

Town of Northwood
2014 Master Plan Update
Draft Outline *With draft sections inserted*
(5/8/2014) includes transportation outline

1) Introduction

- a. Description of Master Plan Process; existing Master Plan & subsequent updates, etc. {RSA 674:1-4}
- b. This document is an update of previous MP and updates which are incorporated into this update
- c. Explanation of effort for Community Input, etc.

2) Vision Statement

- a. Include statement with goals/principles/priorities
 - i. Include source of community input (visioning sessions, community survey, MP work sessions, Updated Tables & research, etc.)
- b. Requirements from RSA for Visioning Section: “Serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.” RSA 674:2,II(a)

Based on data/research/community input (visioning sessions, updated tables, community survey, mp work session input...)

VISION FOR TOWN OF NORTHWOOD: **DRAFT 6/27/13**

THE FUTURE OF NORTHWOOD SHOULD HAVE: (WHAT TOWN WANTS TO HAVE/SEE/REMAIN...)

1. *Cherish, preserve and protect our rural small town atmosphere by protecting our natural resources, historical character/heritage and scenic beauty.*
2. *Preserve and protect ground and surface water resources that are a main feature of our environment, for drinking, recreation, wildlife, agriculture and economic development.*
3. ~~*Promote long term economic growth to maintain and improve our town as a well functioning community, dealing with the challenges we face and striving to create a good environment for both businesses and consumers.-(3/13/14 mtg: to include in goals section)*~~
4. *Promote a safe and effective transportation system in Northwood.*

5. Be a welcoming home for all age groups which encourages community spirit, involvement and volunteering. Create Town Center with Community Services/Business. (Still Needs Work)

WAY TO GET TO WHAT WE WANT: GUIDING PRINCIPLES/PRIORITIES/OBJECTIVES/GOALS....

1. Develop an Economic Plan that will enhance its blossoming economic and service destination of surrounding towns while staying consistent with our rural atmosphere. Recognizing our rural character and the need to cherish and preserve it, Northwood must also recognize that we are an economic service center for our own residents and for our surrounding, similar towns: Deerfield, Nottingham and Strafford.
2. Provide for all age groups by improving and maintaining community facilities and services. Be vibrant and diverse by promoting social, cultural, housing, and recreational opportunities for all age groups.
3. Encourage more community spirit, involvement and volunteering.

TransportationWork with NH DOT, regional planning commissions and other interested parties on Route 4 safety improvements in the short, medium and long term plans.....Encourage transportation options concerning Route 4 for residents, commuters and visitors. Develop a plan for Route 4 that will accentuate the positives and deal effectively with the challenges. Research and, when appropriate, develop alternative transportation for our citizens.

4. Identify high priority natural resource areas for water protection, recharge areas, wildlife corridors and pathways, agriculture....Natural Resource Inventory?
5. Identify “commercial encouragement” areas in town to preserve the rural character of the town.
6. Encourage Economic Development that uses the town/resident resources efficiently, plans for the longer term in terms of food production, protection from storms, energy, viable transportation for all age groups and allows the town to adjust gracefully in good and bad economic times.
7. Provide opportunities for employment and small-scale businesses consistent with our rural character. ~~Promote local businesses that would allow living wages so that residents could afford to live here and work here.~~
8. Residential Housing.... Well planned/reasonable development...56% of survey respondents wanted more single family homes
9. Move to goals: Provide outlets for all age groups by improving and maintaining community facilities and services. Support and integrate the creative community.

3) “Existing Conditions”

- a. Description of Northwood including past and current information
- b. Could include Updated Tables here or include them in each respective chapter

4) (Updated) Tables to Include:

- a. Table 1: Northwood Area Populations (1970, 1980, 1990, 2000, 2010)
- b. Table 2: Northwood Area Population Growth (% change by decade 1060-2010)
- c. Table 4: Income; (Median Family Income for 2010 data available)
- d. Table 5: Housing Composition (To be updated; by type of housing)
- e. Table 6: Seasonal and Year-Round Housing Units (To be updated)
- f. Table 11: Miles of Road by Statutory Class (To be Updated)
- g. Table 12: Average Daily Traffic on Route 4 @ Nwd/Ntghm Line (to be updated)
- h. Table 13: August 1997 Traffic Counts (To be updated)
- i. Table 14: Highway Expenditures (updated)

5) Chapters/Sections:

- a. **Joe: A. Land Use:** {Required Section} “...upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.” RSA 674:2,II(b)

Northwood Master Plan Update

Draft Land Use Section

(March 13, 2013 Joe McCaffrey)

The Land

As the Master Plan for Northwood developed through 2013 it was obvious that as some things had changed, more had stayed the same.

Based on community input and the updating of basic statistics – population, economic activity, housing and transportation – revealed that most of the communities’ sense of where it is and the direction into the future, is very much as it was reflected in past master plans. The vision was somewhat consistent with the past but demographics and economics have seen a change.

The sense in Northwood is that land use policy continue to reinforce the much desired “rural character.” Blessed with many lakes and ponds and abundant wooded land, this is clearly seen by many as an asset making Northwood a nice place to live.

Concern also was expressed by many for policy that would encourage economic growth so that residents would be afforded local opportunities for employment. There was clearly a sense expressed that this could be achieved consistent with the “rural character” desired.

Regarding future growth, it has been emphasized by many residents that the central roadway in Northwood, Route 4 or the New Hampshire Turnpike (it’s historical name) needs to be part of future business development. Historically Route 4 has been where most business in Northwood developed as the principle conduit from Concord to Rochester, Dover and other seacoast communities. Among comment we received it was clear that many residents saw Route 4 as an asset in itself that should be utilized well in future growth. Concentrating growth along Route 4 was seen as a way of keeping the rest of the community “rural.”

In regard to ‘things changing’, Northwood’s population is probably key to a look into the future. As with all of the state of New Hampshire we are aging. This has affect on many things, not the least among them the school population, local business’ that suit the needs of an older community, and the very tax base itself.

So as we go forward, the current community of Northwood residents both those that expressed there views in various surveys and the vast majority that did not need to be kept in mind as those who reside on “the land” that the planning board overseas on behalf of that community.

- b. **B. Bob to ask Victoria and Adam** Transportation: “...considers all pertinent modes of transportation and provides a framework for both adequate local needs and for

coordination with regional and transportation plans. Suggested items to be considered may include but are not limited to public transportation, park and ride facilities, and bicycle routes, or paths, or both. RSA 674:2,III(a)

Transportation: Richard Bojko & Victoria Parmele

Transportation data (sources: NHDOT, SRPC, Town Reports)

- Table 11 (page 13 of current plan) – relating to miles of road
- Table 12 (page 14 of current plan) – relating to traffic counts
- Table 13 (page 15 of current plan)- relating to traffic counts
- Table 14 (page 16 of current plan)- relating to expenditures

Analysis of these charts needs to be updated (Some of this analysis would take place as part of development of a Corridor plan for Route 4, which is briefly discussed at the end of this outline)

Transportation Issues in Northwood as presented in the 2004 Master Plan: (all of these issues were listed and discussed in the 2004 MP. They remain relevant in 2014, and should be addressed in this chapter, using updated data and other information)

A. Route 4 – ongoing issues that need to be discussed and addressed:

- a. Safety – Discussion of the various safety issues, including pedestrian safety, emergency re-routing; etc.
- b. Accommodating various drivers – commuters, residents, tourists, commerce (trucks) who use Route 4
- c. Land Use planning issues relating to Route 4
 - i. Access Management-shared access driveways/shared parking areas off of Route 4
 - ii. Making Neighborhood Connections – to get traffic off Route 4, and provide better access to local businesses than the many single accesses off of Route 4 that are currently used.
 - iii. Village Clusters- mixed commercial/residential with shared access, to make it easier for people to get to one or more local businesses (good for businesses and improved safety and traffic flow)

B. Roadway Design and other considerations for Route 4 as well as the other roads in Northwood

- a. Gulf Road
- b. Roads in the Town's Conservation Areas
- c. Other

Implementation strategies, to address the above issues

Some key approaches include the following:

- A. Develop Corridor Plan for Route 4, using data from previous plans, and using updated data from NHDOT, SRPC, etc.
- B. Fully explore alternative transportation options for Northwood –develop a clear vision for this, and explore options that are realistic and can be effective now and possibly in the future:
 - a. Private bus/van service to Seacoast/Concord
 - b. Volunteer organizations-accommodation for senior citizens, residents with medical issues, disabilities, etc.
 - c. Consider possible locations for pickup/drop off, including existing Park and Ride area near Hannaford; explore possible expansion of that area.
- c. **A.1Tim w/ EDC:** Economic Development: "...proposes actions to suit the community's economic goals, given its economic strengths and weaknesses in the region." RSA 674:2,III(c)
 - i. To also include Income and Employment

Economic Development; Tim Jandebour

Economic development is a means to encourage nonresidential development to create job opportunities, provide goods and services and expand the tax base. ~~so as to mitigate ever increasing property taxes.~~

Promoting economic development in Northwood can and should be accomplished while always keeping the wishes of Northwood residents paramount, that is, to maintain our small town rural atmosphere and never forgetting our historic heritage and character. With that in mind economic development in Northwood should:

- *Work to support ~~and stabilize~~ current businesses that are in town including but not only those associated with Antique Alley.*
- *Develop a strategy to improve the mix of businesses.*
- *Identify businesses that residents have shown a need and desire for, such as a Laundromat, bakery, café, physician, auto parts and a small shopping plaza.*
- *A proactive approach in marketing the assets of Northwood in order to promote business growth.*
- *To encourage business growth that would increase the density of the two main business areas so as to create walking community shopping areas. Those would be at the Rtes. 4/9/20243 interchange and the area of Rtes. 4 and 107, Main Street and School Street.*
- *Explore any opportunity to develop a shared water system for a community shopping center using the Northwood Water District as a base. Further, to explore the possibility of a shared wastewater collection and treatment system.*
- *Promote local buying/selling market.*
- *Identify an inventory of available property located within the two main areas for commercial development and strategize ways to promote those properties to desirable target businesses.*

The goal, to enhance our economic development, while maintaining our rural and historical character, will require a strong effort by the town government and residents. A strong plan will help enable efforts by the Economic Development Committee and the Selectmen to support current businesses and seek desirable new ones. {EDC review suggested re-write of this sentence without the quote: “A quote from our 2004 Master Plan, “the village design is a New England tradition and is an important design component for the community’s future” is just as important today.

- d. **A.2 Lee Natural Resources:** “...identifies and inventories any critical or sensitive areas or resources, not only those in the local community, but also those shared with abutting communities. This section provides a factual basis for any land development regulations

that may be enacted to protect natural areas. A key component in preparing this section is to identify any conflicts between other elements of the master plan and natural resources, as well as conflicts with plans of abutting communities.” RSA 674:2,III(d)

- i. **Town of Northwood NH ~ Resources***
- ii. (Lee Baldwin Draft 2/27/2014)*
- iii.*
- iv. Water.*
- v. Lakes. Headwaters of 4 rivers start here.*
- vi. Fishing. Beaches (?). Boating access*
- vii. Forest.*
- viii. State Park.*
- ix. Conservation Land*
- x. Hunting. Hiking. ATV/Snow machines. Horseback riding(?)
Geocaching.*
- xi. Home of several endangered species (marbled salamander, Blanding’s
turtle, cottontail rabbit...)*
- xii. Farmland*
- xiii. Farmer’s Market*
- xiv. Historic Character*
- xv. People*

- i. **A.3.1 Subcommittee** Water Resources here?*

Water Resources

With 7 large lakes, many smaller ponds and streams, and at the top of the watersheds of three major rivers, much of Northwood’s economy and recreation is dependent on our

water resources. Our population doubles in the summer as people from out of town and out of state return to their summer places on our lakes, or bring their boats to use our lakes for recreation. Protecting the water quality and controlling invasive species are essential to maintain this important part of our tax structure, and to support our businesses.

Since the last Master Plan update, we have seen a change in our precipitation patterns.

http://cocorahs.nacse.org/annual_results.php

42.9863/-71.1303 (Rockingham County New Hampshire)

Selected Period: January 2000 - December 2012

Annual precipitation

Time Precip (inches)

<u>2000</u>	<u>48.04</u>
<u>2001</u>	<u>33.27</u>
<u>2002</u>	<u>43.84</u>
<u>2003</u>	<u>45.75</u>
<u>2004</u>	<u>46.72</u>
<u>2005</u>	<u>59.74</u>
<u>2006</u>	<u>61.62</u>
<u>2007</u>	<u>46.03</u>
<u>2008</u>	<u>62.28</u>
<u>2009</u>	<u>50.52</u>
<u>2010</u>	<u>52.19</u>
<u>2011</u>	<u>54.16</u>
<u>2012</u>	<u>39.65</u>

~~Runoff from the greatly increased number of large precipitation events as our climate changes poses increased threats to the quality of our lakes, affecting property values and our tax structure. The destruction of property, both public and private, by the flooding caused by these increased precipitation events also increases costs to residents and tax payers in town and affects economic development, as businesses looking for locations to start or continue their activities will be evaluating the resiliency of the local community. <http://100yearfloods.org>~~

During the visioning sessions for the 2013 update much of the discussion on water concerned the condition of the lakes and pollution from the increasing agricultural

activity in town. The town wide survey in 2012 came up with the following natural resource priorities, several of which refer to water resources:

Natural Resources Respondents were asked to rank a list of five natural features for protection. "Sources of Drinking Water" is the first priority, "Water Resources for Recreational Purposes" was selected as second priority, statistical ties were provided for third and fourth priority for "Wildlife Habitats" and "Fields/Open Space Lands," followed by "Scenic Views" for fifth & last choice.

Our goals encompass these concerns.

Goals:

- *Improve the quality of all surface water in our town, including wetlands, using a watershed approach, and with attention to the changes we face from climate change:*
 - *Address septic issues, especially in waterfront areas*
 - *Continue efforts to avoid and/or control invasive species such as milfoil*
<http://des.nh.gov/media/pr/2012/20120711-exotic-aquatic-plts.htm>
 - *Encourage the use of pervious surfaces when replacing old parking areas, and continue to limit percentage of impervious surfaces in new construction to control runoff of salt, agricultural wastes and other contaminants into water bodies*
 - *Educate landowners concerning best landscaping practices on lake and streamfront property to protect quality and aesthetics of water bodies and property values.*
- *Protect our drinking water resources, wells and aquifers*
 - *Adopt most current groundwater protection ordinance drafted by DES 2010*
 - *Strictly enforce regulations to protect wellheads*
 - *Continue to control development and prohibit water mining in our aquifer areas*
 - *Work with local, regional and state organizations to conserve critical water resources*
- *Balance the needs of economic development with protecting the water resources that contribute to this development and upon which it ultimately depends*
 - *Improve Town owned waterfront property including town beaches, boat launches, and recreational areas, including plans for preventing damage from extreme precipitation events*

- Continue working ~~with SRPC~~ on local and regional water issues
- Create an aquifer protection ordinance (Nottingham's is an example: http://www.nottinghamh.gov/Pages/NottinghamNH_Planning/Zoning/old%20ord/zoneVIII)
- Create a permanent water resources subcommittee of the Planning Board

A.3 Agriculture here?>>>place as own section Lucy will do this section

Agriculture Section of Master Plan Draft; Lucy Edwards

Northwood is one of the many towns in New Hampshire in which interest in local agriculture has grown enormously over the past decade. In 2008 the Northwood Area Farmers Market was started by a local group who wanted both to sell and to buy local food and other products. The market continues to flourish and many of our neighboring towns have markets as well. There are also numerous farm stands, and many farming enterprises have sprung up in the region. Residents do more vegetable gardening, and keep more livestock, especially chickens.

During the visioning sessions for the 2013 update agriculture was a subject which drew a great deal of interest. Among the subjects discussed at these sessions were:

- *Reasons to encourage more agriculture:*
- *Food safety - knowing your farmer means you can visit and check how your food is produced, when food causes sickness it is much easier to trace the source, food from local sources is fresher.*
- *Food security - food produced close to consumers in case of transportation issues, most of our food travels over 1000 miles and most supermarkets don't stock supplies for more than a few days*
- *Economic development - farming and farm-related industries can employ people and support families close to home*
- *~~Small producers are more integrated with their communities and their landscape and less likely to pollute either.~~*
- *Concerns about water pollution from agriculture both from livestock and from fertilizer and pesticide run off into our lakes and streams.*
- *Need for community garden for those who don't have a good place to garden on their property.*

- *Need to protect agricultural land from development. (7.35% of our land is prime agricultural soils)*
- *Promotion of Northwood as an agricultural center vs. support for agricultural activities by those already here*

Goals:

- *A working agriculture committee leading to a Northwood Agricultural Commission.*
- *Specific focus of development and site plan ordinances on preserving agricultural soils.*
- *Working with code enforcement to help agricultural producers to minimize water pollution from their activities.*
- *Community garden*

Northwood Prime Ag Soils Total 1,422.03 acres, 7.35 % - statistic from <http://www.bear-paw.org/land-conservation/conservation-plan.asp>

- e. **Bob:A.4** Housing: “...which assesses local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47,II, and which integrates the availability of human services with other planning undertaken by the community.” RSA 674:2,III(l)

- i. To also include Population

Housing Section Draft; Bob Strobel

Northwood contains a variety of housing types and ages, including Revolutionary-era farmhouses scattered throughout town, gingerbread Victorians in the Ridge, the Narrows amongst other areas, charming seasonal and year-round cottages along our lakes and ponds, and the many modest homes located in our various neighborhoods and population centers. We enjoy access to surface waters and open spaces, be they in our backyard, down the road, or viewed from a hilltop. While we have services in town (a supermarket, banks, gas stations, restaurants,), we also want more of the services typically provided in a larger town (e.g. a laundry, a “sit down” restaurant, a doctor’s office).

Development in Northwood, as in many similar towns, is based on a parcel sized adequately for both well water and septic. This both increases privacy (a greater distance between structures) and sprawl (the overall developed area) while simultaneously decreasing housing density, land use intensity (one house on a one acre lot versus one house per two acre lot), and open space. Options in development to increase density should be considered.

- A. Housing in Northwood should continue to emphasize single family residences as a continuation of our history and existing character.*
- B. That being said, creative options for development should be examined to help preserve the established character and promote a sense of community while remaining affordable in terms of impact on natural and town services and on the economic means of residents; examples include clustering, increased density, shared services like a public water supply or combined septic systems.*
- C. Revisit the open space subdivision regulations to ensure that they work as desired; consider increased density development options, including clustered housing and combined services (e.g. drinking water and waste water remediation) as options; review the lot layout, structure and driveway placement, and landscaping requirements to enhance the desired town character.*

In conjunction with residences, Northwood contains many home-based businesses. Small, locally-owned businesses are desirable both from the standpoint of business development and from reduced infrastructure needs (the same road serves both residence and business). The current commercial overlay zone fosters the scattered nature of businesses throughout town; this can result in a “commercial strip” or “gasoline alley” which is not desirable. The majority of larger commercial structures are located in close proximity to Route 4 given the access to a major transit route and visibility to potential customers, be they residents, commuters or visitors passing through town. Our businesses and residences are comingled in our town, and most notably along Rt 4. Given the housing bubble collapse of 2009 and the corresponding decrease in the value of residential property, the historic homes we cherish may be more valuable as commercial property, and so are at risk to be destroyed because the land has more value than the structure.

- D. Foster creative reuse and redevelopment of existing structures and land while ensuring that new development fits within the rural and historic character of our town.
- ~~E. Consider form-based codes for specified areas of town where our rural and historic character may be threatened by standardized commercial development (e.g. structures which adopt a specific appearance based on corporate, not local, building standards).~~
- ~~F. Determine areas of the Rt 4 viewshed where our rural and historic character is a high priority, and adopt form-based codes so that commercial development within those high priority zones is in keeping with our desired character.~~
- G. Review the adopted architectural standards to ensure that they both preserve the historic character and remain achievable to our desired business development.

When asked, residents preferred to see commercial development in certain areas along Rt 4 rather than spread all along it.

- H. Determine areas of the Rt 4 viewshed where our rural and historic character is high priority. This should take into consideration the long views to Epsom Mountain from near Johnson Fields,
- ~~I. Adopt form-based codes so that commercial development within those high priority zones is in keeping with our desired character, or~~
- J. Consider historic overlay zones where development must meet revised architectural standards in keeping with the desired appearance of structures.
- K. Identify areas within town where various types of commercial development is feasible, desirable, and develop methods to encourage it (e.g. commercial development with high customer flow (retail) would best be established near high traffic areas; businesses with freight requirement will need easy access to wide local roadways and highways).

Given an aging population with decreasing mobility, Northwood is currently well-situated for providing some of the basic required services for seniors **provided** they have vehicular transportation.

- L. Northwood should examine what services are needed for residents to age gracefully in their homes, where those services are located in the region, and work with the Economic Development Committee to encourage those services to locate here.*
- M. Mixed use subdivisions with commercial services desirable for walking –distance and community residents (e.g. bank /credit union, coffee shop, laundry, hair salon) should be encouraged.*

Establishing a “home” requires both a structure in which to live as well as ties to the surrounding community, be they social, economic, familial, recreational or other.

- N. Duplexes or multi-family residences should be considered for areas of town where higher density development is desired, for example, within walking distance (1 mile?) of the Rts 4 and 43 intersection. Architectural standards and/or form-based codes can be applied to fit the structure’s appearance in the same context as the neighborhood.*
- O. Creative options for development should be examined to help preserve the established character and promote a sense of community while remaining affordable in terms of impact on natural and town services and economic means of residents (clustering, increased density).*
- ~~*P. Consider a varied minimum lot size proportional to the straight line distance from Rt 4 (other major roadways may be added; e.g. Rt 202/9). This would help to preserve open space and increase density within existing developed areas. It also will concentrate development along Rt 4 which will decrease the costs of a possible expansion of the Ridge Water District. See items H-K above.*~~

Natural resources are a key part of our town. We rely on ground water for drinking, on land for subsurface treatment of waste water, on wood lots to heat our homes and provide shelter for the creatures whom with we share our land. We value and enjoy recreation on both land and water, in the pastures or reclaimed forests of old farmland, on our athletic fields for sport, on the quiet waters of our ponds and streams, or on the ice on our winter lakes for skiing, fishing or snowmobiling, to help to make our homes an enjoyable place to live.

- ~~*Q. Adopt energy use codes for building design (LEED and similar), or encourage their voluntary use through incentives (e.g. increased density or other means, tax deductions for weatherization, etc.).*~~

- R. *Adopt the recommendations from the Natural/Water Resources section for water / wetland setbacks, non-point source remediation methods, and possibly other best management practices (BMPs) into the development code. Water Resources Subcommittee*
- S. *Review development within the Conservation Overlay zones to verify that these areas are being conserved, and consider modifications to land use regulations to ensure that conservation is occurring. Survey-Community Development*
- ~~T. *Develop a recreation overview map of trails and recreational areas within town.*~~

f. **C.Implementation:** "...is a long range action program of specific actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures which the municipality may use to monitor and measure the effectiveness of each section of the plan." RSA 674:2,III(n)