

**Town of Goffstown, NH**  
**CTAP Community Planning Road Map**



**Prepared for the I-93  
Community Technical Assistance Program**

**Adopted by Goffstown Planning Board  
May 28, 2009**

## Introduction

The development of this **Community Planning Road Map** is part of the I-93 Community Technical Assistance Program (CTAP). The CTAP program is a New Hampshire Department of Transportation (NHDOT) **5 year** initiative to assist **26 communities** that will be affected by the rebuilding and expansion of Interstate 93. These 26 communities include: Allenstown, Atkinson, Auburn, Bedford, Bow, Candia, Chester, Concord, Danville, Goffstown, Derry, Dunbarton, Fremont, Goffstown, Hampstead, Hooksett, Hudson, Litchfield, Londonderry, Manchester, Pelham, Raymond, Salem, and Sandown (see following Attachment A, CTAP area map).

The purpose of CTAP is to promote beneficial patterns of growth among all 26 communities to minimize the negative effects of growth on community services, open space, school systems, traffic, environmental quality, and existing residential and commercial development. More information about the CTAP program is available at the NH DOT website at: [www.nhctap.com](http://www.nhctap.com) and in the attached CTAP brochure.

CTAP is coordinated by NH DOT, four of the state's regional planning commissions (Central, Nashua, Rockingham and Southern New Hampshire), as well as a number of non-governmental organizations such as the Society for Protection of New Hampshire Forests as directed by a CTAP Steering Committee made up of representatives from each of these groups.

CTAP consists of three main planning stages:

1. **Community Planning Assessment**  
A questionnaire designed to help communities determine where they are on the planning curve and where their current planning and zoning will take them in the future.
2. **Visioning and Planning**  
The process in which a community pictures the future it wants and plans how to achieve it.
3. **Implementation**  
Utilizing the community assessment and existing community plans actions are developed and implemented that move the community forward to its ultimate vision.

Currently, the CTAP program is moving into the Visioning and Planning and Implementation stages via the **CTAP Community Planning Road Map**. The CTAP Community Planning Road Map is designed to engage communities in evaluating how they can achieve their planning goals using the planning products, resources and services available to them through the CTAP program.

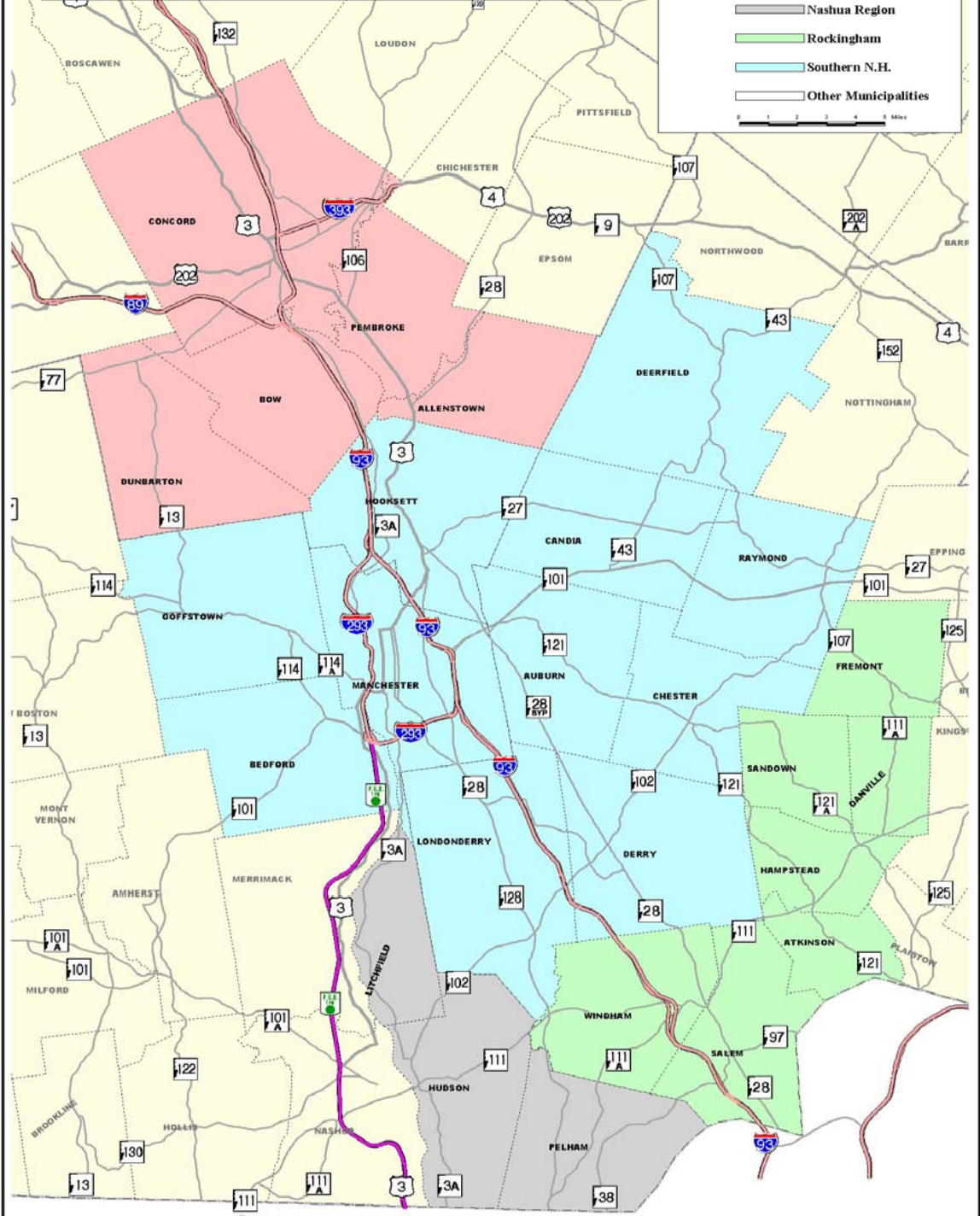
# The Community Technical Assistance Program Dealing with Growth

**New Hampshire DOT**  
 Department of Transportation

**LEGEND**  
 Study Municipalities by Regional Planning Commissions

- Central N.H.
- Nashua Region
- Rockingham
- Southern N.H.
- Other Municipalities

0 1 2 3 4 5 Miles



MASSACHUSETTS [i:\mapping\projects\specialty\maps\corridorstudy\ctap.apr](http://i:\mapping\projects\specialty\maps\corridorstudy\ctap.apr)

This **CTAP Community Planning Road Map** prepared for the Town of Goffstown identifies and sets forth recommendations and priority actions to guide the town's current and future participation in the CTAP program.

Because Year One of the CTAP program is nearing completion (Year 1 of the program officially ends as of April 2009), this Community Planning Road Map is designed to guide and help assist the Town of Goffstown in applying for future CTAP grant funds and utilizing future CTAP resources.

## **Road Map Planning Process**

Development of the CTAP Community Planning Road Map consists of three simple steps:

### **1. Initial Community Engagement Meeting**

This meeting is held in each community to: (1) reintroduce CTAP to community officials; (2) evaluate CTAP products that have been developed for each community to date; and (3) develop a prioritized action plan for the community.

### **2. Road Map Planning Process**

Communities select either the "Plan A" or "Plan B" planning process:

- Plan A: Consists of a pre-meeting review and screening of the Community Planning Assessment; facilitating a public workshop to evaluate recommendations; and developing an action plan.
- Plan B: Consists of an internal review process in which town officials, planning board members, the regional planning commission, CTAP representatives and planning commissioners met to complete a Road Map Plan for the community.

### **3. Concluding Presentation**

The purpose of the concluding presentation is to present the CTAP Community Road Map to the public at an all boards meeting and to describe what it consists of and how it can be implemented.

## **Goffstown's CTAP Community Planning Road Map**

The Town of Goffstown's Community Planning Road Map is provided in the following chart. A summary of the Road Map and how it was developed follows.

# TOWN OF GOFFSTOWN, NH COMMUNITY PLANNING ROADMAP

## Assessment

### Completed

- Community Planning Assessment
- Enhanced GIS-based Information
- Conservation Commission Institute
- Open Space Assessment
- Build Out Study

### In Progress

- Land Use/Transportation Connection

### Future

- CTAP Economic Assets Profile

## Visioning/Planning

### Completed

- Open Space Plan

### In Progress

- Source Water Protection Plan
- Low Impact Development (LID) standards

### Future

- Economic Development Plan

## Implementation

### Short term (1 –3 years)

- CTAP Grant Writing Assistance
- CTAP Workshops
- Target Grant (Economic Website)
- Collaborative Grant (economic Development)

### Medium term (3–5 years)

- Bicycle/Pedestrian Plan
- Workforce Housing/IZIP Grant
- Safe Routes to Schools
- Brownfields Program
- TE Funding

### Longer term (5–10 years)

- Expanding Transit Accessibility

Note: Blue highlighted text indicates that these projects are currently being or will be addressed through CTAP program resources

## Developing Goffstown's Community Planning Road Map

In developing Goffstown's CTAP Community Planning Road Map, town officials selected the "Plan B" road map planning process. The "Plan B" road map process consisted of an internal review and screening of the Community Planning Assessment (see following Executive Summary and Summary of Recommendations as well as the following Impact/Feasibility Grid) to create the Road Map. This Road Map was then presented to the planning board and the public as part of a concluding presentation held on May 28, 2009 at which time the Goffstown Planning Board adopted the Road Map.

The following Goffstown's Planning Board members, town staff, Goffstown's CTAP representatives and planning commissioners, and staff of the Southern New Hampshire Planning Commission participated at an internal screening and review meeting held at the Goffstown Town Offices on March 13, 2009:

Barbara Griffin, Goffstown Planning Commissioner  
Anthony Marts, Alternative Goffstown Planning Commissioner  
Stephen B. Griffin, AICP, Planning and Economic Development Coordinator  
Jack Munn, Southern New Hampshire Planning staff  
Mary Brundage, Southern New Hampshire Planning staff

As a result of the workshop, the following important key recommendations for the Town of Goffstown were identified and discussed:

- Goffstown may want to consider establishing a Housing Commission to study the need for affordable housing and apply for an IZIP grant from the CDFA to implement inclusionary zoning techniques.
- Goffstown should consider developing a bicycle/pedestrian plan, extending the rail trail project and examining connections to schools and other parts of the community.
- Goffstown should explore expanding transit accessibility.
- Goffstown should develop a detailed Economic Development Plan for the community which ensures that water and sewer services and other infrastructure needs are addressed to complement economic development. This could include working with the Goffstown Industrial Corporation, Town of Bedford and property owners of the former Bedford Computer and St. Anselm College sites on or near Rt. 114 in promoting redevelopment.
- The Town of Goffstown should participate in the Southern New Hampshire Planning Commission's Brownfields Program.
- Explore and implement a Safe Routes to Schools program with the School District.
- Host a CTAP workshop on Economic Development/Tourism.
- Use the CTAP grant writing assistance program to apply for private grants for rail trail construction projects.
- Apply for Transportation Enhancement (TE) funding.
- Conduct a CTAP Economic Assets Profile.

In reviewing these recommendations, Participants at the meeting utilized the following impact/feasibility grid as a means to reach a consensus on the importance of each

recommendation. The following key recommendations were placed in the high impact/high feasibility grid:

- CTAP Grant Writing Assistance
- CTAP Economic Assets Profile
- TE Funding
- Safe Routes to School

The following key recommendations were placed in the high impact/moderate feasibility grid:

- Economic Development Plan
- Brownsfields Program
- Redevelopment Project/Goffstown Industrial Corporation

The recommendation for developing a Bicycle/Pedestrian Plan, was placed in the moderate/moderate feasibility grid; the Workforce Housing/IZIP grant, was placed in the moderate impact/low feasibility grid; the CTAP Workshops was placed in the moderate impact/high feasibility grid; and Expanding Transit Accessibility, was placed in the low impact/low feasibility grid.

A summary of all the CTAP work products completed for the Town of Goffstown to date, include the Community Planning Assessment; enhanced GIS-based information (land use and aerial photo mapping); build-out studies, Conservation Commission Institute workshops, and the recent open space planning assessment prepared by the Society for Protection of New Hampshire Forests (SPNHF). CTAP services to be provided to the town in the near future include a power point presentation on the connection between land use and transportation.

**IMPACT:**

How much will it matter?

High		Economic Development Plan Brownsfield Program Redevelopment - Goffstown Industrial Development	CTAP Grant Writing Assistance CTAP Economic Assets Profile TE Funding Safe Routes to Schools
Moderate	Workforce Housing/IZIP grant.	Bicycle/Pedestrian Plan	CTAP Workshop
Low	Expanding Transit Accessibility		
	Low	Moderate	High

**FEASIBILITY:** How possible is it in our community?



## **Key Elements of Goffstown's CTAP Community Planning Road Map**

Goffstown's CTAP Community Planning Road Map is divided into three parts: projects which have been completed; projects in progress; and future projects (Short Term, Medium Term and Longer Term).

To date, the Town of Goffstown has been awarded a \$15,000 CTAP Discretionary Grant to conduct a feasibility study of the town's rail trail project and recently the town applied for a \$10,000 CTAP Target Grant for work on the town's economic development webpage. Recently, the Goffstown Board of Selectmen voted to approve the apply for a \$10,000 Collaborative Grant to be used in the development of a regional economic development plan to supplement the Town's master plan economic development activities.

Goffstown's CTAP Community Planning Road Map also recommends several additional Short Term projects, including:

- Use the CTAP grant writing assistance program to apply for private grants for rail trail construction projects.
- Host a CTAP workshop on Economic Development/Tourism.
- Apply for Transportation Enhancement (TE) funding.
- Conduct a CTAP Economic Assets Profile
- Conduct Economic Development Marketing; and
- Facilitate non-residential development.

In the Medium Term (3-5 years), the Road Map recommends that the Town of Goffstown consider the following:

- Implement a Safe Routes to Schools program.
- Apply for an IZIP grant from the CDFA to implement inclusionary zoning techniques.
- Develop a bicycle/pedestrian plan, extending the rail trail project.
- Participate in the Southern New Hampshire Planning Commission's Brownfields Program.
- Develop a detailed Economic Development Plan for the community which ensures that water and sewer services and other infrastructure needs are addressed to complement economic development.

In the Longer Term (5-10 years), the Road Map suggests the Town of Goffstown develop plans to provide for transit accessibility between Manchester and Goffstown.

A summary of currently available CTAP programs, services and resources is provided in the following attachment.

# COMMUNITY TECHNICAL ASSISTANCE PROGRAM

*CTAP: helping communities in the I-93 corridor to proactively plan for growth*



The Community Technical Assistance Program (CTAP) provides resources and tools to help NH communities take a proactive role in achieving the future they desire. CTAP is designed to assist communities with the changes that will arise from the I-93 expansion as well as ongoing growth in the region. By taking a proactive approach to planning, CTAP helps communities to minimize the negative effects of growth on community services, remaining open space, schools, traffic patterns, environmental quality, and existing residential & commercial development.



The CTAP process follows three main stages, each with its own set of programs and resources. The first stage is Assessment, which helps communities to determine where they are and where their current planning and zoning will take them in the future. Once assessments have been made, communities can use this information to begin the second stage, Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it. The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

## ASSESSMENT PROGRAMS

Assessment is the first stage in the CTAP process. It helps communities to determine where they are and where their current planning and zoning will take them in the future.

**Community Planning Assessment** ~ an expert analysis of your community's current planning status and a roadmap to help you make the best use of CTAP programs. Assessments review a wide range of information including existing zoning and regulations, capital improvement plans, open space plans, and master plans.

**Economic Assets Profile** ~ an inventory of local assets is key to a solid economic development plan. This program will inventory all assets in your community and incorporate additional data to provide a regional snapshot that will help formulate a long range strategic economic plan.

**Community Build-out Analysis and Alternatives** ~ using enhanced GIS, this program provides build-out views of your community based on current zoning regulations as well as alternative scenarios under different zoning options. These community analyses will be combined to show how the entire region will be affected by the I-93 expansion and local growth decisions.

**Open Space Assessment** ~ the Regional Planning Commissions and the Society for the Protection of NH Forests (SPNHF) will work with your community to identify and map land that should remain undeveloped and create ecologically, financially, and legally viable strategies for the protection of these lands.

**Enhanced GIS-based Information** ~ using the latest land use and conservation GIS data, this program will prepare an updated Natural Services Network for the CTAP region that identifies critical natural services such as water supply, flood control, forestry and agricultural soils, and wildlife habitat. Your community can then use this information to guide both development and conservation practices.



*<flip over>*

## VISIONING & PLANNING PROGRAMS

Once assessments have been made, communities can use this information to begin Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it.

**Transportation & Land Use Integration Planning** ~ this program assists communities in developing a better way to integrate and deliver transportation and land-use planning in and across local and regional master plans.

**Open Space & Conservation Planning** ~ by identifying open space locations and recommending methods to preserve them, this program will assist your community in improving, enhancing, or creating an open space plan that fits seamlessly into your Master Plan.

**High Priority Natural Resource Protection Plan** ~ using zoning, regulatory, and voluntary techniques that have worked elsewhere, this program provides the most up-to-date methods to protect high-priority natural resources identified in your Open Space Plan. A public outreach and education component is available to help others see the value of future land use planning.

**Agricultural Resources Assistance** ~ training and startup technical assistance is available through CTAP for newly formed Local Agricultural Commissions, whose purpose is to promote, protect, and enhance local agriculture and agricultural resources. In addition, a mini-grant program can help your community to create an Agricultural Commission or develop and implement work plans for an established Commission.

**Local Government Workshops** ~ designed for 3-4 towns to identify and discuss common planning problems and solutions, including those that cross regional boundaries. Workshop topics can be geared to your specific needs.

**Conservation Commission Institute** ~ a year long series of regional training sessions for those serving on Conservation Commissions. Topics vary based on community needs, but may include land conservation, support for working landscapes, and preservation of local agriculture. A regional environmental protection roundtable will be established to encourage communication, education, and a regional approach to environmental issues.



## IMPLEMENTATION PROGRAMS

The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

**Innovative Training for Local Government Officials** ~ this program provides your local government officials with customized training on topics that address the interests and needs of your community. Innovative delivery methods will be utilized, including discussion boards, post-training support, customized 1-on-1 training, and peer-to-peer training.

**Discretionary/Targeted Local Funding** ~ your community has access to upwards of \$10,000 for activities that are consistent with CTAP goals but not already covered by CTAP funding. Your local Regional Planning Commission will counsel you on how the funds may be spent.

**Local CTAP Collaborative Grants** ~ funding is available for two or more local governments to pursue a collaborative project that addresses an immediate concern to their communities and helps to achieve the broad goals of CTAP.

**Grant Writing Assistance** ~ a Grant Resources Guide, grant workshops, and grant consultation are available to help you prepare proposals for non-CTAP grants that support goals & objectives identified in the CTAP strategic planning process.

**Affordable Housing Initiatives** ~ the Inclusionary Zoning Implementation Program (IZIP) was created by the NH Housing Finance Authority to provide communities with direct technical assistance grants to address shortages in workforce housing by developing and adopting inclusionary zoning ordinances. CTAP funds will be used to leverage IZIP technical assistance for CTAP communities on a competitive basis.



# **EXECUTIVE SUMMARY**

## **Community Planning Assessment Report**

**This report is a summary of the CTAP Community Planning Assessment which was completed using the information gathered from the Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Final Summary.**

### **History and Purpose:**

The Community Technical Assistance Program (CTAP) is in the second year of a five-year process. The New Hampshire Department of Transportation (NHDOT) initiated CTAP to provide support to communities projected to experience growth as a result of the Interstate 93 Expansion Project which stretches from Salem to Concord. The goal of the first phase of the program is to conduct Community Planning Assessments of those municipalities designated by the NH DOT as most likely to be affected by the expected increase in population. There are 26 CTAP-designated communities along the I93 corridor and a Community Planning Assessment has been conducted for each town. Eleven of these municipalities are located within the Southern New Hampshire Planning Commission Region and include Auburn, Bedford, Candia, Chester, Deerfield, Derry, Goffstown, Hooksett, Londonderry, Manchester, and Raymond. The primary purpose of the Community Planning Assessment is to identify the policies and regulations these municipalities currently have in place to effectively prepare and manage growth.

### **Process:**

The Community Planning Assessment consists of more than 100 questions. The survey is centered around the following four major planning themes:

- Theme A. – Community Infrastructure and Regional Cooperation
- Theme B. – Environmental Protection, Land Use, and Open Space
- Theme C. – Downtowns, Village Centers, and Community Vitality
- Theme D. - The Local Economy

The CTAP Steering Committee determined that the questions developed from these themes should address most of the growth concerns of municipalities affected by the Interstate 93 Expansion Project. The attached Community Planning Assessment for the Town of Goffstown, New Hampshire was completed through a review by Town officials, Planning Board members, and staff at the Southern New Hampshire Planning Commission. The results are intended to provide community leaders and municipal officials with a basis to make decisions concerning the implementation of policies to address potential growth issues. These results are identified in this Executive Summary.

### **Findings:**

The major planning needs identified by the Community Planning Assessment prepared for the Town of Goffstown, New Hampshire are listed as follows:

## **Key Recommendations:**

- The Town of Goffstown should consider adopting an aquifer protection ordinance and watershed regulations to protect the town's critically important water resources and drinking water supplies. The Planning Board should also consider updating the town's development regulations to incorporate Low Impact Development (LID) standards (*to be accomplished in 2009/2010*).
- The Town of Goffstown should consider developing a community-wide stormwater management plan to address EPA non-point stormwater management requirements in the future (*currently in progress*).
- The Planning Board should consider updating its conservation/open space subdivision regulations to maintain open space connectivity and wildlife habitat both within and adjacent to these developments (*conservation commission is currently exploring connectivity*).
- Goffstown may want to consider establishing a Housing Commission as authorized by state statute to study the need for affordable housing and to consider applying for an Inclusionary Zoning Implementation Program (IZIP) grant from the NHHFA to implement inclusionary zoning techniques. (*policy question for planning board and board of selectmen*)
- The Town of Goffstown should continue to study and provide traffic calming techniques as justified to address transportation problem areas. In addition, Goffstown should develop a bicycle/pedestrian plan and continue to support transit services from Manchester to the community. (*currently part of Goffstown Village Plan*)
- Goffstown should consider developing an Economic Development Plan and website for the community which identifies potential development opportunities and ensures that water and sewer services and other infrastructure needs are addressed to complement economic growth and development.
- The Town of Goffstown should actively participate in the Southern New Hampshire Planning Commission's Brownfields Program.
- In addition to a Housing Commission, the town should also consider establishing an Energy Conservation Committee, an Agricultural Commission, and continue to support the downtown Main Street Program. (*under consideration/in progress*)
- The Town and the Historical Society should complete a comprehensive inventory and survey of all the town's historic resources and properties.
- Lastly, the town should consider developing a comprehensive natural resources inventory.

## **CTAP COMMUNITY ASSESSMENT REPORT**

### **Part I**

#### **Introduction**

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help member communities grapple with potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to conduct Community Planning Assessments of those municipalities most likely to experience growth due to the expansion of I-93. The ultimate goal of the Community Planning Assessment process is to determine whether communities have policies and regulations in place to manage potential growth effectively.

The I-93 expansion is projected to last until 2012. In an effort to minimize the effects of potential growth, the New Hampshire Department of Transportation (NH DOT) identified 26 municipalities stretched out along the I93 as areas most likely to be impacted.

Some of the potential growth impacts that the CTAP communities could experience include, increased population, traffic, and a greater demand for housing. Consequently, if growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

More than 100 questions were developed by professional planners and municipal officials involved in the CTAP process in an effort to determine if CTAP communities have policies and regulations in place to adequately address potential growth issues. These assessment questions were answered by reviewing existing town web sites, ordinances, regulations and city policies. The assessment questions were also answered with assistance from the municipal planners and other officials in each community.

Many of the assessment questions provide insight as to the status of the community's growth policies and the vision of the CTAP community towards its future development. The questions deal with many different planning issues including land use and mixed-use policies, zoning, minimum-lot requirements, historical preservation, open space, environmental protection, housing, water quality, economic development, and transportation. Furthermore, the assessment is designed to gauge the level at which public participation is present in each of the communities.

Prior to the publication of this report, municipal officials and Planning Board members of the Town of Goffstown were asked to review the preliminary findings of the community planning assessment and any possible growth issues that may have come to light as a result of the survey. This was accomplished at a regular scheduled meeting of the Goffstown Planning Board. The assessment questions provided discussion venues where municipal officials and planning board members could voice concerns and ask questions.

In developing this report, the SNHPC considered the insights, concerns, and recommendations offered, as well as other communications provided throughout the process and has included these where appropriate. As a result, this report should be viewed as a starting point or as a guide for future planning activities and goals. A copy of the Community Planning Assessment prepared for Goffstown is attached.

## **Part II**

### **Theme A**

#### **Community Infrastructure and Regional Cooperation**

The purpose of this theme is to determine how CTAP communities have planned for the future in terms of the provision and funding for municipal services. This may include new facilities and other infrastructure improvements to help meet these needs. In addition, Theme A considers how effective CTAP communities have been, and will be, regarding regional cooperation with other local municipalities in an effort to better serve constituents. Special attention is given to communication strategies and cooperation initiatives between communities within the region.

Theme A generated 42 questions dealing with the funding and delivery of municipal services, regional cooperation among local governments, housing, and transportation.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### **Goals**

- Promote the establishment of consistent funding approaches to help pay for improved and expanding public infrastructure and services. Local governments should make certain that their funding strategies are adequate to meet the new level of service provision to meet projected growth needs.
- Evaluate the need for regional cooperation between local governments. Regional approaches can often embellish the delivery of public services and environmental quality, avoid the possible duplication of services, and better allocate financial resources.
- Plan for an adequate supply of housing. The housing stock should reflect local needs and priorities and include housing for a range of income levels.
- Implement strategies to promote safe and efficient multi-modal transportation systems.

### **Findings:**

- The Town of Goffstown has adopted a dark skies lighting ordinance.
- The Town of Goffstown requires street lights only at major intersections.
- The Town of Goffstown has both curbside pick up and a recycling station for collecting items too large for curbside pick up
- Goffstown uses the regional housing needs assessment to evaluate it's own individual housing needs within the community
- Accessory apartments are allowed in the Town of Goffstown
- While the Town of Goffstown does not have a specific age-restricted housing ordinance, the town does permit elderly housing and age-restricted facilities for people 55 years of age and older. However, the Town does not monitor the populations of these age restricted developments.
- Cul-de sacs and dead ends are discouraged in Goffstown due to terrain; however, hammerhead style cul-de sacs are permitted.
- Planning Board encourages interconnectivity of street network throughout the town.
- The Planning Board encourages the interconnectivity of street networks through out the town.

### **Recommendations:**

The Town of Goffstown provides adequate services and facilities for its residents. However the town needs to make sure that current services, such as curbside pick up and the recycling and transfer station are equipped to handle new developments and an increase in residents. Goffstown has properly addressed current and future housing needs by comparing the regional housing assessment with current housing regulations and practices. This is an important step because observing neighboring towns and the steps they have taken to accommodate growth will aid in creating new strategies for addressing the increased amount of residents moving into the Goffstown community. The town currently has a dark skies ordinance which requires cut-off illumination. With new development, the Town needs to be able to accommodate all types of home owners including residents 55 years of age and older. An ordinance could be developed to specifically preserve age-restricted housing. In Goffstown, cul-de sacs and dead ends are discouraged so that there is interconnectivity with streets throughout town. However due to the terrain cul-de-sacs are appropriate in many cases. Interconnectivity of street networks should be emphasized during plan reviews.

## **Theme B**

### **Environmental Protection, Land Use, and Open Space**

The purpose of this theme is to determine how CTAP communities have planned for the protection of land in a way that is consistent and compatible with future growth trends. To achieve these goals communities must focus on future land use strategies and determine how these would help to promote the preservation of natural resources, open space, and environmental protection.

Theme B generated 38 questions dealing with natural resources, green infrastructure, parks and recreational opportunities, rural character, and the preservation of agricultural lands and forests.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the preservation and protection of natural resources when addressing the economic needs of the community and region.
- Protect natural resources and the environment including ground water, aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure and ensure public access to open space, parks, and other recreational opportunities.
- Maintain rural character whenever possible especially forests and farms.

#### **Findings:**

- The Town of Goffstown's zoning ordinance allows back lots, but generally these type of lots are not encouraged.
- The Town of Goffstown does not have a completed comprehensive inventory of all historic resources sites in the community
- A comprehensive Natural Resources Inventory has not been conducted for the Town of Goffstown, but a natural resources study has been completed as part of the Master Plan.
- There is no written aquifer protection ordinance for the Town of Goffstown, but the town has a wellhead protection program and some ground water protection in the planning board's site plan regulations.
- While the town's development regulations do not require developers to connect open spaces to existing greenways, the planning board encourages this during site plan review.
- The Planning Board should include Low Impact Development (LID) techniques as part of the town's land development regulations.

#### **Recommendations:**

Goffstown maintains minimum densities through out its zoning ordinance to promote efficient land use. These densities should be evaluated to consider higher density development in appropriate locations. The town's zoning should also strive to prevent single family housing from spreading out into open areas. There is currently no historic resources inventory for the Town of Goffstown. An inventory such as this will be useful to the town by identifying important structures and land that hold historical value, and can help put them under protection from development and from being destroyed. These historic sights are also

important to the town because they add character to the town. Another inventory that Goffstown is lacking is a Natural Resources Inventory. This would show all the key locations around town that may require protection if they are not already placed under any. Natural resources must also be identified and located so that they can become a possible resource in the future. Aquifer protection ordinances and riparian buffers regulations should be developed for Goffstown so that surface water and other water supplies are kept clean and protected. Creating connectivity of open land between developments should also be a requirement for builders. These natural corridors help create wildlife habitats and improve quality of life for residents by creating opportunities for outdoor recreation and natural beauty. To help maintain this open land, conservation subdivisions standards should be created so that they are more likely to be created in town.

## **Theme C**

### **Downtown/Village Centers and Community Vitality**

The purpose of this theme is to determine how the CTAP communities have planned for the development and preservation of vibrant community centers which would include an extensive array of cultural and recreational resources. The overall intent is to enhance public participation by establishing areas for community activities around the downtown or common community village center which would add rural character and promote a sense of vitality to the village center.

Theme C generated 16 questions dealing with the development of village center districts and the promotion of walkable downtown areas in an effort to maintain the small town New England community tradition. Special emphasis was given to the development of main streets, historic preservation, and landscaping.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### **Goals**

- Develop or enhance downtowns and village centers through the reuse of existing infrastructure and the rehabilitation of buildings with historic value.
- Promote the development of walkable downtown areas which are consistent with historic patterns.
- Enhance Main streets and promote a small, New England town atmosphere

### **Findings:**

- The Town of Goffstown does not have a specific infill development policy, but the Master Plan encourages infill within the village area.
- The Town of Goffstown has a total of 3 designated scenic roads.
- The General John Stark scenic and cultural byway has been proposed/approved by the State of New Hampshire.

### **Recommendations:**

The Town of Goffstown does not have an infill development policy. This could be beneficial to the town as it would help accommodate growth without creating sprawl. This would work well with conservation developments. Designating more scenic roads where appropriate and participating in the General John

Stark scenic byway would help preserve the community and expand tourism. With the risk of new and larger developments resulting from the I-93 expansion, it would be wise to create a right-of-way ordinance to preserve larger trees. This not only leaves areas of natural shade and protection along roads and sidewalks, but reduces the need for replanting and landscaping.

## **Theme D**

### **Local Economy**

The purpose of this theme is to determine if the CTAP community has enacted policies that promote economic viability, foster a prosperous business environment, and support agricultural development. The development of a strong local economy should result in increased local employment opportunities and livable wages.

Theme D generated 15 questions dealing with the development of economic development strategies, commercial and agricultural development, and tax incentives to attract new business development.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### **Goals**

- Support sustainable and balanced economic growth that reflects the current tax base.
- Strengthen local agriculture and forestry through the support of related infrastructure and economic systems.
- Support the development of new jobs and livable wages.

### **Findings:**

- The Town's only economic development plan is currently part of the Town's master plan. A separate economic development action plan would be more effective in promoting economic growth and coordinating the efforts of the town's economic development groups.
- The Town of Goffstown permits residential development in its mixed use zone.
- No Goffstown documents make reference to mapping high intensity soils
- Agricultural lands are not inventoried in Goffstown. Prime agricultural soils are not required to be mapped in Goffstown and there are no areas in town that are designated for agricultural uses only, however, Zone A is designated as the Town's Agricultural district
- The Town of Goffstown does not have an Agricultural Commission or a right-to-farm zoning ordinance

### **Recommendations:**

Goffstown has developed a successful and concentrated downtown area. There is no residential development allowed within areas designated as commercial. While this helps to keep the commercial businesses in one area it restricts the benefits of mixed use zoning. Exceptions or regulations allowing for mixed use zoning could be addressed so that it can be permitted where appropriate.

Agricultural lands and high intensity soils are not inventoried in Goffstown. Both of these go hand in hand so it would be beneficial to have inventories done. Areas could then be designated as agricultural where the soils permit and make it most practical. Goffstown currently has an area Zoned as Zone A just for agricultural purposes, but certain lands not in Zone A could also become prime farm land. Creating an inventory would identify these areas. Developing an Agricultural commission could help develop these inventories and protect farm and other agricultural lands.

## **Summary**

### **Overall Findings:**

Overall, the Town of Goffstown needs to continue to encourage elderly housing so that older residents can have a designated place to live, and encourage cluster developments to preserve open space. Farm land should also be tracked and protected as necessary. Opportunities for mixed use housing would help maintain a well functioning downtown that provides options to all residents. Goffstown must also be sure that the current transfer station can accommodate the future growth of the town, and if not, consider what changes would allow it to do so.