

Moultonborough Master Plan 2016

Executive Summary

1. Why Create a Community Master Plan?

A key function of the Land Use Chapter and the community Master Plan in general, is that it serves as the foundation for local zoning ordinances and land use regulations (NH RSA 674:2.I-II.). The Moultonborough Planning Board understands recent development changes necessitate a revised Land Use Chapter and associated changes to Site Plan and Subdivision regulations and the Zoning Ordinance. The preparation and adoption of the 2016 Master Plan was conducted in accordance with NH RSA 674:3-4.

Updated	2016 Master Plan
2016	Executive Summary
2016	Vision*
2016	Land Use*
2016	Transportation
2016	Implementation Matrices
2008	Population and Growth Management
2008	Housing Needs
2008	Water, Natural Environmental Resources
2008	Public Facilities, Services, Utilities & Recreation

*Denotes required plan element

A community Master Plan represents policy statements for how development will be managed to achieve the vision of what the community will be like in 10 to 20 years. The Master Plan also provides guidance for where capital investments should take place and proactive strategies for how to achieve the vision.

IT IS A GOAL OF THE PLANNING BOARD TO UPDATE ADDITIONAL CHAPTERS, THE DEVELOPMENT OF WHICH WILL REPRESENT AN ONGOING EFFORT TO MAINTAIN A CURRENT MASTER PLAN OVER TIME.

Moultonborough Community Vision

The overall guideline for the future development of our community expressed by the people through this Master Planning process is to:

Encourage the modest growth necessary to maintain the viability of the Town as a living, social, working community while protecting and preserving the physical and social landscape. Modest growth will be concentrated around village centers preserving open spaces and natural resources. Local capital will support the largely service-oriented economy by encouraging home-based business, high technology business using the existing fiber optic trunk line, and cottage industries that utilize local resources and labor, and contribute to the community's working landscape.

As a community, the residents support the following Core Principals:

1. Managing growth in harmony with the natural environment.
2. Maintaining and protecting the town's natural and rural character.
3. Accommodating commercial and light industrial/technical development compatible with the Town's rural character and natural environment, by taking advantage of technology and adapting historic structures wherever possible, or building new, which blend with the look and feel of the community.
4. Developing public leaders who work together by striving to be responsive, honest, efficient, empowering, enlightened, fair, and accountable.
5. Fostering and empowering citizens to actively participate in government, civic organizations, and community activities by developing civic responsibility, knowledge and skills to contribute to community life.
6. Identifying and addressing the Town's challenging social issues through the coordinated efforts of the public, private, and nonprofit sectors that foster healthy families, individuals and youth.

The Update Process

This Master Plan update included a variety of opportunities for public input and relied on the key documents outlined below:

2008 Moultonborough Master Plan

Plan NH Moultonborough Village Charrette: 2012

Master Plan Citizen Survey:
2013 Village Vision Committee
Final Report: February 2015

Neighborhood "Speak Out"
Sessions: July-August 2013

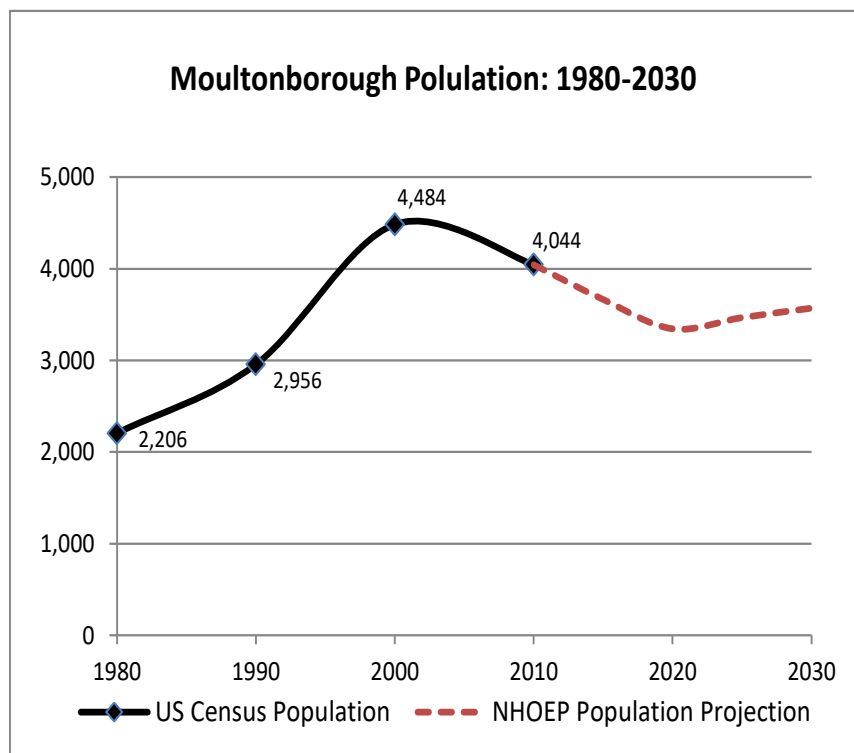
Supporting documents used in this update are available to view and download at the Planning Board webpage on the Town of Moultonborough website at:

www.Moultonborough.Gov

Land Use - Key Findings and Trends

The following trends will impact Moultonborough over the next 10-15 years:

- Two of the most important demographic trends in the Lakes Region are:
 - 1) A significant increase in the proportions of those aged 65 years and older; and
 - 2) The projected overall slow population growth for the next 25 years.
- Economic development efforts may provide opportunities to balance changing demographics. Factors for further consideration are the availability of housing affordable for existing and future employment opportunities.
- Moultonborough provides strong incentive for prospective residents and businesses including high quality of life, enhanced internet access, quality transportation access and one of the lowest property tax rates in New Hampshire.
- The lack of a sewage utility for most of the Town has a profound effect on the amount, size, type and density of development that may occur, even within and around commercial nodes and village centers.
- The Moultonborough Fire Department maintains approximately 90 dry and pressurized hydrants around town. The areas of town not covered by a 500-foot radius around the hydrants, cisterns and draft sites affects (and adds costs to) future development in large portions of the Town.



IT IS ESTIMATED THAT THE YEAR-ROUND POPULATION OF 4,320 RESIDENTS SWELLS TO 24,815 SEASONALLY. THIS SEASONAL CHANGE REPRESENTS A SIGNIFICANT CHALLENGE IN THE DELIVERY OF MUNICIPAL SERVICES.

Recommendations for Future Land Use Policy

Existing land use patterns of commercial growth are headed toward strip mall development along the entire NH Route 25 corridor through Moultonborough. Alternatively, land use patterns could provide opportunity for focused development in specific village centers or ‘nodes’. Focusing development in this way along the NH Route 25 corridor will address a host of important issues and opportunities:

- Providing economic development zones for existing and future commercial, office and high tech uses.
- Focusing commercial, office and high tech development in areas best suited for such uses with opportunities to utilize or reasonably expand or improve utilities and services (west village).
- Encouraging mixed-use development practices, where appropriate, to encourage efficient and cost-effective use of land and community resources. Such a model could enable access to essential goods and services to residents in and around the village centers and reinforce traditional rural development patterns valued by residents.
- Focus development to specific areas to maintain and preserve rural lands and open spaces elsewhere in Town.

These nodes presently have development constraints that include commercial zoning limited to 500 feet on either side of the NH Route 25 corridor, the availability of high-capacity power as well as access to municipal services. The Town should continue with detailed planning for future mixed-use development in these nodes.

Land Use Goals


The following goals are advanced by the Moultonborough Planning Board as key tenets the Town’s land use policy:

Resource Protection - Encourage the preservation, protection and enhancement of Moultonborough's existing natural, historical and cultural resources and critical environmental features.

Beneficial Land Use - Develop an appropriate balance among industrial, commercial, institutional, public, residential, agricultural, recreational and conservation land uses.

Beneficial Development - Encourage the use of land which promotes prosperous community development.

Each of the goals are equally important and work in concert to achieve the community vision for the future. For each goal the Master Plan Steering Committee, Planning Board Chairman and Planning Consultant developed Objectives, Strategies and Tactics to achieve the goals. Priority strategies were determined based on the timeframe for implementation.



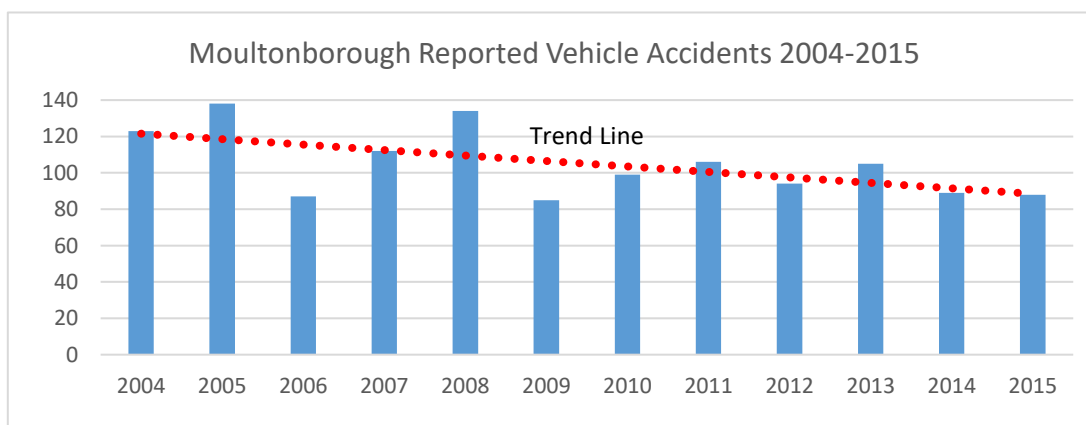
“The revitalization of the various village areas will be achieved through incentive zoning, proactive marketing, private investment and complementary municipal infrastructure and capital improvements investment.”

Transportation Vision

Moultonborough's road network will be maintained in an efficient and organized manner. The safety needs of drivers, cyclists, and pedestrians will be considered. Moultonborough will be open to practical, affordable public transportation solutions and other alternatives to single-occupancy automobiles. The Town's communication and transportation infrastructure should be able to support the needs of its citizens and businesses.

Transportation - Key Findings and Trends

- The town should invest more money in maintaining roads, highways and bridges.
- The current level of annual funding town road improvements in Moultonborough is approximately \$825,000, which has effectively maintained the pavement condition index of 75 out of 100 percent.
- Nearly 90 percent of the transportation costs identified in the draft 2017-2022 Capital Improvements Plan are dedicated to road projects while the remainder is capital cost for equipment lease/purchase and replacement.
- There are opportunities to improve the availability of senior and special needs transportation and the availability of bicycle paths and sidewalks.
- Maintaining clean lakes, rivers and ponds as the leading resource contributing to the town's unique character and quality of life.
- All municipal and state bridges in Moultonborough are rated "stable for extreme flood".
- Safety improvements to the highway network in Moultonborough may be realizing a positive impact. The number of system-wide accidents is trending downward during the period 2004-2015. The roadways with an average of one or more accidents annually represented 79 percent of the accidents town wide during 2004-2015; accidents on state routes (25, 171, 109, Bean Road and Moultonborough Neck Road) represented 75 percent of all accidents.



Transportation Goals

The following goals are advanced by the Moultonborough Planning Board as the Town's transportation policy to support effective transportation practices:

Preserve water quality – minimize the impacts of the transportation network on water quality.

Protect Rural Character - maintain and enhance community historic and rural character through transportation best practices.

Promote Safety – improve transportation safety, traffic flow and connectivity for all users.

Near-Term Implementation Strategies

The implementation strategies identified in the 2016 Master Plan have been prioritized based on when they are recommended to move forward. The near-term is defined as being within six months to three years. The leading near-term transportation recommendation is to investigate the cost and feasibility of conducting water quality samples based on a new method developed by the University of New Hampshire. Mid-term strategies (three-five years) include:

- Creation of a Pathways Committee to prioritize areas for bicycle and pedestrian connectivity;
- Improved stormwater best practices related to the roadways;
- Promotion of opportunities for public transportation; and
- Improved NH Route 25 safety.

A cornerstone in the Land Use chapter is the creation of nodes along NH25. Transportation enhancements will play an integral role in the success of these nodes. Key transportation strategies include traffic calming, integration of bicycle and pedestrian

Master Plan Next Steps

The development of a Master Plan is the function of your local Planning Board. Prior to Planning Board approval, the Master Plan chapters being updated (Vision, Land Use, and Transportation) are discussed at a Public Hearing. The Moultonborough Planning Board thanks all Moultonborough residents and the Master Plan Steering Committee members that have participated in the public forums and meetings that led to the development of this plan. Further participation is encouraged at an upcoming public hearing this fall/winter. Additionally, any changes to the Moultonborough Zoning Ordinance are subject to approval at Town Meeting.

Timeline

Adoption

- October 2016: Planning Board reviews and accepts draft Vision and Land Use Chapter for public hearing.
- November 30: Planning Board reviews/accepts draft Transportation Chapter to be presented at a Public Hearing and Executive Summary.
- December: Draft chapters and Executive Summary available on town website for review in advance of Public Hearing.
- Planning Board Chairman presents Executive Summary to Board of Selectmen.
- Planning Board Public Hearing on Vision, Land Use, and Transportation Chapters.

Implementation

- Planning Board determination of additional priority master plan chapters to be updated and a timeline to accomplish this task.
- Every six months to one year, the Planning Board reviews progress on the near-term strategies, noting accomplishments and challenges in achieving each.
- A summary Master plan progress report will be developed at least annually.