

Town of
ALEXANDRIA
New Hampshire
COMMUNITY
MASTER PLAN
October 2010



Alexandria Community Master Plan

October 2010

TOWN OF ALEXANDRIA PLANNING BOARD

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This plan was developed by the town of Alexandria Planning Board.

Alexandria Master Plan

PREFACE

The first Alexandria Master Plan was approved on June 17, 1987 in compliance with the 1986 Town Meeting vote. The Alexandria Master Plan Committee, a sub committee of the Planning Board, began to update the 1987 Master Plan in February of 2004.

The Lakes Region Planning Commission (LRPC) facilitated a community ‘Vision Forum’ on September 11, 2004 at the Alexandria Town Hall. The purpose of this meeting was to gather input for a community survey. The 1987 Master Plan Goals were reviewed and it was found that many are still pertinent. Based on this information and input from committee members, LRPC helped to develop and pretest a survey.

In February 2005, surveys were sent to all Alexandria taxpayers. After analyzing the responses, (approximately 69% response) LRPC presented the Town with the results of the Master Plan Community Survey in April 2005.

LRPC worked with the Master Plan Committee to formulate a Land Use Section over the next year. The Land Use Section was approved by the Planning Board in April of 2006.

Based on conclusions derived from the Vision Forum and the Town Survey results, a Vision Statement and Goals were developed, finalized, and approved by the Planning Board on January 17, 2007.

The Alexandria Master Plan is a document meant to be reviewed and updated. Work on the Transportation and Natural Resources Sections of the Master Plan are in process. The town and Planning Board look forward to continued citizen involvement in the planning process.

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*Community Opinion Survey is available at Town Hall for viewing

HISTORICAL OVERVIEW OF ALEXANDRIA

Alexandria, New Hampshire is located at the foothills of the White Mountains on the west side of Newfound Lake. Alexandria borders the towns of Danbury, Hill, Hebron, Bridgewater, and Bristol, New Hampshire.

A land grant of this area by King James I of England in 1606 was awarded to John Mason. Continual controversy surrounded the land grant until finally in 1740, when the boundaries were established to be within a circular sector of roughly a 60 mile radius from the mouth of the Merrimack River. This circular section is known as “The Masonian Patent Line.” John Tufton Mason, John Mason’s heir, quit claimed his land in Massachusetts and sold the remainder to a group called the Masonian Proprietors in 1749.

The Masonian Proprietors had their land surveyed and subdivided into towns, one of which is Alexandria. They were land speculators who sold their towns to other groups of speculators. They surveyed towns into lots, which they divided up among themselves by lottery. They made their profit by selling those lots.

Alexandria was granted by the Masonians in 1753 to Joseph Butterfield, Jr., and his partners who subdivided it into three sections. At that time, the town included most of what is now Danbury and some of what is now Hill. It did not include the land in the western portion of town, which was annexed from the town of Orange in 1820. The Masonian Proprietors did not live up to their commitment to settle on the land, build roads, churches and schools even though they were given an extension in 1767 because of the delays caused by the French and Indian Wars. Therefore, at the meeting of the Proprietors held on July 7, 1773 the town was granted again by the Masonian Proprietors. They passed a grant to Jonas Minot, Jonathan Bagley, Matthew Bailey, William Thornton and others of the town of Alexandria. These Proprietors fulfilled the terms of the Grant and started the settlement of the town of Alexandria. In 1782, Alexandria was incorporated.

I. Population

The first European settler of Alexandria was Daniel Young, who had a deeded parcel given to him by William Bailey. Three years later John Moor Corliss settled in Alexandria. By 1785 the population had risen to approximately 300 people, where it remained until around 1812. In 1840, the population peaked at approximately 1,280. During the next decades, the population in Alexandria began to decrease due to the westward emigration. The gradual decrease in population continued into the 1930’s until approximately 400 people remained. During the century of decreasing population, land became more readily available to those that remained. This resulted in purchase and clearing of land, and an increase in the number and size of farms in Alexandria.

Alexandria Master Plan

In the 1900s most people earned their living from farms, trades, apple orchards, and logging. However, during the post WWII years, much of the farmland lay dormant and was reclaimed by woodlands. In the ensuing years to present, most of the early farmland has been subdivided and sold. There are still a number of home businesses, apple orchards, and logging enterprises, but the majority of residents work outside Alexandria. The population as of January 2007 was approximately 2,000 residents.

II. Schools

In 1875, Alexandria had 14 one-room schoolhouses scattered throughout town. When the Newfound Area School District was founded in 1965, the numerous one-room schools were disbanded. The middle and high school students attend the Newfound Regional High School in Bristol.

III. Haynes Library

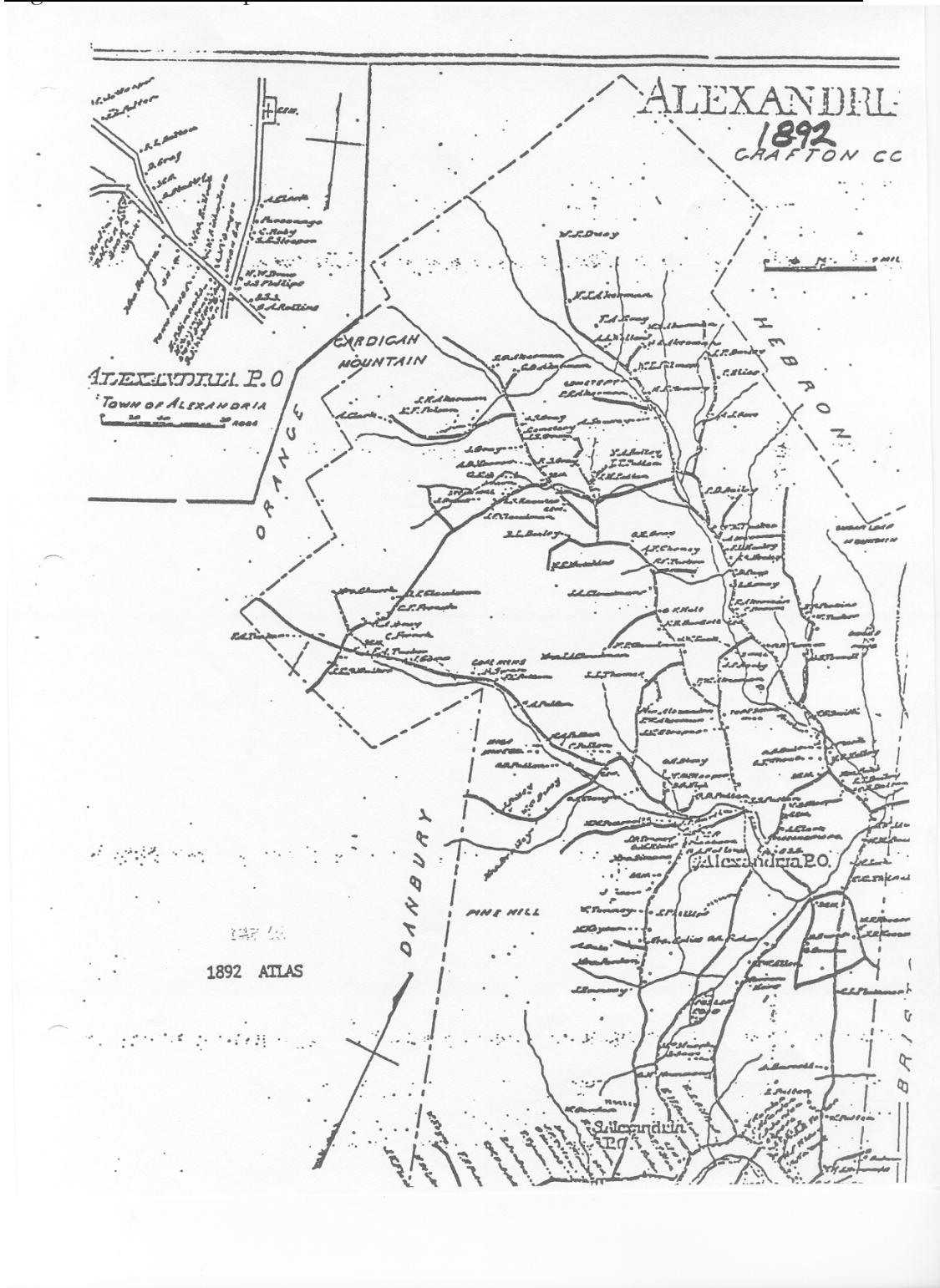
Dr. Timothy Haynes, a native of Alexandria, bequeathed 1000 dollars for the creation of a library. The money was given with the provision that the town had to match the contribution. At the 1884 Town Meeting it was so voted, and the library was named Haynes Library. The current building was built and opened on December 22, 1894. The Haynes Library continues to be a private trust.

IV. Churches

According to the late Eva Phillips, the first church in Alexandria was organized in 1823 and subsequently disbanded in 1941. Currently, the United Methodist Church is the only church in town.

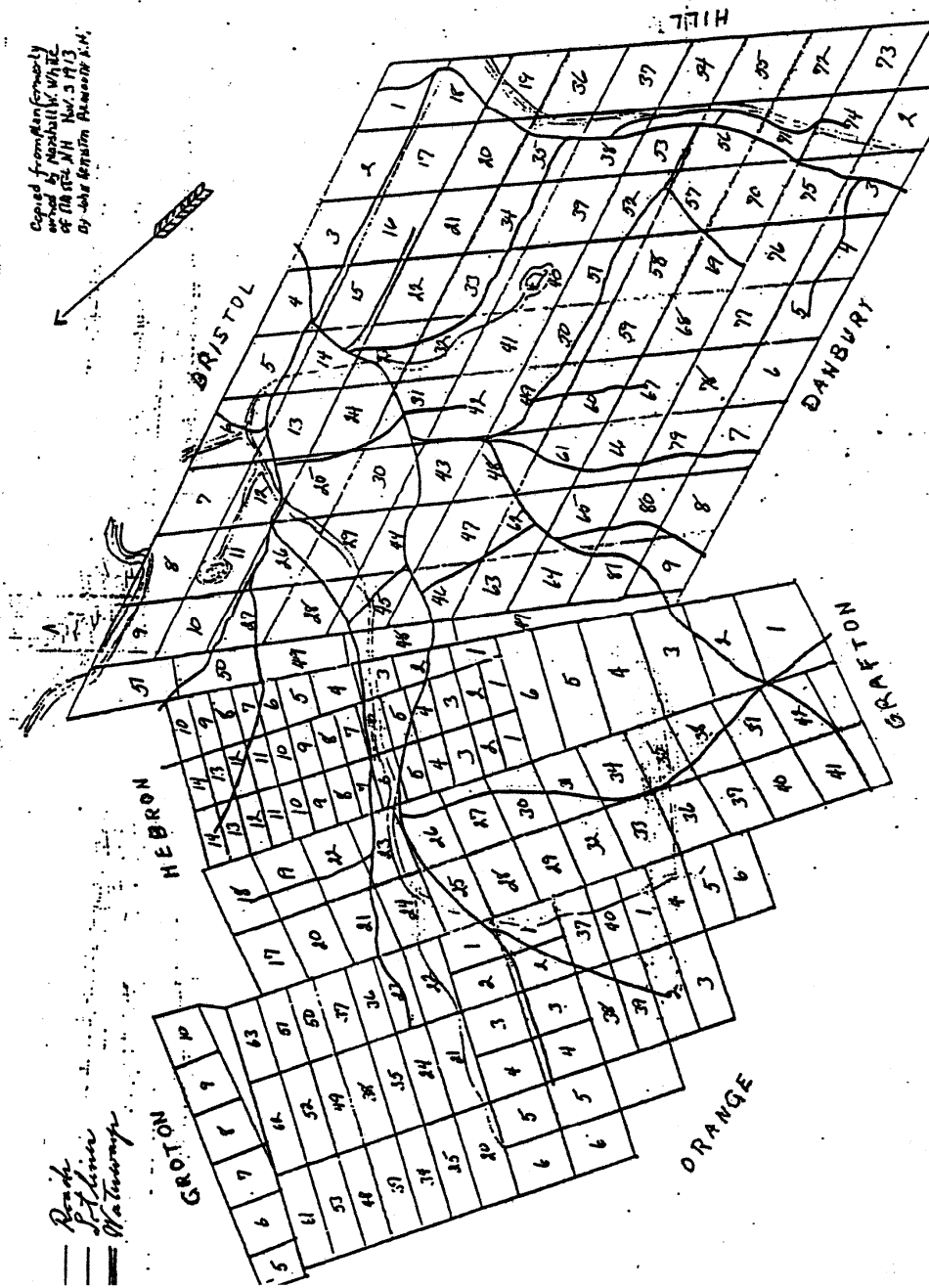
Alexandria Master Plan

Figure 2: Historical Map of Alexandria 1892



Alexandria Master Plan

Figure 3: Historical Map of Alexandria 1913



VISION STATEMENT

The citizens of Alexandria have a keen interest in preserving the quiet and rural character of the Town with an appreciation of nature, wildlife, and the conservation of natural resources. Citizens also encourage the use of land use policies and planning tools that would further protect open space and the rural character of the Town. There is great concern about the increase in population and how this will impact the Town. Citizens and newcomers alike want to manage growth appropriately, keeping the rate of development in proportion to the Town's ability to provide services. We must make a commitment to a future that includes development that is healthy and well-balanced.

There is a strong desire to protect the abundant natural resources. Citizens endorse the type of activities that protect the natural resources year round. Citizens are interested in an increase in local job opportunities consistent with the preservation of the rural character of the Town. Citizens recommend increased local governmental communication, an increase in environmental education and awareness, as well as the continued improvement of roads and municipal services. On-going communication from governmental bodies is the foremost concern to citizens.

The Master Plan goals are:

1. To preserve and protect the predominantly rural character of the Town.
2. To design, plan, and maintain a road system balanced for cost effectiveness.
3. To acquire better facilities for the Town while maintaining the current facilities. Any addition(s) or renovation(s) should retain the rural character.
4. To identify and protect natural resources: ecological features, bodies of water, streams, wetlands, flood plains, stream banks, woodlands, aquifers, open spaces, wildlife habitat, and forests.
5. To maintain and preserve historic sites, buildings, and stone walls.
6. To broaden the Town's tax base by encouraging appropriate industry that is consistent with the preservation of the rural character of the Town.
7. To respect the relationship of individual rights to community interests.

The following goals and recommendations enhance Alexandria's ability to manage growth while balancing the existing rural character.

I. Demographics

Goal: To assimilate new population within the community while continuing to preserve the rural way of life:

Recommendations:

- Welcome to the community orientation sheet.
- Encourage agricultural enterprises.
- Support yearly Old Home Day.
- Encourage residents to participate in Old Home Day and Town Boards.

II. Land Use

Goal: To locate, identify and label wetlands, flood plains, protected lands, roads, and placement for future subdivisions.

Recommendations:

- Collect data and identify the datasets on maps.
- Map details of existing land use in Alexandria.
- Establish maintenance and repair plans for all roads.
- Establish ordinances and regulations designed to preserve and protect the rural character of Alexandria.
- Restrict industrial use to specific areas in town.
- Endorse “green” approach to subdivision regulations.
- Inventory all roads and natural resources.

III. Conservation

Goal: To protect the environment such as, wetlands, stone fences (land boundaries) water (both surface and groundwater) lakes, streams and wildlife as well as particular locations of unusual trees and flora/fauna.

Recommendations:

- Expand a recycling program.
- Recommend incentives to landowners to protect land.
- Encourage land donations, conservation easements and land trusts.
- Recommend that the Alexandria Bog be established as a prime wetland.
- Develop and implement environmental education within the community.

IV. Economics

Goal: To encourage and invite light commercial businesses into Alexandria and increase the number of local job opportunities.

Recommendations:

- Participate in development of business groups in the area.
- Support local businesses through the selectmen’s office.
- Prepare a booklet that will explain and detail existing businesses.
- Education - possible partnerships with Plymouth State University and Small Business Administration.

- Encourage expanded agricultural enterprises.
- Support expanded broadband for business use.
- Expansion of recycling.

V. Recreation

Goal: To increase and expand the types of recreation available.

Recommendations:

- Establish a Recreation Commission.
- Assemble existing recreational groups to attend yearly advisory meetings.
- Locate and develop a community facility to house the advisory meetings.
- Develop trails for non-motorized and motorized use.

VI. Government

Goal: To increase communication between citizens and governmental offices and to expand existing municipal facilities.

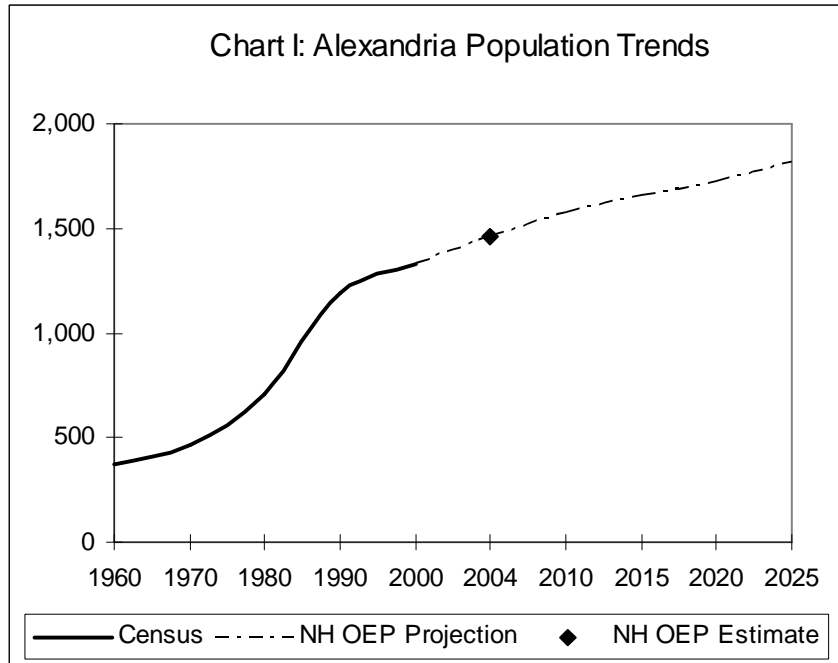
Recommendations;

- Continue to distribute newsletters to Alexandria residents on a regular basis.
- Expand the taxpayer database.
- Hold informational meetings prior to town meetings.
- Educate the elected officials and volunteers about Alexandria's Master Plan goals and recommendations.
- Expand recycling program

LAND USE

I. Recent Development Trends

Alexandria’s population more than tripled between 1960 and 1990, growing from a total of 370 residents to 1,190. According to the U.S. Census, the rate of growth in Alexandria between 1980 and 1990 (68.6%) exceeded growth rates in all other Lakes Region communities in Grafton County, Grafton County as a whole (17.5%) and New Hampshire (20.5%). More recently, between 1990 and 2000, the rate of growth in Alexandria (11.7%) was comparable to the state’s rate of growth (11.4%). The NH Office of Energy and Planning (NH OEP) estimates the 2004 population of Alexandria to be 1,463 residents. NH OEP population projections indicate an average population increase of 14.7 percent per decade between 2000 and 2020.



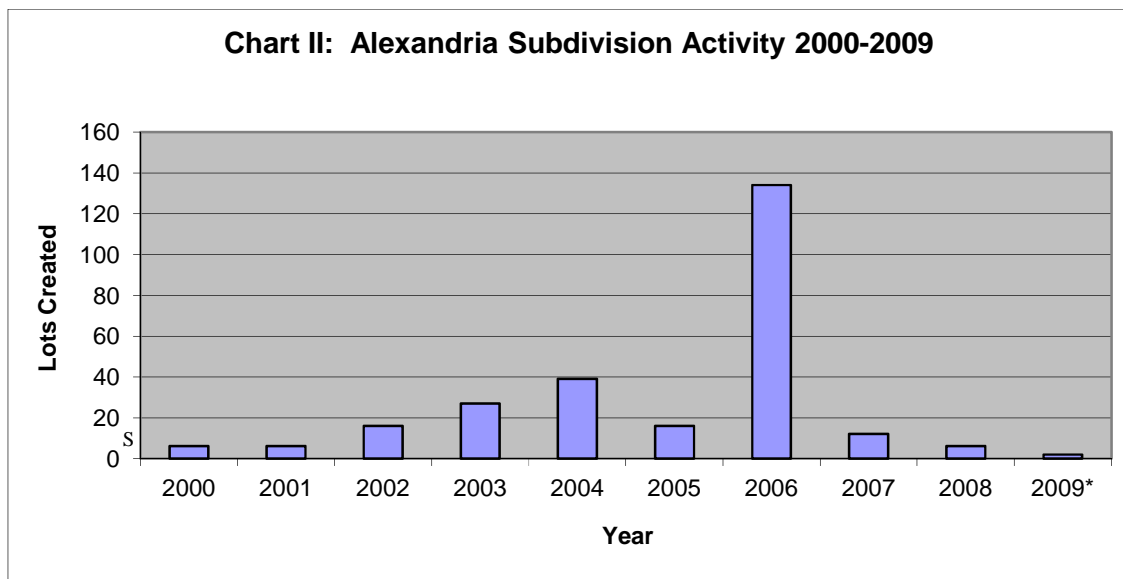
Significant new residential development has taken place in Alexandria. As indicated in Table I, a total of 559 housing units were built between 1980 and 2009, which represents 58.8 percent of the total housing stock (951 units).

Table I: Alexandria Housing Stock

Year Built	Number of Units	Percent of Total
1939 or earlier	151	16
1940 - 1959	81	9
1960 - 1969	56	6
1970-1979	104	11
1980-1989	249	26
1990-1999	136	14
2000-2009	174	18
Total	951	100

Another measure of impacts of growth and the potential for future development is subdivision activity. The NH Office of Energy and Planning *Handbook of Subdivision Review* recommends that the Planning Board “use a map to record pertinent information for all subdivision applications as they are submitted”. This mapped information can provide a

community with a visual understanding of land use patterns which can assist in planning efforts. Subdivision activity that took place in Alexandria between 2001 and 2005 was summarized based on planning board records. The results indicate that a total of 72 lots were created between 2000 and 2004, and an additional five lots were created through April 2005. The majority of the lots (64 or 83%) were created in 2003 and 2004. Areas where multiple subdivision approvals were granted include Cass Mill, Shem Valley, Knowles Hill, and Fowler River Roads. Fowler River Road subdivision activity accounted for five approvals which created a total of 12 new lots; representing the area with the greatest number of approvals and most lots created. During the same timeframe two approvals were granted on Knowles Hill Road, which led to the creation of 10 new lots, the area with the second highest total number of lots created.



*Through Oct. 2009

II. Challenges of Growth

Growth is challenging for communities large and small alike. In small communities growth can be more challenging, because the costs of providing municipal services are shared by fewer residents. Although cherished community resources attract new residents, the associated new development may threaten the very attributes that attracted newcomers to move to the community. Growth occurs incrementally, and the impacts of incremental growth over time are difficult to assess and manage fully because they are dependent on a series of development decisions. Care should be taken to monitor the negative impacts of growth such as loss of conservation land, increased tax burden, environmental degradation, and other issues directly associated with community land use policies.

Generally, New Hampshire and the nation are experiencing an aging population. The implications of this include an increasing need for medical services, senior centers, access to public transportation, and long-term care facilities. At the same time Alexandria has experienced increased demand for youth services. As school and youth services enrollments continue to rise, additional tax dollars are needed to fund these programs. Other municipal service demands related to growth are described below.

For the welfare of the community and the safety of the traveling public, the town needs a detailed bridge and road maintenance schedule to be developed and implemented. The town also needs to identify and prioritize existing and potential traffic and water problems. Improperly installed roadway access points have created erosion and water flow issues.

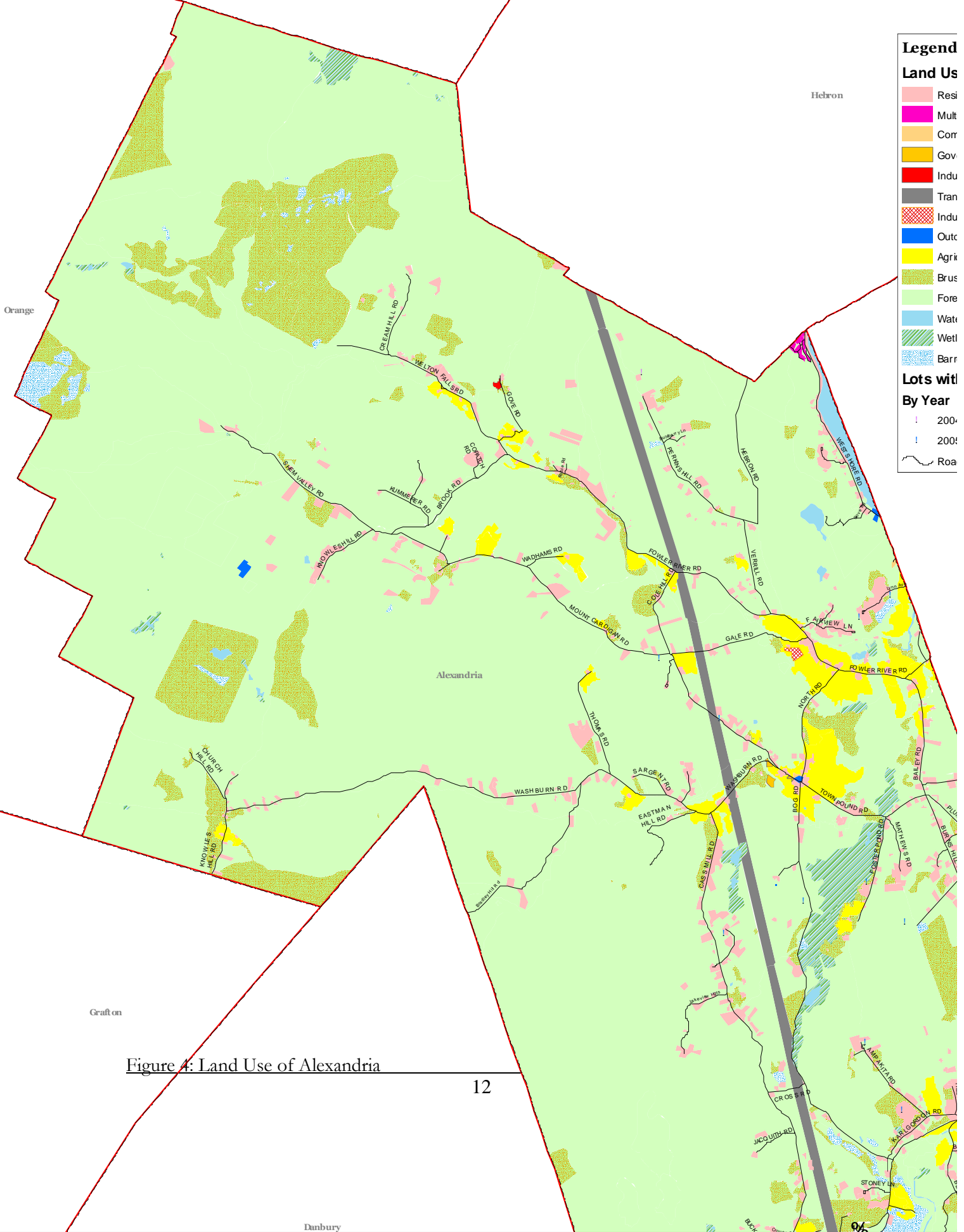
New growth has also resulted in increased use of municipal services, such as the town clerk, tax collector, and administrative assistants, as well as an increased need for documentation of safety services and schools. Increased residential development has also put pressure on the volunteer fire department to identify water sources for fire fighting hydrant maps.

Currently, 17 percent of the Tappley Thompson Community Center youth program is comprised of Alexandria youth. The Center is a shared municipal program in Bristol that serves an increasing number of Alexandria youth. In addition, the Alexandria Village School offers a free after school program.

Due to town growth, the town needs a waste disposal facility with more capacity.

III. Alexandria Land Use and Land Cover

Alexandria is comprised of 27,921.3 acres of land and 135.3 water acres. Land use and land cover are integral components of planning. Land use describes the types of human activity that exist such as residential, commercial, and industrial uses. Land cover refers to the vegetative or non-vegetative characteristics of the land. Land use and land cover were observed and classified by the Lakes Region Planning Commission using 2003 aerial photography. A preliminary land use map was developed and provided to the Planning Board for review and verification. The result of this process is the Town of Alexandria Land Use and Land Cover Map, 2003 on page 12. Table II classifies the amount of land use and land cover in the community. Forested land (80%) represents the largest land cover type; residential (4%) represents the single greatest land use.



Legend

Land Use

- Resi
- Mult
- Corr
- Gov
- Indu
- Tran
- Indu
- Outc
- Agri
- Brus
- Fore
- Watr
- Wetl
- Barr

Lots with

By Year

- 200+
- 200+
- Roa

Figure 4: Land Use of Alexandria

Table II: Alexandria Land use 2009

Land Use/Cover:	Acres	Percent of Total Land Area
Residential	11,404.18	44.03
Commercial, Services, and Institutional	185.23	0.72
Tax Exempt	1,490.55	5.76
Forest	12,254.38	47.31
Wetlands	565.32	2.18
Total	25,899.66	100.00

Table III: Alexandria Current Use 1990-2009

In 2009, 73 percent of the land in Alexandria was in current use¹. In New Hampshire, the current use program is a form of preferential taxation used to encourage private landowners to keep medium and large parcels of land in their traditional use, preserving open space and maintaining rural character. Land enrolled in current use is assessed, and therefore taxed, at a rate consistent with its traditional and current use (for example agriculture and forestry), not at the economically “highest and best use,” which is often for development. The goal of this law is to allow property owners to maintain their land without being taxed at rates that force changes in land use². While this program may encourage preservation of land, it does not provide permanent protection. Land under current use can be subdivided and developed subject to a tax penalty referred to as a change in use tax. In some New Hampshire communities, all or a portion of the change in use taxes received when current use properties are developed is dedicated to conservation programs. This aids in off-setting development pressures by conserving land elsewhere within the community.

Year	Acres	Percent of Land Area
1990	18,893	68%
1991	19,683	70%
1992	19,876	71%
1993	19,979	72%
1994	20,151	72%
1995	20,215	72%
1996	20,294	73%
1997	20,340	73%
1998	20,357	73%
1999	20,448	73%
2000	20,412	73%
2001	20,552	74%
2002	17,875	64%
2003	18,525	66%
2004	18,460	66%
2005	18,472	71%
2006	18,620	72%
2007	18,792	73%
2008	18,859	73%
2009	18,996	73%

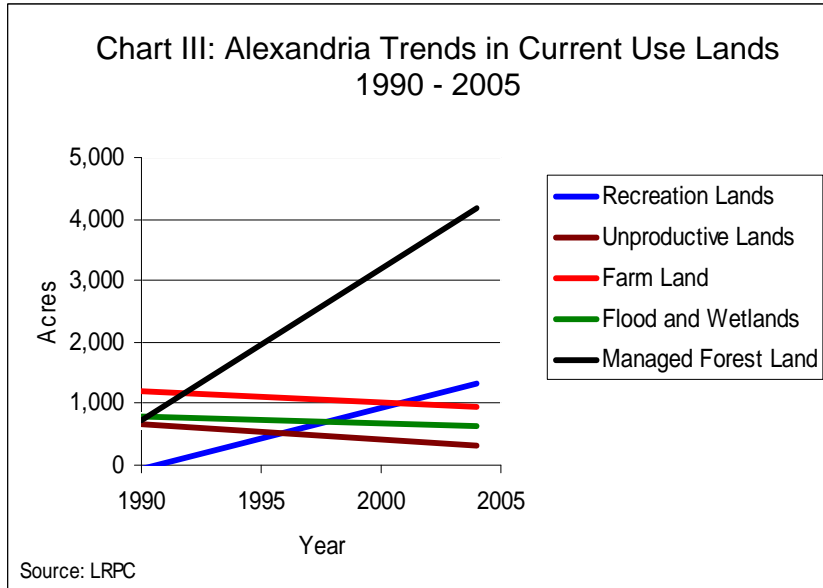
From 1990 to 2004, there was a general decline in the amount of land in current use in Alexandria. The most significant change over this 14-year period occurred between 2001 and 2004, when current land use declined from a high of 74% (52,550 acres) to 66% of the land area in Alexandria (18,460 acres)³.

¹ New Hampshire Association of Regional Planning Commissions

² *Eligibility and Enrollment in New Hampshire's Current Use Taxation Program*, UNH

³ Alexandria Town Records, research by Rosie Homer

Land uses occurring within current use lands were also explored over the same timeframe, 1990 to 2004. A trend line was applied to the data to show generalized changes and the magnitude of the changes in land uses. As illustrated in Chart III, the greatest change was seen in the number of acres of current use land that are managed forest. Managed forestland in current use increased from a low in 1990 (514 acres) to a high in 2004 (5,283 acres). The amount of recreation land in current use also increased during this period, while farmland, flood and wetlands, and unproductive land in

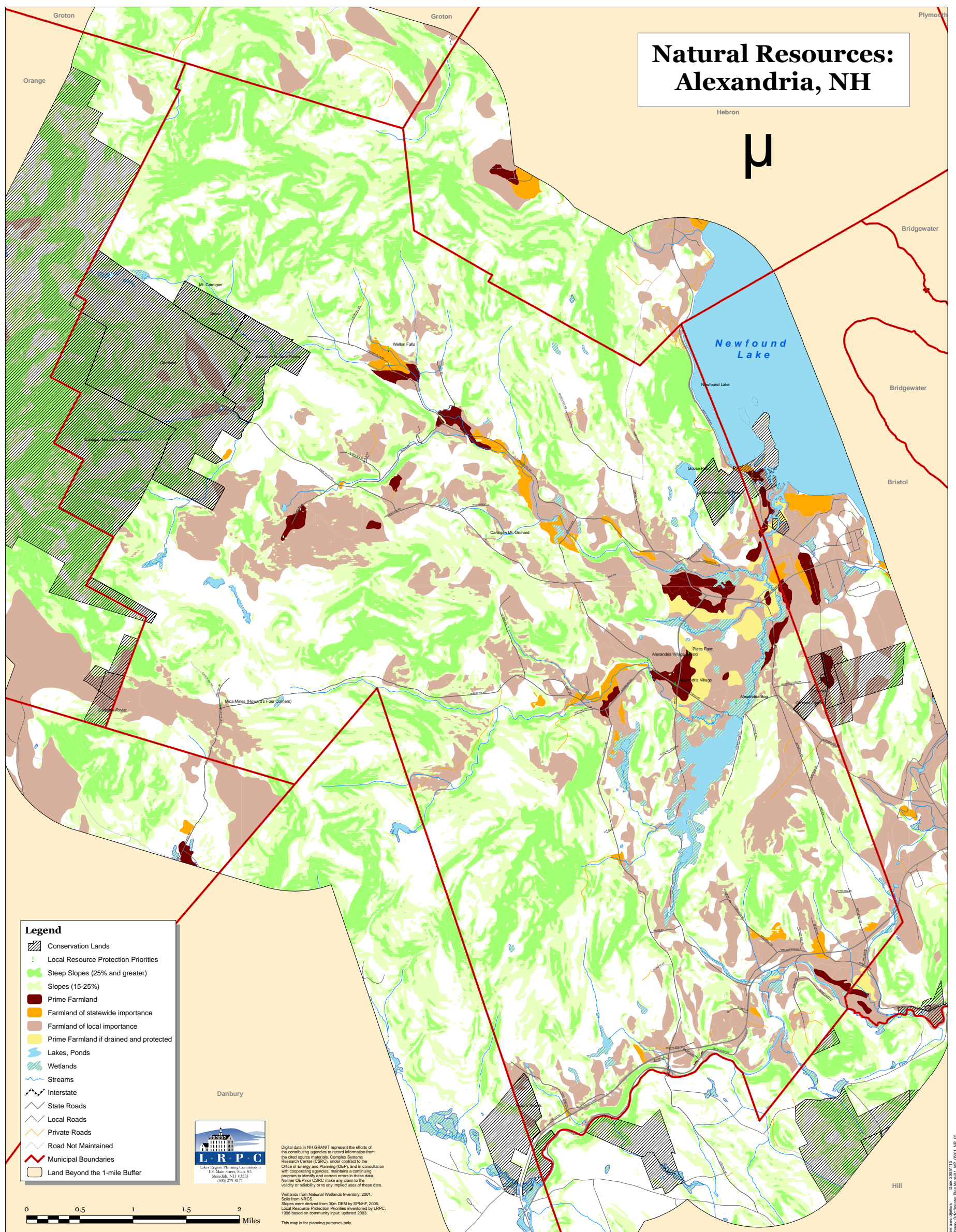


current use experienced declines. These changes can all have community planning impacts. For example, increased logging can have an impact on local roads and drainage.

IV. Constraints to Development

There are a variety of potential constraints to development found in Alexandria. These include conservation lands, prime agricultural soils, surface waters and wetlands, aquifer recharge areas, and steep slopes. Each of these resources has been identified on the Alexandria Natural Resources Map (page 15) and are explained in more detail in the following sections.

Figure 5: Natural Resources Map of Alexandria



Existing and Potential Future Conservation Lands

Areas where future development cannot occur and where future development is not preferred within Alexandria have been identified. Those lands where future development cannot occur include permanently protected conservation areas.

Table IV: Alexandria Conservation Lands

Tract Name	Acres	Primary Protecting Agency	Protection Level
Cardigan Mountain State Forest	941	State of New Hampshire	Permanent Conservation Land
Welton Falls State Forest	224	State of New Hampshire	Permanent Conservation Land
Wellington Beach State Park	117.1	State of New Hampshire	Permanent Conservation Land
SPNHF	118	Society for the Protection of New Hampshire Forests	Permanent Conservation Land

*Source: Avitar assessing system

Alexandria participated in the NH Department of Environmental Services (NH DES) Local Resource Protection Priorities program, implemented by LRPC. This program was designed to identify cultural and natural resources that are priorities for protection in communities statewide. The resources identified in Alexandria consist of land and buildings, some of which have been identified in Table IV as permanently protected; the protection status is unknown for other priorities. These resources represent potential constraints to future development to the extent protective covenants are applied.

Table V: Alexandria Natural and Cultural Resources

	Approximate Acres
Mount Cardigan	1,000
Welton Falls	200
Mica Mines	200
Goose Pond	100
Alexandria Bog	300
Cardigan Mt. Orchard	100
Platts Farm	1,000
Newfound Lake	-
Alexandria Village	1,000
Alexandria Village School	-

Source: NH Department of Environmental Services, Local Resource Protection Priorities (LRPP), 2004

A. Prime Agricultural Lands

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding⁴.

B. Surface Waters and Wetlands

The major surface waters in Alexandria consist of the Fowler and Smith Rivers and Newfound Lake. Surface waters represent less than five percent of the total area in Alexandria. The Smith and Fowler Rivers play an important role in draining the areas of steep slopes found throughout the community and Newfound Lake functions as a recreational area.

Wetlands refer to any submerged land under freshwater, which include any marsh, swamp, bog, or meadow subject to permanent or periodic flooding. Beyond supporting diverse habitat for flora and fauna, wetlands play an important role in controlling flood hazard by dispersing flood waters over a wide area. They have the ability to act as giant sponges by storing and slowly releasing rainwater. This slow release of water enables some of the stored water to sink deeply into the ground where it replenishes drinking water supplies. Once these lands are disturbed or altered, the natural ability of the soil to absorb flood water and filter

⁴ Analysis of Impacts on Prime or Unique Agricultural Lands, US Department of Agriculture

drinking water can be destroyed. The 1987 Alexandria Master Plan suggested the following as compatible uses of waterways and wetlands:

- Forestry and tree farming utilizing best management practices to prevent sedimentation.
- Cultivation and harvest of crops according to recognized soil conservation and pollution prevention measures.
- Wildlife refuges.
- Parks and recreational uses.
- Open spaces.⁵

Wetlands comprise 619.4 acres in Alexandria or approximately 2.2 percent of the total land area⁶.

C. Groundwater and Aquifers

While no municipal water supply currently exists in Alexandria, the groundwater contained in aquifers that lie below the soil are potential future resources for both the community and residents dependent on well water. These water reserves are invaluable assets that can be permanently impacted by land use decisions today. Leading concerns include disruption of recharge capability and pollution prevention.

Preventing the contamination of groundwater resources is an important public concern. When pollutants are dumped, spilled, or discharged into the ground or into rivers, lakes and streams, they too may seep through the soil and rock and enter into the groundwater. Groundwater is usually assumed to be of high quality, and is often used with little or no treatment. But, if contaminated, it may be decades or even centuries before a contaminated aquifer can be used. In some cases, the contamination can never be removed and the water resource may be lost⁷.

The Town endorses the philosophy of Every Acre Counts, A Newfound Watershed Master Plan.

D. Steep Slopes

Steep slopes present unique land development challenges. These challenges include limited capacity for septic systems and increased potential for runoff and erosion. Steep slopes in New Hampshire are typically associated with a limited depth to bedrock. As a result of this thin layer of soil, the capacity for leach fields is limited, and the potential for erosion is increased requiring special prevention measures during the site development process and post development storm water protection measures. Steep slopes are defined in New Hampshire communities in differing ways. Slopes greater than 25 percent (a one foot rise over four feet traveled) are generally referred to as steep and slopes greater than 35 percent are termed very steep. In Alexandria slopes greater than 25 percent represent approximately

⁵ Alexandria Master Plan, June 1987

⁶ National Wetlands Inventory, US Fish and Wildlife Service, 2001

⁷ *Drinking Water in New England*, US Environmental Protection Agency

18.5 percent of the total land area.

V. Local Planning Tools / Land Use Regulations:

Currently, land development in Alexandria is guided by the 1989 and 2005 Master Plans and subdivision regulations. These planning tools provide a vision for the future of Alexandria and an approval process for land being divided into smaller developable parcels. The Alexandria Planning Board provides oversight for the periodic update of these planning documents with community input.

Other regulatory programs in place include a Floodplain Ordinance, Hazard Mitigation Plan, building code, a permitting process for driveways, and soils based lot sizing designed to ensure adequate space for onsite private septic systems and wells. Additionally, the Heritage Commission and recently appointed (2005) Conservation Commission provide guidance for the preservation of the community's cultural and natural resources.

The Master Plan Committee explored the relationship between existing planning tools and the community's desired future, as expressed in the 2009 Community Survey. The committee identified a need for the development of additional tools and resources. These will enhance the local planning process and aid in orderly future community development. These identified needs are outlined in the Vision Chapter as goals and recommendations. The land use planning related recommendations can be categorized as Data Collection, Analysis, and Implementation as described below:

Data Collection

The need for additional and better information about the community will aid in the understanding of options available for the management, preservation and/or expansion of community resources. Several inventories were identified and recommended to be developed that form the baseline for making informed cultural, historic, and natural resources decisions:

- Prepare an historic sites inventory to include buildings, bridges, stonewalls, caves, etc.
- Prepare an inventory of all roads, trails, and passageways.
- Prepare a natural resources inventory to identify water bodies, streams, wetlands, floodplains, stream banks, woodlands, aquifers, open spaces, wildlife habitat, and forests.

Analysis

The New Hampshire statutes (RSA 674:2 II–III.) that address the development of community master plans identify two mandatory chapters: Vision and Land Use. Beyond these essential chapters are 13 recommended sections that may be included in a local master plan. The preparation of additional sections provides the Planning Board and community with the impetus to examine community strengths, weaknesses, opportunities, and threats for a variety of community needs, e.g. transportation, housing, natural resources, etc.

- Prepare additional Master Plan chapters as recommended in RSA 674:2.

Implementation

Desirable growth patterns are explored in the future land use section of this update. These desired patterns develop more readily with the support of clearly defined guidelines.

- Promote and support best conservation management practices.
- Locate commercial and industrial uses in specific areas in town.
- Implement limited zoning.

VI. Future Land Use in Alexandria

The Alexandria Planning Board explored the desired pattern of land use development in Alexandria, looking forward twenty years into the future. Through the careful examination of existing land use conditions and resident input expressed through the community survey, a Future Land Use Map was created (see page 21). By design a future land use plan is general and flexible. It is designed to describe a desirable pattern of future development within a community, and does not designate allowable land uses within specified areas.

Both the Alexandria Road Agent and the Alexandria Police Chief suggest a future plan for connecting the following roadways: King Road to Pattee Road, which would benefit the town during plowing season. In addition, improvements to Cole Hill Road and Healy Road would enable traffic to be directed onto them, avoiding bridges that will be costly to repair. Dead end roads are a concern due to emergency service issues, especially dead end roads that have a lot of houses on them. The remaining roads with future plans of improvement are: Washburn Road, Knowles Hill Road, Bog Road and Perkins Hill Road.

The Alexandria Future Land Use Map outlines key areas and resources in the community where specified planning principals should be applied. The areas identified on the map are described further below:

Village Center – Alexandria Village and the immediate surrounding land contain municipal services, historic buildings, and prime agricultural soils. The maintenance of the character of this area is of great importance to the community. Future development should blend, in architectural style and scale, with existing historic structures. Small and in-home businesses are envisioned as well as the promotion of agriculture that takes advantage of the rich soils that are present.

Figure 6: Future Land Use Map of Alexandria



Conservation/Preservation Areas – Large, mostly undeveloped tracts of land exist in Alexandria. Many of these areas contain protected resources such as Mt. Cardigan and Catterall Forest. These areas are characterized by steep slopes, diverse wildlife and wildlife habitats, and in many cases dead-end roads. The provision of services such as school busing, police, fire and rescue, and road maintenance can present challenges and increased costs. Future development should adhere to best management practices to minimize soil erosion and fire hazards. The protection of wildlife habitats and further permanent protection of additional resources in these areas is a community priority.

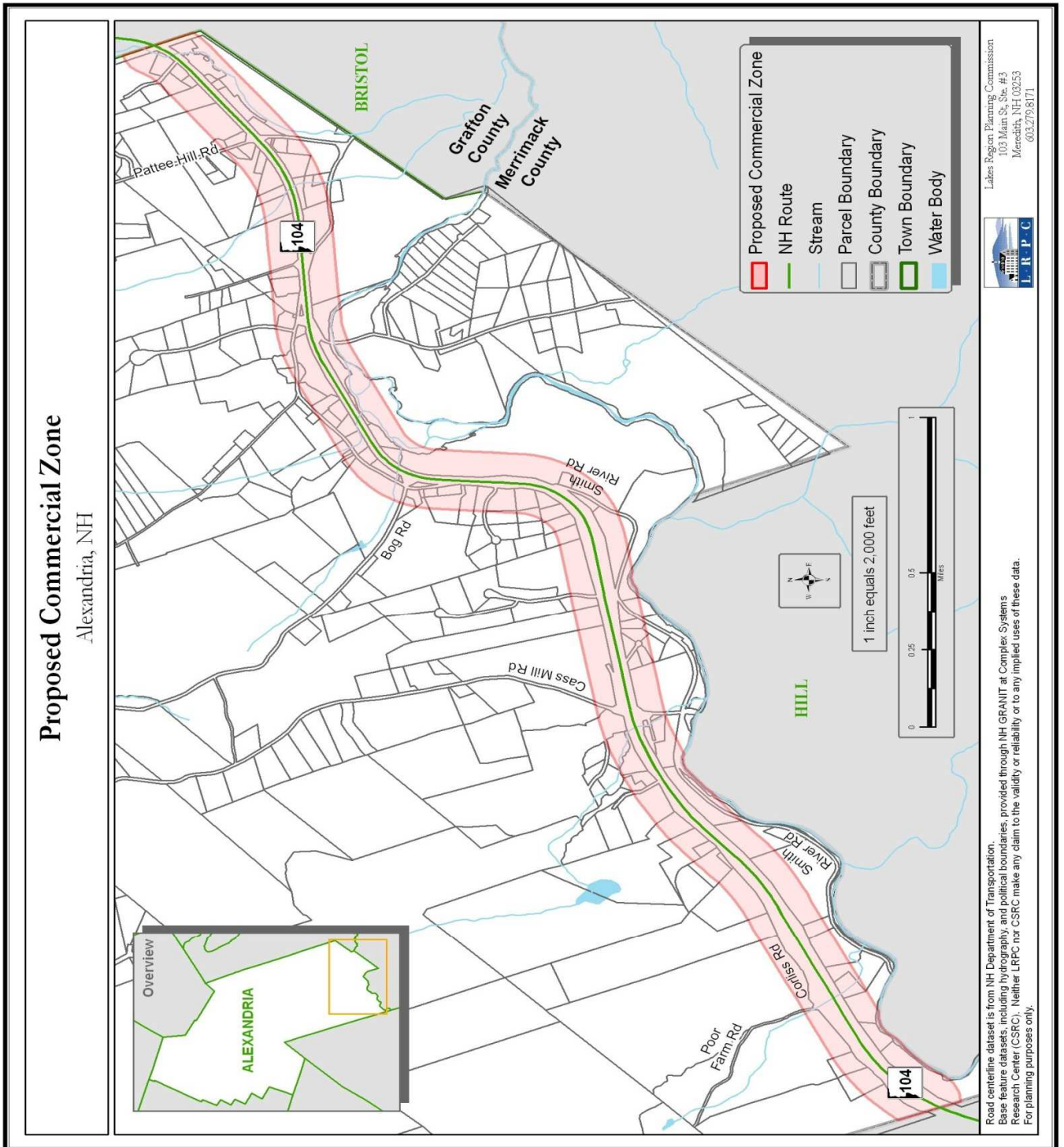
Water Resource Protection Areas – Alexandria contains several important surface and groundwater resources. The quality of these water resources cannot be understated. Areas of particular concern include the Alexandria Bog, and Fowler and Smith Rivers. The Alexandria Bog performs a groundwater purification function in addition to providing wildlife habitat, and community beauty. Protection measures in the Bog area may include limitations on the types of uses allowed, preservation of existing natural vegetative buffers, and forestry/tree farming best management practices.

Primary Transportation Corridor – NH Route 104 which traverses the southern most border of Alexandria is a primary east to west transportation corridor in the community and the region. Close proximity to Bristol and Interstate 93 make this area ideal for a mix of commercial, light industrial, and residential development. Currently this corridor is home to the majority of the commercial activity in the community and is proposed as the Commercial Area for Alexandria (see page 23). As the corridor develops, added care is needed to prevent contamination of the Smith River or limiting the river’s important drainage function. Use of stormwater management plans, vegetative riparian buffers, steep slope development limitations, restrictions on the types of chemicals used and stored in the corridor, and other planning methods may be required in this area to aid in the preservation of existing river characteristics.

VII. Other Town Plans

- Town of Alexandria Hazard Mitigation Plan
- Town of Alexandria Emergency Management Plan

Figure 7: Proposed Commercial Area of Alexandria



COMMUNITY OPINION SURVEY RESULTS - 2009

1. What is the best thing about living and/or owning property in Alexandria?
 Rural
 Nature
 Farms
 Lake

2. What do you think is the ONE most important change that needs to happen to improve Alexandria?
 Zoning
 Low taxes
 Clean up of No. Street Farm
 Clean up yards in village

Section 1. The Future of Alexandria

Population

3. In the next 5 years, would you like to see the population of Alexandria:
 __11_ Decrease __48_ Stay the same __56_ Grow slightly __11_ Grow faster

Land Use

For each of the following questions, indicate which you would like to see for Alexandria. Check ()

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
4. The amount of land being farmed	3	0	42	39	32	2
5. The amount of open space (i.e., undeveloped land)	3	13	52	20	25	1
6. The amount of commercial/retail space	6	12	35	40	18	3
7. The amount of industrial space	15	10	46	33	11	5
8. The amount of conservation land	5	7	39	30	26	1
9. The amount of forest land	2	10	54	22	25	2

Conservation

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
10. The level of protection of clean drinking water, surface and groundwater	1	1	36	39	41	2
11. The quality of Alexandria's lakes, ponds and streams	0	0	41	40	34	1
12. The amount of wetlands	4	4	53	23	29	3

Alexandria Master Plan

protected						
13. The amount of wildlife habitat protected	2	5	42	27	36	3

Economics

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
14. The number of commercial/retail businesses in Alexandria	3	0	39	59	17	0
15. The number of local job opportunities in Alexandria	0	2	33	48	35	3
16. The number of industrial businesses in Alexandria	4	6	45	43	18	2
17. Town wide internet access	3	0	33	26	32	18
18. Public transportation Railroad Bus	8	2	47	17	22	14

Recreation

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
19. Summer recreation opportunities	4	2	53	41	14	3
20. Winter recreation opportunities	4	0	54	45	12	3
21. Motorized recreational vehicles	16	14	60	8	11	7
22. Non-motorized recreational vehicles	6	2	42	39	12	10

23. What types of summer and/or winter recreational opportunities do you enjoy in Alexandria?

- Hiking
- Snowshoeing
- Swimming
- Fishing

24. What additional types of summer and/or winter recreational opportunities would you like to see in Alexandria?

- Bike & ATV trails
- Music concerts
- Public skating area
- Cross country ski trails

25. What events would you like to see the Alexandria Recreational Committee hold?

- Kid's day
- Summer concerts
- Family events/family nights
- County fairs
- Bingo

Alexandria Master Plan

Government

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
26. Citizen participation in local affairs	0	0	23	53	31	18
27. Communication to townspeople about town related meetings	0	0	12	48	56	3
28. Town organized events	4	2	30	47	27	8
29. Increased monitoring of correct roadway use	1	4	42	23	32	11
30. Offering of incentives to green businesses	3	4	20	46	35	10

31. For what purpose would you like to see the Alexandria Village School used?

After-school programs

Community Center

Educational activities

Non-profit activities

32. Are you in favor of growth management ordinances? 81 yes 24 no

33. Are you in favor of investigating alternative energy sources? 102 yes 8 no

Section 2: How we make Alexandria the Town we want.

In order to ensure that Alexandria keeps what we like best and change in the ways we want it to, please indicate your opinion of the following statements by checking () the appropriate box.

Land use

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
34. Preservation of the rural character of Alexandria	0	9	39	62	11
35. Restricting commercial, retail and industrial use to specific areas in town that are separate from residential use	3	10	47	48	9
36. Use of all areas for home businesses	2	13	55	31	12
37. Recreation trails for non-motorized use	1	9	58	44	7
38. Recreation trails for motorized use	7	23	44	24	17

Conservation

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
39. Increase incentives to landowners to protect land for conservation purposes	2	10	48	46	8
40. Support financial incentives to landowners to protect land for conservation purposes	3	15	47	44	9

Alexandria Master Plan

41. Increase the promotion of environmental education	2	5	49	51	11
42. Ensure open space and natural areas exist for recreation	1	5	57	51	3

Recyclables

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
43. Would you be willing to separate mixed paper/cardboard recyclables	3	8	50	51	4
44. Would you be willing to separate glass, tin and plastic recyclables	4	13	51	47	1
45. Would you be willing to separate metal	4	7	55	47	12
46. Would you be willing to separate aluminum cans	4	6	55	50	1
47. Would you be willing to separate construction	4	5	55	49	5

48. If you are not willing to separate recyclables, what are the reasons?

- Laziness
- Not cost effective
- No time
- Needs to be easier
- Would need containers around area
- Waste of energy

Town Services

Please rate the following services/facilities

	Poor	Fair	Good	Very Good	Excellent	Not Sure/No Opinion
49. Police	8	25	52	16	5	10
50. Roads	14	20	52	16	7	4
51. Bridges	5	31	51	13	5	14
52. Alexandria Village School	5	15	26	14	9	42
53. Fire	0	8	48	2	17	11
54. Haynes Library	6	11	32	13	7	37
55. Municipal offices	4	16	32	45	11	2
56. Transfer Station	10	12	48	32	9	6
57. Alexandria Historical Society	4	4	33	24	5	38
58. Grange Hall (old town hall)	7	13	48	18	5	23

Economics

Which of the following types of businesses would you like to see in Alexandria? Check () all boxes that are appropriate.

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59. Hotels/motels _90_	_14_	60. Home businesses
60. Small inns _76_	_55_	61. Agricultural businesses
61. Bed and breakfasts _17_	_85_	62. Manufacturing
62. Country/general store _61_	_87_	63. Small, light manufacturing
63. Tavern __8_	_20_	64. Fast foods
64. Restaurants _12_	_45_	65. Convenience stores
65. Small retail stores _63_	_36_	66. Recreational
66. Grocery store bakery, strip club	_26_	67. Other: Post office, farmer's market,

Section 3: About you

68. Age		
__1_ Under 25	_48_ 41-55	_35_ Over 65 years
13 26-40	_16_ 56-64	
69. Resident Status		
102 Year round		_2_ Non-resident property owner
___ Other _____		
	please specify	
70. If you are a year round resident do you?		
__1_ Rent		_111_ Own
71. If you are a year resident, how long have you lived in Alexandria?		
21 Less than 5 years		_27_ 11-20 years
27 6-10 years		_40_ 21 or more years
72. Education		
__3_ Less than high school		_40_ College graduate
24 High school graduate		_14_ Graduate school

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_33_Technical/some college

73. Are you?

_57_Male

_61_Female

74. Would you be willing to volunteer on:

_10_Alexandria Historical Society

_25_Community Day

_18_Social Events

_20_Haynes Library

_11_Alexandria Recreational Advisory Council

75. Would you be willing to donate to expand recreational projects? If so, please call the Planning Board at 744-8986.

76. Additional comments:

APPENDIX A

Alexandria 2009 Community Opinion Survey

Alexandria Master Plan

Town of Alexandria
Community Opinion Survey
2009

1. What is the best thing about living and/or owning property in Alexandria?

2. What do you think is the ONE most important change that needs to happen to improve Alexandria?

Section 1. The Future of Alexandria

Population

3. In the next 5 years, would you like to see the population of Alexandria:

_____ Decrease _____ Stay the same _____ Grow slightly _____ Grow faster

Land Use

For each of the following questions, indicate which you would like to see for Alexandria. Check ()

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
4. The amount of land being farmed						
5. The amount of open space (i.e., undeveloped land)						
6. The amount of commercial/retail space						
7. The amount of industrial space						
8. The amount of conservation land						
9. The amount of forest land						

Conservation

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
10. The level of protection of clean drinking water, surface and groundwater						
11. The quality of Alexandria's lakes, ponds and streams						
12. The amount of wetlands protected						
13. The amount of wildlife habitat protected						

Economics

	Much	A Little	The	A Little	Much	Not

Alexandria Master Plan

	Less	Less	Same	More	More	Sure
14. The number of commercial/retail businesses in Alexandria						
15. The number of local job opportunities in Alexandria						
16. The number of industrial businesses in Alexandria						
17. Town wide internet access						
18. Public transportation Railroad Bus						

Recreation

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
19. Summer recreation opportunities						
20. Winter recreation opportunities						
21. Motorized recreational vehicles						
22. Non-motorized recreational vehicles						

23. What types of summer and/or winter recreational opportunities do you enjoy in Alexandria?

- a. _____
- b. _____
- c. _____

24. What additional types of summer and/or winter recreational opportunities would you like to see in Alexandria?

- d. _____
- e. _____
- f. _____

25. What events would you like to see the Alexandria Recreational Committee hold?

- g. _____
- h. _____
- i. _____

Alexandria Master Plan

Government

	Much Less	A Little Less	The Same	A Little More	Much More	Not Sure
26. Citizen participation in local affairs						
27. Communication to townspeople about town related meetings						
28. Town organized events						
29. Increased monitoring of correct roadway use						
30. Offering of incentives to green businesses						

31. For what purpose would you like to see the Alexandria Village School used?

j. _____

k. _____

l. _____

32. Are you in favor of growth management ordinances? _____ yes _____ no

33. Are you in favor of investigating alternative energy sources? _____ yes _____ no

Section 2: How we make Alexandria the Town we want.

In order to ensure that Alexandria keeps what we like best and change in the ways we want it to, please indicate your opinion of the following statements by checking () the appropriate box.

Land use

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
34. Preservation of the rural character of Alexandria					
35. Restricting commercial, retain and industrial use to specific areas in town that are separate from residential use					
36. Use of all areas for home businesses					
37. Recreation trails for non-motorized use					
38. Recreation trails for motorized use					

Conservation

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
39. Increase incentives to landowners to protect land for conservation purposes					
40. Support financial incentives to landowners to protect land for conservation purposes					

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41. Increase the promotion of environmental education					
42. Ensure open space and natural areas exist for recreation					

Recyclables

	Strongly Against	Against	Favor	Strongly Favor	Not Sure
43. Would you be willing to separate mixed paper/cardboard recyclables					
44. Would you be willing to separate glass, tin and plastic recyclables					
45. Would you be willing to separate metal					
46. Would you be willing to separate aluminum cans					
47. Would you be willing to separate construction					

48. If you are not willing to separate recyclables, what are the reasons?

Town Services

Please rate the following services/facilities

	Poor	Fair	Good	Very Good	Excellent	Not Sure/No Opinion
49. Police						
50. Roads						
51. Bridges						
52. Alexandria Village School						
53. Fire						
54. Haynes Library						
55. Municipal offices						
56. Transfer Station						
57. Alexandria Historical Society						
58. Grange Hall (old town hall)						

Economics

Which of the following types of businesses would you like to see in Alexandria? Check () all boxes that are appropriate.

59. Hotels/motels _____ 60. Home businesses _____

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___ Alexandria Historical Society

___ Community Day

___ Social Events

___ Haynes Library

___ Alexandria Recreational Advisory Council

84. Would you be willing to donate to expand recreational projects? If so, please call the Planning Board at 744-8986.

85. Additional comments:
