

### III. GOALS, OBJECTIVES AND RECOMMENDATIONS

#### OVERALL PLANNING POLICY

**The Planning Board shall, on an annual basis, revisit and update the Master Plan as necessary. In addition, the Planning Board shall utilize the following stated goals, objectives and action recommendations in order to implement the day-to-day activities and long range planning functions and strategies of the Town.**

#### Background

The following section contains the key goals, objectives and action recommendations of this Master Plan according to the following categories: Land Use; Regional Considerations; Economic Development; Housing; Community Facilities; Public Utilities and Energy; Transportation; Natural Resources; Natural Hazards; and Historic and Cultural Preservation.

In creating these goals, objectives and action recommendations, the Planning Board considered each Master Plan Chapter (Volume II) of this document; the recommendations generated as part of the citizen's Topic Group Reports; the community input received as a result of the Master Plan Survey; and the public workshops conducted during the development of this plan.

The *Goals* set forth in this Master Plan are broad statements representing ideal future conditions desired by the community. The *Objectives* are action-oriented statements of attainable achievements that can help accomplish the goals.

The *Action Recommendations* are the specific implementation measures, recommendations and strategies that the Town of Raymond will take to further the goals and objectives and direct the future growth and development of the community.

Following this section is an **Implementation Strategy** for the Town of Raymond to use which identifies the priority of each action recommendation (Immediate Actions: 1-2 years; Short Term Actions: 3-5 years, and Long Term Actions: 6-10 years) as well as the management approach and responsible party for carrying out each recommendation. This strategy will be helpful in updating the Town's Capital Improvement Program and implementing the Planning Board's future work programs.

The Goals, Objectives and Action Recommendations contained in this Master Plan should also be used as the basis for future ordinance revisions, directing future town actions, as well as a guide in the review of various development proposals.

## **A. Land Use**

### **Goal 1: Expect all new development to preserve and protect Raymond's valuable natural resources and open space for existing and future generations.**

Objective 1.1: Preserve natural features that contribute to Raymond's character and quality of life such as lakes, rivers, ponds, streams, wetlands, woodlands, wildlife habitats, scenic views, and open spaces.

Objective 1.2: Ensure that future growth is targeted toward areas with existing infrastructure and developed land such as existing commercial, industrial, and mixed use zoning districts.

Objective 1.3: Encourage both mixed-use development and the conservation of natural resources on the same property.

#### Recommended Actions

LU 1: Identify specific areas as high priority for preservation and develop a priority ranking for the town's natural resources as part of the Town's Open Space Plan.

LU 2: Update and implement the Town of Raymond's 2003 Open Space Plan.

LU 3: Consider utilizing the Natural Services Network (NSN)<sup>2</sup> when planning for future development.

### **Goal 2: Guide and promote development to identified growth areas in an effort to reduce impacts on natural resources and infrastructure and minimize sprawl.**

Objective 2.1: Support and encourage compact, well-designed environmentally friendly and energy-efficient or green development in business corridors NH 107/27 and 102, and Exits 4 and 5 as well as other identified locations within the community, such as Flint Hill.

Objective 2.2: Support and develop mixed-use zoning at both Exits 4 and 5 and other existing commercial/retail growth areas within the community.

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<sup>2</sup> The NSN was developed through the I-93 Community Technical Assistance Program (CTAP) to help communities identify the main important areas in the state, region, and the town for conservation to protect essential natural services. See NH GRANIT GIS clearinghouse at: <http://www.granit.unh.edu/> and the Natural Resources chapter in Volume II of this plan.

Objective 2.3: Develop local based initiatives to encourage compact, low-density development.

Objective 2.4: Revisit the Town's existing Home Business regulations to clearly define and regulate home occupations.

#### Recommended Actions

- LU 4: Identify and define Raymond's business corridors and growth areas.
- LU 5: Explore the feasibility of establishing a Town Business License or similar system which can be used to keep track of the home occupations operating in Raymond and to ensure compliance with state and local regulations.
- LU 6: Evaluate the effectiveness of the Town's existing Commercial and Industrial Districts in providing for orderly growth.
- LU 7: Zone suitable areas under the Town's newly created Mixed Use Campus Overlay District (MUBCOD).
- LU 8: Establish new mixed-use zoning districts at Exit 4 and 5.
- \* LU 9: Expand Raymond's Pooled Mitigation Plan.<sup>3</sup>

### **Goal 3: Revitalize downtown and focus on investment in and redevelopment of public buildings and facilities as well as the protection of historic properties.**

Objective 3.1: Protect, promote, and enhance the public buildings, facilities, historic, cultural, and economic features of downtown.

Objective 3.2: Explore implementing RSA 79-E, Community Revitalization Tax Relief Program for downtown properties.

Objective 3.3: Consider participating in the New Hampshire Main Street Program which is currently sponsored by the CDFR to encourage revitalization of the downtown area and to obtain funding assistance.

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<sup>3</sup> Raymond's Pooled Mitigation Plan refers to a new wetland mitigation policy created to address wetland mitigation within the Town's Sewer Overlay District at Exit 4. For more information, see the Natural Resources Chapter in Volume II of this plan.

Objective 3.4: Develop a Village District for downtown Raymond before water and sewer improvements are made to preserve the scale and character of the existing buildings and historic properties, including providing tax incentives for preservation and restoration.

Recommended Actions

LU 10: Develop and fund a Downtown Plan.

LU 11: Support the development of a new Village District ordinance.

LU 12: Develop architectural design guidelines for the Village District.

**Goal 4: Create town-wide appearance standards to promote and enhance building design, character, and connectivity, throughout the community.**

Objective 4.1: Prepare voluntary appearance standards and/or design guidelines for multi-family and non-residential development.

Recommended Actions

LU 13: Conduct a public workshop to seek input and suggestions and to identify and consider urban design themes and architectural standards for various areas and corridors in Raymond.

\* LU 14: Consider developing a “fast track” process for commercial/industrial projects that have been nationally recognized for their “green” building and business practice.

LU 15: Consider establishing a Neighborhood Façade Improvement Program with matching grants on a per building or per retail space basis to help revitalize downtown.

## **B. Regional Considerations**

### **Goal 1: Match local planning efforts with broader regional initiatives for long range economic development, housing, transportation and natural resource protection.**

- Objective 1.1: Maintain awareness of planning actions in abutting communities.
- Objective 1.2: Assure that zoning and development near town boundaries is compatible and addresses issues of connectivity and continuity in transportation, design and open space.
- Objective 1.3: Explore locations and opportunities for shared economic growth and transportation facilities, including park and ride facilities and public transit.
- Objective 1.4: Participate in regional economic development initiatives including Metro Center – NH through the Manchester Chamber of Commerce, Rockingham Economic Development and City of Portsmouth programs.
- Objective 1.5: Explore potential of expanding capacity and extending utility lines for natural gas, water and electricity to Raymond.
- Objective 1.6: Explore regional solutions for municipal waste transfer and recycling to reduce costs.

#### Recommended Actions

- RC 1: Consider amending the Town's Zoning Ordinance and adopting the planning criteria developed by the Southern New Hampshire Planning Commission (SNHPC) in addressing Developments of Regional Impact.
- RC 2: Participate in SNHPC workshops, annual programs and training for planning board, selectmen, and staff to network with Raymond's neighbors.
- RC 3: Seek municipal agreements with adjacent communities for mosquito control, public safety, ambulance service, dispatch and public works services through NH Emergency Response.
- RC 4: Seek potential shared septage disposal contract for new wastewater treatment plant.
- RC 5: Continue to seek municipal service agreements through SAU for office supplies, oil, and salt cooperatives.

- RC 6 Conduct annual meeting/discussions with neighboring communities regarding a variety of regional issues, including floodplain regulations along the Exeter and Lamprey River.

## **C. Economic Development**

### **Goal 1: Encourage new commercial and industrial growth while retaining existing businesses to help diversify the economic base of the community and create jobs.**

- Objective 1.1: Attract business growth to Exit 4 as it becomes a mixed use TIF district with infrastructure, including water and sewer.
- Objective 1.2: Develop a comprehensive action-oriented Economic Development Plan for the Town of Raymond to promote economic development, business retention, necessary infrastructure including telecommunication and broadband services, and tourism.
- Objective 1.3: Identify and establish areas which would benefit from focused economic development/master plans, such as Exits 4 and 5, Flint Hill, and the NH 107/27 and 102 corridors.

#### Recommended Actions

- ED 1: Develop an eco-industrial or business park in Raymond to encourage new green business growth.
- ED 2: Establish an Exit 5 Advisory Committee made up of property owners and other stakeholders to examine and make recommendations regarding area traffic circulation, connectivity, build-out potential and other pertinent economic development issues which will assist the Planning Board in the development of an Exit 5 master plan. Advisory committees should be appointed for other master plan areas identified.
- ED 3: Create, maintain, and publicize an inventory of available, vacant or suitable properties for business, commercial, and light industrial development as part of the Town's Economic Development Plan and as a link on the Town's website.
- ED 4: Establish a business incubator in Raymond or affordable live/work environments for professional and business growth and development.
- ED 5: Expand and update the Town's website for economic development.

## **Goal 2: Control property taxes.**

- Objective 2.1: Continue to seek a balance and diversity of land use throughout town so that residential property taxes do not become the majority of the town's tax base.
- Objective 2.2: Continue to explore grants, loans, and funding opportunities to help commercial, industrial, and retail growth in Raymond so that residents do not have to provide a disproportionate share of the cost of growth.
- Objective 2.3: Continue to assess impact fees for various public facilities to support improvements necessitated by growth, but also examine areas where impact fee tax credits would be helpful to spur economic growth.

### Recommended Actions

- ED 6: Apply for USDA Rural Development Grants for technical assistance, facility and infrastructure improvements, feasibility studies and revolving loan funds to facilitate direct business growth and development.
- ED 7: Establish a mixed use zoning district around and within the Exit 5 corridor.

## **Goal 3: Create support mechanisms to allow a diversity of economic activities and expand job opportunities.**

- Objective 3.1: Support local efforts both public and private which invest in green infrastructure and environmentally friendly businesses that create "green collar" jobs.
- Objective 3.2: Continue to support Raymond's Business and Economic Development Council.
- Objective 3.3: Encourage the growth of the kind of businesses that will employ workers in high wage jobs such as those in professional offices, light industry, and technology sectors.
- Objective 3.4: Continue to provide a mix of economic activities for consumers such as retail, chain restaurants, appropriate big box developers, and tourism related business.

### Recommended Actions

- ED 8: Expand Raymond's existing Business and Economic Development Council to promote aggressive marketing of Raymond's business opportunities.
- ED 9: Identify prime locations for new business growth and establish Economic Revitalization Tax Credit Zones (ER-Z) under RSA 162-N.
- ED 10: Explore tax relief incentives for downtown redevelopment through Community Revitalization Tax Relief Incentives (RSA 79 E).
- ED 11: Promote Wireless internet access for small shops and businesses that help attract highly educated users.
- ED 12: Establish connections in Manchester and the Seacoast to attract satellite operations for law practices, tech industries, insurance and real estate, etc. in Raymond.
- ED 13: Support and develop mixed use zoning at both Exits 4 and 5 and other existing commercial and retail growth areas within the community.

## **D. Housing**

### **Goal 1: Diversify and balance housing options for all Raymond residents.**

Objective 1.1: Develop and maintain a written inventory of Raymond's existing housing stock and housing conditions.

Objective 1.2: Enable housing diversification through zoning amendments.

### Recommended Actions

- H 1: Assess the feasibility from a social and cost perspective, of implementing a zoning district near Exits 4 and 5 for the purpose of multifamily housing.
- H 2: Identify, monitor and promote workforce, age-restricted, and other housing needs within the community.
- H 3: Evaluate the new Workforce Housing legislation and its impacts on Raymond.

- H 4: Work with the Southern New Hampshire Planning Commission (SNHPC) on the update of the Regional Housing Needs Assessment, conducted every five years.
- H 5: Explore the feasibility of adopting an Inclusionary Housing Ordinance as presented in the Innovative Land Use Guide or the model ordinance developed by the New Hampshire Housing Finance Agency (NHHFA).
- H 6: Work with outside resource agencies, such as the SNHPC and NHHFA to determine the level of need for affordable and workforce housing in Raymond.
- H 7: Review and modify zoning rules and permitting procedures to remove unnecessary obstacles to housing improvements for disabled persons under Americans with Disability Act standards.

**Goal 2: Concentrate on promoting smart growth and minimizing sprawl within the community.**

- Objective 2.1: Reduce infrastructure costs to the Town and increase social connections within the community through infill development<sup>4</sup> by concentrating development within planned water and sewer service areas.
- Objective 2.2: Preserve quality of life by requiring open space in all residential subdivisions.

Recommended Actions

- H 8: Apply for grant funding through the New Hampshire's Housing and Conservation Planning Program (HCPP) to implement sustainable housing policies in Raymond.
- H 9: Incorporate techniques to create affordable housing as part of Raymond's Conservation Subdivision regulations.
- H 10: Review the Town's land use and building code regulations to identify opportunities where revisions can be made to encourage the use of energy efficient housing.
- H 11: Review and develop building code revisions to ensure energy efficiency, using the Code Equivalents provided by Architecture 2030.<sup>5</sup>

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<sup>4</sup> Infill development is commonly referred to as the development or redevelopment of vacant or under-utilized land.

<sup>5</sup> Architecture 2030 is a U.S. based non-traditional environmental advocacy group focused on protecting our global environment by using innovative and common sense solutions to global warming, including establishing goals and building performance standards which satisfy US EPA's Energy Star Challenge

H 12: Explore incentives for a Home Energy Rating System (HERS) sticker for all new construction and major building renovations/additions.

## **E. Community Facilities**

**Goal 1: Assure that the public health and safety of the town residents are met through the provision of adequate community services and public facilities at the least expense to the taxpayer.**

Objective 1.1: Assess the feasibility of constructing, replacing or improving the following community facilities in the following order of importance and priority:

- Lamprey Elementary School;
- Community Center;
- Police/Fire Station/Safety Complex;
- New Town Office;
- Additional Public Works space; and
- Larger Library

### Recommended Actions

CF 1: Continue to update the Town's CIP on an annual basis.

CF 2: Coordinate Master Plan goals with long term capital planning through Raymond's Capital Improvement Program (CIP).

CF 3: Fund and conduct through the Town of Raymond's Capital Improvement Program necessary space feasibility studies and cost/benefit analysis to address capital facility needs in the future.

**Goal 2: Continue to plan and fund quality community facilities for residents and town employees to address the social, recreational, and educational needs of the community.**

Objective 2.1: Direct future community facilities to areas with sufficient infrastructure and public water and sewer.

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and the US Green Building Council standards. These standards are designed to result in a minimum 50 percent or greater reduction in fossil fuels used in building construction and operation.

### Recommended Actions

- CF 4: Continue to plan and provide Capital Reserve Accounts in Raymond's CIP for future capital needs.
- CF 5: Establish an annual Planning Board work session to prepare an annual Planning Board CIP recommendation report on community facilities.
- CF 6: Continue to explore the availability of federal and state grants to help fund the construction of local capital projects which could include the construction of new town facilities.
- CF 7: Continue to assess and update the Town's impact fees to help offset the cost of expanding services and facilities impacted by development. Consider developing impact fees for library, public safety and recreation.
- CF 8: Utilize energy efficient materials, products and equipment when replacing or updating community facilities, buildings, and/or equipment.
- CF 9: Inventory community facilities to see if they meet current Americans with Disabilities Act (ADA) standards and determine guidelines for implementation..

## **F. Public Utilities and Energy**

### **Goal 1: Provide for adequate utility services (electric, natural gas, sewer, water, fiber optics, wind, solar, and other renewable energy sources, etc) to meet future demand and growth.**

- Objective 1.1: Continue to explore new drinking water sources (such as new wells and possible use of Onway Lake).
- Objective 1.2: Implement plans to provide sewer service and treatment facilities.
- Objective 1.3: Explore options at the local, state, and regional level for the delivery and extension of natural gas service to Raymond.
- Objective 1.4: Continue to plan for necessary utility upgrades and expansions within the Town of Raymond's CIP and as part of the development review process looking out ten to twenty years in the future.

Objective 1.5: Explore the feasibility of co-generation and waste-to-energy facilities to enhance renewable energy opportunities within the community and region.

Recommended Actions

PUE 1: Acquire GIS/GPS system and train Public Works/Planning staff to use it for planning, utility, drainage, culvert and other maintenance, town use, etc as recommended in Raymond's 2009 Updated Hazard Mitigation Plan.

PUE 2: Maintain a database and map showing all existing utility service areas and proposed service area expansions, which can be used for planning and zoning purposes.

**Goal 2: Develop an Energy Efficiency Plan.**

Objective 2.1: Reduce dependence on fossil fuels and make pledge to join EPA Region One Community Energy Challenge.

Objective 2.2: Invest in an energy efficient future to help reduce operating costs for the Town of Raymond and cut carbon emissions.

Objective 2.2: Explore and encourage use of solar, wind, small hydro, clean biomass, clean fuels and related technologies produced in community-scale facilities.

Recommended Actions

PUE 3: Join the EPA Region One Community Energy Challenge which challenges communities to reduce their energy use by ten to twenty percent.

PUE 4: Develop incentives to encourage use of the practices outlined by the US Green Business Leadership in Energy Environmental Design (LEED), and certification for all major projects.

PUE 5: Review and consider adopting the model Energy Efficient Development Ordinance presented in the Innovative Land Use Guide, or make local modifications to that ordinance.

PUE 6: Consider tax incentives for residents or businesses to utilize wind or solar energy.

PUE 7: Establish a local energy advisory committee to develop a Local Energy Master Plan for the community.

PUE 8: Adopt local wind turbine zoning regulations.

## **G. Transportation**

**Goal 1: Develop and maintain an efficient and balanced transportation system that allows for the safe transfer of goods and people through the Town of Raymond while protecting the aesthetic and scenic qualities of the community.**

Objective 1.1: Fund roadway improvements based on a systematic approach to road surface management and maintenance. The Road Surface Management System (RSMS) prepared by the Technology Transfer Center at UNH can provide guidance.

Objective 1.2: Continue to participate with the Southern NH Planning Commission (SNHPC), the regional metropolitan planning organization (MPO), and the NH Department of Transportation in order to identify local and state highway and transportation projects.

### Recommended Actions

T 1: Plan for high density mixed use development/transportation improvements at Exits 4 & 5 where alternative modes of transportation would work best.

T 2: Develop an access management plan and strategies to minimize the number of curb cuts along the town's thoroughfares and collector streets.

T 3: Explore the application of "Context Sensitive Solutions"<sup>6</sup> when making transportation decisions and improvements in Raymond.

**Goal 2: Promote a multi-modal approach to transportation planning and recognize the impacts and interrelationships of land use, public facilities and transportation activities and decisions.**

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<sup>6</sup> See <http://www.contextsensitivesolutions.org/> "Context Sensitive Solutions (CSS) is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist."

- Objective 2.1: Provide opportunities for a town wide system of walking, hiking and bicycling paths.
- Objective 2.2: Promote pedestrian access and safety by identifying and improving sidewalks in need of immediate repair. Consider the construction of sidewalks in new commercial and residential developments when appropriate.
- Objective 2.3: Encourage alternative transportation modes such as public transportation, a car pooling program, a park and ride facility and Raymond's role in the regional Bicycle Plan.
- Objective 2.4: Ensure that any transportation improvement or enhancement is constructed in a manner that retains Raymond' rural character.
- Objective 2.5: Ensure that the principles of access management are utilized when transportation improvements along highway corridors are planned.
- Objective 2.6: Encourage connections with the town's existing road network and the potential connection with sidewalks and a town wide path system when reviewing new commercial, industrial and residential developments.

#### Recommended Actions

- T 4: Develop Traffic Calming Policies<sup>7</sup> and Guidance/Standards in the Town's land use and transportation regulations.
- T 5: Develop a "Complete Streets"<sup>8</sup> Policy and Guidance/Standards in the Town's land use and transportation regulations.
- T 6: Work with NH DOT and appropriate land development proposals to secure and construct a Park and Ride facility at Exit 4 or 5 along or near NH Rt. 101.

**Goal 3: Ensure that the long-range transportation needs of the community are addressed while continuing to emphasize the importance of maintaining and preserving the existing transportation system.**

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<sup>7</sup> Traffic Calming is referred to as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users, ITE Journal, July 1997, pg. 23.

<sup>8</sup> Complete Streets are roadways which take into account the needs of vehicles, bicycles and pedestrians.

- Objective 3.1: During the site plan and subdivision review process, provide and encourage connectivity between properties for pedestrians and vehicles.
- Objective 3.2: Seek out and/or create local and regional funding opportunities and solutions to address the community's transportation infrastructure given reduced funding at the federal and state level.
- Objective 3.3: Explore the feasibility of implementing public transportation (bus) service in Raymond.

#### Recommended Actions

- T 7: Increase funding in the Town of Raymond's CIP and Reserve Accounts for roadway resurfacing, drainage and sidewalk projects within critical areas of the community.
- T 8: Reduce the percentage of Raymond Roads in need of repair annually.
- T 9: Adopt a Memorandum of Understanding (MOU) with the District Engineer's Office to secure Town participation in access management and driveway permit decisions.
- T10: Update the Town's Class VI Roads Policy with guidance from "A Hard Road to Travel-New Hampshire Law of Local Highways, Streets, Trails", a publication of the New Hampshire Local Government Center.
- T11: Consider site plan/zoning ordinance revisions to update the Town's parking standards and encourage parking to be placed behind or at the rear of new commercial and industrial developments.

## **H. Natural Resources**

### **Goal 1: Protect the community's groundwater/drinking water supplies for existing and future generations.**

- Objective 1.1: Prepare and adopt a Source Water Protection Plan for the community.
- Objective 1.2: Update the Town of Raymond's existing groundwater protection district regulations to assure existing and future water quality protection.
- Objective 1.3: Protect Raymond's lakes, rivers, and wetlands as well as wildlife habitats through land use controls and as part of the review of site plans and subdivisions and other planning activities.
- Objective 1.4: Adopt zoning regulations to further protect the Town's wetlands.

Objective 1.5: Update the Town's earth excavation regulations.

Recommended Actions

- NR 1: Complete the study and adopt the recommendations contained within SNHPC's report on riparian buffers prepared for the Town of Raymond under the Piscataqua Region Estuaries Partnership program.
- NR 2: Amend the Town's zoning ordinance to establish streamside buffers to preserve water quality, protect wildlife habitat, reduce erosion, and increase flood storage capacity.
- NR 3: Conduct a prime wetlands inventory and map and develop an appropriate zoning ordinance.
- NR 4: Update the Town of Raymond's 1993 Water Resource Management and Protection Plan.

**Goal 2: Provide for preservation and connectivity of open spaces.**

Objective 2.1: Preserve and protect priority open spaces and forest lands for wildlife as well as recreational activities in designated conservation areas, such as Flint Hill, the Deerborn property and the Cassier Town Forest.

Objective 2.2: Preserve natural features and farmland/agricultural lands through conservation subdivision design, natural resource planning, and land use controls.

Recommended Actions

- NR 5: Update and implement the recommendations of the existing 2003 Open Space Plan, as amended 2008 and updated in the future.
- NR 6: Develop a comprehensive Forest Management Plan for the Town of Raymond.
- NR 7: Seek funding for land conservation and plan for ways to expand the use of the Town's Conservation Funds for conservation projects, easements and open space protection.
- NR 8: Continue to work with non-profit and volunteer organizations to improve recreational opportunities and enhance existing open space areas.

**Goal 3: Preserve Raymond’s forests, farmlands, and prime agricultural soils.**

Objective 3.1: Encourage preservation of existing farmlands and protection of prime agricultural soils for future agricultural uses.

Objective 3.2: Identify and preserve important wildlife corridors and target growth away from these areas.

Objective 3.3: Support local Farmer’s Markets and Community Service Agriculture (CSA) projects in Raymond.

Recommended Actions

NR 9: Amend the Zoning Ordinance to include a clear and concise Right to Farm Ordinance.

NR 10: Establish a local Agriculture Committee to explore ways to enhance and sustain local agricultural and forest activities.

NR 11: Complete a Natural Resources Inventory for the Town of Raymond.

**Goal 4: Integrate appropriate innovative land use planning and natural resource protection techniques throughout Raymond’s ordinances.**

Objective 4.1 Evaluate and consider applying the environmental characteristic zoning model ordinances contained within the Innovative Land Use Planning Techniques Handbook.

Recommended Actions

NR 12: Facilitate a public workshop to review the model environmental characteristic zoning ordinances contained within the Innovative Land Use Planning Techniques handbook.

NR 13: Encourage Natural Resource Inventories (NRI) to be conducted as part of the submittal of both residential and non-residential development proposals to enhance natural resource protection.

NR 14: Utilize NH Fish and Game’s Wildlife Action Plan and the Natural Services Network (NSN) and other available resources to identify important natural resource areas and to provide for enhanced local wildlife habitat protection.

## **I. Natural Hazards**

### **Goal 1: Reduce the potential impact of natural and man-made disasters on Raymond's critical support services, essential facilities, infrastructure, as well as public and private property.**

- Objective 1.1: Mitigate future flooding events through a more stringent regulatory approach towards development adjacent to rivers, lakes, and steep slopes.
- Objective 1.2: Fund maintenance of existing infrastructure as new infrastructure growth occurs in the years ahead.
- Objective 1.3: Continue to update and implement the recommendations of the Town of Raymond's Hazard Mitigation Plan.
- Objective 1.4: Adopt the Town's recently updated Hazard Mitigation Plan of 2009 as part of this Master Plan.

#### Recommended Actions

- NH 1: Implement new buffer regulations to protect shorelands from erosion and reduce development impacts that can lead to flash flooding.
- NH 2: Develop a public warning system.
- NH 3: Implement culvert analysis to assess inventory, condition, and maintenance. Replace problem culverts.
- NH 4: Adopt the model Fluvial Erosion Hazard Ordinance Overlay District (developed as part of the Geomorphic Assessment and Watershed Restoration Plan for the Exeter River).
- NH 5: Budget annually for appropriate funding levels for emergency management and infrastructure maintenance and growth through the Town's Capital improvement Program.
- NH 6: Participate in FEMA's Community Rating System (CRS) to lower floodplain insurance costs to community residents.
- NH 7: Conduct annual meeting/discussions with neighboring communities regarding a variety of regional issues, including floodplain regulations along the Exeter and Lamprey River.

**Goal 2: Encourage Low Impact Development (LID) stormwater practices for development projects.**

Objective 2.1: Reduce stormwater runoff and increase flood storage capacity through low impact development, natural and vegetative landscape features.

Recommended Action

NH 8: Amend the Planning Board's Stormwater Management, Site Plan and Subdivision regulations as feasible to require Low Impact Development techniques and practices in both public and private construction activities.

**Goal 3: Improve the Town's overall emergency preparedness and hazard mitigation planning.**

Objective 3.1: Appoint representatives from all town boards, as well as first responders and interested citizens to be active participants on an Emergency Management Committee that oversees hazard prevention efforts.

Recommended Actions

NH 9: Establish an Emergency Management Committee staffed by Raymond's Emergency Management Director.

NH 10: Implement the recommendations contained within the Town of Raymond Hazard Mitigation Plan of 2009.

NH 11: Update the Town of Raymond and the Raymond School Board Emergency Operations Plans.

**J. Historic and Cultural Preservation**

**Goal 1: Protect historic buildings and properties in Raymond that are an integral part of the community's character.**

Objective 1.1: Encourage the use of available state and federal grants and tax credit programs such as the National Trust, NH Land and Community Heritage Investment Program, and the Federal Historic Preservation Tax Incentive Program to support and fund local preservation efforts.

Objective 1.2: Support and encourage property owners to grant historic preservation easements on historic properties and buildings in Raymond.

Objective 1.3: Support the nomination of eligible properties and buildings in Raymond to the National and State Registers of Historic Places.

Objective 1.4: Support efforts to identify and protect Raymond's archaeological sites.

Objective 1.5: Educate the community on the value and importance of protecting the Town's historic resources.

#### Recommended Actions

HC 1: Seek funding to support a town-wide historic property survey, including the completion of a town-wide area survey form through the New Hampshire Division of Historic Resources (NH DHR).

HC 2: Determine if the downtown is eligible for the National and State Registers of Historic Places and if so, install historic markers.

HC 3: Seek Town of Raymond participation in the New Hampshire Certified Local Government Program for local historic preservation.

HC 4: Conduct a public workshop on Historic Preservation in conjunction with the Historic District Commission and the NH DHR.

HC 5: Develop a Demolition Review Ordinance before downtown water and sewer improvements are installed.

HC 6: Explore developing a Neighborhood Heritage District Ordinance.

HC 7: Develop incentives within the Zoning Ordinance and Conservation Subdivision Regulations to protect and promote historic properties.

HC 8: Prepare educational brochures about the local historic district, town center or areas of historic pride and importance.

HC 9: Incorporate local historic landmarks and cultural resources into school field trips and curriculum.

HC 10: Support property owner and community participation in New Hampshire's Old Barn grants program.

HC 11: Encourage an annual work session between the Planning Board and the Raymond Historic Society and Historic District Commission.

## **Implementation Strategy**

The following Implementation Strategy identifies the actions identified by the Raymond Planning Board to help guide the Town in carrying out this Master Plan's vision and many goals and objectives. All future projects are grouped by the section of the Master Plan in which it was identified.

Major grouping of project types include:

- Land Use
- Regional Considerations
- Economic Development
- Housing
- Community Facilities
- Public Utilities and Energy
- Transportation
- Natural Resources
- Historic and Cultural

Additionally, to ensure effective implementation of each item, the appropriate town department, board, or other agency has been identified to take responsibility for the action. In many situations, multiple groups are identified as sharing responsibility. Those groups identified herein are the:

- Board of Selectmen
- Planning Board
- Zoning Board of Adjustment
- Conservation Commission
- Historic District Commission
- Historic Society
- School Board
- Raymond Economic Development Council (REDC)
- Budget Committee
- CIP Subcommittee
- Public Works
- Building Inspections
- Emergency Management Director

In the following implementation strategy, the individual action items are organized into a three tier priority schedule. The tiers are Immediate Actions (1-2 years), Short Term Actions (3-5 years), and Long Term Actions (6-10 years).

A frequent challenge when drafting master plans is prioritizing the necessary actions. In developing annual work programs, the best approach is to leave the recommended action that the planning board feels is important and needs to be addressed in the immediate action status. This way it is easier every year for the board to develop its work program realizing that it can not possibly do everything and must spread it out over several years.

There is always a tendency to push actions out to later years, but it is better to identify all the important actions and keep them in the immediate priority category, knowing that the board can always come back to them at a later date.

Actions which have less importance are easy to place in the intermediate and long range status and, of course if priorities change in the future, the master plan can always be amended and the action recommendations moved as needed.

It is important to remember that the master plan is only a guide and not the planning board's annual work program and while they should be somewhat consistent, are not always going to match every year.