

**STATE OF NEW HAMPSHIRE
SITE EVALUATION COMMITTEE**

Docket No. 2015-06

**Joint Application of Northern Pass Transmission, LLC
and Public Service Company of New Hampshire
d/b/a Eversource Energy for a Certificate of Site and Facility**

**PREFILED DIRECT TESTIMONY OF KENNETH N. KETTENRING ON BEHALF OF
THE TOWN OF NEW HAMPTON**

November 15, 2016

Background and Qualifications

Q. Please state your name and address.

A. My name is Kenneth N. Kettenring. My address is 72 Gordon Hill Road, New Hampton, NH 03256.

Q. Please describe your official capacity in the Town of New Hampton?

A. I have been a member of the Planning Board since 1987 and Chairman of the Planning Board since 2001. I also have served as the Town of New Hampton's Moderator since 1994.

Q. What is your professional background and experience?

A. I am a retired Captain in the United States Air Force and retired from public service as an educator, hydrogeologist, and administrator. I earned a bachelor's degree in Chemical Engineering from LeHigh University and a PhD in Sedimentology from the University of Los Angeles. I taught at the University of Wisconsin at River Falls and the University of New Mexico early in my career, and later taught computer classes at Laconia High School. I was the Administrator of the New Hampshire Department of Environmental Services, Wetlands Bureau before acting as a hydrogeologist for the New Hampshire Department of Hazardous Waste. I received a National Wetlands Award for my contributions to wetland protection, restoration and education and have worked closely with Conservation Districts to continue to protect the interests of New Hampshire wetlands. In addition to serving as the Town of New Hampton Planning Board's Chairman, I also currently serve on the Board of Supervisors for the Belknap

1 County Conservation District as a District Supervisor for New Hampton. I formerly served on
2 the State Conservation Committee as Chairman of Belknap and Carroll counties as well.

3 **Purpose of Testimony**

4 **Q. What is the purpose of this prefiled direct testimony?**

5 A. My testimony is being presented on behalf of the Planning Board for the Town of
6 New Hampton.

7 **Q. Is the Planning Board concerned that the Northern Pass Project will unduly**
8 **interfere with the orderly development of the Town of New Hampton?**

9 A. Yes. The Planning Board for the Town of New Hampton has concerns about this
10 project's impact on the rural character of areas in town, as well as its impacts to the residential
11 and commercial properties that are adjacent to the proposed project. As currently proposed, the
12 project will have an undue interference with orderly development of the Town of New Hampton,
13 and any public benefits are outweighed by the negative impacts that the project will have on the
14 Town of New Hampton. For further information, please see my attached report.

15 **Other Impacts**

16 **Q. Are there other concerns that the Town of New Hampton Planning Board**
17 **has about the impacts of the Northern Pass Project?**

18 A. Yes. The Town of New Hampton Planning Board has concerns about other
19 issues, which includes impacts to natural resources, historic sites, aesthetics, and the public
20 interest. It is anticipated that further testimony on these additional issues will be provided by the
21 deadline of December 30, 2016.

1 **Q. Does this end your testimony?**

2 **A. Yes.**



Town of New Hampton

Planning Board

6 Pinnacle Hill Road, New Hampton, New Hampshire 03256 • 744-3559

November 14, 2016

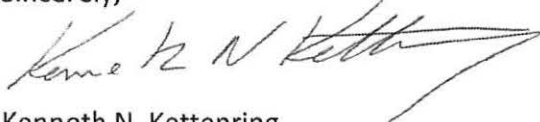
To whom it may concern:

If the Northern Pass Project came under New Hampton Planning Board jurisdiction it would require a Site Plan Review in accordance with Section III parts 1 and 5 of Regulations adopted by the Board in April 1991 and amended in 2005 and 2008. If the project presented to the Board involved above ground towers I believe that the Board would deny the project with the following findings:

1. The project does not conform to the requirements of Section X, P of the Site Plan Review Regulations (added as part of the 2005 revisions) which states that *"Where appropriate, installation of any new utilities and/or transmission lines shall be buried underground."*
2. A study by Emery and Garrett Groundwater Investigations, LLC (October 2016 report) along the existing powerline right-of-way in the Town of New Hampton has shown that the geology is conducive to burial.
3. Section IV, D. of the Site Plan Regulations defines Change or Expansion of Use as *"The creation, alteration, modification or enlargement of a non-residential use which increases, intensifies or otherwise negatively impacts any of the following: site lighting, sewage, water, drainage, pedestrian or vehicular traffic, parking or loading, sign usage, **landscaping or buffer zones**, site access, noise, or other public health, safety or welfare consideration."* (emphasis added)
4. Section X, E, 1 of Site Plan Review states that *"Buffer strips between nonresidential and residential uses shall be at least 50 feet wide and shall contain vegetation that will screen nonresidential uses from sight of the residential uses during winter months."*
5. The applicant is unable to show that the proposed towers and lines will not be more visible from residential uses than the existing lines.
6. Placing larger towers in the existing powerline right-of-way constitutes an expansion of use under Section IV,D in that there will be reduced screening from residential areas as required by Section X, E, 1.

7. The introduction to the 2002 Master Plan states "The Master Plan is a tool to be used by the Planning Board and the Board of Selectmen to guide growth at a rate that is consistent with the town's ability to absorb it, while preserving the existing rural and small town character (emphasis is in the plan). The Master Plan furthers this goal through natural resource protection, historic and agricultural preservation, and protection of the town's aesthetic values, which will assure a pleasant, attractive, and desirable community in which to live and play."
8. Chapter I of the Master Plan reports the results of a Community Opinion Survey with 416 households responding. Section 1.6 states "We're not only concerned with preservation of our man-made structures. In a question about town involvement in preservation of other resources, there was overwhelming support for conservation of areas of scenic or natural beauty (85%), the Pemigewasset River (84%), important wildlife habitats (83%), shorelines (80%), followed by historic buildings, wetlands, and working farms and farmlands (all above 65%)."
9. Goal 3.3 of the Master Plan is to "Preserve important wildlife habitat, scenic view areas, ridgelines, wetlands, and water resources." It is recommended that we should protect scenic views and vistas from "development that would have a negative impact, such as cell towers, water towers, or high rise buildings."
10. Site Plan Review Regulations regulating height of structures and burial of future powerlines were adopted in response to the goals of the Master Plan.
11. The Board would look favorably on a proposal that involved burial of the lines within the Town of New Hampton either within the existing powerline right-of-way or along the right-of-way of public highways.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kenneth N. Kettenring", with a stylized flourish extending to the right.

Kenneth N. Kettenring
Chair New Hampton Planning Board.

TOWN OF NEW HAMPTON, NH

SITE PLAN REVIEW REGULATIONS

ADOPTED April 1991

AMENDED November 2005
April 2005 – Total Revision
May 20, 2008 – Revised and Re-structured

TOWN OF NEW HAMPTON SITE PLAN REVIEW REGULATIONS

SECTION I. AUTHORITY

Pursuant to the authority vested in the Planning Board by the voters of the Town of New Hampton on March 17, 1990, and in accordance with the provisions of 674:43 and 44, New Hampshire Revised Statutes Annotated, as amended, the New Hampton Planning Board hereby adopts the following regulations governing the development or change or expansion of use of tracts for nonresidential uses or multi-family dwelling units, whether or not such development includes a subdivision or resubdivision of the site.

SECTION II. PURPOSE

The purpose of the Site Plan Review process is to protect the public health, safety and welfare; to promote balanced growth; to promote the timing of development to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities; to ensure sound site utilization; to avoid development which may result in negative environmental impacts; and to guide the character of development. The Site Plan Review Procedure in no way relieves the developer or his/her agent from compliance with the Zoning Ordinance, Subdivision Regulations or any other ordinance which pertains to the proposed development. No site plan will be approved until it complies in all respects with any and all pertinent ordinances and regulations.

SECTION III. SCOPE OF REVIEW

Whenever any development or change or expansion of use of a site is proposed or whenever any changes are proposed that differ from an existing site plan as previously approved by the Planning Board; before any construction, land clearing, building development or change is begun and before any permit for the erection of any building or authorization for development on such site shall be granted, the owner of the property or his authorized agent shall apply for and secure from the Planning Board approval of such proposed site development in accordance with procedures outlined in this regulation.

The Planning Board shall have the responsibility for making the final decision as to the necessity of Site Plan Review. Where there is any doubt as to whether or not a project requires Site Plan Review, the affected party should request a determination from the Board. In an effort to clarify what constitutes a change of use of sufficient magnitude or impact to trigger Planning Board action, the following guidelines will be observed:

1. If the proposal involves new construction of non-residential or multi-family development.
2. If the proposal involves a change of use category, e.g., from residential to commercial, or from single family to multi-family.
3. If the proposal involves external modifications or construction, including parking lots (except for single family or duplex housing).
4. If the proposal involves expansion of a building or intensification of use that would result in a change in traffic volume or patterns

in the area, noise, parking, lighting, etc.

5. If the proposal involves a property that has never received Site Plan Review from the Planning Board for previous non-residential or multi-family use.

A. Activities Not Subject to Site Plan Review

1. Proposals that involve no change in use or level of activity.
2. Internal building modifications to a non-residential use that do not affect the scale or impact of the existing use.
3. A re-use of a premise for which a Site Plan Review has already been conducted, provided the new use is not different in type or impact.
4. Agricultural activities, including agricultural structures. Large commercial "farm-stands" in which 35% or more of the items for sale are not produced within the municipality shall, however, require site plan review if they otherwise meet the criteria for site plan review.
5. Timber harvesting and forest management activities.

B. Uncertain Applicability

In cases where there is uncertainty as to whether a development proposal is subject to site plan review, the Planning Board shall make a determination, in writing, as to whether site plan review is required, and what level of review is necessary.

SECTION IV. DEFINITIONS

The following definitions apply to these regulations. In addition, the definitions contained in the New Hampton Zoning Ordinance and the Subdivision Regulations shall apply to these Regulations.

- A. Abutter:** Means: (1) any person whose property adjoins or is directly across the street or stream from the land under consideration by the Planning Board; and (2) affected municipalities and the regional planning commission(s) in the event of developments having regional impact. For purposes of receiving testimony only, and not for purpose of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII.
- B. Applicant:** Means the owner of record of the land to be developed, or his\her designated agent duly authorized in writing at the time of application.
- C. Board:** The Planning Board of the Town of New Hampton.
- D. Change or Expansion of Use:** the creation, alteration, modification or enlargement of a non-residential use which increases, intensifies or otherwise negatively impacts any of the following: site lighting, sewage, water, drainage, pedestrian or vehicular traffic, parking or

loading, sign usage, landscaping or buffer zones, site access, noise, or other public health, safety or welfare consideration.

Situations not ordinarily constituting "change or expansion of use" include: a mere substitution in tenant, owner, service or product, with no impact regarding the above considerations; interior remodeling which does not increase square footage. Whether a "change or expansion of use" occurs is a determination to be made by the Planning Board.

- E. **Engineer:** Means a legally licensed civil engineer in the State of New Hampshire.
- F. **Forester:** Means a legally licensed forester in the State of New Hampshire.
- G. **Geologist:** Means a legally licensed geologist in the State of New Hampshire.
- H. **Landscape Architect:** means a legally licensed landscape architect in the State of New Hampshire.
- I. **Public Hearing:** Means a meeting, notice of which must be given per RSA 675:7 and 676:4, I (d), at which the public is allowed to offer testimony.
- J. **Soil Scientist:** Means a legally licensed soil scientist in the State of New Hampshire.
- K. **Surveyor:** Means the licensed New Hampshire surveyor of the subdivision.
- L. **Wetlands Scientist:** Means a Certified New Hampshire Wetlands Scientist.

SECTION V. APPLICATION PROCEDURE

- A. The application procedures as outlined in the New Hampton Subdivision Regulations shall apply to Site Plan Review

- B. **Expedited Review**

The Board may provide for an expedited review of minor site plans. Criteria the Board will use to determine whether an application qualifies as a minor site plan include, but are not limited to, the following:

1. The purpose of the plan is for a change of use or expansion of present use, based upon the standards outlined in Section V.B.6 and 7 below.
2. The site plan will have a minimum traffic impact on the surrounding road network.
3. There is no alteration of access to public streets.
4. Minimum lot grading.
5. Minor drainage improvements are required to accommodate any increased drainage due to improvements.

C. **As-Built Plans**

The Applicant shall submit to the Department of Public Works detailed "as-built" plans (one mylar reproducible, one paper print, and one electronic file) of the subdivision. The Applicant's engineer shall certify that the layout of the line and grade of all public improvements is in accordance with approved construction plans of the subdivision.

D. **Final Bond Release**

The Town of New Hampton will not execute a final bond release until the Applicant files a notarized letter with the Department of Public Works stating that all required improvements have been completed and are free and clear of any and all liens and encumbrances. The Department of Public Works will conduct a final inspection to verify that all required improvements have been completed.

E. **Maintenance Of Improvements**

1. The Applicant is responsible and shall be required to maintain all improvements until the acceptance of said improvements by the Town of New Hampton.
2. The applicant may request reductions in performance surety prior to final acceptance. However, a minimum 10% retainage on each item shall remain until the final inspection and acceptance of the project by the Department of Public Works. Upon recommendation from the Department of Public Works 2% retainage of the total performance surety, but not less than \$7,500, will remain in place in order to assure the satisfactory condition of the required improvements for a period of one (1) year after the date of their acceptance by the Town of New Hampton.

SECTION X. GENERAL STANDARDS

A. **Design of development** should fit the existing natural and manmade environments with the least stress:

1. Site preparation is to be conducted with minimal disturbance to existing vegetation. Stripped topsoil is to be piled and reused on the site where needed. A minimum of 4 inches of topsoil is to be placed on the disturbed area. The site shall be adequately landscaped, as delineated in a landscape plan.
2. Landscape treatment shall consist of natural, undisturbed vegetation or features, or newly installed ground cover, shrubs, or trees where appropriate.
3. Grading and filling must be conducted to minimize the alteration of surface and subsurface drainage to, toward or across abutting properties, unless the written consent of the abutting landowner is obtained.

B. **Illumination:**

1. Outdoor lighting shall not glare on abutting properties or on public highways or streets.

2. Outdoor lighting is restricted to that which is necessary for advertising and security of the property.
3. Outdoor lighting shall be installed according to standards set forth in Section L of the New Hampton Zoning Ordinance.

C. **Pedestrian Safety:** Sidewalks shall be provided for pedestrian traffic to provide connection between the main entrances of business, housing or industrial establishments and parking areas. In the event that pedestrian shoppers or employees are reasonably anticipated, provision shall be made for sidewalks running from the street line to the establishments. All such sidewalks shall be at least six (6) inches above grade and protected by curbing.

D. **Off-street Parking and Loading Requirements:**

1. Sufficient off-street loading and/or unloading space must be provided, including off-street areas for maneuvering of anticipated trucks or other vehicles. Maneuvers for parking and/or loading or unloading must not take place from a public street.
2. Access, parking and loading areas are to be constructed so as to minimize dust, erosion, and runoff conditions that would have a detrimental effect on abutting or neighboring properties.
3. Permeable pavement may be used which might reduce the need for installation of drainage facilities to accommodate runoff; however, the Board may require that access, parking and loading areas be conventionally paved, if deemed appropriate.
4. In site plans of more than one (1) use, the aggregate number of parking spaces shall be apportioned based on the various uses, with respective areas designated on the plan.

E. **Screening and Buffer Strips:** Appropriate screening/buffers are to be maintained or installed to provide privacy and noise reduction to residential areas abutting nonresidential sites:

1. Buffer strips between nonresidential and residential uses shall be at least 50 feet wide and shall contain vegetation that will screen nonresidential uses from sight of the residential uses during winter months.
2. Storage areas must be fenced or screened from on-site or adjoining parking and neighboring properties.
3. Litter (garbage) collection areas must be screened.
4. The use of either fencing or hedges is permitted.
5. Naturally vegetated buffer strips of a least 75 feet shall be provided adjacent to all surface waters, and adjacent to wetlands greater than one acre in size. A buffer strip of at least 25 feet shall be provided adjacent to wetlands less than one acre but larger than $\frac{1}{4}$ acre.

2. Daytime hours are between 7 A.M. and 8 P.M. Nighttime hours are between 8 P.M. and 7 A.M.
3. Measurements shall be made at the property line, at least four (4) feet from ground level, using a sound level meter meeting the standards prescribed by the American National Standards Institute.
4. Construction authorized by a building permit allows an increase to 75 DBA for daytime hours.
5. Exemptions: The following uses and activities shall be exempt from the provisions of this section:
 - a. Safety signals, warning devices, emergency relief valves, emergency generators, and other emergency equipment when in operation due to an emergency, or testing or other planned operation; testing or other planned operation shall take place only during the day as defined in this section.
 - b. Unamplified human voices and crowd noises generated at gatherings open to the public.
 - c. Power tools, including lawn mowers, snow blowers and chain saws, when used for the construction or maintenance of property.
- M. Pollution Control: To avoid undesirable and preventable elements of pollution such as noise, smoke, soot, particulate, or any other discharges into the environment which might prove harmful or a nuisance to persons, structures, groundwater, or adjacent properties is that the applicant will employ the best standards and technology economically available at the time.
- N. Protection of Natural and Historic Features: All significant natural and historic features on the site, such as large or unusual trees, natural stone outcroppings, stone walls, etc. shall be shown on the plan. Board approval shall be obtained before removal of such features.
- O. Where required by law, all buildings shall have access for handicapped persons.
- P. Where appropriate, installation of any new utilities and/or transmission lines shall be buried underground.
- Q. Architectural Review: In the New Hampton Master Plan 2002, community survey respondents were asked to identify the one most important thing to preserve in New Hampton. The Town's historic, rural character and natural beauty were the most common responses. In order to better protect these resources, an architectural plan shall be prepared that meets the requirements of this section, unless specifically waived by the Board. The requirement for the preparation of an architectural plan will be based upon the finding of the Planning Board that the development site meets the standard of applicability as defined below. When an architectural plan is required, all buildings and outbuildings shall be designed by a professional registered architect or other acceptable professionals as determined by the Board.

Town of New Hampton Master Plan 2002

Published by:
Lakes Region Planning Commission
103 MainSt. Suite #3
Meredith, NH 03253
Internet: www.lakesrpc.org
Phone: (603) 279-8171
Fax: (603) 279-0200

Introduction and Recommendations

New Hampton is set in the geographic center of the state and lies roughly halfway between Newfound Lake and Lake Winnepesaukee, between the White Mountain National Forest and the state capitol in Concord. Interstate 93 and Routes 104 and 132 converge at the town's center.

As travel and tourism continue to be mainstays of the New Hampshire economy, New Hampton by virtue of its very location must be prepared to accommodate not only the growth of its own population, but that of surrounding communities and, indeed, the state as a whole. No town exists in a void, and, particularly since September 11th, 2001, many health and safety issues for New Hampton citizens must be considered in concert with other towns, the region and the state. Motorcycle Week in Laconia, for example, drew a record crowd of 135,000 in 2001. Due to our proximity and location on the Interstate, New Hampton's police, fire and rescue personnel are forced to deal with additional traffic and safety challenges as the popularity of just that one event grows.

Indicative of that reality, communication with other town governments, regionally and statewide, is an important tool New Hampton regularly employs to the benefit of its citizens. The number of state and regional organizations to which New Hampton has affiliated itself is long. New Hampton is a regular member of the Lakes Region Planning Commission and the New Hampshire Municipal Association to name two. The departments which serve its residents maintain memberships in like manner. Some examples include the NH Preservation Alliance, NH Association of Conservation Commissions, NH Ambulance Association, National Fire Protection Association, NH State Firemen's Association, the Belknap County Chiefs of Police, Northern New England Police Association, NH Association of Police Chiefs, the NH Finance Officers Association, NH Association of Assessing Officials, NH City and Town Clerks Association, the NH Tax Collectors' Association and others. Additionally, volunteer civil servants who serve the town's various boards often attend regional and state level conferences and meetings with those expenses paid by the town budget.

The Master Plan is a tool to be used by the Planning Board and the Board of Selectmen to guide growth at a rate that is consistent with the town's ability to absorb it, while preserving the existing rural and small town character. The Master Plan furthers this goal through natural resource protection, historic and agricultural preservation, and

protection of the town's aesthetic values, which will assure a pleasant, attractive, and desirable community in which to live and play. The Business and Industry Association of NH, in 1996, after extensive research, identified the *Quality of Life in New Hampshire* as the state's most important economic asset. As a result New Hampshire is the fastest growing state in New England. It is estimated that the population of New Hampshire will grow from 1.2 million in 2001 to 1.5 million in 2020. That is an increase of 25% in just 19 years. New Hampshire is losing 20,000 acres of farm and forestland each year to development. New Hampton is going to see its fair share of that growth and loss of farm and forest. It is not a question of if we are going to see it; it is more a question of how we are going to handle it.

This update to the 1985 New Hampton Master Plan attempts to set down as clearly and practically as possible the best and most appropriate future development of the town, and makes recommendations to aid the boards in designing ordinances that result in preserving and enhancing the unique quality of life and culture that reside in New Hampton. Additionally, it attempts to guide the Board of Selectman, the Planning Board, and other Town officials in the performance of their duties in a manner that advances the principals of smart growth, sound planning, and wise resource protection.

The revised Master Plan contains five major sections. They are:

- Introduction and Recommendations
- Visioning
- Population
- Land Use
- Historical

Each section is covered in depth and highlights of each are presented here in summary.

Visioning- The Visioning Subcommittee sent out 1,100 questionnaires to residents and voters of New Hampton of which 416 responses were returned for tabulation and analysis. This is a 38% return rate. The chairperson of the Visioning Committee wrote in her summary, " A survey with this overwhelming response is not only a representative reflection of the values and attitudes of the community, but with such a high percentage of respondents can be construed literally as a *mandate* from the community regarding future direction of their town".

Population- This chapter examines five facets of population change in New Hampton: historical population trends, migration pattern,

population demographic changes and seasonal population, and economic patterns.

Land Use- A very important chapter that inventories current land utilization; then based on the visioning results lays out where and how New Hampton should grow.

Historical- Historical interpretation can be used as a mirror to the future. A forward look without a look at the past is an incomplete process that will result in a less than desirable product.

Recommendations:

1. **MIXED-USE ZONING DISTRICT:** After joint meetings of the Master Plan Update Committee and the Sprawl Committee that were appointed by the Planning Board, it is the recommendation of both committees that a mixed-use zoning district be created in the area of Route 104/132, Post Office, Drake Road and Town House Road. The mixed-use area will allow for increased density and would foster the creation of a Town Center Area with multi-family housing, single-family housing, and commercial establishments. It would allow for walkways to accommodate pedestrian traffic.
2. **MUNICIPAL SEWERAGE SYSTEM:** The concept of a mixed-use district is not currently feasible, due to septic requirements and the lack of any municipal sewerage system. Discussions of a municipal sewerage system in the past have centered on laying a line to Meredith, which is cost prohibitive, or tapping into the New Hampton Village District Sewage System. The Village District System is currently operating at peak capacity and would not be able to support an additional district. Therefore it is incumbent on the Town to investigate some of the state-of-the-art innovative systems that have become available in the past 5 to 10 years. It is recommended that a committee be appointed to research the possibilities and cost of these newer technology systems and determine their applicability to New Hampton for a mixed-use zoning district.
3. **IMPACT FEE ORDINANCE :** Any development in New Hampton is going to have an impact on town services. In order for the Town to recoup some of the costs of these impacts, it is recommended that the Town appoint a committee to create an Impact Fee Provision in the town's Zoning Ordinances as currently allowed by state statute. While the costs of correcting existing deficiencies cannot be charged to new development, the costs associated or

attributable to that growth, as it relates to capital facilities consumption or expansion needed to serve that growth, can be charged.

4. **TRANSFER OF DEVELOPMENT RIGHTS:** Transfer of Development Rights (TDR) is a zoning technique that allows local communities to preserve environmentally sensitive areas, open space, farmland, historic landmarks, or other community assets without using public funds. Using TDRs, landowners in designated preservation areas are given the option of preserving their property by selling their development rights. These transferable rights are purchased (usually by developers) to increase the amount of development allowed in designated areas suitable for higher growth. TDR programs are designed to use market forces to transfer development from one area to another. In effect, TDR programs promote open space or cluster development across parcels. Like open space development, the objective of a TDR program is to preserve open space land without imposing a significant financial loss on the private landowner. The ability to sell TDRs can compensate a landowner for changes to zoning or other restrictions on development that reduce the potential economic value of their property. It is recommended that the Planning Board appoint a committee to investigate TDRs and propose possible applications in New Hampton.
5. **LOCAL ACCESS MANAGEMENT:** The townspeople of New Hampton expressed their concern about the effects of development on community character, quality of life, and the rural atmosphere. Conventional regulatory practices have an undesired effect on these desirable characteristics. The clearest evidence of this trend is strip zoning along major arterials. This form of development increases the numbers of curb cuts, slows the movement on the arterial, can contribute to accidents along the arterial, and is rarely designed for pedestrian use. No state agency has the authority to prevent strip development, or to prevent access to lands abutting State highways. The State of NH Department of Transportation has jurisdiction over access to State highways, but it is limited. Absent State regulation of strip development, only local government can control development along State highways. Local Access Management means local oversight of all means of vehicular access onto public highways. This means appropriately spacing or limiting the number of driveways while also, and as a result, removing the slower turning vehicles as efficiently as possible. It is recommended that the Town adopt Access Management Tools into the existing Zoning Ordinances, Site Plan Review, and Subdivision Regulations.

6. **PRESERVATION OF HISTORICAL ASSETS:** The visual evidence of New Hampton's early character and appearance contributes greatly to the town's current appeal and character, adding personality and a real sense of place. An ongoing, active preservation effort demonstrates that the town has a sense of caring and pride. It is recommended that the Town actively support the preservation of historic assets in New Hampton. This should include the establishment of a Historic District in the vicinity of the Old Institution, financial support in the preservation of historic buildings like the Daniel Smith Tavern, the Old Institution Schoolhouse, the Adventist Christian Church, aka New Hampton Historical Society Headquarters, and the Dana Hill Meeting House. Additional support should be provided to repair and maintain old burial grounds and headstones.
7. **COMMUNITY FACILITIES:** During the research by the Space Needs Committee for their December 1998 report, they perceived a "general sense among the Selectmen, departments and committees of the town that the current facilities do not provide for the delivery of appropriate town services in a manner deserved by the property owners, residents and businesses of New Hampton". The Space Needs Committee issued their report in December 1998 with specific recommendations for addressing the deficiencies. It is recommended the Board of Selectmen continue their efforts to improve the town facilities as noted in the report.
8. **UPDATING THE MASTER PLAN:** It has become very apparent during the process of updating the New Hampton Master Plan that it would be best to update in a time frame that does not exceed 2 or 3 years. House Bill 650-FN, an act relative to Master Plans, is before the 2002 legislature for a vote. If this House Bill should become law, it recommends that revisions to the plan be made every 5 to 10 years. It is recommended that in order to meet the intent of the pending House Bill and to best reflect the needs and desires of the townspeople of New Hampton, the Master Plan be updated by section, versus the entire plan, and a section be updated every two years. This will result in the Master Plan's being updated in its entirety every 8 years.

Chapter I. Visioning

Town of New Hampton New Hampton Master Plan Update Committee Report of the Visioning Sub-Committee

1. Introduction

In the fall of 1996, the New Hampton Planning Board recognized the need to update the town's Master Plan. A Community Profile Steering Committee was formed with the assistance of the Belknap County UNH Cooperative Extension. On November 1 & 2, 1996, the Community Profile meeting was held, during which comments were elicited from 105 participants on the current status and a future vision of the town of New Hampton. In the action plans created at that event, it was recommended that the New Hampton Master Plan be updated. A steering committee was formed to organize the first meeting of the Master Plan Update Committee. The first organizational meeting was held on June 12, 1997 and four sub-committees were formed. Among them was the Community Visioning Committee, which was charged with completing a comprehensive assessment of the community vision for the town of New Hampton for the next ten-year period.

1.1 Community Opinion Survey

The Community Visioning Committee began work on their charge in the fall of 1997. They developed the "Town of New Hampton Community Opinion Survey" for the purpose of better understanding the community's opinion regarding:

- town services and facilities
- housing
- preservation of historical aspects
- recreational opportunities
- expansion of business and industry
- expansion of municipal facilities
- school facilities

One question requesting demographic information on age, education, residential status and income level was included to help the committee get a current view of the make up of the town. This information was sought to determine if there were significant differences in a future vision of the community based on these factors.

Respondents were also asked to identify the best thing about living or owning property in New Hampton. They were asked to indicate the one thing they most wanted to preserve about the town, and the one most important change needed to improve New Hampton. A final question requested that respondents indicate contributions they would be willing to make to help promote the future of New Hampton as they envision it.

In February 1998, 1,100 surveys were mailed to all property owners and registered voters. Four hundred and sixteen (416) surveys, or 38%, were returned. This number may actually represent more than 416 citizens as some surveys returned represented the opinion of more than one person in a household. The data was processed and tabulated by The Lakes Region Planning Commission with input from the New Hampton Master Plan Update Committee.

1.2 Demographic Analysis

1.2.1 Age

Ninety-seven percent of the 416 respondents completed the demographic question on age. Of those, a mere 6 respondents indicated they were under 25, while only 50 indicated they were over 70 years of age. To simplify our reporting, we combined the under-25 group with the 26-40 year olds, and added the over-70 group to the 56-69 year old group. This resulted in three age groups for analysis of responses: forty and younger (22%), forty-one to fifty-five (37%), and fifty-six and older (41%).

1.2.2 Education

Three hundred and eighty-nine respondents indicated their educational status on the survey. Only 10 indicated they had less than a high school education. There was some concern that 104 respondents said they had attended graduate school. It was determined that some may have interpreted the category "Graduate School" as having graduated from school. This category was subsequently not used in the analysis.

Of the 285 remaining respondents, 39% indicated a high school education or less, 29% completed 2 years of college, and 32% completed 4 years of college.

1.10 New Development and Expansion of Municipal Facilities

Respondents had strong feelings about where to locate any new developments or expansion of municipal facilities. NH 104 from I-93 to Meredith, and NH 132 toward Ashland, are definitely where folks want to see any new businesses or facilities expansions. There was very little support for any additions in New Hampton Village, on Town House Road, or on NH 132 toward Sanbornton.

1.11 School Facilities Improvement

It was hoped there would be a strong message to send to the school administrative unit about New Hampton's public school, and when it comes to addressing the current building status, 58% said to build an addition to the existing school. Building a new school was almost as unpopular (18%) as using temporary buildings (15%). The over-56 crowd was a little less supportive than either of the other age groups about establishing an 8th grade elementary school, but there was not a majority vote for that suggestion from any group.

1.12 The Best Thing about New Hampton

The question asking the best thing about living in New Hampton elicited quite a diversity of values and degrees of satisfaction about life in this community. They ranged from the comment of one disgruntled respondent who wrote: "There's nothing good about it..." to several obviously happily-transplanted respondents who said, "It's not...Bristol...Manchester...Plymouth...Tilton," to someone who found "cute cops" to be one of our greatest natural resources! A vast majority mentioned its peaceful, charming, rural atmosphere with easy access to services via I-93, the friendliness of neighbors, the natural beauty, the privacy and a quiet, simple, country way of life.

When asked what ONE important change needs to happen to improve the town, we saw the same broad range of values. Some people wanted more services, more programs, more businesses, more activities, and better schools, while many others wanted to limit growth of nearly every aspect of New Hampton, including government, taxes, mobile home parks and commercial development. There were many requests for improving, resurfacing and servicing town roads, including secondary and private roads.

In reply to the question on the ONE most important thing to preserve

about New Hampton, its historic, rural character and natural beauty were by far the most frequently identified elements, followed closely by its friendly, neighbor-helping-neighbor atmosphere.

1.13 In Summary...

The response rate for most surveys is less than 10%. Completed New Hampton Community Opinion Surveys were submitted by more than a third of our community. A survey with this overwhelming response is not only a representative reflection of the values and attitudes of the community, but, with such a high percentage of respondents, can be construed literally as a *mandate* from the community regarding the future direction of their town. Through the New Hampton Community Opinion Survey, we have very clearly identified our desire to better maintain and treasure the old, rural, and natural aspects of New Hampton. At the same time, we have identified the fact that we do want growth, but it must be specific, conservative, and controlled. If all residents support these goals through involvement in town government, financial efforts, and participation in community projects, we all will be able to continue to enjoy New Hampton, secure in the knowledge that we are honoring the past while moving cautiously toward the future, and preserving the best of yesterday while welcoming the promise of tomorrow.

1.14 Survey Analysis

1.14.1 Demographics

Of the 416 completed surveys, the following respondents completed the demographic questions regarding age, education and income:

<u>Response Category</u>	<u>Number of Responses</u>	<u>% of Total Responses</u>
Age	403	97%
Education	389	94% (Discussion below)
Income	348	84%

1.14.2 Age

The distribution of the answers for each of these variables required recording the responses for the analysis. (See Tabulations for the complete number of responses by category.) For example, there were only six (6) respondents who said they were less than 25 years old. Similarly, there were only fifty (50) respondents who said they were

Chapter III. Land Use

The goal of the Land Use Section is to provide a ready resource of existing and potential land use as tailored by the Community Survey results.

GOAL 3.1 Preserve the rural working landscape and protect prime agricultural lands.

This goal addresses those industries that historically have used the land. The intent is to find strategies that ensure sustainability and good management practices.

3.1.1 Recommendation: The Planning Board should prepare and present to the town an amendment to the Zoning Ordinances to add an Agricultural and Forestry Conservation Zoning District. This zoning district should encompass as much of the prime agricultural and forested area as is reasonably possible. The Master Plan Committee has included a recommended area on the Future Land Use Map (See Appendix). The land within this district would be reserved for agricultural and sustainable forest use with limited residential development to support the farms and forests. It is further recommended that the Agricultural and Forestry Conservation District land located on the Future Land Use Map (See Appendix) should be considered for large lot zoning or allowing residential dwellings by special exception only but never on Prime Agricultural land.

3.1.2 Recommendation: Selectmen appoint an Agricultural Lands and Industry Promotion and Protection Committee (ALIPPC) to research funding sources and zoning/planning techniques that will further protect New Hampton's agricultural and sylvan assets. The committee remains a "standing committee" for banking prime agricultural lands and for promoting strategies to assist farmers. The committee will meet with professional foresters to determine if there are planning and zoning initiatives that will ensure best management harvesting practices and long term protection of the timber resource. The committee shall make recommendations to the Board of Selectman and to the Planning Board. The application of Transferable Development Rights and other conservation techniques to this area is strongly recommended.

Goal 3.2 Ensure that the town retains the unique and historic rural character.

This is mainly a visual goal that demands a complicated process of determination of unique character and a process to provide protective scenarios.

3.2.1 Recommendation: The Planning Board should prepare a change to the Zoning Ordinance to create a Mixed-use Town Center Zoning District as shown on the Future Land Use Map (See Appendix). This district should be pedestrian friendly, mixed use, i.e. a mixture of small commercial establishments and residential units including multi-family, sustainable in water and wastewater, and with a limited access to major arterials.

This will promote new mixed income residences in town without significantly impacting any of the other goals. The result will be housing priced at what people working in New Hampton can afford. It would also ensure that the children born in town would not have to move from town once they become adults. This mixed-use area will encourage the development of small businesses, and it is important to place small business where they can prosper without negatively impacting similar or other uses. It is important that businesses be located near future and existing population areas and not impact traffic on the major highways. An example of negative impact would be creating a “miracle mile” atmosphere, which would not preserve the quality characteristics of New Hampton.

In order for this district to be realized, a different method of handling wastewater must be found. As previously recommended, the Town should investigate some of the state-of-the-art innovative systems that have become available during the past 5 to 10 years.

3.2.2 Recommendation: In order to protect the unique characteristics of New Hampton, the town should adopt Architectural Standards for the Business Commercial Districts and the new Mixed-use Town Center area. The Planning Board should select a subcommittee made up of townspeople and business owners to identify unique characteristics of the town and to develop a guideline document that could be presented to the Planning Board. This document could then be the basis for the development of the Architectural Standards implementation into the Zoning Ordinances.

Goal 3.3 Preserve important wildlife Habitat, scenic view areas, ridgelines, wetlands and water resources.

3.3.1 Recommendation: In order for valuable wildlife habitats to be protected, the Conservation Commission should consider working with the Department of Fish and Game to locate valuable habitats and add them to existing maps. This would enable the Planning Board to consider these habitats in future land use planning.

The best method for the protection of wildlife habitat, scenic view areas and ridgelines is to remove them from possible development. In order to do this equitably, the current owner of such lands needs to be reimbursed in some manner. Transferable Developments Rights and LCHIP are two methods that can be used for the reimbursement of the owner. It is recommended the Planning Board working jointly with the Conservation Commission to research funding sources and implement a conservation land-purchasing program.

3.3.2 Recommendation: The Planning Board or Board of Selectman should commission an inventory of all scenic views and vistas located in the Town of New Hampton. This inventory should be added to the Master Plan, and ordinances introduced that would protect these views and vistas from development that would have a negative impact, such as “cell towers, water towers, or high rise buildings”.

3.3.3 Recommendation: The Planning Board, working with the Conservation Commission, should develop zoning and planning amendments for aquifer protection and stream systems. All wetlands and stream systems should be labeled as Sensitive Areas and should receive special attention when their land use is being considered.

Chapter IV. Historical Resources

4. Introduction

History is a process. It is being made even as it is being written. History is more than the simple recalling of events. It summons new and varied interpretations as people seek to make sense of their current environment.

Historical interpretation can be used as a mirror to the future. The natural setting and human spirit that have been unique to New Hampton should be used as a guide for its future. The Town Plan is one method of helping to recognize and carry on the best and proudest traditions of the town. A plan for the future, however, without a look at the past, is incomplete.

The visual evidence of New Hampton's early character and appearance contributes greatly to the town's current appeal and character, adding personality and a real sense of place. An ongoing, active preservation effort demonstrates that the town has a sense of caring and pride. New residents perceive these values, assimilate them, and bond with their new community.

In New Hampton, the identification and conservation of the built environment can be used as an important community development instrument, especially in terms of evaluating future community planning and development proposals. The preservation of noteworthy architectural styles and historically significant buildings from New Hampton's proud past helps keep the town's rich heritage in clear view, as today's public officials and decision-makers confront a variety of planning and development challenges and opportunities.

4.1 The Historic Inventory

The New Hampton Historic Resources Inventory was limited primarily to properties of significance because of age or architectural style. This survey is a beginning. It sets the stage for a more complete inventory of New Hampton's numerous buildings of significant historic or architectural character, quality and importance.

Twenty-two (22) noteworthy structures were recorded on survey forms, identifying each by common and historic name, location, owner, use and basic description of the structure. Each building was numbered and photographed and descriptive information was

provided such as structure type, style, age, condition and other architectural and historical features of significance or interest.

Where interesting information of historical or architectural importance was known or available from existing records or “windshield” survey observation, this was incorporated to the extent feasible on the survey forms.

4.2 Techniques for Preservation

Preservation of old buildings and neighborhoods enriches inhabitants and visitors alike by affording them pleasant surroundings and, more importantly, by keeping them in touch with a part of their heritage. Along New Hampton roads there are many structures in varying stages of use and repair. These buildings can be repaired and restored and will continue their productive life for a long time to come. The goal is to preserve a bit of the past economically and to live in pleasant surroundings comfortably and safely.

There have been many successful projects involving historic preservation within New England and on the national level. Some examples include Portsmouth downtown and Strawberry Banke; Salem, Massachusetts, and Faneuil Hall Marketplace in Boston; Mount Vernon; the Paul Revere House; Portland, Maine Waterfront; and Charleston, South Carolina. The current trend applies the historic house concept to entire neighborhoods. Rather than preserve one old house, historic preservation is sometimes involved on a larger scale. For information about historic preservation generally, see RSA 227-C.

4.2.1 Historic Building Restoration – Tax Incentives

Some income-producing buildings may be eligible for a 20 percent investment tax credit for substantial rehabilitation, in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

For additional information about the National Register of Historic Places and tax incentives for rehabilitating historic buildings, contact the Division of Historical Resources, Department of Cultural Resources, 19 Pillsbury Street, PO Box 2043, Concord, NH 03302. Telephone (603) 271-6437.

4.2.2 National Register

The National Register of Historic Places is a list of districts, sites, buildings, structures, and objects that are significant in American

history, architecture, archaeology, engineering and culture on the local, state, or national level. National Register listing recognizes resources worthy of preservation but does not impose any restriction or limitation on the use of private or non-Federal property unless Federal funds or programs are involved. National Register properties are eligible to be considered for Federal matching grants-in-aid for protection, preservation, rehabilitation or reuse. In addition, National Register designation provides for review and amelioration of effects which any federally funded, licensed or assisted project might have on the property.

The National Register not only provides national recognition of local resources but also helps to develop an appreciation of these special resources by the town, and can foster similar preservation efforts in other parts of the community. Locally, the National Register program is administered by the Division of Historical Resources in partnership with the U.S. Department of Interior's National Park Service. The National Register is primarily a tool for identifying and planning the future of significant historic resources.

Anyone may nominate a district (or other property) to the National Register of Historic Places. The nomination of a property or district to the National Register of Historic Places begins with the preparation of National Register forms, maps, and photographs. The completed forms are reviewed by the state Division of Historical Resources Board. If approved by the Review Board, it is forwarded to the National Park Service in Washington for consideration and final approval. Upon approval by the National Park Service, the property is entered in the National Register of Historic Places.

The Lakes Region Planning Commission completed National Register nomination forms to successfully enter the New Hampton Community Church and the Dana Hill Meeting House in the National Register of Historic Places. (Complete nominations appear on the following pages.) The New Hampton Town House, the Gordon-Nash Library, and the Washington Mooney House have recently been added to the National Register of Historic Places.

4.2.3 Historic Districts

The term "historic district" can refer either to a locally designated historic district or to a National Register Historic District. Both are useful historic preservation mechanisms, but they are very different in the manner in which they are established and the protection they afford. Despite their different procedures and protections, an historic