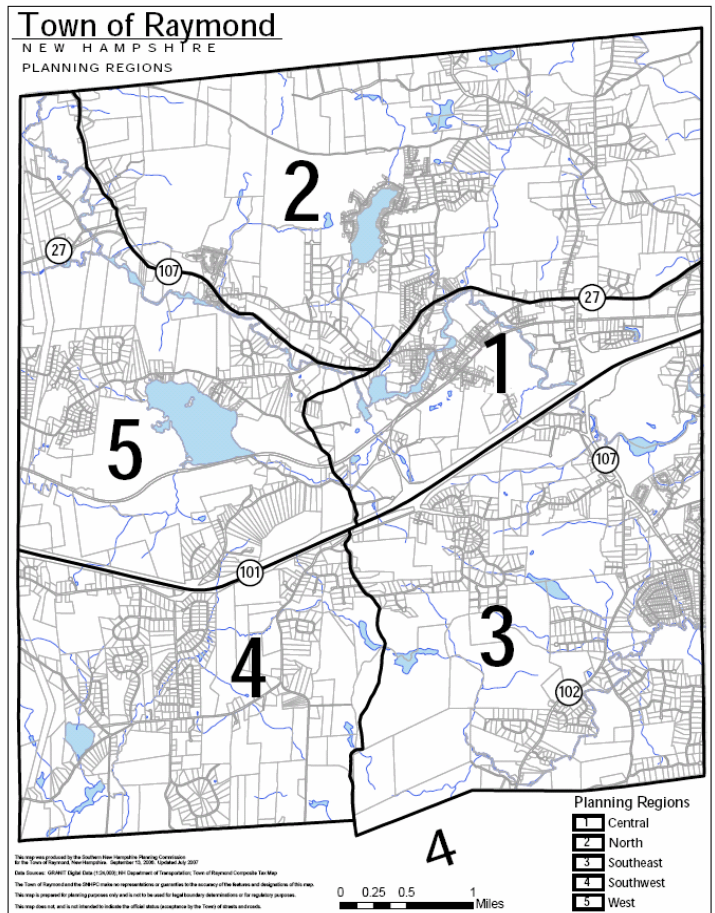
17) How frequently do you vote in Town elections?  
 1. Never vote 3. Usually Vote  
 2. Occasionally Vote 4. Always

18) Do you work in Raymond?  
 1. Yes  
 2. No – How many minutes do you commute to work each day (one way)? \_\_\_\_\_  
 3. Not employed

19) What factors make Raymond less attractive to you?  
 (Circle the numbers of all that apply.)  
 1. Tax Rate 2. Schools 3. Shopping  
 4. Cultural 5. Residential 6. Gov't services  
 7. Industrial 8. Traffic 9. Other: \_\_\_\_\_

20) I moved to/live in Raymond because ...  
 (Circle the numbers of all that apply.)  
 1. Born Here 2. Affordable housing 3. Visual Appearance 4. Tax Structure 5. Recreation  
 6. Job / Employment 7. Location 8. Quality of Life 9. Schools 10. Other: \_\_\_\_\_

21) What is your combined annual household income?  
 1 Less than \$15,000 2 \$15,000 - \$29,999 3 \$30,000 - \$44,999 4 \$45,000 - \$59,999



5 \$60,000 - \$74,999      6 \$75,000 - \$99,999      7 \$100,000 and over

**22)** What is your highest level of education?

- 1 Eighth grade or less      2 Some high school      3 High school graduate (or GED)      4 Technical school  
5 Some college      6 College graduate      7 Postgraduate work

If you have additional comments about the survey, please contact the Raymond Planning Department at 895-4735. If you or someone else in your household would like to get involved with projects or activities in Raymond, please write your name, address and phone number on a separate piece of paper, and mail it to the Town of Raymond/Survey, 4 Epping Street, Raymond, NH 03077.

## P. Summary of Public Participation Process

### Sarah James and Associates Memos/Reports

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#### **RAYMOND MASTER PLAN INITIATIVE**

Raymond Planning Board, 4 Epping St., Raymond, NH 03077  
Southern New Hampshire Planning Commission  
438 Dubuque St, Manchester, NH 03102

Sarah James & Associates  
175 Richdale Ave #115, Cambridge, MA 02140

#### **MAY 5, 2007 COMMUNITY VISIONS WORKSHOP RESULTS**

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May 10, 2007

On May 5, 2007, Raymond citizens from a broad range of interests throughout the Town met in groups to brainstorm about Raymond's future, and actions that the Town might take to move closer to that desired future. This workshop was the kick-off event for the Town's process to update its Master Plan. The results of this Workshop are a major contributor toward setting the direction for the Town's Master Plan.

At the May 5 Community Workshop, participants worked in small groups to identify things they thought good and bad about the Town, how they ideally would like to see Raymond in 2020, and actions they thought the Town should take in the next 2 years to move toward that ideal Raymond. They noted these on three consecutive maps. Following this, each group then identified four priority actions that they thought were most important to focus on first. Spokespeople from each small group then presented their results to the entire group. The small groups consisted of the following<sup>124</sup>:

*Parents with school-age children*  
*In-Town Residents*  
*Local Business Owners*

*Seniors & Retirees*  
*Rural Residents*  
*Workers/Commuters*

Following group presentations, a general discussion identified several planning themes that seemed to be emerging in the priority actions and other results of the group work. The identified priority actions seemed to group in the following themes:

*Town & community facilities & infrastructure*  
*Balanced economic development*  
*Land use, integrated planning, & zoning*

*Education & youth opportunities*  
*Open space & recreation*  
*Fiscal responsibility*

Finally, all participants used “red-dot voting” to indicate their relative importance among all the priority actions presented by all groups. The results of this “voting”, and the summary of group map work, are attached to this memorandum.

### **Next Steps**

As a next phase of the planning process, another series of groups are to be formed to explore the above topics emerging from the May 5 Visions Workshop as key directions for the Master Plan. These groups will meet several times over the next few months to develop deeper proposals for the action proposals presented at the Visions Workshop and to come up with a strategy and action steps for how to move forward on them. Some workshop participants have “signed up” to work further on these topics. The results of this group work are anticipated to be presented to the community at a second public event in Fall, 2007, and will form the goals, policies, and recommended actions of the updated Raymond Master Plan.

At an upcoming Planning Board Master Plan meeting on May 24, 2007, groups will be formed based upon the planning themes, or topic areas, from the May 5 Workshop. These will consist of interested citizens and also persons knowledgeable in these topic areas. These groups will be organized over the following weeks, and, over the summer, will meet about 4-5 times to explore these topics more deeply and come up with more in-depth proposals for action. The groups will then present these results at a second Community Forum to occur during the fall. Any interested citizen who would like to get involved in one or more of these groups should contact the Planning Director at Town Hall.

### **Attachments:**

Priority Actions Summary  
Group Vision Map Results  
List of citizens interested in working on topics

**May 5, 2007 Community Vision Workshop  
Priority Actions**

Priority Action	# red dot votes	Originating Group
<b>Land Use, Planning &amp; Zoning:</b>		
Continuous master plan education for community & Town Boards. Tie Board decisions to master plan intension & vision	20	<ul style="list-style-type: none"> <li>• Rural Residents</li> </ul>
Strategically planned land acquisitions for education(town/school), recreation, & green spaces <sup>125</sup>	17	<ul style="list-style-type: none"> <li>• Parents of school-age children</li> </ul>
Even(balanced) growth of business/residential while encouraging open land & [protected] waterways	9	<ul style="list-style-type: none"> <li>• Seniors/Retirees</li> </ul>
Improved flood disaster plan	5	<ul style="list-style-type: none"> <li>• In-Town</li> </ul>
Establish/improve (res.& comm.) development standards with [master plan] intent & vision. <sup>126</sup>	4	<ul style="list-style-type: none"> <li>• Rural Residents</li> </ul>
Enforced 2-acre minimum residential zoning including conservation subdivisions	4	<ul style="list-style-type: none"> <li>• Parents of school-age children</li> </ul>
Develop flexible & mixed use zoning as overlay zone	3	<ul style="list-style-type: none"> <li>• Local Business Owners</li> </ul>
Active use of Town-owned land	1	<ul style="list-style-type: none"> <li>• Local Business Owners</li> </ul>
Define gateways [to the community] & their intent, vision, purpose, & location	1	<ul style="list-style-type: none"> <li>• Rural Residents</li> </ul>
Business corridor with architectural covenants <sup>127</sup>		<ul style="list-style-type: none"> <li>• Parents of school-age children</li> </ul>
Revitalization of Town		<ul style="list-style-type: none"> <li>• In Town</li> </ul>
<b>Open Space &amp; Recreation:</b>		
Define open space areas for preservation, including wildlife corridors <sup>128</sup>	18	<ul style="list-style-type: none"> <li>• Rural residents</li> <li>•</li> </ul>
<b>Balanced Economic Growth:</b>		
Develop a business park	9	<ul style="list-style-type: none"> <li>• Workers/Commuters</li> </ul>

<sup>125</sup> Land for: town beach, continuous green linked spaces, spaces over aquifer, playing fields, rec/comm. Center, school planning, town buildings (Parents)

<sup>126</sup> And review existing examples of good & bad planning in Raymond & other communities (Rural Residents)

<sup>127</sup> Encourage offices, higher echelon businesses (Parents)

<sup>128</sup> Supported with active public education. e.g. tours, maps (Rural Residents)



Exit 4 completion; TIF District	Inc. in above	• Seniors/Retirees
More shopping, restaurant, theatre opportunities	1	• Seniors/Retirees
<b>Community Facilities &amp; Infrastructure (W&amp;S)</b>		
Expand Town water system; develop sewer and Town water	14	• In-Town • Local Business Owners
Develop a community & recreation facility <sup>129</sup>	9	• Parents of School-Age children
Develop a Town Beach (at Dearborn property?)	8	• Workers/Commuters
New Town Facilities (Police, Town Hall, Rec. Ctr)	6	• Local Business Owners
Encourage town beautification, including cemeteries	5	• Seniors/Retirees
<b>Education &amp; Youth Opportunities:</b>		
Improve school education system(e.g., preparation for college)	8	• In-Town
More youth programs; expand opportunities for youth	4	• Workers/Commuters
<b>Fiscal responsibility:</b>		•
Stabilize/lower tax rate	22	• Workers/Commuters

Fiscal responsibility ran as a theme through most or all group work. Rather than create a separate topic group for this issue, it may make sense to have this be a charge to all topic groups.

Housing: while not specifically emerging among groups' top four priority actions, was still a theme of several group work results. Groups identified [affordable] housing for seniors, residents, and workers as types of housing needs to look into.

Economic growth – several groups called for this, including the provision of jobs paying good wages, but economic growth that is balanced with other community needs such as open space preservation.

<sup>129</sup> Recreation/Community facility should serve seniors, families, teens, kids, & include: swimming pool, auditorium, place for town concerts (Parents)

**Raymond Community Visioning Workshop  
May 5, 2007**

**Small Group Brainstorming Map Results**

**Seniors:**

Map 1# - The Good and Bad

Good Comments:

- Lots of great folks
- Nice “common area” downtown
- Underdeveloped area round Long Hill and Smith Pond
- Great Fire Department and EMS services
- Good schools
- Attractive town center (around commons)
- Great school buildings
- Sense of belonging
- Good quality of department heads
- Other undeveloped rural lands – there are still positive rural areas around us
- Great location
- Good highway connection
- Home town

Bad Comments:

- Tax rate
- Messy yards – no code enforcement
- Lack of pride in several yards – residential & commercial – code enforcement?
- Too many unregistered cars
- High taxes
- Crowding
- Awful taxes; no funding to oversee regulations to keep town clean
- How town is governed?
- Waterways not checked or maintained for debris or to keep down or prevent boaters
- Lack of enforcement of cemetery rules
- Loud motorcycles

Map 2# - Raymond 2020

- Nuke plant surrounded by woods
- Incinerator surrounded by woods
- Court House/Senior Housing – a great mix of business and residential
- Town sewer and water for all
- New Town Hall for auditorium for plays, skits and entertainment for seniors and all  
dames

- Movie theater
- An even growth between business and population
- A recognition by the governing body that there is such a thing as inflation
- More elderly housing
- More family restaurants/movie theaters
- Place of young adults
- More business; less growth
- More land around public waters conserved
- Research Lamprey River watershed and take possible steps to mitigate flooding issues in years ahead

#### Map #3 – Actions

- Town water/sewer
- Even growth between residents and businesses
- Code enforcement relative to town/residential cleanliness
- Family restaurant/theatre
- TIF district at exit
- Elderly housing
- Conserving open land
- Encourage town beautification
- Lake access
- Stabilize taxes
- Enforcement of cemetery rules

#### **“In-Town” Residents**

##### Map 1# - The Good and Bad

###### Good Comments:

- Granite Meadows (if happens)
- Exit 5 commercial area
- Access to Rt. 101 at 4 & 5
- Riverside Park
- Town Commons
- Fire Department

###### Bad Comments:

- No sewage
- Speed on Main Street
- Conversion to apartments
- Old Silver Fox left
- More business needed
- Road conditions
- Knowledge of where Riverside Park is
- More sidewalks

- Fix existing ones
- Lack of high end jobs

#### Map 2# - Raymond 2020

- New elementary school (new location)
- New Town Office Building
- Enlarge Library
- Kids walking to and from school (sidewalks everywhere)
- Recess for all ages
- High School Football Team
- Less subdivision
- More business
- More sit-down restaurants (diversity)
- Box stores (Kohl's, Target, Wal-Mart, etc.)
- Renovate old homes – bring professionals in town
- Outlet mall
- Limit building of homes – increase minimum lot size
- Movie theater
- More activities for kids
- Update all parks
- More parks throughout community
- Town sewerage – through town and up to Exit 5
- More affordable housing
- Better education system
- ROTC program
- Up to date equipment for schools
- Better maintenance of schools
- Walls not dividers in schools – helps concentration
- Down town rebuilt after fire
- Town-wide revitalization
- Community Centers – recreation & seniors
- Avoiding flood devastation
- Infrastructure improvement
- Noise ordinance
- Keep look of traditional downtown in business comes in

#### Map #3 – Actions

- Sidewalks
- H.S. football team
- Looking into renovation of old homes
- Increase minimum lot size to limit building of new homes
- Update parks/more parks throughout the town (activities for kids)
- Improve education system
- Town wide revitalization (following existing ordinances)

- Community Center for kids and senior citizens
- Evaluations of roads that are usually flooded
- Noise Ordinance
- Expand town water and sewer
- Enforce speed limit on Main Street
- Limit conversion of old homes to apartments
- Bring in commercial business
- Advertising of places to see in town, especially Riverside Park.

### **Worker/Commuter Group**

#### Map 1# - The Good and Bad

##### Good Comments:

- Small town feeling
- Friendly people
- Town's recreation program
- Quaint New England downtown
- Diverse population

##### Bad Comments:

- Taxes too high for services provided
- Too much growth of family housing – could negatively impact school budget/taxes
- Road upkeep
- No town beach
- Limited economic development
- Beaver dam control

#### Map 2# - Raymond 2020

- No rap music
- Conservation without conflict
- No roadside trash
- 9 months warm weather “dome”
- No truck noise
- Short public hearings
- Snowfalls only where you want it – not streets, driveways and parking lots
- More dining choices
- No taxes
- Riding trails
- OHRV plus kids only trails
- YMCA/YMCA drop center – more activities for older kids
- More business – providing jobs/paying jobs
- Drive-in theater
- Catholic Church in Raymond
- Stock lakes with big fish

- Open private access to Deerborn property for Town Beach
- No snobs

### Map #3 – Actions

- Town Beach
- Stormwater control system
- Stabilize/lower tax rate
- Provide sewerage to downtown
- Controlled business & retail & residential growth
- More park development
- More youth programs – expand opportunities
- Preservation of history
- Get town out of real estate business

### **Local Business Owners Group**

#### Map 1# - The Good and Bad

##### Good Comments:

- Rural character
- Location
- Exit 4 development
- Neighborly town
- Volunteerism

##### Bad Comments:

- Location of highway department
- Lack of youth facility or recreation center
- Current tax rate
- Current zoning map
- No sewer

#### Map 2# - Raymond 2020

- Balanced growth
- Create better paying jobs
- Workforce housing/multi-family
- Alternate energy sources
- Keep Selectmen type of government
- More senior/assisted living facilities
- Small hospital
- Small college/university
- (also see graphics on map)

### Map #3 – Actions

- Development of Sewer & Extension of Water
- Flexible/Mixed Use Zoning as overlay zone
- Active use of Town-owned land
- New Town Facilities
- Active Planning not Re-Active

### **Parents with School Aged Children Group**

#### Map 1# - The Good and Bad

##### Good Comments:

- Small school system
- Social circles of our kids
- Fabulous Recreation Dept. and volunteers
- Fabulous Town workers and volunteers
- Physical location of Raymond in NH
- Quaint Downtown with Historical Attributes
- Brand New Middle School
- Special Education and challenged students
- Community where people help people with good support system
- Rural aspects of open space and state parks

##### Bad Comments:

- Over 10 quarries with environmental hazards
- Mobile Home Parks – too many
- Elementary School – Inadequate and Unhealthy
- No jobs that pay living wages
- Too many houses
- Too much development
- Lack of planning of land for town use
- Unsatisfactory action on 2020 master plan
- Downtown should be revitalized
- Too many zoning changes
- Lack of diversification – political/board participants

#### Map 2# - Raymond 2020

- No more quarries in town
- Revitalized Historic Downtown face
- Large Recreation Facility
- Community Center
- Thriving Business Requirements
- Business Park with Architectural Covenants
- New Elementary School
- Recycle Bins at common areas

- Contiguous/Linked green spaces
- Green spaces over aquifers
- Land acquisition – elementary school, athletic fields, town facilities, conservation easements
- Strict 2 acre residential zoning – “40-acre conservation subdivisions with 20 acre minimum protected”
- Bike paths to outdoor recreation sites
- New committee members
- Be considered a top school district
- More recreational facilities for seniors and older teens
- Lacrosse team
- Community Band
- Low impact public transportation
- Football Team
- Lower residential taxes
- Town owned lake front property
- Trading center for tools
- Farmers market/Food Coop
- Cable TV competition
- WiFi in Town
- Flint Hill Science/Nature Center
- Greater voter participation
- Town revenue investment plan

#### Map #3 – Actions

- Better financial/budget planning
- Consistent zoning and implementation
- Initiate land acquisitions
- Implement plan for recreation needs

### **Rural Group**

#### Map 1# - The Good and Bad

##### Good Comments:

- Raymond is a welcoming community
- Natural beauty
- Great location along Rt. 101
- History
- Conservation towards residential development
- Recreation opportunities

##### Bad Comments:

- Development is not planned
- Plan lacks integrated implementation



- Lack of citizen participation
- Integrate master plan – not enough preservation of history
- Rt. 101 can also be bad if not properly planned for development – residential and business, etc.
- No community center
- No big box stores
- Sprawl
- Tax mentality

#### Map 2# - Raymond 2020

- Standards for historic district
- Clean businesses
- Development standards needed for landscaping
- Protect bypass
- Raymond town community center
- Control sprawl with conservation
- Affordable housing
- Keep Lamprey River wild/scenic
- Public access to natural areas
- 3 acre zoning
- Not too many cluster housing

#### Map #3 – Actions

- Establish and improve existing plan of development with standards for housing and business development with intent and vision
- Buffering uses to achieve high professional visual appearance
- Take actions to preserve open space. Set up tours of town for public – historic, natural features, residential and business
- Define areas for preservation with corridor connections
- Review and show examples of good and bad planning and development
- Update town website to be more current and with more information
- Define Gateways and commit to zoning – density
- Look at community center development – unify interest
- Better definition of conservation subdivisions
- Continual master plan education for community boards and committees
- Decisions should be made in conformance with the master plan.

**Workshop Participants interested in Topic Group Work:**  
(see Workshop sign-in sheets for phone and email information)

**Community & Town Facilities**

Susan Hilchey (sp?) especially re: Community/Recreation Center  
Shirley Dodge

**Fiscal Responsibility:** Jack Barnes, Jr., Doug Vogel

**Education/Youth Opportunities**

April Rives  
Kelly Lehman

**Housing**

Richie Ladd  
Sumner Dodge

**Open Space/Recreation**

Diane Naoum  
David Chandler  
Jan Kent  
Pam Turcotte  
Cheryl Killam

**Balanced Economic Growth**

Carolyn Matthews  
C. White  
Nick Moccia

**Land Use, Planning, & Zoning**

Chris Rives  
Richie Ladd  
Pam Turcotte  
Doug Vogel  
Cheryl Killam  
Nick Moccia

## **RAYMOND MASTER PLAN INITIATIVE**

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Southern New Hampshire Planning Commission  
438 Dubuque St, Manchester, NH 03102

Raymond Planning Board, 4 Epping St., Raymond, NH 03077  
Sarah James & Associates  
175 Richdale Ave #115, Cambridge, MA 02140

### **ORGANIZING TOPIC GROUPS**

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May 24, 2007

The Raymond Master Plan Initiative is moving into a new phase, building upon the rich body of suggestions and agreement generated by citizen groups at the May 5, 2007 Community Visions Workshop. The intention now is to develop a number of key proposals to become components of a master plan update and potential implementing actions for Raymond.

At the May 5 Workshop, several topic areas emerged as key directions for further and more in-depth exploration. (A summary of these areas, and priority actions is contained in the May 7, 2007 memo "May 5, 2007 Raymond Visions Workshop Results"). These several topic areas were identified by grouping the many recommendations made by citizens at the May Visions Workshop.

The intention now is to form groups to develop working agendas for these topics and possibly other topic areas to be included in the Master Plan. Interested citizens such as those who took part in the May Workshop, joined by others will participate in these Groups. A newspaper article outlining the topics to be considered and inviting citizens to participate in working groups may be helpful to expand participation. Others whose backgrounds or interests would make their participation especially valuable should join these groups as well.

Unlike the May 5 Workshop small groups, which each were formed around common interests and perspectives, the Topic Groups should be broadly inclusive, not just "think-alikes". The efforts of each Topic Group should respect the whole range of perspectives that were supported in the May Workshop. In this way, Topic Group results really can reflect an important concurrence which is likely also to be found Town-wide when proposals and warrant articles emerge. The planning consultant team will be working on additional study areas and will likely seek assistance from community residents and town officials, although not in the form of formal Topic Groups.

To the extent possible, the working process of these Groups should focus upon finding and documenting agreement, rather than attempting to settle every difference among participants. Their charge is to gain as much agreement and specificity as possible about proposals for action at a second community forum to occur in the fall of 2007, and suggestions for studies and actions to be advanced over a longer term.

The Planning Board will be helping to organize these groups, identifying a Coordinator for each Group to set up meetings as needed, facilitate its process, and help distribute information to Group members. During the summer, 2007, these Topic Groups should begin to meet concurrently to begin discussions and agenda-setting. Topic Groups should meet about 4-5 times

between then and fall, 2007, with the goal of presenting their final findings and recommendations for action at a public community forum to be scheduled in Fall, 2007. We will provide each Topic Group with written guidelines and an outline of the issues to be investigated that emerged from the May 5, 2007 Workshop.

We would like to hold a kick-off meeting in the next few weeks for topic group coordinators identified and invited by the Planning Board to organize and lead groups in at least 4 meetings throughout the summer and early fall. Planning Board members and any other interested citizens would attend this as well. At this meeting we will explain the objectives for the topic groups, and what is being asked of the group coordinators.

The following is the proposed schedule for the Topic Group process:

Finalize topics for group formation; Planning Board identifies potential coordinators for topic groups and other individuals who should participate in those groups	May 24, 2007 Planning Board meeting
Planning Board members contact and gain agreement of potential coordinators; and invite to kick-off meeting	May 25- June 10, 2007
Kick-Off Meeting for Coordinators, Planning Board members	June 12, 2007 (back-up date – June 19)
Coordinators contact potential members for topic groups, and set date for first meeting	June 13-25, 2007
Topic Groups meet at least four times to develop proposals initiated at the May 5 Workshop.	June 25- September 17, 2007
Topic Groups present results at Community Forum and submit brief written reports.	September 29, 2007
Consultants submit summary report of topic groups results	October 8, 2007

The topic group results will then be incorporated into the chapters of the draft Master Plan to be developed by SNHPC.

While not being able to attend every topic group meeting, SNHPC staff will be available to the topic groups for advice and technical assistance on an as-needed basis. Sarah James & Associates will be available by telephone and email for advice and consultation, and will participate in a conference call toward the end of the summer with topic group coordinators to review how the process is going. The Raymond Planning Department will monitor the progress of the Planning Board’s coordinator identification and recruitment, coordinator topic group organization, and the progress of groups meetings, and will keep the Planning Board and consultants updated on these.

# RAYMOND MASTER PLAN INITIATIVE

Southern New Hampshire Planning Commission  
438 Dubuque St, Manchester, NH 03102

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175 Richdale Ave #115, Cambridge, MA 02140

## MASTER PLAN COMMUNITY FORUM RESULTS

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February 19, 2008

On Saturday, January 26, 2008, Raymond citizens gathered to hear the reports and recommended actions from the several citizen groups that had been working to develop proposals for Raymond forthcoming Master Plan. These proposals were based upon the community-identified themes and actions that emerged from the May 5, 2007 Community Visions Workshop. Citizen topic groups were formed around and developed proposals for the following community-identified themes:

- **Community Facilities & Infrastructure**
- **Balanced Economic Growth**
- **Land Use, Planning & Zoning**
- **Education & Youth Opportunities**
- **Open Space & Recreation**
- **Housing**
- **Fiscal Responsibility**

The full group reports should be considered as addenda to this memo.

At the Forum, spokespeople for each group presented the findings and recommendations for their groups. Following the group presentations, Forum participants contributed suggestions, additions and revisions to the recommended actions presented by the topic groups. Agreement was reached among the participants present at the Forum to recommend to the Planning Board that the recommended actions presented, with the suggested revisions, be adopted for inclusion in the Master Plan.

The following are the recommended actions for inclusion in the Master Plan, plus the suggested additions from the entire Community Forum. The suggestions from Forum participants are in *italics*.

### **Community Facilities & Infrastructure Group**

#### COMMUNITY FACILITIES RECOMMENDED ACTIONS:

- Work to develop the following needed community facilities in Raymond:
  - New Police Station
    - *Forum Comments: Investigate feasibility of using the VFW building.*

- Town Office Space
  - Keep Town office space near the center of Town
  - Explore linkage between Town office space and possible library expansion.
  - *Forum Comments: Explore the option of expanding the existing Town Office space. Examine rehabilitating the old fire station.*
  - *Forum Comments: Explore re-organizing existing space, eg., storage.*
  - *Forum Comments: Explore possible linkage between Town Office space and proposed new Community Center.*
- Multi-generational Community Center for meetings, performances, sports facilities
  - Locate near the center of town
  - *Forum Comments: Form a Community Center Subcommittee to develop a plan for staffing, costs, and search for funding.*
  - *Forum Comments: Look at Derry's community center as a possible model.*
  - *Forum Comments: Explore using a brownfields site for a location.*
  - *Forum Comments: Examine how other towns have funded community centers.*
  - *Forum Comments: See whether a multi-purpose arts center might be more feasible.*
- Library expansion
  - *Forum Comments: Give priority to library expansion.*
  - *Forum Comments: Consider linking library expansion to future school expansion.*
- Satellite Fire Stations
  - *Forum Comments: Do a benefit/cost analysis for satellite fire stations.*
  - *Forum Comments: Investigate possible shared fire station with Epping.*
- Additional Public Works Space
- *Forum Comments: Look at need for elementary school expansion/renovation.*

#### INFRASTRUCTURE: RECOMMENDED ACTIONS

- Beautification:
  - Prior to the installation of sewers, establish a "Village District" through new zoning regulations
  - *Forum Comments: Put building design guidelines in site plan review regulations.*
  - Organize a "Town Clean-up/Swap Day"
    - *Forum Comments: Do this for the upcoming "Earth Day" in April.*
  - Promote adoption of town roads for clean-up by local groups
  - Adopt new cemetery guidelines

- *Forum Comments: Study the possibility for an elected cemetery commission (pursuant to RSA 289).*
  - *Forum Comments: Look into internet/IT capacity for the Downtown area.*
  - *Forum Comments: Examine electrical power capacity for the Downtown.*
- Coordinate sewer installation with water installation.
- Install water mains at Exit 4 and Industrial Drive.

*[NB: The following road and utility recommendations are included in the Community Facilities Group report, but were inadvertently left out of their Forum presentation on January 26; hence there are no Forum comments available for these].*

- Carry out the following road improvements:
  - Designate more “Scenic Roads” to preserve the Town’s rural character.
  - Undertake traffic calming measures.
  - Install more sidewalks/paved shoulders for pedestrian safety, particularly that of children. In particular, at the IHG Middle School-Common, LR Elementary School-Common and Main Street (at Route 27)-Pecker Bridge.
- Carry out the following utility improvements:
  - Increase electrical transmission capacity at the Safety Complex and Industrial Drive to support commercial and industrial growth.
  - Increase cable and phone service in the Town, allowing people to work from their homes.

## **Balanced Economic Growth Group**

### RECOMMENDED ACTIONS:

- Develop a Business Park
  - *Forum Comments: Study what are appropriate businesses for Raymond first.*
  - *Forum Comments: Ensure that a transportation plan is included with a business plan.*
  - *Clarify what responsibilities are the Town’s and what are the businesses’.*
  - *Bring together business and open space preservation interests in this plan.*
- Examine the Flint Hill parcel as a location for a small, environmentally friendly business park.
  - *Forum Comments: Re-examine the environmental appropriateness of this parcel, as it is part of the Lamprey River watershed.*
- Look at the 54 Deerfield Road parcel as an opportunity for an urgent care facility to combine and offer the surrounding towns Deerfield, Chester, Fremont, and Candia.
- Work with the town manager to promote the Town to businesses.

- *Forum Comments: Study what businesses are appropriate for Raymond, then target the outreach to these.*
- Develop alternative transportation options for new and existing businesses, including those planned for Exit 4.
- Give priority to sewer expansion.
  - Use impact fees to help fund sewer expansion.
- Include a movie theater in the development of Exit 4.
- Encourage more restaurants to locate in Raymond.
- *Forum Comments: Develop a plan for development of Exit 5 area.*
  - *Forum Comments: Include transportation alternatives in this plan.*
- *Forum Comments: Work with existing business property owners to fill vacancies.*

### **Land Use, Planning & Zoning Topic Group**

#### RECOMMENDED ACTIONS:

- Establish and appoint a Strategic Lands Committee to examine the usefulness and potential reuse of all town and school owned property.
  - *Forum Comments: This Committee should examine and help carry out the recommendations of the Community Facilities & Infrastructure Group.*
- Support and fund the development of a Downtown Plan.
  - Installing public sewer is a top priority.
  - Protect, promote, and enhance the public buildings, facilities, historic, cultural, and economic features of the Downtown.
  - Develop appropriate zoning proposals to accomplish this.
- Support and develop mixed-use zoning for Exit 5.
  - Examine possibility for workforce housing location as well as commercial development.
    - *Forum Comment: Study & re-evaluate commercially-zoned areas that also contain residential properties.*
- Update and Improve the Town's flood disaster plan.
  - Protect & restore natural buffers and vegetated areas to maintain & increase Town's flood storage potential.
  - *Forum Comments: Improve public informing about flood hazards.*
  - *Forum Comments: Build upon the state flood plan information.*



- *Forum Comments: Explore passing local floodplain development regulations that are more restrictive than state or federal regulations concerning new development or redevelopment.*
- Amend the Town's parking regulations
  - Reduce the amount of required pavement at commercial sites.
  - Increase green space and landscaping.
  - Encourage the use of compact spaces.
- *Forum Comments: Re-examine earth excavation regulations.*
- *Forum Comments: Develop a green building code for the Town.*
- *Forum Comments: Find ways of keeping the Master Plan an active Town guide.*

### **Education and Youth Opportunities Topic Group**

#### RECOMMENDED ACTIONS:

- Increase student internship possibilities and job shadowing.
- Develop a course on how to fill out college applications before senior year.
- Organize a job fair and college fair at the school or other location.
- Develop a community center to offer programs to all ages.
- *Forum Comments: Make these proposals to the School Board.*
- *Forum Comments: Use School Board Web site and Raymond Coalition for Youth Web site to provide more information for students and youth.*
- *Forum Comments: Develop and offer more vocational training.*
- *Forum Comments: Find ways that students can interact with business.*
- *Forum Comments: Explore the possibility of businesses sponsoring teachers.*
- *Forum Comments: The School Board is developing distance learning programs.*

### **Open Space/Recreation Topic Group**

#### RECOMMENDED ACTIONS:

- Develop zoning regulations to prevent rebuilding beyond existing building footprints to prevent rebuilding within flood zones.
- Explore land swap alternatives for residents in floodplains.
- Widen flood buffers.
- Explore developing a wetland mitigation plan.
- *Forum Comments: Use floodplain maps to help inform the public about flood hazards.*
- Implement the recommended actions of Raymond's 2003 Open Space Plan.
  - *Forum Comments: Consult the NROC re: implementing the 2003 Open Space Plan.*
- Update open space data available for Raymond.

- Continue to protect land for conservation and water resource protection.
- Develop a forest management plan (as a climate protection initiative, among others)
- Develop more trails and a skateboarding area.
  - *Forum Comments: also sidewalks*
- Seek funding for land conservation from land use change tax and Conservation Commission Funds.

## **Housing Group**

### RECOMMENDED ACTIONS:

- Encourage/create workforce housing for people working in support services such as fire, police, teachers, municipal employees, so that they may live in the community they work in and not have to seek housing outside the area.
  - *Forum Comment: Study what are actual Town housing needs*
  - *Forum Comment: Study Town housing needs in light of the proposed housing at Exit 4.*
  - *Forum Comment: Study what Raymond’s regional “fair share” of housing should be.*
  - *Explore ways to target housing to Raymond workers and citizens.*
- Encourage/create senior housing or assisted living facilities.
- Adopt inclusionary zoning to create affordable units in privately developed housing.
- Look at opportunities for rehabilitating existing buildings in town, given the present soft real estate market.
- Use state housing programs to help create housing, such as the HCPP (Housing and Conservation Planning Program).
  - *Forum Comments: Couple housing with open space management.*

## **Fiscal Responsibility Group**

### RECOMMENDED ACTIONS:

- Develop Benchmarking approach, i.e., measuring Town performance against a certain standard, or similar towns.
  - *Forum Comments: Study other areas of the country for an appropriate business development model for Raymond.*
- Determine core competencies, i.e., the things that the Town does well, cost effectively, and thinks it is necessary to do directly to perform the service.
- Identify what opportunities may exist for subcontracting and outsourcing if these can be handled more effectively and at a cost savings.

- Examine what opportunities may exist for intra-community shared services (for eg., accounting IT, HR, legal services)
- Examine what opportunities may exist for multi-community shared services (for eg., SAU functions, police, fire, water, sewer)
  - *Forum Comments: shared libraries*
- Expand development impact fees.
- Consider developing and passing a Town ordinance that requires a positive fund balance.
- *Forum Comments: Look into and consider obtaining a Town bond rating.*

### **Next Steps**

The results of the Topic Group work, including the group reports, will be presented to the Planning Board who will make final decisions regarding the recommended actions to include in the forthcoming Master Plan. Following this, the recommended actions from the Topic groups, with revisions from the Community Forum and Planning Board, will be incorporated into the appropriate Master Plan Chapters. The original Topic Group reports, this summary memo, and the Community Vision Workshop summary will be included in the Plan as Appendices.

#### *Referenced Reports:*

Community Facilities/Infrastructure Report, Fall, 2007  
 Balanced Economic Growth Report,(undated)  
 Land Use, Planning, & Zoning Report (undated)  
 Education & Youth Opportunities Report (undated)  
 Open Space & Recreation Report, 1-26-08  
 Housing Report, (undated)  
 Fiscal Responsibility Report, 12-05-07  
 Fiscal Responsibility Detailed Report, 1-26-08

## Q. Glossary

**Abutter** - In New Hampshire, it is any person whose property adjoins or is directly across the street or stream from land under consideration by the local land use board. For the purposes of receiving testimony only, and not for purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. In the case of an abutting property being under a condominium or other collective form of ownership, for purposes of receipt of municipal hearing notification for local land use board hearing, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.

**Access management** - The process of providing and controlling access to land development while preserving the flow of traffic in terms of safety, capacity, and speed.

**Accessory Apartment** - A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit.

**Affordable housing** - Housing units where the occupant is paying no more than 30% of gross income for housing costs, including taxes and utilities.

**Agriculture** - The production of plants, animals, or their products, including, but not limited to: forage and sod crops; grain and feed crops; dairy animals and dairy products; livestock (cattle, poultry, sheep, swine, horses, ponies, mules and goats); breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products and other commodities as described in the Standard Industrial Classification for agriculture. Commercial agriculture shall not include poultry or swine production or animal feedlot operations.

**Americans With Disabilities Act (ADA)** - A civil rights law enacted in 1990 that prohibits discrimination against people with disabilities in the areas of employment, transportation, telecommunications, and public accommodation.

**Aquifer** - Water-saturated stratified deposits of sands and/or gravel capable of yielding private and public potable water supplies.

**Arterial** - Main street or roadway with many branches to carry traffic from one place to another with increased access and mobility.

**Bedrock** - Solid rock underlying soils and/or other unconsolidated materials.

**Berm** - The upward slope of land from a water surface or from the bottom of a dry excavation; shoulder of the road.

**Best Management Practices (BMPs)** - Methods, measures, or practices determined to be reasonable and cost-effective means for a landowner to meet certain, generally nonpoint source, pollution control needs. BMPs include structural and nonstructural controls and operation and maintenance procedures.

**Betterment** - A fee assessed to a property to pay a proportionate share of the cost of a capital improvement (such as a water or sewer line or a new sidewalk) benefiting the property.

**Brownfield** - Abandoned or underused industrial or commercial property or neighborhood where expansion or redevelopment is complicated by real or perceived contamination.

**Buffer** - For screening purposes, a strip of land, fence, or border of trees, etc., designed to set apart one land use area from another. An appropriate buffer may vary depending on uses, districts, size, etc., and shall be determined by the appropriate board.

**Business Incubator** - A facility that provides below market rents, shared services and technical assistance to new businesses.

**Capital Improvement Plan (CIP)** - A schedule of proposed town projects requiring the expenditure of funds in the next 5-6 years. The CIP is updated annually and includes prioritized items, cost estimates, and the anticipated means of financing each project.

**Carrying capacity** - The ability of a natural system to absorb population growth as well as other physical development without significant degradation.

**Class A Trail** - A public right-of-way of indefinite duration subject to public trail use restrictions. It shall not have the status of a publicly approved street and shall not be used as a vehicular access for any new building or structure, or for expansion, enlargement, or increased intensity of use of any existing building or structure. It may be used by the owners of land abutting, such trail or land served exclusively by such trail, to provide access for non-development uses such as agriculture and forestry, or for access to any building or structure existing prior to its designation as a trail, and such owners' access for such uses shall be exempt from applicable public trail use restrictions, subject only to reasonable time, season and manner regulations imposed by the local governing body. The municipality shall bear no responsibility for maintaining the trail for such uses by abutting owners. Prior to excavation, construction or disturbance of a Class A Trail, Such owners shall obtain permission from the municipal officers, in the same manner prescribed for highways in RSA 236:9-11.

**Class V Road** - All traveled highways which the town or city has the duty to maintain regularly.

**Class VI Road** - Roads under this category consist of all other municipal/public ways, including highways subject to gates and bars, and highways not maintained in suitable condition for travel for more than 5 years.

**Charrette** - A public workshop in which citizens, property owners, public officials, developers, designers and other interested parties, work together to plan a particular project or achieve a particular objective.

**Community Development Block Grant (CDBG)** - An annual allocation of federal funding for state and local governments administered by the U. S. Department of Housing and Urban Development (HUD). CDBG funds have flexibility which enables grantees to fund projects promoting neighborhood revitalization, economic development, and improved community facilities and services. CDBG funds are used to benefit low and moderate-income residents or neighborhoods where at least 51% of residents earn low or moderate incomes.

**Conditional Use Permit** - A permit issued in accordance with procedures specified in the zoning ordinance, under which conditions or limitations are assigned to a proposed use after consideration of adjacent uses and their functions and the special problems which the proposed use presents.

**Conservation** - The preservation of natural resources.

**Conservation easement** - A non-possessory interest in real property by imposing limitations or affirmative obligations on such property in order to retain and protect natural, scenic, or open space areas and thus assure its availability for agricultural, forest, recreational, or open space use.

**Conservation Subdivision Design** - A development strategy that focuses house construction on a smaller portion of the total land being developed and provides for permanent protection of the surrounding open space not used for construction.

**Current Use Tax Program** - A preferential property tax approach to encourage land owners to keep open space undeveloped. In the Current Use program, land is taxed on its potential to generate income in its present use, frequently as a farm or wood lot.

**Design Review** - A process by which projects are reviewed for compliance with specific design criteria and/or design guidelines to ensure a high quality of design and compatibility with the surrounding area.

**Design Standards** - Regulations in the zoning ordinance or subdivision regulations that control the form or appearance of buildings or other improvements, including building height and bulk, architectural character, landscaping, location of parking and driveways, and buffering between uses.

**DSL (digital subscriber lines)** – High-speed internet connection provided over ordinary twisted pair copper wire typically ground in homes and businesses.

**Easement** - Authorization by a property owner for the use by another of a designated part of the property, for a specific purpose.

**Electric grid** – Interconnected network of transmission lines used to distribute electricity.

**Endangered species** - A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Enterprise Fund** - A fund established to finance and account for the operation and maintenance of facilities and services which are predominantly self-supporting by user charges.

**Exemplary Natural Communities** - Distinctive areas of forests, wetlands, grasslands, etc., that are found in few other places in New Hampshire, or are communities that are very old and in good condition.

**Flexible Zoning** - Land use regulations that use policies and performance standards in order to provide a range of options to developers and thereby to encourage more desirable and better designs. Flexible zoning devices include floating zones, overlay zones, planned unit development, bonus and incentive zoning, and conditional rezoning. These zoning devices are usually administered through special use permits, site plan review, and rezoning.

**Floodplains**- The areas adjoining a river or water course, subject to flooding.

**Floodway** - A river or watercourse and adjacent land that must be reserved in order to discharge flooding without increasing the water elevation more than a designated height.

**Forest** - A biological community dominated by trees and other woody plants covering an acre or more, including those areas where trees have been cut but not cleared. Forest includes: areas that have at least 100 trees per acre with at least 50 percent of those trees having a two inch or greater diameter at 4.5 feet above the ground and larger. In a critical area, a forest would cover an acre or more. In other areas, a forest covers a land area of 10,000 square feet or greater.

**Fragmentation** - Undisturbed land area that becomes too small causing damage and loss of native plants from overgrazing, a reduced breeding gene pool, loss of natural predators, and increased susceptibility to disease.

**Franchise areas** – Service area of a public utility or telecommunication company.

**Functional Classification** - A general designation of the type of traffic each street is intended to serve, used for considering such issues as pedestrian travel, driveway access, bus routing, on-street parking, snow removal priorities, traffic signal priorities, streetscape design, and traffic management.

**Geographic Information System (GIS)** - A method of storing geographic information on computers. This information may be obtained from a variety of sources, including topographical maps, soil maps, aerial and satellite photographs, and remote sensing technology.

**Green Infrastructure** - A strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value. This network

supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for America's communities and people.

**Greenways** - A linear park, alternative transportation route, or open-space conservation area providing passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway or open space plan.

**Groundwater** - Water that occurs beneath the land surface; also called "subsurface" water or "subterranean" water.

**Groundwater Recharge**- The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

**Heritage Commission** - A Board which advises and assists local boards and commissions on issues concerning areas of significant historical, cultural, agricultural, or visual resources and themes. Heritage commissions may be also empowered to accept and expend funds for a nonlapsing heritage fund, and to acquire and manage property and property rights.

**Historic District** - Designated by ordinance, an area within definable geographic boundaries, which contains properties or buildings that contribute to the overall historic character of the designated area.

**Housing Trust Fund** - A distinct fund established by a city (or other governmental unit) that permanently dedicates a source of public revenue to support the production and preservation of affordable housing.

**Impact Fee** - A fee or assessment imposed upon development in order to pay the development's proportional share of the cost of new or expanded capital facilities.

**Impervious cover** - Any artificially covered or hardened surface, preventing or impeding the percolation of water into the soil mantle, including but not limited to roof tops, swimming pools, paved or gravel roads, and walkways or parking areas and excluding landscaping, surface water retention/detention facilities, access easements serving neighboring property, and driveways to the extent that they extend beyond the street setback due to location within access panhandle or due to the application of requirements to site features over which the applicant has no control.

**Incentive Zoning** - The granting of additional development possibilities (for example, increased density) to a developer because of the developer's provision of a public benefit.

**Inclusionary Zoning** - A practice requiring that some portion of every new housing development beyond a given threshold size is offered at a price or cost that will be affordable to low or moderate income residents.

**Infill development** - Construction or redevelopment on an existing lot on an existing street, in an existing neighborhood.



**Inter-modal transportation** - Using or accommodating more than one type of transportation - rail, ship, bicycle, car, etc.

**Land and Community Heritage Investment Program (LCHIP)** - This New Hampshire state fund is designed to assist communities wanting to conserve outstanding natural, historical, and cultural resources. This program requires that the towns match the state money from LCHIP with a 50% match from other sources.

**Land trust** - Private, nonprofit conservation organization formed to protect natural areas, historic structures, and recreational areas, as well as natural resources, such as productive farm and forest land. Land trusts purchase and accept donations of conservation easements and educate the public about the need to conserve land.

**Land Use Change Tax** - If property is removed from the Current Use tax rate, a "land use change tax" penalty (10% of the full market value) is paid to the town where the property is located.

**Local Historic District** - A district established by the city council within which the city "is empowered to regulate the construction, alteration, repair, moving, demolition or use of ... structures and places" (NH RSA 674:46).

**Manufactured housing** - Houses manufactured in a factory rather than on-site.

**Mitigation** - Measures taken to eliminate or minimize damages from development activities by replacement of resources or other means of compensation.

**Mixed-Use Development** - A development that combines several different functions, such as residential space above a commercial establishment or an entire development combining commercial, residential and public accommodations.

**Multi-family housing** - A detached building designed and used as a dwelling by three or more families occupying separate units.

**Multimodal** - Involving or affecting more than one mode of transportation, including transportation connections, choices, cooperation and coordination of various modes (e.g., personal vehicles, transit vehicles, bicycles, pedestrians, trains, ferries). Also known as "intermodal."

**National Register of Historic Places** - The official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. This federal program is administered by the U. S. Department of the Interior, National Park Service.

**New Hampshire Natural Heritage Inventory (NHI)** - As a state program in the Division of Forests and Lands, the NHI finds, tracks, and facilitates the protection of New Hampshire's plant and animal species of special concern and/or in exemplary natural communities.

**Non-Point Source Pollution** - Pollution that occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.

**Open space** - Land area designed and intended for the common use by the residents or occupants of a development - not individually owned or dedicated for public use. Generally open space areas of scenic or natural beauty; parks and forests; hiking and riding trails; and landscaped areas adjacent to roads.

**Overlay District** - A zoning district that extends on top of more than one base zoning district. Overlay districts are intended to protect critical features and resources and where the standards of the overlay and base zoning district differ, the more restrictive standards apply.

**Per capita income** - Mean income for every person in a particular group, derived by dividing the total income of a group by the total population in the group.

**Performance Zoning** - Zoning regulations permitting uses based on a particular set of standards rather than on particular type of use, such as noise, emissions, or water usage.

**Phased growth plan** - Towns may adopt regulations to control the growth rate of development. In certain rapid growth situations, slowing the rate of development can be a way to retain some open space in town for a short period of time, during which it may be possible to determine if there is a need or mechanism to preserve it permanently.

**Prime agricultural soil** - Land that has the best combination of physical and chemical characteristics for sustained high yields.

**Prime Wetlands** - Wetlands that are of substantial significance because of their size, unspoiled character, fragile condition or other relevant factors, and as a result are designated as "prime wetlands" by the conservation commission.

**Recharge areas** - Area in which precipitation infiltrates surface material and reaches groundwater.

**Regional Housing Need Assessment** - An assessment of the regional need for housing for persons and families of all levels of income, required to be prepared by each Regional Planning Commission and updated every five years. (NHRSA §36:47)

**Retention ponds** - Pond, pool, or basin used for the permanent storage of water runoff. Retention ponds should include provisions for controlled release of the stored water and groundwater recharge.

**Riparian** - Pertaining to the bank of a river, pond, or small lake.

**Roundabouts** - A raised island, usually landscaped, located at the intersection of two streets for the purpose of reducing traffic speeds and accidents.

**Safe yield** - The rate of water removal from an aquifer equivalent to the rate of water entering the aquifer.

**Scenic views/vistas** - Any area of particular scenic beauty or significance; land that has been acquired for the restoration, preservation, and enhancement of scenic beauty.

**Sedimentation/siltation** - The process of depositing suspended matter (sediment) carried in water through the action of gravity.

**Site plan** - A plan for a commercial or industrial project, drawn to scale, showing uses and structures proposed for a particular parcel of land.

**Site Plan Review** - A process, established in the zoning ordinance, under which the Planning Board reviews development plans to ensure consistency with the Master Plan and compliance with regulations and standards set forth in the ordinance.

**Soil** - The natural or processed, unconsolidated, mineral and organic material on the immediate surface of the earth which serves as a natural medium for the growth of land plants.

**Species of Special Concern** - Those animals and plants listed as threatened or endangered under the New Hampshire Endangered Species Conservation Act of 1979 or under the New Hampshire Native Plant Protection Act of 1987.

**Sprawl** - Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

**Steep slope** - Land where development is not recommended and poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques are used in accordance with the provisions of this ordinance. Steep slope is usually anything over 15%.

**Stormwater** - Precipitation that accumulates in natural and/or constructed storage and water systems during and immediately following a storm event.

**Stream** - Areas where surface waters produce a defined channel or bed, areas that demonstrate clear evidence of the passage of water. The channel or bed includes bedrock, gravel beds, sand and silt beds, and defined-channel swales but it need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial water courses unless they are used by salmon or created for the purposes of stream mitigation.

**Streetscape** - A design term referring to all elements that constitute the physical makeup of a street including building frontage, street paving, street furniture, landscaping (trees and other plantings) awnings and marquees, signs, and lighting.

**Subdivision** - The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development.

**Superfund** - Federal authority, established by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) in 1980, to respond directly to releases or threatened releases of hazardous substances that may endanger health or welfare.

**Sustainable Development, Sustainability** - Development which meets the needs of the present without compromising the ability of future generations to meet their own needs; the use of ecosystems and their resources in a manner that satisfies current needs while allowing them to persist in the long term.

**Tax Increment Financing (TIF)** - A technique allowing new tax revenues, generated by new development, to be retained and put to use in and around the area where the development has taken place.

**Telecommunication towers** - Shall mean any Personal Wireless Facility “PWSF” as defined in the federal Telecommunications Act of 1996, 47 U.S.C. section 332(c)(7)(C)(ii), including facilities used or to be used by a licensed provider of personal wireless services, which for purposes of this Ordinance shall also include, as the context may require, all towers and antennas used in connection therewith.

**Threatened Species** - Group of animals or plants with a possibility of becoming endangered, due to living conditions.

**Three-phase power** – An efficient and economical method of generating, transmitting, and distributing large amounts of electricity.

**Topography** - Physical land surface features, terrain, elevation and slope.

**Traffic calming measures** - Methods used to reduce the adverse impact of motor vehicles on built-up area, generally by reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment for pedestrians.

**Unproductive land** - Unable to produce growing plants or crops.

**Urban growth districts** - Areas delineated in an adopted regional or county comprehensive plan within which urban development is encouraged by delineation of the area, compatible future land-use designations, and implementing actions from the plan, and outside of which urban development is discouraged. An “urban growth district” shall allow existing or proposed land uses at minimum densities sufficient to permit urban growth that is projected for the region or

county for the succeeding 20-year period and existing or proposed services to adequately support that growth.

**Variance** - Permission for a property owner to depart from the literal requirements of a zoning ordinance that, because of special circumstances, causes a unique hardship. Such special circumstances may include the particular physical surroundings, shape or topographical condition of the property and when compliance would deprive the owner of the reasonable use of the property.

**Water table** - The surface marking the upper level of soil that is completely saturated with water. The seasonal “high-water table” is the highest level to which the soil is saturated, as may be indicated by mottling (soil color patterns).

**Watershed** - The total area above a given point on a watercourse that contributes water to its flow; the entire region from which a river receives its supply of water.

**Wayfinding** - A coherent and consistent system to help in navigating unfamiliar environments using various design elements, including signs, space planning, and traffic planning.

**Wetlands** - Areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes and bogs.

**Wildlife corridors** - Open space protected for its value in allowing wildlife to travel safely from one place to another.

**Wildlife habitat** - Lands that contain ample food, water and cover for native terrestrial and aquatic species of animals to live. Examples include forests, fields, riparian areas, wetlands, and water bodies.

**Workforce Housing** - Housing that is affordable to the typical worker in the community or region. The workforce income range is generally defined as being between 60 and 150 percent of the area’s median income; thus, “workforce housing” overlaps with “affordable housing,” which typically refers to housing targeted to those below 120 percent of median income.

**Zoning** - The regulation of private land use and development by local government.