

# Town of Londonderry, New Hampshire

## Completed CTAP Community Planning Assessment Summary Report & Questionnaire



Prepared on Behalf of the Town of Londonderry  
By:  
The Southern New Hampshire Planning Commission



# **Town of Londonderry, New Hampshire**

## **EXECUTIVE SUMMARY**

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

### **Community Planning Assessment Report**

#### **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 Londonderry, 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.

# **Town of Londonderry, New Hampshire**

## **Findings:**

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

## **Key Recommendations:**

- 1. Create and implement an Inclusionary Housing Ordinance**
- 2. Create and implement regulations for traffic calming techniques**
- 3. Create a Natural Resources Inventory**
- 4. Create and implement a Stormwater Management Ordinance**
- 5. Create an Aquifer Protection Ordinance**
- 6. Create and implement an Economic Development Plan**
- 7. Create an Agricultural 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

## **Town of Londonderry, New Hampshire**

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 Londonderry 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 Londonderry 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 Londonderry 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.

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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 Londonderry regularly participates in mutual aid agreements for fire with Manchester, for sewer with Manchester and Derry, and mutual aid agreement for water with Manchester Water Works, the Town of Derry, and Pennichuck Water Works**
- **The town's procedure for determining a "Development of Regional Impact" is for the town planner to give a memo to the planning board on each project that reaches the board containing potential of regional impact**
- **The Town of Londonderry currently uses TIF districts**
- **The community has not planned for the provision of future utilities, only general recommendations in the Master Plan**
- **The town allows for a diversity of housing options through its Residential-Agricultural District (AR) and Multi-Family Residential District (R-III)**
- **Londonderry's town regulations do not encourage energy conservation**
- **Lack of Inclusionary Housing Ordinance, The town's housing task force is currently examining this issue**
- **Road standards do not currently vary depending on anticipated traffic volumes, but there are future plans to make this so**
- **No provisions or regulations for Traffic Calming Techniques**
- **No regulations regarding transit oriented development**

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### **Recommendations:**

**The Town of Londonderry has prepared and provided for a diversity of housing types for town residents through their zoning districts, but should also consider an inclusionary housing ordinance to better define and protect the diversity of housing. The Town of Londonderry has also had consistent funding approaches to help pay for improved and expanding public infrastructure and services to match population growth. Londonderry should explore amending the town's regulations to encourage energy conservation which will save residents money and increase environmental awareness. Road standards should be adjusted to account for anticipated traffic volumes and the town should also explore specific provisions for traffic calming techniques. The town of Londonderry would also benefit from planning for the provision of future utilities.**

### **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:

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## 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 Londonderry has implemented innovative land use techniques such as Impact Fees, Phased Development, Environmental characteristics zoning and Performance Standards for the Commercial and Industrial District**
- **The town zoning ordinance provides for a range of lot sizes**
- **There have been several Brownfield redevelopment successes in Londonderry such as the site where Home Depot is currently located. It used to be a designated EPA superfund site**
- **The Town Council just recently allowed property tax exemptions for alternative energy installations**
- **Lack of a Natural Resources Inventory**
- **Lack of Stormwater Management Ordinance**
- **The town has a Conservation Overlay District which is meant to protect wetlands, ponds, and streams**
- **The community lacks an Aquifer Protection Ordinance**
- **The town has an Open Space Task force**

## Recommendations:

**Londonderry's environmental protection and zoning have been effective in many ways and can be further enhanced through several changes to the town regulations as well as the creation of new planning documents. The Town of Londonderry should create a natural resources inventory to establish areas where conservation efforts should be focused. The town's Conservation Overlay District has been a vital land use change that has helped the town protect important natural areas and preserve water quality and its efficacy can be further enhanced if the town creates and adopts a stormwater management ordinance. In addition, an Aquifer Protection Ordinance should be created and implemented as another tool to protect the drinking water of the community.**

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## 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:**

- **Londonderry has a mixed use village area and a town common**
- **The town lacks a Village Master Plan or Village Plan Alternative Ordinance**
- **Londonderry has design guidelines for new commercial and residential development under section 3.12 of the town Site Plan Regulations**
- **The Heritage Commission serves as the reviewer of architectural design and makes recommendations to the Planning Board**
- **The community's ordinance encourages the preservation of existing trees within the right-of-way of existing and proposed roadways**

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## Recommendations:

The Town of Londonderry has planned well for village center preservation and vitality. The town common area is a historic area that the town would rather preserve for its aesthetic qualities than see the furtherance of commercial or residential development. The town's implementation of design guidelines has been an effective way to preserve the historical New England aesthetic that resident's desire. The Town of Londonderry should consider creating and adopting a Village Master Plan to guide the preservation and planning of the mixed use village area and town common.

## 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.

## **Town of Londonderry, New Hampshire**

### **Findings:**

- **The town lacks an economic development plan**
- **Londonderry does not participate in the Main Street program**
- **The town has helped enhance the vitality of local farming and maintenance of rural character by purchasing conservation easements on several orchards in town, many of which were in and around the town center.**
- **The towns existing Master plan maps the location of farms and prime farmland soils, however the towns ordinance does not require the mapping of prime soils for agriculture in development proposals**
- **The town does not have an Agricultural Inventory**
- **The town does not have an Agricultural Commission**

### **Recommendations:**

**The town of Londonderry has experienced significant economic growth in the last twenty years and should consider creating and economic development plan to help enumerate the top economic development areas and priorities for the town's future growth. The Main Street program, which is used by the neighboring town of Derry, should be explored to see if it can enhance the scenic aesthetic quality and economic growth of the route 102 corridor or mixed use village area. The town has planned well to preserve agricultural lands and should consider creating an agricultural inventory to assist in this planning area. The Town of Londonderry should also reference the right-to-farm law in its ordinance.**

## **Summary**

### **Overall Findings:**

- 1. Create and implement an Inclusionary Housing Ordinance**
- 2. Create and implement regulations for traffic calming techniques**
- 3. Create a Natural Resources Inventory**
- 4. Create and implement a Stormwater Management Ordinance**
- 5. Create an Aquifer Protection Ordinance**

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- 6. Create and implement an Economic Development Plan**
- 7. Create an Agricultural Inventory**

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## Community Planning Assessment Template

### Theme A: Municipal Services/Facilities & Regional Cooperation

*High quality municipal and educational services and facilities and effective regional cooperation and communication*

#### A-1 Funding and Delivering Municipal Services and Regional Cooperation

##### Goals

- Assist local governments in establishing stable, consistent funding approaches for public infrastructure and services.
- Ensure continuation of strong municipal services and schools so that they continue to provide quality services and meet projected growth.
- Develop and support new methods of regional cooperation that enhance local government delivery of public services while ensuring environmental quality.
- Allocate financial resources on a regional basis.

##### Specific Assessment Questions:

Is your community a member of an RPC?

**Yes. Southern New Hampshire Planning Commission**

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Do you have appointed commissioners who regularly attend?

**Yes, Sharon Carson, David DeBaie, Arthur Rugg**

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Is your community a participant in any mutual aid agreements for police, fire, water and sewer, solid waste, etc?

**Yes, mutual aid agreement for sewer with Manchester and Derry. There is also a mutual aid agreement with Manchester for Fire. Londonderry also has mutual aid agreements for water with Manchester Water Works, the Town of Derry, and Pennichuck Water Works**

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Does your community participate in any regional service agreements, including SAUs?

**Yes SAU# 12- The Londonderry School District includes six schools: Londonderry High School, Londonderry Middle School, Mathew Thornton Elementary, and North Londonderry Elementary, South Londonderry Elementary, and Moose Hill Kindergarten**

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Does your community participate in other regional municipal cooperative efforts?

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*Yes, Londonderry has an Intermunicipal agreement with the City of Manchester regarding the Manchester Airport.*

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Do you have an existing procedure for incorporating regional impact into the plan review process?

*Yes, the town planner gives memo to the planning board relating to regional impact on each development project that reaches the board containing potential of regional impact.*

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Does your community have an updated Capital Improvements Program in place and if so, when was the CIP last adopted?

*Yes. The town of Londonderry has a 2008-2013 Capital Improvement Plan. It is updated annually.*

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Does your community use Tax Increment Financing, community development funds, or Community Reinvestment and Opportunity Program (CROP) zones to provide infrastructure improvements in specific areas?

*Yes, Tax Increment Financing (TIF), is identified as the main funding source for the Pettingill Road Upgrade identified in the CIP, the town's current Master Plan also suggests that TIF be used to fund infrastructure improvements to the airport area.*

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Does you community have impact fees and if so, for what type of facilities/services?

*Yes, Section 1.2 of the town's Zoning Ordinance enumerates how impact fees apply to all new development. A Fee Payer is defined as "A person applying for the issuance of a building permit, subdivision or site plan approval, special exception, variance or other local land use decision which would create new development. Fees are charged for the following facilities: Impact fees are collected for: Schools, Library, Recreation, Police Facilities, Fire Facilities, and Traffic Impacts to Rt. 102, Rt. 28, and the intersection of Mammoth/Bartley Hill/Stonehenge Road.*

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Does your community charge exactions (or off-site improvements) and if so, for what type of facilities/services?

***Yes, transportation related improvements, road infrastructure.***

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Has your community planned for the provision of future utilities?

***Not explicitly, general recommendations in Master Plan.***

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Does your community require underground installation of utilities?

***Yes, section 3.05 of the Subdivision Regulations states that all proposed utilities shall be underground and shall be located a minimum of seventeen (17) feet off the centerline of the roadway pavement. Utilities shall be located so as not to conflict with roadside drainage systems.***

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Does your community have an outdoor dark skies lighting ordinance? If so, what ordinance is it a part of?

***The Site Plan Regulations (Section 3.13) outlines the Illumination Requirements for all new development.***

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Are streetlights required or encouraged in any areas?

***No. Not required***

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What long-range plans has your community made for meeting its future water supply needs?

***To update water resource plan.***

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What are your current arrangements for septage disposal—does your town have a specified site and corresponding contract?

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*Currently the town has agreements with Manchester and Derry for septage disposal.*

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Has your community planned for its solid waste and recycling needs?

*Yes, the town has a transfer station and recycling program. Additionally, Londonderry participates in an annual hazardous waste recycling event in conjunction with the Town of Derry.*

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# Town of Londonderry, New Hampshire

## A-2 Housing

### Goal

- Ensure an adequate supply of affordable housing stock for a range of income levels that reflects regional and local needs and priorities.

### Specific Assessment Questions:

How has your community planned for future housing needs?

***The town has an Agricultural-Residential District (AR) single-family, two-family, manufactured housing, and seasonal dwellings are permitted in the AR district and a Multi-Family Residential District (R-III) elderly housing is permitted in both districts, and in the Commercial Zones. At present, the Town's Housing Task Force is reviewing this issue.***

Are the population and employment projections within your Master Plan consistent with regional and state projections?

***Yes, the town's current Master Plan projects about 11% population growth between 2010-2020 and state projection from NH OEP projects an increase of about 10% from a 2010 population of 26,210 to a 2020 population of 28,440. There were no employment projections in the towns existing Master Plan.***

Does the community's Master Plan reference and/or make use of the regional housing needs assessment in evaluating the housing needs within the community?

***Yes, in section 4 - 44 of the current Master Plan it states, "According to the Southern New Hampshire Planning Commission's (SNHPC) Housing Needs Assessment for the Region (January 2000) , Londonderry does not meet its "fair share" allocation for affordable units in the region.***

Where within your community is new residential growth occurring?

***In the northern section of town and along the I-93 corridor. Reference map #7.1 in the SNHPC's Regional Comprehensive Plan.***

Do the community's land use regulations provide for a wide range of housing types (single-family, duplexes, manufactured homes, apartments, etc.)?

***Yes as stated above, the town has an Agricultural-Residential District (AR) which allows single-family, two-family, manufactured housing. Seasonal dwellings are also permitted in the AR district and a Multi-Family Residential District (R-III). Elderly housing is permitted in both districts, and in the Commercial Zones..***

## Town of Londonderry, New Hampshire

Are accessory apartments permitted/allowed?

**Yes, section 2.3.1.7 of the town zoning ordinance enumerates the conditions for an accessory apartment.**

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Does the community's land use regulations allow multi-family (> or = 2 units per dwelling) residences?

**Yes, in the Multi-Family zoned districts, elderly housing also allows multi-family.**

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Does your community have an age-restricted housing ordinance? If so, it is limited to 55+ or 62+?

**Conventional Elderly Housing is allowed for 55+. Affordable Elderly Housing (adopted in March 2007) is limited to 62+.**

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Do your community's regulations encourage energy conservation?

**No**

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Do your community's regulations encourage housing that meets disabled and/or universal design standards?

**Not Specifically.**

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Has your community taken any steps (such as tax relief programs) to help senior citizens remain within their own homes?

**Yes, there is an Elderly Exemption component to tax assessing. Londonderry has an Elderly Exemption as well as a Disabled Exemption, and a Veteran's Credit. The Elderly Exemption amounts are:**

- Age 64-74, \$98,900 property value reduction
- Age 75-79, \$123,600 property value reduction
- Age 80+, \$164,000 property value reduction. Source: Town Website

## Town of Londonderry, New Hampshire

Do your Master Plan or land use regulations define affordable and workforce housing? If yes, how are these terms defined?

***Yes, the Master Plan mentions the US Department of Housing and Urban Development's (HUD) definition of affordable housing on page 4-47 and more defining and discussing of affordable housing is provided within the Appendix of the Master Plan. Affordable Elderly Housing was recently adopted in the Elderly Housing Section of the Zoning Ordinance.***

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Does your community have an inclusionary housing ordinance or provide bonuses for affordable and workforce housing?

***No, the Housing Task Force is currently examining this issue.***

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What steps has your community taken to provide and preserve affordable and workforce housing?

***The Master Plan encourages a diversity of housing types and a review of the town's zoning ordinance to provide a certain percentage of affordable units.***

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# Town of Londonderry, New Hampshire

## A-3 Transportation

### Goal

- Promote safe, efficient, accessible, and diverse multi-modal transportation solutions for services and goods.

#### Specific Assessment Questions:

Do the provisions of the master plan and zoning ordinance encourage a continuous street network? How is the connectivity of new streets ensured?

***Yes, Subdivision Regulations, section 3.09 states: All subdivisions shall have adequate provision for a safe and suitable access to a Class V or better road or shall make provisions for the construction and dedication of a Class V or better road in order to obtain safe and suitable access to the subdivision. The arrangement and character of all streets in a subdivision shall conform to the Master Plan, and shall compose a safe and convenient system in relation to other existing and planned streets, to topographical conditions, and to the proposed uses of land to be served by the street.***

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Are cul-de sacs addressed (in the context of the street network of the town) in your regulations? If so, what aspects are regulated?

***Yes, Cul-de sacs are permitted. Exhibit D-6 in the Subdivision Regulations shows the Cul-De-Sac terminus layout. The Town has both a maximum length of cul-de-sac (1200') and a minimum length (450') in the Subdivision Regulations.***

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Does the Planning Board permit design waivers for reduced pavement width and the installation of cape cod curbs?

***Yes, the Planning Board may grant waivers from any specific requirement of the town's subdivision regulations per section 6.04. However there is no specific reference to design waivers to reduce pavement width or to allow cape cod curbs. Curbs – All roadways shall be curbed on both sides. Roads without sidewalks shall be curbed with cape-cod-type bituminous berm. Roads with sidewalks shall be curbed with vertical granite curbing on both sides of the roadway. The Town Planning and Public Works Departments are currently examining development of a varied roadway standard to be based on density of units, traffic volumes, etc.***

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## Town of Londonderry, New Hampshire

Are dead-end streets permitted and if so, what is the maximum street length allowed?  
*Yes, dead end or loop residential streets are allowed, maximum length of dead end street (cul-de-sac) is 1200'.*

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Does the community's road standards reflect the character and topography of the existing area in terms of slope and sight distance?

*Yes, Section 309 R, Table 1 requires that no local streets, private streets, or collector streets be in excess of 6% grade, and that Arterials shall not exceed 4% grade.*

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Do road standards vary depending on anticipated traffic volumes?

*Not yet, but there are future plans to make it so.*

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What is the community's policy for issuing building permits on Class VI roads?

*Two approvals are required from the Zoning Board of Adjustment. One is for a variance for lots without frontage on class V roads, the second to authorize the issuance of a building permit on the Class VI road (appeal of administrative decision).*

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Has the community considered bicycle or pedestrian transportation on a town-wide scale in the Master Plan or other planning documents?

*The Master Plan makes a general recommendation that the town should pay more attention to the, "provision of sidewalks, crosswalks, and a general improvement of the pedestrian environment (e.g. benches, street trees, human-scaled lighting, etc). There is also a recommendation for a bicycle and pedestrian improvements map in the back of the Master Plan (Map 12).*

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## Town of Londonderry, New Hampshire

Do the land use regulations require sidewalks or bicycle paths or other pedestrian paths *within* new residential or commercial development?

***Yes, if new streets are to be built as part of a site plan (e.g., for a multi family residential site plan), then the design and submission requirements of such streets shall comply with Section 3.09 of the Londonderry Subdivision regulations.***

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Are trails or other pedestrian connections required or considered *between* developments in the plan review process?

***No, there are no requirements for pedestrian connections or trails between developments in the plan review process within the site plan regulations. However, the Town incorporates the comments from Londonderry Trailways as part of the review process.***

Do parking requirements in the community vary by use classification or zoning district? If so, what are they?

***Yes, the town zoning ordinance states that, a minimum of 2 parking spaces per dwelling unit shall be provided in the AR-1 district; a minimum of 2.5 parking spaces per dwelling unit shall be provided for multi family dwellings; a minimum of 4.5 per 1,00 sq. foot of GFA for Professional and Business offices; and a minimum of 1 per 600 square feet for areas zoned for manufacturing or industrial use (The Town is currently in the process of revising the parking and vehicle access chapter of the Zoning Ordinance).***

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Does the community permit/ encourage or require sub-compact parking spaces? ***There is no mention of sub-compact parking in the town's zoning ordinance (it is proposed in the revisions currently under review).***

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Does the community's parking regulations include maximum as well as minimum parking requirements, i.e., setting a limit on the amount of parking allowed?

***Yes***

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## Town of Londonderry, New Hampshire

Do the community's regulations and transportation planning practices encourage the implementation of traffic calming techniques?

**No, there are no specific provisions or regulations for traffic calming techniques contained within the town's land use regulations. The town Master plan recommends consideration of traffic calming techniques such as roundabouts or bulb-outs for the intersection of Pillsbury and Mammoth Roads.**

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Do the community's land use regulations require the submission of traffic impact studies or analyses for new and enlarged developments? If so, when is a study required?

**Yes, per section 3.14 of the town's Site Plan Regulations, impact studies shall be submitted at the time of application for site plan review, to allow review prior to the public hearing or meeting at which the project will be presented to the planning board.**

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Does your community encourage alternative transportation? If so, is this accomplished through the land use regulations or other means?

**Yes. The town's current Master Plan mentions briefly that there should be a focus on alternative transportation, however there are no specific standards in place within the town's land use regulations to accomplish this.**

If transit or other transportation alternatives exist, does your community encourage or allow transit-oriented development?

**No. There are no specific regulations.**

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Does the community have access management standards? Are they restricted to a specified area in the community or to specified uses?

**Yes.**

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Does the community have a memorandum of understanding with the DOT regarding driveway access on state highways?

**No.**

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# Town of Londonderry, New Hampshire

## Theme B: Environmental Protection, Land Use, and Open Space *Strengthened protection and expanded access to natural resources and open space*

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

#### Goals

- Protect natural resources in harmony with meeting economic needs of the community and the region.
- Protect natural resources and environmental health, including ground water and aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure.
- Ensure convenient and nearby public access to open space, parks, and recreational opportunities.
- Maintain unique and diverse rural character of the community and region by protecting and preserving farm and forestlands.

#### Specific Assessment Questions: *Land Use*

Does your Master Plan have a vision chapter and a land use chapter?

*Yes, the Londonderry Master Plan has both a Vision Chapter and Land Use Chapter.*

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Has your community updated your Master Plan within the last five years? If not, how old is your plan?

*Yes, the Master Plan was last updated in 2004.*

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In what ways is your zoning ordinance consistent/or not consistent with the recommendations and projected land uses in the Master Plan?

*The zoning initiatives put forth since the completion of the 2004 Master Plan are in accord with Master Plan suggestions. One example is the Open Space Subdivision Ordinance. Another being developed is a flexible Industrial Ordinance to affect land covering the Manchester Airport.*

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Does your community's zoning ordinance allow innovative land use techniques as listed in RSA 674:21? If so, which ones?

*Yes, Impact Fees (Section 1.2) Phased Development (Section 1.3) Environmental Characteristic Zoning – Conservation Overlay District (Section 2.6.3) Performance Standards for Commercial and Industrial Districts (Section 3.2). The town's zoning ordinance also includes the use of a Conditional Use Permit (Section 2.6.2.6) for the Performance Overlay District – Route 28 Corridor.*

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## Town of Londonderry, New Hampshire

Do the community's land use plans and regulations establish minimum densities to promote efficient use of land?

***Yes, the Elderly Housing Development standards set forth innovative density limitations (number of units per acre) Section 3.6 of the town zoning ordinance is designed to permit an increased residential density above that allowed in the AR-I and R-III districts. Maximum density calculations for elderly housing are enumerated in section 3.6.4.14 of the town's zoning ordinance.***

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Does the community have different land use plans for villages, town center districts, other neighborhoods, and open, less dense rural areas?

***No. There is only one Master Plan for the entire town. All other plans such as the town's open space or hazard mitigation plans are included by reference in sections of the town Master Plan.***

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Do your community's regulations provide for a range of lot sizes? If so, what are they?

***Yes. In the AR-I district (Agricultural-Residential), the minimum lot size (when sewer is available) for Single Family (1-2 bedroom) is 35,000 Sq. ft., Single Family (3 or more) 40,000 Sq. ft., Duplex (2-4 bedroom, total of both dwelling units) 52,500 Sq. ft., Duplex (5 or more) 60,000 Sq. ft. For lots with on-site septic in the AR-I district, minimum lot size is determined by HISS mapping. For the Multiple Family Residential District for dwellings served by onsite septic systems, there shall be at least 14,000 square feet per dwelling.***

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Does your Master Plan and land use regulations encourage higher density development where water, sewer, and other infrastructure currently exist?

***Higher Density development is encouraged in the Commercial I-III districts and Industrial II district and discouraged in the Agricultural-Residential District and Conservation Overlay District. The areas of the commercial and industrial districts are largely areas where infrastructure currently exists.***

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Does the community's Master Plan encourage, and the zoning ordinance provide, for at least one or more zoning districts that allow a mix of residential and commercial uses?

***No, according to the 2007 Zoning District Maps on the town's website, there is no existing commercial/residential area. Although there may be a small amount of commercial/residential in the Historic and Performance Overlay districts.***

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## Town of Londonderry, New Hampshire

Do the community's land use plans encourage traditional neighborhood development or the development of new villages?

***The town's Master Plan recommends paying special attention to transition zones where residential areas are feeling the impact of "commercial creep". To address these issues the Master plan recommends a neighborhood planning initiative for the purpose of managing "local-level" site specific, physical and connectivity planning issues.***

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Does your community's zoning ordinance allow backlots?

***Yes, Section 3.4 of the town's zoning ordinance enumerates the reasons for back lot development.***

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Does your community's zoning and/or development patterns locate nonresidential uses along major roadways or are those uses concentrated at intersections of major roads in a "village" or node?

***Yes, much of the commercial and industrial area along the Route 28 and Route 102 corridors.***

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Does your community have an historic resources inventory? Historic district(s)?

Demolition delay bylaw?

***Yes, there is a Historic District. Section 2.6.4 of the town zoning ordinance. A Historic Properties Preservation Taskforce is examining other methods of protecting historic structures and sites.***

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Are there any brownfields located in the community and does the community have any local plans to redevelop them?

***Yes. There is currently a Brownfield Project off of Perimeter Rd. near the airport. The town purchased the land and gave it to the Housing Authority which in turn sold it to Enterprise Car Rentals which is currently located at the site. Another similar success story was the site where Home Depot is currently located. It used to be a designated EPA superfund site.***

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## Town of Londonderry, New Hampshire

Does the community provide a property tax exemption for alternative energy installations per RSA 72:61-74?

**Yes. Town Council just recently allowed it in the last couple of months.**

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### Specific Assessment Questions: *Natural Resources*

What strategies and actions is the community taking to protect natural areas?

**Aggressive Open Space Plan since 2000. The town's Open Space Task Force identifies areas to be protected and was adopted into Master Plan. There was a recent update of the Open Space Plan in 2006, a new Task force was established. They base their Open Space designation based on soils, scenic views, and prime agricultural land.**

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Does the community have a Natural Resources Inventory? If yes, when was the last inventory conducted?

**No**

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Are there any local boards or commissions active in environmental protection?

**Conservation Commission, Heritage Commission, Recreation Commission.**

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Does your community participate in the National Flood Insurance Program?

**Yes**

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Does the community's land use regulations prohibit development within the floodplain and if so, how?

**Yes, the town enforces floodplain development regulations as part of the zoning ordinance (section 2.6.5) These regulations basically prohibit development within designated special flood hazard areas by requiring all new construction or substantial improvement of structures have the lowest floor (including basement) elevated to or above the 100-year flood elevation or be flood proofed.**

## Town of Londonderry, New Hampshire

Do the community's land use regulations require best management practices in its drainage, sedimentation and erosion control measures and if so, what examples are included?

*Yes, in section 3.01 of the Site Plan Regulations states that erosion control and sedimentation measures shall follow the best management practices put forth in the STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS (green book) prepared by the Rockingham County Conservation District*

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Do the regulations require the submittal of drainage calculations and stormwater management plans?

*Yes, as provided under section 3.07 "design computations" of the site plan regulations and section 3.08 of the subdivision regulations.*

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Does the community have regulations for erosion and sediment control during construction as well as post-construction?

*Yes, under Section 3.07 of the Site Plan regulations it states that runoff calculations shall be completed for the existing and post-development conditions using Soil Conservation Service (SCS) methods as described in the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire for the appropriate design storms as required by the regulations.*

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What storm interval(s) are required for drainage analysis calculations?

*Storm intervals not specifically enumerated in the site plan regulations or subdivision regulations.*

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Has the community adopted a stormwater management ordinance?

*No. There is not a specific storm water management ordinance. The Floodplain Development ordinance addresses some of the issues related to storm water and the Master Plan recommends that the town should coordinate its water protection efforts with the EPA's established Phase 2 Storm Water program.*

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## Town of Londonderry, New Hampshire

Does the community have regulations for gravel excavating operations?

***Not specifically for gravel, but all general Excavation is only allowed in accordance with the EXCAVATION REGULATIONS adopted by the Town of Londonderry Planning Board on January 26, 1994.***

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Has the community adopted a Wetlands Conservation District?

***Yes. The town of Londonderry had a Conservation Overlay District which is meant to protect wetlands, ponds, and streams.***

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Does the community have wetland buffer or setback requirements and if so, what are they?

***Yes, the buffer setbacks are delineated in section 2.6.3.1 of the town zoning ordinance, in the objectives and characteristics of the Conservation Overlay District.***

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Have prime wetlands been inventoried and mapped within the community? Are there regulations in place protecting prime wetlands?

***Yes, they are listed in a table in the town Zoning Ordinance section 2.6.3.9. The wetlands listed in this section were evaluated by procedures described in method for the comparative evaluation of non-tidal wetlands in New Hampshire, published by the New Hampshire department of environmental services (1991). The CO District is an overlay district. Where the provisions of the Section conflict with those of the underlying zoning district, the more restrictive standards shall apply.***

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Does the community have an Aquifer Protection Ordinance?

***No. There is no specific ordinance, however, one of the purposes of the Rt. 102 Performance Overlay District is to protect remaining Aquifers within the Town of Londonderry.***

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What mapping source is the basis of the district?

***NA***

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## Town of Londonderry, New Hampshire

Has the community developed a Wellhead Protection Program and local regulations?  
**No. There is no Wellhead Protection Program mentioned in Zoning Ordinance or on town website. The Master Plan recommends a number of strategies to improve water quality and protection on pages 4-18 through 4-20.**

Does the community have land use regulations in place to protect surface water resources?

**Yes, the town has a Conservation Overlay District as well as Floodplain development regulations.**

Does the community have Shoreland or Riparian Buffer regulation in place?

**Yes, related to Wetland (Conservation Overlay) ordinance.**

Does the community's land use regulations utilize LID<sup>1</sup> performance standards and/or encourage use of environmentally-friendly techniques and materials, such as porous pavement?

**No. But, currently Stonyfield Farm is experimenting with porous pavement.**

Has the community adopted the recommendations found in the Land Conservation Plan for New Hampshire's Coastal Watersheds, the Wildlife Action Plan, or the Natural Services Network? If not, would the community like more information about these plans?

**No to the first question, yes to the second.**

Has the community adopted regulations to protect wildlife or wildlife habitat?

**No. Protection of Wildlife Habitats is another goal of the Conservation Overlay District.**

What actions, if any, has the community taken in cooperation with neighboring communities to protect wildlife or wildlife habitat at the regional scale?

**No.**

<sup>1</sup> LID is "low-impact development", a series or network of stormwater techniques and performance standards that utilize the natural environment to reduce the impacts of development.

## Town of Londonderry, New Hampshire

### Specific Assessment Questions: Open Space Preservation

Does the community have an Open Space Plan? When was the plan last updated?

***Yes, the plan was last updated in 2006.***

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Does the community's Master Plan consider the protection and preservation of wildlife habitats?

***Yes, the town's efforts at open space protection and environmental conservation such as the Musquash Conservation Area is designed to protect "sensitive environmental resources, important views, agricultural land, natural resource and park areas" Master Plan page 4 – 22.***

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Do the community's zoning districts require a minimum amount of open space in each development?

***There is an Open Space provision in the Multi-Family Residential district that states that total Open space shall not be less than 40% of the total development lot area (section 2.3.2.3.2.3 zoning ordinance). There is also a provision for Open Space in the Performance Overlay District. For all planned residential development (PRD) a minimum of 25% of the PRD site area shall remain as Open Space (section 3.3.1.3.3. zoning ordinance). The PRD section of the Zoning Ordinance is slated to be replaced with an Open Space Subdivision section in the coming months.***

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Do the community's land use regulations require developers to connect open spaces to existing greenways and other open space destinations within the community?

***Not specifically, the town attempts to do that through the review process. However, the Town is presently working on a conservation subdivision ordinance that will incorporate connectivity of trails.***

Do the community's land use regulations allow/require/or promote conservation subdivisions? Are conservation subdivisions mandatory in any zoning district within the community? If so, what is the acreage requirement? Is a density bonus offered?

***Yes, through planned unit development. It is required if proposed new development abuts existing protected conservation areas. The requirement is a minimum of 20 acres.***

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## Town of Londonderry, New Hampshire

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Does the community's land use regulations require new development to consider existing natural landscape features in the design of the site?

**Yes**

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What funding mechanisms has the community approved to acquire open space? (For example, bonds, the dedication of current use penalty taxes, capital reserve fund or conservation fund for land protection and acquisition, other mechanisms)?

**Various Grants, LCHIP, Farmland Protection, Scenic Byways.**

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If your community dedicates current use penalties for land protection and acquisition, what is the percentage?

**The Town dedicates 100% of the Current Use towards land protection.**

Does your community have an open space committee and/or an active local land trust?

**Yes, Open Space Task Force.**

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# Town of Londonderry, New Hampshire

**Theme C: Downtown/Village Centers and Community Vitality**  
*Vital, diverse, safe, and participatory communities with rural character, vibrant community centers, and a wide range of cultural and recreational resources*

## C-1 Downtowns and Village Centers

### Goals

- Target and support new development and redevelopment of existing downtowns and village centers, reusing built infrastructure, and rehabilitating buildings of historic value.
- Promote walkable downtowns and villages consistent with historic patterns within the community and region.
- Maintain small community New England “feel” with vibrant community centers and main streets, and historic preservation of buildings and landscape.

### Specific Assessment Questions:

Does your community have an established traditional compact center or village area? If so, how many are there and what are they commonly named?

*Not anymore. However, Londonderry does have a mixed use village area and a town center. The town center is also referred to as the town common.*

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Does your community’s zoning support these areas?

*The current Master Plan recommends consideration of the establishment of a town center zoning district or overlay. Also further recommendations for establishing a town center task force and developing a town center Master Plan are enumerated in the towns current Master Plan. The town center currently resides in the AR-1 zoning district.*

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Does your community have in place a Village Master Plan or Village Plan Alternative Ordinance?

*No*

Does your community have a policy to locate new public buildings near the community center?

*The town common area is a historic area that the town is trying to preserve, therefore there is little residential or commercial activity at the site and the town is stressing conservation.*

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## Town of Londonderry, New Hampshire

Are there public places that encourage community gathering such as parks, central plains/greens, or community centers?

**Yes. According to the town Master Plan page 4-22, in Londonderry, open space includes the town's large parks and preserves, apple orchards, and agricultural lands, abandoned utility corridors (Old Boston and Maine Railroad), the athletic fields, and wooded residential areas.**

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Does your community have an infill development policy<sup>2</sup> or ordinance in place?

**Not specifically, but the town allows rear lot development and redevelopment in existing developed areas.**

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Are residential uses and mixed uses encouraged or allowed within the central village or traditional downtowns area?

**Mixed use residential is allowed in the commercial-IV district.**

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Does your community have a sign ordinance? What are its dimensional/ and other key provisions?

**Yes, section 3.11 of the town zoning ordinance. The sign ordinance is several pages long and enumerates permitted sign requirements for each specific zoning district (this section is currently being revised).**

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Has your community designated scenic roads? If so, how many and what are they named?

**Yes. The NH Office of Energy and Planning lists "The Appleway" in Londonderry as one of the Merrimack Valley's major scenic byways. This area is about 10 miles long and stretches from the intersection of Pillsbury road and I-93 to Elwood Rd. and West Rd. Additionally, Adams Road is a state designated scenic road.**

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<sup>2</sup> Infill development is defined by EPA as "a strategy for accommodating growth and preventing sprawl through greater density and efficiency in land use development." Examples include rear lot development, redevelopment in existing developed areas, etc.

## Town of Londonderry, New Hampshire

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Does your community have design guidelines for new commercial and residential development? If so, are these guidelines advisory or mandatory?

***Yes, Section 3.12 of the Site Plan regulations spells out a mix of requirements and non-mandatory guidelines for architecture of commercial and industrial development. All projects must submit building renderings as part of the site plan review process, and the Heritage Commission serves as the reviewer of architectural design and makes recommendations to the planning board. There are no architectural guidelines for single family or duplex projects, however, multi-family projects are reviewed for architecture.***

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Is the maximum size and scale of new development as permitted in the community's zoning ordinance an appropriate scale for the community?

***Yes, Section 3.12 of the Site Plan regulations spells out a mix of requirements and non-mandatory guidelines for architecture of commercial and industrial development. All projects must submit building renderings as part of the site plan review process, and the Heritage Commission serves as the reviewer of architectural design and makes recommendations to the Planning Board. There are no architectural guidelines for single family or duplex projects, however, multi-family projects are reviewed for architecture.***

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Does your community's ordinance require the installation of street trees and landscaping for new and enlarged developments, both along existing roads and on roads to be constructed?

***Yes. The installation of Street trees is required in the Performance Overlay District by the town Zoning Ordinance (section 2.6.1.7.4.4.). The purpose states that "The landscape performance standards of the performance overlay district are intended to supplement the requirements of the Site Plan Regulations, outlining areas where landscaping are required in the district to promote the aesthetically pleasing type of development desired by the community.***

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Does your community's ordinance encourage the preservation of existing trees within the right-of-way of existing and proposed roadways?

***Yes.***

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## Town of Londonderry, New Hampshire

Does your community's ordinances preserve and enhance stone walls, both along the rights-of-way of roadways and across the landscape? If so, what ordinances are used to accomplish this?

*Yes, in any Historic district area there are protections. Section 2.6.4.8.6.5. of the Town zoning Ordinance states that "Historical and traditional markings for property boundaries and grounds, such as stone walls, fences and tree borders shall be preserved. Replications or extensions may be introduced where appropriate. Stonewalls are also regulated in the Site Plan and Subdivision Regulations, requiring the Planning Board to approve any modifications made to existing stonewalls, with recommendations from the Heritage Commission.*

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### C-2 Vibrant Communities

#### Goals

- Support and encourage safe and diverse communities with a wide range of cultural and recreational resources.
- Foster an atmosphere wherein community members are actively involved and participate in civic life in their communities.

#### Specific Assessment Questions:

Are the citizens within your community active in community planning and growth initiatives?

*Yes* \_\_\_\_\_

To what extent are community residents and business owners aware of your community's Master Plan?

*Public involvement was an integral component of the 2004 Master Plan. Community workshops were held, public participation was facilitated through the Best Town's process—a participation effort guided by UNH's Cooperative Extension to create a community profile. Focus group sessions were also developed with community participation focusing on issues of Livability, Growth, and Youth.*

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How does your community encourage public involvement and recruit new board members?

*Primarily by posting public notices at town offices, the library and on the town's website. Public ads are also available through newsletters and local and regional newspapers. Many times new Board members are recruited by word of mouth. The method also depends on the project. It could be televised to get the word out. The Leadership Londonderry program, which educates the community on grooming new volunteers, has been effective in order to get the word out to the community.*

# Town of Londonderry, New Hampshire

## Theme D: Local Economy

*Strengthened economic, business, and agricultural development that provides local employment and livable wages*

### D-1 Economic Vitality and Business Development

#### Goals

- Support sustainable and balanced economic growth and tax base.
- Support broad-based business development that provides local employment and livable wages.

#### Specific Assessment Questions:

Does your community have an economic development plan?

*No. There is no specific economic development plan for the community. The town's Master Plan includes information on the town's economic base and sets forth goals and policies for future economic growth. The town also has a planning and economic development department that works to integrate promotion of economic growth initiatives with future planning proposals related to ordinances and regulations.*

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Does your community participate in the Main Street program?

*No* \_\_\_\_\_

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Where does your Master Plan anticipate or specify new nonresidential development to take place?

*The Master Plan identifies major economic growth opportunities as located primarily in the northern portion of town. This area is considered desirable because of its close proximity to major transportation resources and the availability of undeveloped, industrially zoned land.*

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Where is most of your community's new commercial or industrial growth occurring?

*The Master Plan identifies major future commercial and industrial growth in the airport area, Jacks Bridge and future Exit 4a.*

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## Town of Londonderry, New Hampshire

Is residential development permitted in retail or commercial areas?

***Mixed use residential is permitted in the Commercial-IV district and Elderly Housing is allowed in all Commercially Zoned Districts.***

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Does the community provide tax incentives for businesses to locate in the community center or other priority areas, e.g. RSA 79E tax relief for downtown improvements?

***No.***

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Does the community provide regulatory relief for businesses that locate in the community center?

***No. There are no specific policies that speak to regulatory relief in the community center.***

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Has the community identified anchors (such as a post office or municipal building) which could be used to spur economic activity within the community center?

***Yes. The town common is an area where conservation and open space is being pursued, spurring economic activity through facility growth in this area is not a priority.***

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# Town of Londonderry, New Hampshire

## D-2 Agriculture and Rural Working Landscapes

### Goals

- Strengthen local agriculture and forestry by supporting related infrastructure and economic systems.

### Specific Assessment Questions:

What strategies for protecting farmland are in your Master Plan?

*The town has helped enhance the viability of local farming and maintenance of rural character by purchasing conservation easements on several orchards in town, many of which were in and around the town center. The Master Plan references past Open Space Plans that have targeted orchards and other agricultural areas for preservation. Some specific recommendations were: Limit infrastructure improvements in agricultural areas (thus making them less “development ready”); Use zoning to guide growth to appropriate areas, support farmers and enabling legislation regarding state tax issues that directly impact their operations, support the town’s local tree farm infrastructure by protecting local tree farms and the saw mill with conservation easements.*

How does the community’s Master Plan and zoning ordinance define agriculture?

*Agriculture is not specifically defined in the Master Plan. It is, however, defined in the town zoning ordinance. **AGRICULTURE:** shall mean all operations of a farm such as the cultivation, conserving, and tillage of the `soil, dairying, greenhouse operations, the production, cultivation, growing and harvesting of any agricultural, floricultural, sod or horticultural commodities, the raising of livestock, bees, fur-bearing animals, fresh water fish or poultry, or any practices on the farm as an incident to or in conjunction with such farming operations including, but not necessarily restricted to, the following: preparation for market, delivery to storage or to market, or to carriers for transportation to market, or any products or materials from the farm; the transportation to the farm of supplies and materials; the transportation of farm workers; forestry or lumbering operations; the marketing or selling at wholesale or retail or in any other manner any products from the farm and of other supplies that do not exceed in average yearly dollar volume the value of products from such farm.*

Does the zoning ordinance protect lands appropriate for agriculture and forestry with a substantial minimum lot size that discourages single-family tract housing and preserves large sites for forestry or agricultural uses?

*Not currently. The in-development Open Space Subdivision section of the Zoning Ordinance is an attempt to preserve larger tracts of open space/agriculture through clustering.*

## Town of Londonderry, New Hampshire

Does the community map the location of farms and prime agricultural soils?

***Yes, the Master Plan has maps of Land Cover and Environmental Resources that delineate Farmlands and Prime Farmland Soils.***

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Do the ordinances require HISS<sup>3</sup> mapping or county soils where on-site septic systems are required?

***Yes, section 2.3.1.3.1.4 of the town zoning ordinance.***

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Does your community have an Agricultural Inventory?

***No such inventory found in the Master Plan or on the town website.***

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Do your community's ordinances require the mapping of prime soils for agricultural in development proposals?

***No.***

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Does your community have any districts that are restricted for agricultural uses only?

***No, the closest would be the AR-I Zoning District.***

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Does your community have an agriculture commission?

***No.***

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Does your community reference the right-to-farm law in its zoning ordinance?

***No.***

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<sup>3</sup> HISS stands for high intensity soils mapping, a site-specific requirements for soils analysis.

## Town of Londonderry, New Hampshire

Other possible questions to ask the audience during the presentation of results include:

How much do you know about CTAP? Would you like to know more?

*Town staff is very involved in the CTAP process.*

What planning tools would be helpful to your community?

*Best to bring up during presentation to the Planning Board.*

What did you think of this survey, and how do you think the town could use this information?

*Best to bring up during presentation to the Planning Board.*