

III. LAND USE & DEVELOPMENT

A. Introduction

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

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.

The Planning Board initiated this Master Plan update due to changed underlying conditions and the potential for lasting future effects. Specifically, the development pressure of past decades has significantly diminished. The long period of intense land subdivision and development, single family dwelling and seasonal home starts, coupled with the in-migration of seasonal residents and retirees was severely curtailed after 2008. The overriding goal of the Planning Board is to manage these changes and insure that the best interests of the Town are protected by relevant land use ordinances and regulations.

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 Planning Board understands the recent development changes necessitate a revised Land Use Chapter and associated changes Site Plan and Subdivision regulations and the Zoning Ordinance. The preparation and adoption of this master plan was conducted in accordance with NH RSA 674:3-4.

Chapter Update Process

The Planning Board reviewed recommendations from the 2008 Master Plan to assess their status. Completed recommendations were removed; the remaining incomplete recommendations were considered for relevance moving forward. This review considered updated demographic and land use data and input from extensive community outreach through the 2013 Master Plan Citizens Survey, a series of Community Workshops and the 2012 Plan NH Moultonborough Village Charrette. A Village Vision Committee published the *2015 Village Vision Report* which provides conceptual zoning changes and economic development strategies incorporated in the Future Land Use section. Key information from these and other

sources are presented in this chapter. Interested residents and municipal officials are encouraged to review the associated reports and data summaries in their entirety, most of which are located on the Moultonborough Planning Board webpage at: <http://www.moultonboroughnh.gov/planning-board/pages/2016-draft-master-plan-documents>

Implemented Recommendations - 2008 Master Plan

The value of resource and community character preservation is evidenced in Moultonborough through the recommendations implemented from the 2008 Master Plan. In the past eight years, the Town passed a Steep Slopes Ordinance, Wetland Conservation Ordinance, Groundwater Protection Overlay District and Stormwater Protection Ordinance. Additionally, the Floodplain Ordinance was updated subsequent to the new digital flood maps for Carroll County, March 2014.

During this same time period, the Town created a Heritage Commission, adopted NH RSA 79-E Village Revitalization, revised site plan and subdivision regulations several times to address requirements for cable/internet infrastructure, updated road standards, required internal access roads and driveways for commercial development and created and filled a permanent Town Planner position.

Key Findings and Trends

The following list summarizes the key findings and trends that will impact future community development in Moultonborough over next 10-15 years:

- Two of the most important major 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 slow population growth for the next 25 years.
- The promotion of economic development 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 the majority 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.

B. Existing Land Use

Overview

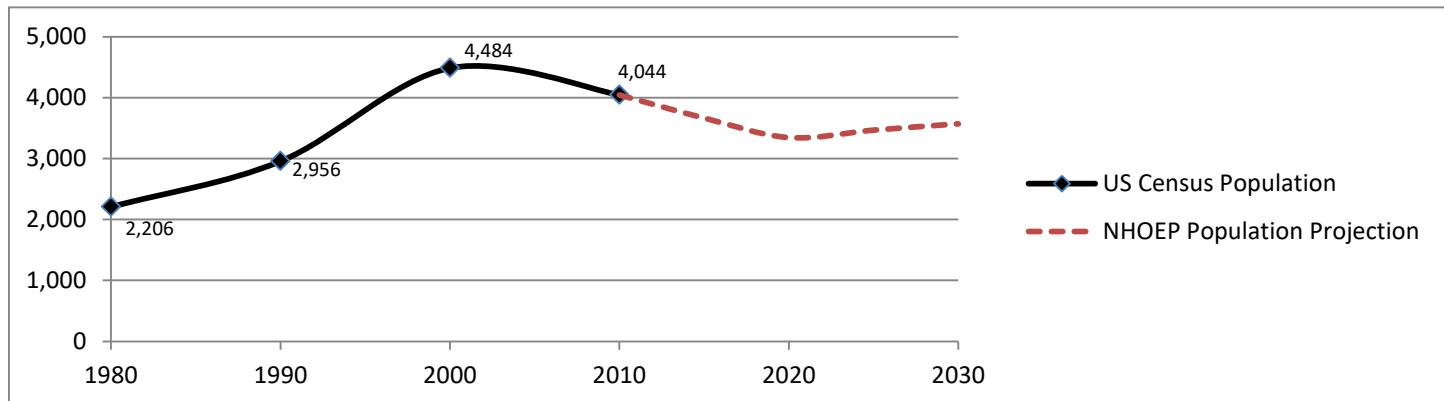
The Town of Moultonborough covers 75 square miles, consisting of approximately 15 square miles of water and 60 square miles of land. Rugged, wooded slopes dominate the northern portion of Moultonborough from Red Hill to the Ossipee Range. Approximately 23 percent (8,798 acres) of the town's land area is characterized by slopes of 15 percent or greater. The Ossipee Mountains in the east rise to an elevation of 2,975 feet, and at 2,020 feet, Red Hill is another area with steep slopes in the northwest section of town. The remainder of land in town is characterized by hilly to rolling terrain, enhanced by wetlands, ponds, and lakes. The numerous ponds and wetlands extend from Squam Lake in the northwest, through Wakondah Pond and Kanasatka Lake, Berry, Garland, and Lees Ponds in the north, to Lake Winnipesaukee in the central and southern portion of town. Moultonborough contains 89 linear miles of shoreline, the most of any town in New Hampshire. Aquifers are found in the central section of town beneath Berry, Garland and Lees Ponds. Rivers running through Moultonborough include the Squam River, Shannon Brook, Weed Brook, Halfway Brook, and Red Hill River. The majority of town lies in the Winnipesaukee watershed.

NH Route 25 runs generally east-west and NH Route 109 runs generally north-south and they intersect in Moultonborough Village. All commercial zoning districts lie along the NH Route 25 corridor. NH Route 171 travels east from NH Route 109 and Moultonborough Neck Road is the sole access road to that portion of town. Most of the town facilities essential to community functions and services are located along these roads. Businesses and residences near the Center Harbor town line have access to the Bay Sewer District system. Approximately 750 residences are served by private community water systems; the rest of the town has individual wells. The town is served by NH Electric Cooperative.

Development Trends

Since the 1982 Master Plan was prepared, the same method for estimating residential land use was employed in subsequent Master Plan updates (1991, 2008 and 2015). The methodology was based on assigning one acre of land for every year-round home and one-half acre of land for every seasonal home. For the 2015 calculation, building permit data were used in conjunction with 2010 Census population figures to estimate the number of year-round homes. This rough estimate of land occupied by residential uses equated to 5,189 residential acres in 1982. Since 1982 approximately 2,000 additional acres were developed for residential use, 3,000 more since 2008, and 1,000 additional acres through 2015; bringing the total amount of developed residential land to around 11,000 of the 35,144 acres of land area in Moultonborough.

According to the US Census, Moultonborough was among the fastest growing communities in the Lakes Region from 1980 to 1990; this trend continued through the 1990's. In 2010, Census data indicated a modest population decline from 4,480 (2000) to 4,044 (2010). The NH Office of Energy and Planning (NHOEP) publishes population projections based on birth, death, fertility and age specific migration rates in consultation with leading demographers, economists and planners. As illustrated in Figure 1, population projections for Moultonborough indicate a period of decline from 2010 through 2020 (3,345) when the trend is projected to change to slow growth through 2030 (3,570).

Table 1: Moultonborough Population, 1980-2030

In 2000, the Census reported that 55.7 percent of Moultonborough's homes were seasonal; increasing to 60.5 percent in 2010, and exceeding 67 percent in 2015. Seasonal housing can significantly impact population and the delivery of municipal services. Seasonal population estimates for Moultonborough were prepared using a method consistent with other Lakes Region communities that experience a high seasonal population influx. The estimates are based on the assumption that while a year-round household might accommodate 2-4 persons (statistical average of 2.33) a second home may accommodate 5-10 people staying for a few weeks at a time. Additionally, seasonal accommodations at camps, campgrounds and motels were considered. Table 2 summarizes these assumptions, indicating that the seasonal population in Moultonborough may reasonably increase to nearly 25,000 people – a 470 percent increase over the general population (at 100 percent occupancy). The seasonal population influx represents a significant challenge in the delivery of municipal services (police, fire and town administration).

The number of building permits issued in Moultonborough from 2008 – 2010 (78) was less than half the 212 permits issued in the previous three years. However, of the 78 permits issued 2008-2010, eight were for new construction, the remainder was for refurbishing and additions. From the low numbers in 2010, the permits have rebounded each year, reaching 232 in 2014 and 250 in 2015, including an eight-year high of 41 single family dwelling building permits issued. The newer seasonal homes and those that are being upgraded could one day be easily utilized as a full time home with permanent residents.

Table 2: Moultonborough, NH Seasonal Population Estimate

	Number of Units	Persons per Household	Persons
Year -round residential	1,800	2.4	4,320
Second homes residential	3,699	5.0	18,495
Seasonal (camps, campgrounds, motels)			2,000
TOTAL	5,499		24,815

Land Use Details

Table 3 summarizes the acreage occupied by various land use types and Map 1: Existing Land Use illustrates where the current land uses are located. Land use in Moultonborough is primarily residential (34 percent) of which 91.4 percent is single-family dwellings. Most of this development is along the shoreline, and much of this shoreline development is seasonal housing, with several early 2000's subdivision lots selling for the first time over the past year.

Commercial, office and industrial uses represent 1.7 percent of the acreage for all land uses in town, CruCon being the stand out office development. Non-residential development is comprised of a mix of retail, personal and professional services, food service, lodging, schools and churches, located mostly along NH Routes 109 and 25.

In the northeast and northwest portions of town there are several large tracts of land that are in conservation. Combined, recreation, conservation and vacant land represent 59.6 percent of the land area in Moultonborough.

Three major factors will be considered when determining recommendations for future residential development of vacant land: 1) areas where there are multiple occurrences of natural resources; 2) the ability of the town to protect buildings and people from fires and disasters (water resources for firefighting and access); and 3) maintaining the value and usefulness of that land for citizen landowners. These factors will be reviewed in the Future Land Use section.

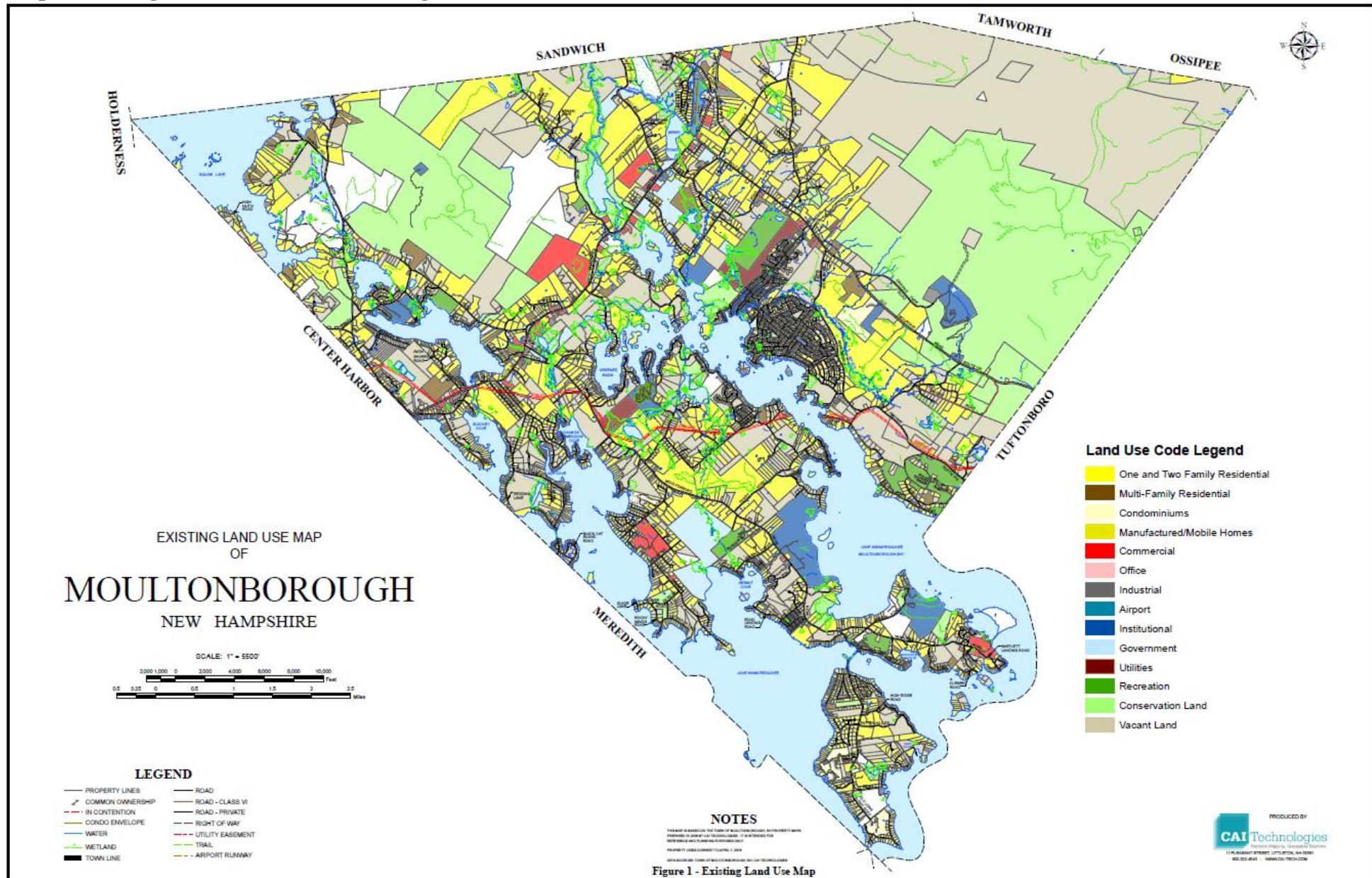
**Table 3: Land Use by Acreage
Moultonborough, NH 2015**

Land Use	Land Area (Acres)	Percent
One and Two Family Residential	10,923.78	31.1%
Multi-Family Residential	548.56	1.6%
Condominiums	243.36	0.7%
Manufactured/Mobile Homes	198.61	0.6%
Commercial	539.37	1.5%
Office	27.87	0.1%
Industrial	48.4	0.1%
Airport	58.45	0.2%
Institutional	816.17	2.3%
Government	564.85	1.6%
Utilities	235.57	0.7%
Recreation	548.26	1.6%
Conservation Land	7,772.68	22.1%
Vacant Land	12,618.65	35.9%

Data Sources: CAI Technologies;

Town of Moultonborough, NH

Map 1: Existing Land Use – Moultonborough, NH 2015



C. Land Use Analysis

Land Use Analysis

The Moultonborough Zoning Ordinance was adopted in 1985 and has been amended periodically since then. The town is divided into one Residential/Agricultural District, and three Commercial Districts. In addition, there is a Wetland Resources Conservation Overlay District, a Floodplain District, Steep Slopes Ordinance, Storm Water Protection Ordinance and Ground Water Protection Overlay District, and special provisions for waterfront property. One and two-family dwellings and agricultural uses are permitted by right throughout the town; certain commercial uses are permitted by right within the three commercial districts; and most commercial uses are permitted by special exception anywhere in town, subject to ZBA approval. All commercial uses are subject to site plan approval by the Planning Board.

The potential for future development in Moultonborough is affected in large part by existing land uses, limits to development from natural or other constraints, and the provisions of the zoning ordinance that regulate the development of new lots and uses. A town-wide build-out analysis was prepared by FB Environmental in 2015. Previous iterations of the Master Plan did not include this type of analysis due to the high cost. The term 'build-out' is a theoretical condition when all available land suitable for residential, commercial, and industrial construction has been developed to the maximum conditions permitted by local ordinances. Build-out analysis is a planning tool which identifies areas which are constrained and areas with development potential. The planning and resource management analysis tool used for this assessment was Community Viz - software that extends the capabilities of Geographic Information System (GIS).

To determine where development could occur within Moultonborough, build-out calculations deduct land with physical constraints to development including environmental restrictions, zoning restrictions, and practical design considerations. The following data were used to model development constraints within the Town:

Existing buildings (Tax/Parcel Map)

Conserved land (NH GRANIT)

Steep slopes – 25 percent or greater

Wetlands (NH GRANIT)

Hydric soils

FEMA 100-year Flood Zones (Town of Moultonborough)

Unbuildable parcels (parcels with an existing building and less than double the minimum lot size – lots that cannot be subdivided)

Existing Buildings

The number and location of existing buildings was determined using the town tax map, which depicts the location and size of all structures within the Town's boundaries. The map files contained 9,980 individual building outlines. After review this number was reduced to 4,814 primary structures for use in the analysis; accessory structures were not included. All parcels with primary structures were identified and checked for accuracy using 2011 aerial photography.

When applied in determining development potential, existing buildings reduced the available capacity for new development.

Zoning and Minimum Lot Sizes

The following conditions were established when applying town zoning restrictions:

Future lots assume the smallest size allowable for the zoning district, taking into account minimum lot size and minimum buildable area;

Unit types were not specified; and

Road and shoreland frontage requirements were not specified.

Environmental Constraints

As stated in the Moultonborough Zoning Ordinance, the minimum lot size upon which a dwelling, structure, building, mobile home, camper, R.V. or house trailer may be constructed or located is 40,000 square feet. However, lot size requirements may increase based on soil type and slope. Table 4 summarizes the minimum lot sizes based on soil type and slope (adapted from Moultonborough Zoning Ordinance – Table 1). Minimum lot sizes were assigned based on NH GRANIT dominant soil types within a given parcel.

Table 4: Minimum Lot Sizing Based on Soils

Slope	Soils Group					
	1	2	3	4	5	6
0-8%	40,000 ft ²	45,000 ft ²	60,000 ft ²	60,000 ft ²	Unbuildable	Unbuildable
8-15%	45,000 ft ²	60,000 ft ²	90,000 ft ²	90,000 ft ²	Unbuildable	Unbuildable
15-25%	60,000 ft ²	80,000 ft ²	100,000 ft ²	120,000 ft ²	Unbuildable	Unbuildable

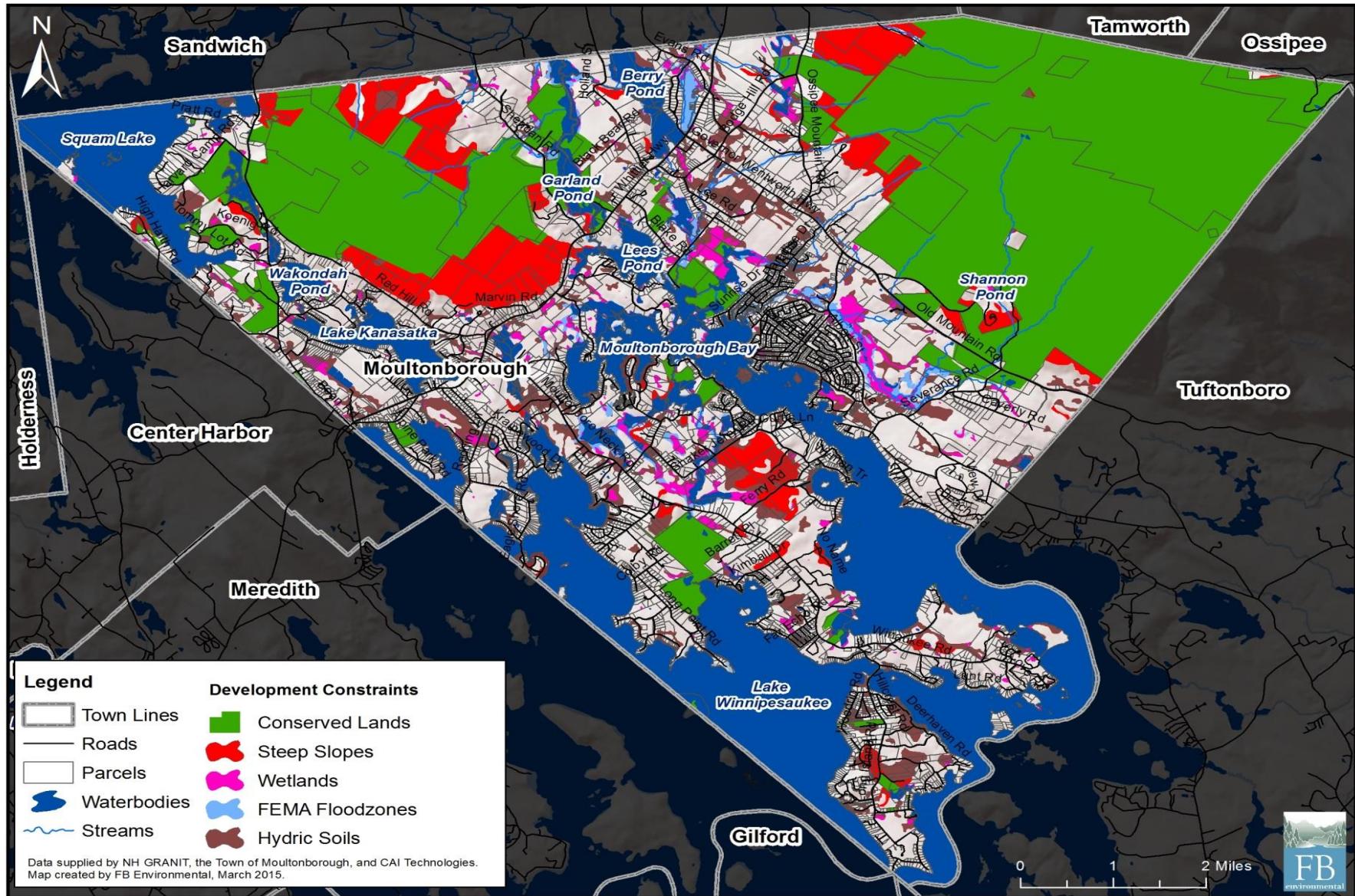
In addition to soils based lot sizing, Table 5 summarizes additional environmental constraints in Moultonborough that limited the developable land for the buildout.

Table 5: Environmental Constraints

Floodplains	2,853
Wetlands	4,616
Steep Slopes (25 percent grade or greater)	3,914
Public Lands/Conservation	7,772
Aquifers	2,970
Total Constrained Lands	19,272

Map 2 on the following page illustrates where environmental constraints to future development exist in Moultonborough. Note however that these constraints do not represent the full range of possible restrictions to development. For example, unmapped wetlands or rare/endangered species may be present in an area but cannot be considered here as data concerning their presence and specific locations are not available.

Map 2: Environmental Constraints – Moultonborough, NH



Development Constraints

To determine how many units can be constructed on the available buildable land within the Town, various density and other design factors based on zoning requirements were considered. Any build-out analysis requires simplifying assumptions; below are those that were used in the build-out analysis, based on Moultonborough's zoning ordinance. These assumptions were an important component of the model because they facilitated prediction of whether development can occur on a given lot, given Moultonborough's standards for development.

Building setbacks were based on those set forth in Moultonborough's zoning ordinance, which are 50 feet from road centerlines and 20 feet from any lot line. The road setback may also be 25 feet from the edge of a right of way. The 50-foot setback is more appropriate, and therefore used, for the build-out analysis as distance is measured from the center of a given road. Setbacks are measured from building center points in the modeling software. To account for this, building footprints need to be estimated to avoid building overlap. Dimensions of the minimum building footprint were estimated to be 45 feet by 45 feet. This number was then added to the average front/rear setback for each zone to estimate a 'minimum separation distance'.

Minimum lot size requirements used were based on soil type and slope (Table 4).

Efficiency factors adjust density values to account for common density losses. Lot efficiency refers to the amount of land on a parcel that is available for construction after addressing such considerations as drainage facilities, parcel contiguity, Rights-of-Way, setbacks, and conservation restrictions. They are entered as a percentage where 100 percent means complete efficiency (no density lost), and zero percent means no buildings will be estimated for that land use. A 50 percent efficiency factor was used for all zones in the build-out analysis, as many lots are small, and newly constructed roads and other design considerations will likely take up a substantial amount of space on each lot.

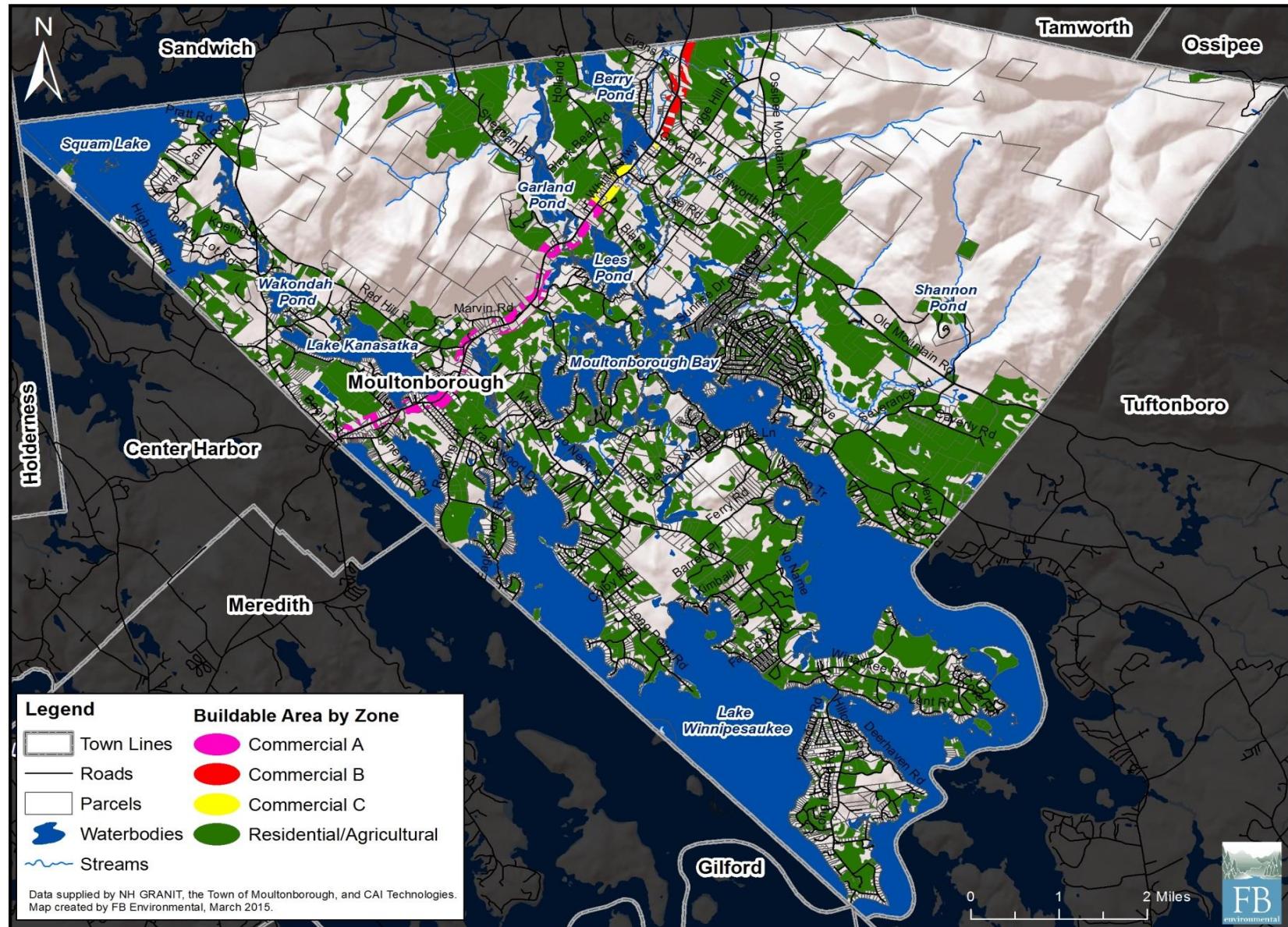
Buildable Area

As summarized in Table 6 and illustrated on Map 3, the build-out analysis shows 28 percent of the land within the town is buildable. Table 6 also indicates the Buildable acres within each zoning district. The calculations for buildable acres exclude roads and waterbodies. The calculations are approximated because they are based on tax maps that are not surveyed.

Table 6: Buildable Area by Zoning District

Zone	Total Acres	Buildable Acres	Percent Buildable Area
Residential/Agricultural	36,760	10,149	28
Commercial Zone A	1367	448	33
Commercial Zone B	413	200	48
Commercial Zone C	273	109	40
Townwide Total	38,813	10,906	28

Map 3: Buildable Land Area by Zoning District – Moultonborough, NH



Projected Buildings

A total of 4,814 existing principal use buildings were identified town-wide; the build-out analysis projected that an additional 4,318 buildings could be constructed in the future, resulting in a total of 9,132 buildings. The existing buildings and potential buildings are illustrated on Map 4, based on unconstrained land and within the parameters of the current zoning ordinance as previously summarized. Note however that locations of points representing existing buildings on parcels may not match up exactly with actual building locations. Also, the build-out analysis cannot predict exactly where building will occur on a given lot.

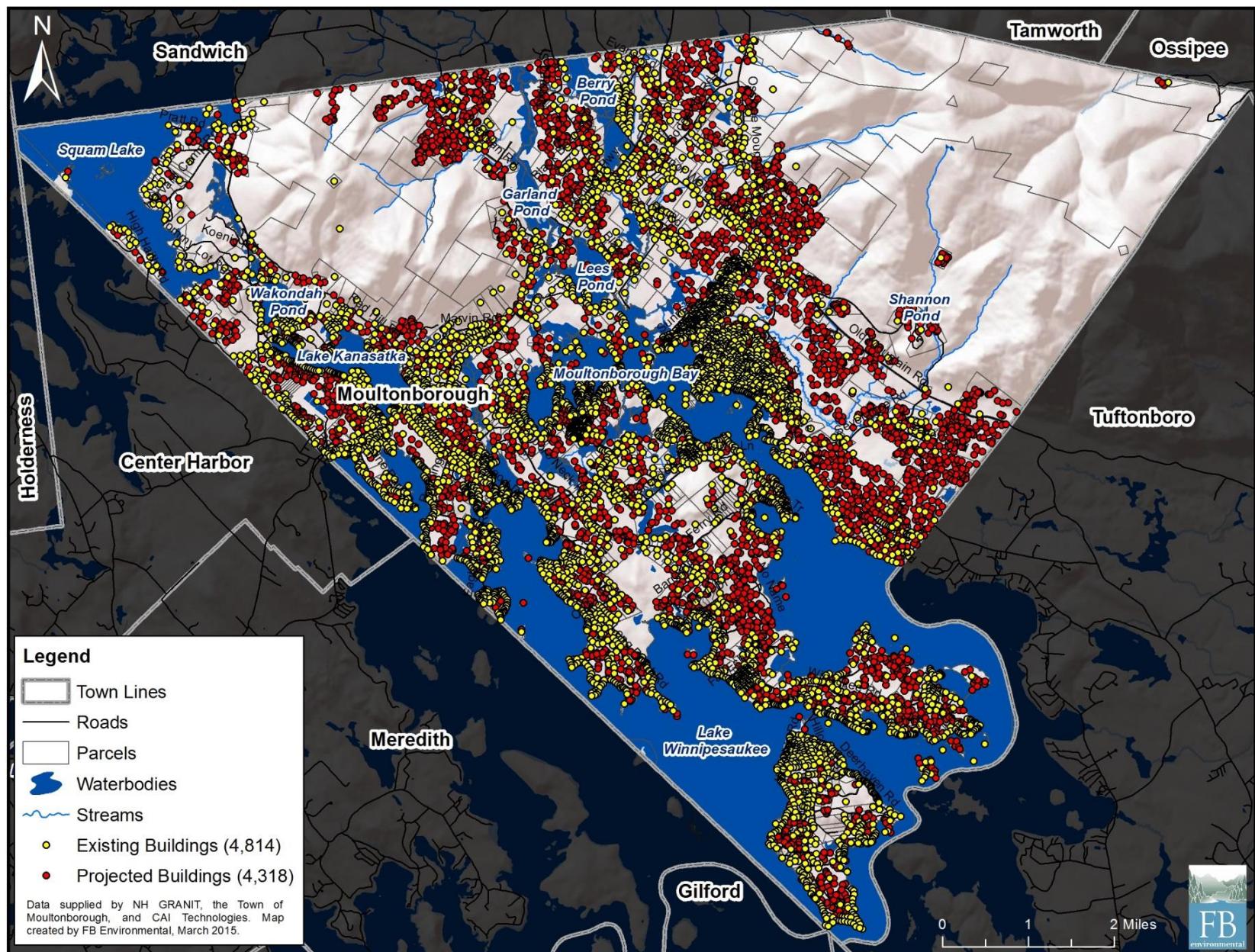
Overall, there is the potential to increase the number of buildings by 90 percent of the primary buildings that exist today. Future waterfront development under the current ordinances has far less opportunity for expansion. Currently there are approximately 1,683 buildings within 250 feet of a waterbody. There is the potential to increase the number of buildings within 250 feet of a waterbody by 341, or approximately a 20 percent increase to 2,024 total buildings.

Table 7 summarizes the existing, projected and total full build-out buildings by zoning district.

Table 7: Existing and Projected Buildings in Moultonborough

Zone	Existing Buildings	Projected Buildings	Buildings at Full Build-Out
Residential/Agricultural	4,588	4,221	8,809
Commercial Zone A	175	64	239
Commercial Zone B	17	21	38
Commercial Zone C	34	12	46
Total	4,814	4,318	9,132

Map 4: Existing and Projected Buildings in Moultonborough, NH



D. Master Plan Ideas, Issues and Concepts

To lay the groundwork necessary for changes to town ordinances and regulations, below is an outline of a variety of land use options and related issues. All of these options necessitate further discussion and debate as the Planning Board formulates proposed zoning ordinance and land use regulation amendments.

Land Use

Cottage “Industries” of the past fit the future. Many small business owners are looking to both live and work in an attractive place like Moultonborough. The internet and highways make this possible, but the Town’s zoning currently restricts this to a great degree. The ordinance should be amended to allow for **home businesses** by conditional use permit; currently **home occupations** are allowed. Doing so would be an important step towards bringing economic development to town without sacrificing community character or heritage.

A Town goal is to change lot size requirements for the Village zoning district, and to create new village nodes where the existing commercial areas are concentrated today along NH Route 25, while changing the zoning in between the nodes in the current commercial A and B to a district that maintains the desired rural character and allows tourism and other uses that are not be dependent on high traffic volume. This district might be called the Highway Limited Business District.

A theme for the village should be considered, a theme the community can find important, easy to grasp and rally around. It could be a specialty retail theme or a theme central to bringing people to the village areas, such as a special public gathering place or a new growing theme of a concierge village for seniors. We have an aging community. Demographics and trends show older folks want to stay in town. Does the Town plan for future age-related disabilities by actively seeking grants, loans, and assistance for homeowners to retrofit homes so they may stay (age in place)? Incentivize village node specific uses geared toward an aging population i.e. pharmacy, medical, age-appropriate entertainment, wellness, retail, etc.? Does the Town set up a framework for neighborhood volunteers to assist with aging neighbors? This plan recommends that these near future issues be considered and planned for by Town officials and stakeholders, with the charge of reporting back their findings and recommendations to the Board of Selectmen and the Planning Board within a year of their formation.

Economic Development and Housing

Age diversity is changing dramatically. The seniors, currently 59 percent of the population, will double in numbers over the planning period, while student enrollment is declining. There is a need for inclusive discussion to explore the impacts and duration of these trends. The question of what the community can do should be considered and answered. Key considerations for town government are: sound policies supporting place-making, economic development and support for the recommendations of the Village Vision Report. Changing land use ordinances to promote village expansion with mixed uses, gathering places and appropriate businesses through incentive zoning should be undertaken as promoted in the last two iterations of the Master Plan.

Older age cohorts are growing rapidly, while younger people are leaving the Town. What are the reasons for this? A look at the data trends reveals the answers; the lack of affordable or starter housing

and the decrease in age diversity is related. Jobs and the decrease in age diversity is also related because the only jobs available are lower paying service type jobs that do not pay enough for either living here in Town or for making the commute from places that do have affordable housing. And the vacation-lake-seasonal nature of housing and its high valuation are also related to the increase in older age cohorts highlighting the question of what near future issues might this bring in the community. Formulating a plan to address a loss of younger age cohorts, increase in older age cohorts and their needs/issues inter-relate with village nodes, appropriate housing, needs-specific business attraction and jobs for younger age cohorts can be combined in a simple themed plan for the Village and the other commercial nodes.

The chance to expand higher paying jobs may hinge on the assets that the town already possesses and whether there is an atmosphere to create more. The town has an existing T-1 Fiber Optic cable running along NH Route 25 (Whittier Highway). It has an underused and underdeveloped airport, coupled with its very high quality of life index. A policy that takes these into account is essential for this expansion.

Moultonborough is not a bedroom community. Many residents commute out of Town. The Town does not have job diversity, as service jobs predominate. Data shows that even the new jobs created are filled by in-commuters, not residents. It is important for the community to try to change this. Telecommuting, Home Occupations & Cottage Industries in the 21st Century using Internet assets should be stewarded and allowed in the revised regulations.

There is a need for more rental units because most, if not all, service or call center employees and their families cannot afford or find appropriately sized or priced housing in Town. This plan advocates additional data-gathering and analysis of workforce, single unmarried, seniors, and other small family units that need appropriate sized and priced housing.

Many older residents have commented, who will buy our larger homes if the time comes that we must sell? Who will buy (and when) our “nest egg” property? One solution to this growing issue is to allow multifamily occupancy of property large enough to support such use (accessory dwelling units). Another is to amend zoning using incentives to increase the value of the land, either by allowing denser development or by allowing development to be transferred to the areas where it is needed around the village and other commercial nodes in Town. Denser development usually translates to the need for sewer and water utilities; however, that is not a viable or affordable option here. Alternatives such as community or small scale shared septic systems and small community water systems, often not on the land to be developed are possible if incentives are offered within ordinances and regulations. These incentives are usually additional units if such systems are built. This plan recommends putting density incentives for shared septic systems in place in new districts located around where existing village centers or commercial nodes already are in order to bring more young families (the startup workers), and seniors (who want to be near shopping, medical, services and entertainment) there.

There is a need for age group diversity in the community for several reasons; a need for younger workers of all types for the retail, service, medical, recreation and entertainment businesses, a need for more families with school aged children to ensure the viability of the school system, and the need for a place for residents to have the option to live safely and conveniently in a central location. Therefore, there is a need to ensure the village and commercial nodes stay vital, useful and expand in a community planned way. This is called place-making, but here it may just be place saving.

There is a need for more businesses to attract younger families for homes above. Currently, the median

income of renters in NH is \$37,326; the median gross rent for a two-bedroom unit is \$1,157, 37 percent of gross median income. With a 1.2 percent vacancy rate coupled with a lack of affordable units, there is simply not enough appropriate housing in Town. There is also a need for appropriate housing for aging residents near these businesses. It is envisioned that these homes are intermixed, not segregated.

As a beginning step, incentivize zoning to bring cottage-size (small) homes and affordable rental units near village nodes is recommended. This should be called preparing a plan for appropriate housing in areas where there is very limited demand by developers so long as there are continuing opportunities to profit from lake front property.

The State has mandated Accessory Dwelling Units (ADUs) effective July 1, 2017, but the Town should craft its own ADU ordinance with controls that fit the Town's needs. Permit ADUs to help aging in place and extended families staying together, in addition to adding to the Town's available stock of "affordable" housing.

Engagement, Education and Outreach

Diverse groups in Town have very different wants and needs for future development. The Planning Board heard this in all its listening sessions. Full-time resident seniors, seasonal and retired summer residents, younger families with school aged children, and full-time residents with no children in school all have different mindsets. Engagement is critical to community issues, all residents should be engaged in an effort to learn about the differences in needs, and find common ground in order to build consensus.

A consistent policy for public input is needed and should include: identification of and invitation to all stakeholders; roundtable discussions on each critical issue; and consideration for appropriate meeting space such as the Library or space within neighborhoods to foster working together.

Infrastructure

All residents young and older require healthy design. Safety equals healthier for all ages, but especially for older residents. The plans and infrastructure concepts for safe and healthy living should be strongly recommended for any new developments and could be made possible through incentive zoning. An existing need is to fund, fix and finish and properly maintain the Moultonborough Neck Pathway.

The Planning Board or a sub-committee should consider preparing a better, well-considered plan for alternative transportation infrastructure within the village and other commercial nodes, especially those that have residential or mixed use components. Consider recommendations in Village study as to feasibility and affordability before moving ahead, but work towards those guidelines. 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.

E. Future Land Use

The Moultonborough plan for future land use is derived from concerns on issues expressed by the

stakeholders and the Planning Board throughout the Master Plan development process, and an analysis of trends and existing conditions in Moultonborough's land use, natural and cultural resources, demographics, schools, infrastructure, and economy. Guidance for desirable land use patterns in Moultonborough for the next ten years is illustrated on Map 5: Future Land Use Map (Page 20) and Map 6: Low Density Residential Future Land Use Map (Page 21). The maps show future land use following the traditional New Hampshire rural pattern: relatively compact, well-established and well-served village centers surrounded by sparsely populated rural lands.

Current land use patterns and highway networks provide opportunity for further 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 village centers presently have development constraints that include availability of high-capacity power and communications/internet, as well as access to municipal services. The Town should continue with detailed planning for future mixed-use development in these village centers.

The following narrative provides an overview of proposed zoning district changes and land uses identified on the future land use map and associated recommendations for achieving the desirable characteristics of each element.

Limited Highway Commercial Corridor

Further commercial expansion along NH Route 25 outside of the village nodes, is a significant opportunity for economic development. Focusing development along the travel corridor will enable most efficient use of existing public infrastructure and limit the potential for expansion of roads and other infrastructure. Integrating appropriate mixed-use development opportunities will further reinforce the philosophy of promoting more efficient use of land and resources than single-use parcels and their many access points.

The mixed-use corridor concept will require close attention to site design and aesthetics. Design review should acknowledge the value of appropriate, context sensitive design practices to avoid the traditional commercial strip development this plan seeks to discourage. A 'Developer's Handbook' with design guidelines would be a tool to share the community's vision for appropriate site design with developers.

Historic Village

The majority of citizens participating in the Village Vision Survey expressed a desire to maintain and revitalize the classic rural New Hampshire village area in Moultonborough. Particular attention should

be paid to encourage ongoing restoration and revitalization of this core through careful planning and public and private investment both in the buildings and the infrastructure. It is unlikely any new residential development could recreate the character of these village residential structures with convenient access to services, schools, and recreational areas. Long-term planning should recognize the importance in maintaining and improving the quality and variety of housing in this core village area.

Basic changes to zoning, land use regulations, and building codes can start with encouraging lower story commercial/retail and upper story residential uses in one building and specific allowances in the building code to encourage restoration and occupancy of historic buildings.

Gateways to the Village

The Village Vision Survey and public input identified aesthetics as an important aspect of the community's character. In particular, the points of entry, or gateways, to the village along the major highway require special attention. Gateways are not an individual point along a travel route, but more of a streetscape that informs the traveling public that they are entering a village – that there is a transition from a rural highway to more populated commercial and residential area. The effectiveness of a gateway relies on the quality and character of the buildings, landscaping and overall street appearance. The presence or absence of sidewalks and on-street parking are also important components of the streetscape. The gateways identified on the Future Land Use Map are recommended as areas of opportunity and can change.

The Town should identify a plan or model streetscape to serve as a goal for each gateway. Town Staff and volunteer boards should seek opportunities to make tangible improvements to gateway areas through public and private investment, and through the development review process.

The Airport: High Tech & Industrial Development Zone

The Future Land Use Map identifies the Airport area as a future high tech and industrial development zone. This segment of the NH Route 25 corridor already serves high tech and light industrial uses. This development zone will continue to serve as the core of future high tech businesses that will have the capacity to utilize existing infrastructure including: T-1 Fiber Optic, the highway and the airport.

Expansion of high tech and industrial uses in the airport zone should be carefully planned to serve both residents and property owners. The Town will need to find a balance of uses and densities in this area to encourage economic development without degrading the roadside scenic quality and sense of place.

Residential Development, Rural Lands, and Open Space

As Moultonborough continues focused development initiatives over the next decade, the housing stock will also expand in rural areas. It is important to encourage a range of housing types that are affordable for all residents. This goal should be accomplished through a balanced program of new construction, rehabilitation of older and often substandard units. New construction outside the village areas requires consideration of preserving opportunities for agricultural use, open spaces and wildlife habitat, scenery and rural character. Map 6: Low Density Residential Future Land Use Map (Page 21) illustrates buildable areas in Residential/Agricultural Zone in relationship to water resources for fire protection and high priority co-occurrence areas.

A discussion of how best to accommodate rural development should start with a planning initiative involving stakeholders. This initiative is highly recommended to begin in the next two years.

Principal Residential Development Areas

The Future Land Use Map identifies areas within the proposed village nodes with the greatest potential for focused residential development. The goal is to focus clustered low to moderate-density residential development to these areas and away from low-density development throughout the rest of the rural/agricultural areas of town. These areas will be near public roads and may require design guidance during the development review process to ensure new construction does not degrade existing natural resources, or the character or scenic quality of the surrounding land. Densities in these areas would be limited to environmental constraints and incentives for water supply and wastewater disposal using either innovative, state of the art individual or community supply and disposal systems.

There is need to define low to moderate density residential housing types for each node.

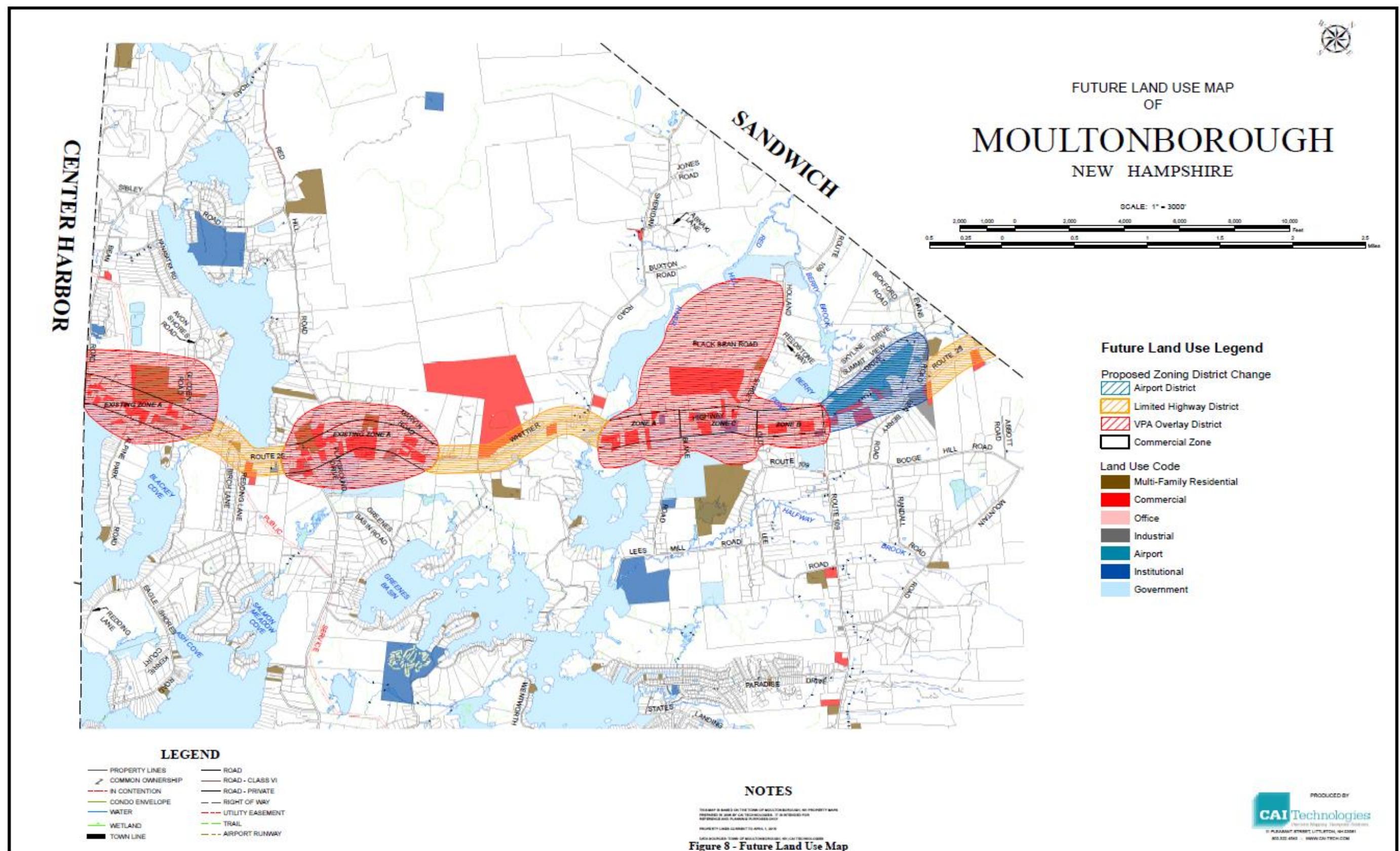
Rural and Open Space Lands

The Future Land Use Map identifies much of Moultonborough as rural and open space lands. Appropriate land uses in the undeveloped outlying sections include forestry, agriculture, outdoor recreation, and low-density housing. This land-use strategy will encourage residents to live in areas where higher development densities provides an opportunity for affordable housing stock, increased land valuation and reduced cost of municipal services. Undeveloped rural areas can offer opportunities for forestry and agricultural uses, provide opportunities for outdoor recreation, maintain unbroken tracts of land for wildlife habitat and serve as a scenic resource to balance beauty and function of wetlands, ponds, streams and lakes.

The establishment of low-density residential zoning districts that permit very low residential densities and recreational, forestry and agricultural uses is one method of managing the Town's open space reserves. Another approach involves the formulation of a conservation or recreation fund to purchase land or the development rights to important open space, agricultural, forestry, wildlife, scenic or recreational lands based on the proposed natural resource inventory.

Currently, the town is conducting a comprehensive Natural Resources Inventory (NRI) to understand how to plan for protecting and preserving open space and rural lands. The results of the NRI should be incorporated into recommendations to direct further land development as appropriate.

Map 5: Future Land Use Map – Moultonborough, NH 2015



Map 6: Low Density Residential Future Land Use Map – Moultonborough, NH 2015

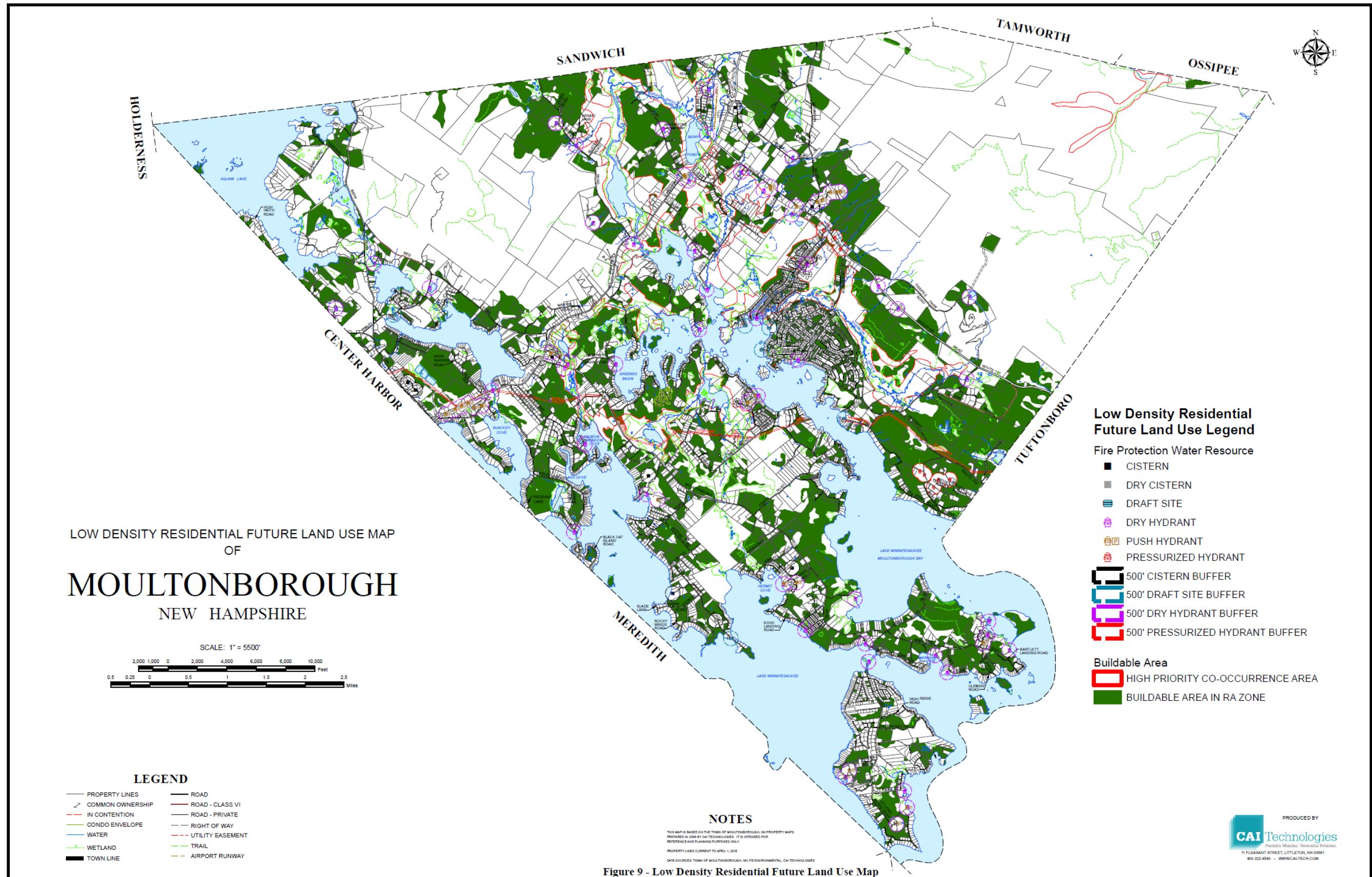


Figure 9 - Low Density Residential Future Land Use Map

F. Land Use Goals

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

Resource Protection - Encourage the preservation, protection and enhancement of Moultonborough's existing natural 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. Generally, the timeframe is defined as: near-term - six months to three years; mid-term – three to five years; and long-term – greater than five years.

G. Implementation

The purpose of this section is to establish a systematic process for scheduling, evaluating, and accomplishing the objectives, strategies and tactics associated with the land use goals over-time and based on a logical sequence of actions. Effective implementation will require monitoring by the Planning Board in consultation with the individuals, groups, and municipal departments responsible for implementation. The following describes the preferred steps for achieving all goals identified in this Master Plan:

- Every six months to one year, the Planning Board reviews progress on the near-term strategies, noting accomplishments and challenges in achieving each. Timeframes are updated as needed in consultation with the responsible parties. A summary report will be developed at least annually.
- Periodically, the Planning Board evaluates the need for individual Master Plan chapters to be updated based on the substantial completion of goals. Changing conditions may warrant consideration for additional chapters to be included in this Master Plan.

Goal: RESOURCE PROTECTION - Encourage the preservation, protection and enhancement of Moultonborough's existing natural resources and critical environmental features.

Objectives	Strategies	Tactics / Comments	Short: 6mo.- 3 yrs. Mid: 3 -5 yrs. Long: > 5 years	Responsible Party/Board/Commission
1. Minimize the impacts of development on natural resources to prevent air and water pollution.	Investigate implementation of best management practices for: land development, construction, and timber harvesting.	Explore other municipalities best practice and revise as needed.	Short	Planner/Planning Board/Code Enforcement
2. Increase protection of water resources	I. Review and revise stormwater run-off regulations; consider including residential uses. II. Promote state of the art stormwater management and erosion control practices and techniques.	Incorporate in Town regulations as appropriate.	Short	Planner/BoS/Planning Board
3. Educate the public about Town natural resources.	Develop community-based initiatives through existing municipal committees, volunteer groups, and school programs.	Integrate into ConCom/Heritage Commission a specific charge to provide educational programs.	Mid	ConCom/Heritage Commission
4. Identify opportunities for municipal or private land acquisition and conservation.	Develop a natural resource inventory to include natural, scenic, and open spaces.	Use the NRI to establish priority list of areas to protect and preserve. Use Fire resources co-occurrence map to identify areas of limited protections for residential development.	Short Short	ConCom/Planning Board/Fire Department Fire Department and Planning Board
5. Allow denser development where appropriate while preserving outlying areas.	Determine appropriateness of existing land use ordinances and modify.	Modify ordinances as needed based on findings. Explore the use of transfer of development rights.	Mid	Planner/Planning Board
6. Conserve identified prime agricultural soils, and preserve agricultural resources.	Utilize the GIS/NRI system as tools to identify important and open space elements in Moultonborough's landscape.	Explore collaborative relationship with local agricultural concerns and farms.	Mid	ConCom/Planner/Planning Board
7. Increase steep slopes and ridgelines protection.	Review ordinance examples from other NH communities.	Recommend changes to existing ordinance.	Short	Planner/Planning Board

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

Objectives	Strategies	Tactics / Comments	Short: 6mo.- 3 yrs. Mid: 3 -5 yrs. Long: > 5 years	Responsible Party/Board/Commission
1. Direct commercial and high tech development to preferred development areas in Town, including appropriately zoned or otherwise designated development areas. New development, to the greatest extent possible, should utilize existing transportation routes and public utilities and services.	Look at best practices of other communities. Continue to refine ordinances and regulations as identified throughout this Master Plan, in past Master Plans, and in prior professional reports reviewing our regulations.	Identify specific areas (nodes) for ordinance/regulation refinement: - Historic Village and Village Gateways	Short	Planner/Planning Board
		- Highway Limited Business District - Limited Highway Commercial Corridor - High Technology Industrial Development Zone - Residential Development/Rural/Open Space - Low/moderate	Mid	Planner/Planning Board
2. Promote the development of a wide range of residential uses that will positively contribute to the Town's economy and quality of life for its citizens.	Assess zoning ordinances and any other barriers to provide housing for all age and income groups	Draft amendments/new ordinances Research town policies/ordinances to remove potential barriers Develop a master plan housing chapter or housing plan.	Mid	Planner/Planning Board/BoS
3. Encourage rehabilitation, renovation and adaptive reuse of Moultonborough's historic building stock and discourage building demolition.	Research incentives that encourages rehab and repurposing of buildings.	Implement incentives that encourages and rehab and repurposing.	Short	Heritage Commission/BoS/Planning Board
4. Encourage preservation and conservation of lands that have environmental, recreational, agricultural, educational and cultural value to be enjoyed by the public.	Research best practice that encourages preservation and conservation of land.	Implement best practice that encourages and incentivizes rehab and repurposing.	Short-Long	Planner/ConCom/BoS/Planning Board
5. Provide complementary municipal infrastructure to achieve future community development goals.	Review long-term municipal infrastructure investment goals to assess consistency with community vision for development.	Research approaches and best practices of other communities. Make recommendations to BOS and the town.	Short-Long	Planner/Planning Board/BoS

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

Objectives	Strategies	Tactics / Comments	Short: 6mo.- 3 yrs. Mid: 3 -5 yrs. Long: > 5 years	Responsible Party/Board/Commission
1. Foster town growth in identified areas best suited for development.	Direct growth into identified areas, i.e.. nodes or zones, where the land can accommodate development with minimal environmental impact.	Define nodes or zones for future growth with permitted uses and develop or amend the ordinances.	Short-Mid	Planner/Planning Board
2. Promote maintenance and renewal of Village center and commercial nodes.	Review redevelopment policies from other communities and propose draft policy.	Adopt a Redevelopment Policy as appropriate	Mid	Planner/Heritage Commission/Planning Board
3. Encourage aesthetically pleasing commercial development in Moultonborough.	Review Developer's Handbook from other communities and propose draft.	Adopt a Developer's Handbook	Mid	Planner/Heritage Commission/Planning Board
4. Minimize the impact of commercial and permitted light industrial uses and parking that can be viewed from highly-traveled ways.	Explore reduced commercial building setbacks, require parking on sides and behind buildings and require sufficient trees and landscape buffers.	Re-write the ordinances, regulations and rules governing commercial development in nodes on NH Route 25 as needed.	Mid-Long	Planner/Planning Board
5. Protect the Rural/Agricultural Zone from incompatible commercial development.	Explore method of permitting commercial development in Agricultural/Residential Zone by Special Exception from the Zoning Board of Adjustment.	Amend the ordinances to achieve the objective.	Mid	Planner/Planning Board
6. Assure future land use decisions and local ordinances, regulations and policies are generally consistent with Master Plan objectives.	Align land use goals with the Master Plan Vision and vision statements of other bodies of work incorporated in the Master Plan.	When Land Use issues are considered, assure that they are in accord with the agreed upon Vision of the town.	Ongoing	Land Use Boards
7. Amend the Town Zoning Ordinance to create incentives for developers to build with higher density, at the discretion of the Planning Board, in order to maintain open space and protect natural resources and wildlife.	Investigate incentives or create incentives that would have a meaningful impact for potential developers and investors.	Develop a Marketing Plan for Moultonborough. Implement where feasible, incentives that will have a meaningful impact for potential developers and investors.	Short-Mid	Planner/Planning Board/BoS
8. Through zoning and regulations, work with the private sector to enhance the vitality and appeal of the Village Center District to increase its function as the town center.	Investigate incentives or create incentives that would have a meaningful impact for potential developers and investors.	Develop a Marketing Plan for Moultonborough. Implement where feasible, incentives that will have a meaningful impact for potential developers and investors.	Mid-Long	Planner/Planning Board/BoS