

Town of Londonderry, NH
CTAP Community Planning Road Map



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

**Adopted by Londonderry Planning Board
On April 8, 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, Londonderry, Bedford, Bow, Candia, Chester, Concord, Danville, Deerfield, Derry, Dunbarton, Fremont, Goffstown, Hampstead, Hooksett, Hudson, Litchfield, Manchester, Pelham, Pembroke, Raymond, Salem, Sandown and Windham (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 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.

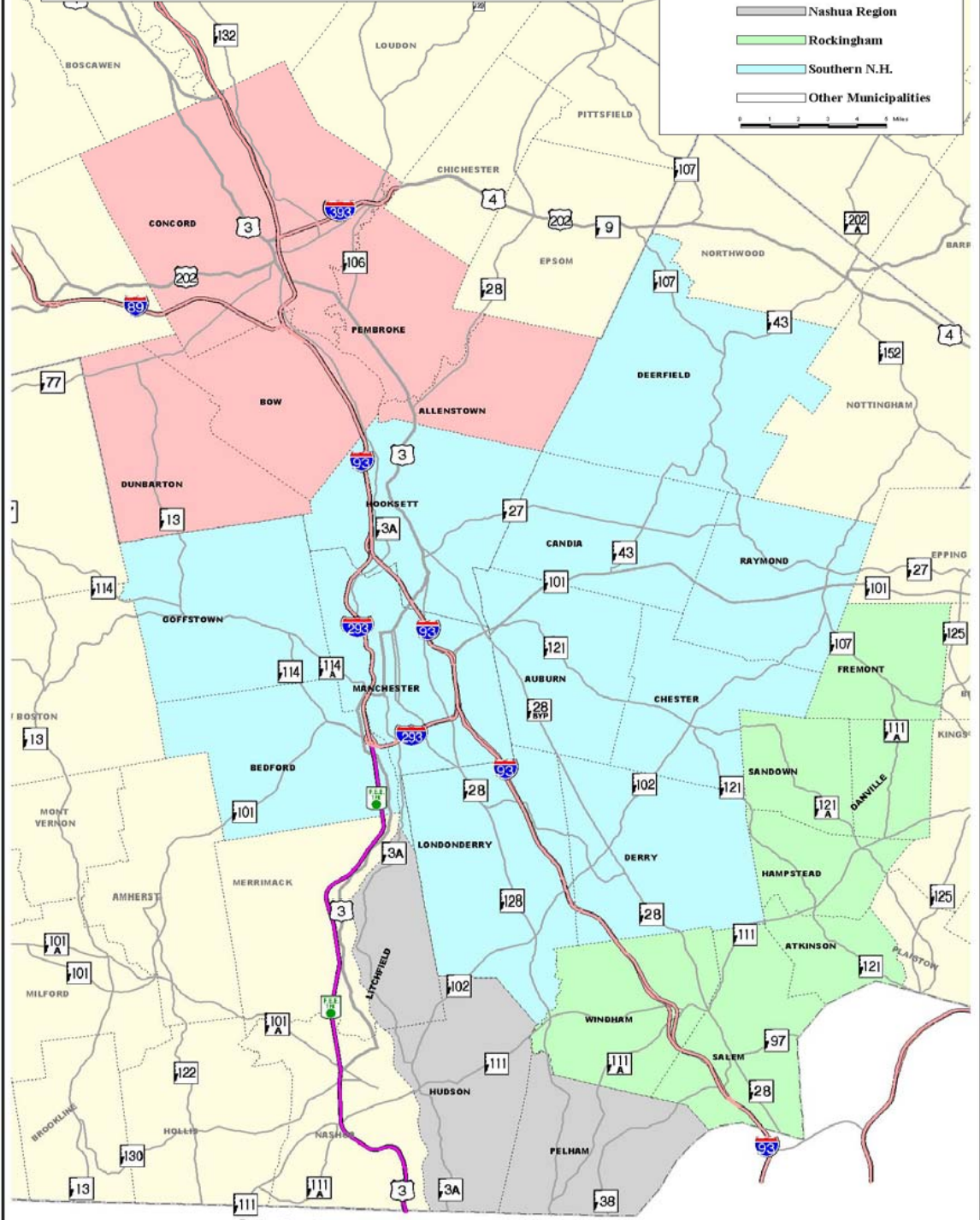
The Community Technical Assistance Program Dealing with Growth

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



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This **CTAP Community Planning Road Map** prepared for the Town of Londonderry 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 Londonderry 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.

Londonderry's CTAP Community Planning Road Map

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

TOWN OF LONDONDERRY, NH COMMUNITY PLANNING ROADMAP

Assessment

Completed

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

In Progress

- Land Use/Transportation Connection

Future

- Corridor Study – Rt. 28
- Corridor Study – Rt. 102
- Natural Resources Inventory/NSN - WAP

Visioning/Planning

Completed

- Open Space Plan
- Community-wide Survey
- Economic Development Plan
- Prime Wetlands Inventory/Map & Ordinance

In Progress

- Northwest Small Area Plan (Discretionary CTAP Grant)
- Update Emergency Mgt. Plan
- Update Natural Hazards Plan

Future

- Master Plan Update
- Update 1991 Water Resources Plan
- Town Center Master Plan

Implementation

Short term (1 –3 years)

- Marketing Services (CTAP Grant)
- Pettengill Road Impact Fees
- Inclusionary Housing Ordinance (in progress)
- Economic Development Website (in progress)

Medium term (3–5 years)

- Grant Writing
- Airport Access Road/Pettengill Rd. Traffic Study (Collaborative Grant w/Manchester/Bedford)
- Source Water Protection Plan
- Aquifer Protection Ordinance
- North Village District

Longer term (5–10 years)

- Context Sensitive Solutions
- Stormwater Mgt./LID
- Agricultural Commission/Audit
- TDR Ordinance
- Energy Plan

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

Developing Londonderry's Community Planning Road Map

In developing Londonderry'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 **April 8, 2009** at which time the Londonderry Planning Board adopted the Road Map.

The following Londonderry Planning Board members, town staff, Londonderry'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 Londonderry Town Offices on February 11, 2009:

Andre Garron, AICP, Community Development Director
Tim Thompson, Town Planner
Arthur Rugg, Planning Board Chair
John Vogl, GIS Manager/ Planner
Jack Munn, Southern New Hampshire Planning staff
Mary Brundage, Southern New Hampshire Planning staff

As a result of this meeting, the following important planning goals and projects for the Town of Londonderry were identified and discussed, including:

- Inclusionary Housing Ordinance (in progress)
- Update Road Standards – include CSS and Traffic Calming Techniques – Low volume road standards adopted in 2008
- Stormwater Management Ordinance – include LID Techniques
- Source Water Protection Plan and Aquifer/Groundwater Protection Ordinance
- Agricultural Commission & Conduct Agricultural Audit
- Economic Development Plan "Action Plan" (completed)
- Economic Development Strategy – Exit 4
- Economic Development website (in progress)
- Energy Plan – building codes and ordinances
- Natural Resources Inventory - - include NSN and WAP
- Prime Wetlands Inventory/Map & Ordinance (completed)
- Update Emergency Management Plan (in progress)
- Update Natural Hazards Plan (in progress)
- Update Corridor Studies – Rt. 28 and Rt. 102
- Update 1991 Water Resources Management/Protection Plan
- Village District Ordinance
- Northeast Small Area Plan (in progress)
- Town Center Master Plan
- Marketing Services for Economic Development (grant in progress)
- Pettengill Road Corridor Study
- Grant Writing
- Transfer of Development Rights (TDR) Ordinance

Also recognized at this meeting are the CTAP work products which have been completed for Town of Londonderry to date, including the Community Planning Assessment; enhanced GIS-based information (land use and aerial photo mapping); Conservation Commission Institute workshops, and a recent open space planning assessment prepared by the Society for the Protection of New Hampshire Forests (SPNHF). In addition, SNHPC staff described the CTAP work products currently in progress, such as a PowerPoint presentation on the connection between land use and transportation.

IMPACT:
How much will it matter?

High

Moderate

LOW

	Grant Writing Transfer of Development Rights (TRD) Ordinance	Pettengill Rd Impact Fees Master Plan Update Marketing Services (Target CTAP grant received)
Update Road Standards/Context Sensitive Solutions (CSS) - Traffic Calming Economic Development Strategy- Exit 4A Collaborative Grant w/Derry Town Center Master Plan	Source Water Protection Plan/Aquifer Protection Ordinance Energy Plan Ordinance Village District Ordinance (North Village)	Corridor Study - Rt. 28 Update 1991 Water Resources Plan
Storm Management/ Low Impact Development (LID) Agricultural Commission/ Agricultural Audit Natural Resources Inventory/Natural Services Network (NWI)/Wildlife Action Plan		Corridor Study - Rt. 102

Low

Moderate

High

FEASIBILITY: How possible is it in our community?



Key Elements of Londonderry's CTAP Community Planning Road Map

Londonderry'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).

In the Short Term (1-3 years), the Town of Londonderry has applied for a \$15,000 CTAP discretionary grant to utilize the services of the Southern New Hampshire Planning Commission in developing the Northwest Small Area Master Plan for the community and recently the town has applied for and received a \$10,000 CTAP target grant to contract for Marketing Services for economic development purposes.

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

- Marketing services for the economic development (grant received)
- Development of Impact Fees for Pettengill Road
- Inclusionary Housing Ordinance (in progress)
- Economic Development Website (in progress)

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

- Grant Writing
- Pursuing a Traffic/Land Use Impact Study of Airport Access Road/Pettingill Road through a CTAP Collaborative Grant with Manchester and Bedford
- Source Water Protection Plan/Aquifer Protection Ordinance
- North Village District
- Energy Plan

In the Longer Term (5-10 years), the Road Map suggests that the Town of Londonderry pursue:

- Update Road Standards to include CSS and traffic calming
- Update Stormwater Management Ordinance through LID techniques
- Establish an Agricultural Commission and conduct an Audit
- Develop a Town Center Master Plan
- Update 1991 Water Resources Plan
- Develop a Transfer Development Rights Ordinance
- Energy Plan

A summary of all the current CTAP programs, services and resources available to the Town of Londonderry 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.



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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.



Londonderry CTAP Community Assessment Summary of Recommendations

Theme A:

- Consider an inclusionary housing ordinance to better define and protect the diversity of housing.
- Develop an Energy Conservation Plan
- Explore amending the town's regulations to encourage energy conservation which will save residents money and increase environmental awareness.
- Adjust road standards to account for anticipated traffic volumes
- Explore specific provisions for traffic calming techniques.
- Plan for the provision of future utilities.

Theme B:

- Conduct a natural resources inventory
- Create Aquifer Protection Ordinance.

Theme C:

- Develop a strong village center plan and village district zone
- Evaluate landscaping requirements and address the need to protect and replace street trees along existing and proposed roadways

Theme D:

- Adopt design guidelines to preserve the historical feel of the village area.
- Create and adopt a Village Master Plan to guide the preservation and planning of the mixed use village area and town common.

Overall Recommendations:

- 1. Continue to study affordable housing and consider the adoption of an Inclusionary Housing Ordinance**
- 2. Create and implement regulations for traffic calming techniques**
- 3. Conduct a Natural Resources Inventory**
- 4. Develop and implement a Stormwater Management Ordinance**
- 5. Create an Aquifer Protection Ordinance**
- 6. Conduct an Agricultural Inventory and establish an Agricultural Commission.**

EXECUTIVE SUMMARY

This report is a summary of the CTAP Community Planning Assessment and Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Executive 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.

Findings:

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

Key Recommendations:

- 1. Consider adopting an Inclusionary Housing Ordinance**
- 2. Create and implement regulations for traffic calming**
- 3. Conduct a Natural Resources Inventory**
- 4. Create an Aquifer Protection Ordinance**
- 5. Create an Agricultural Inventory and establish an Agricultural Commission**

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 2017. 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 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.

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.
- Recommendations for the provision of future utilities, are provided in the Master Plan
- The town allows 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 the issue of affordable housing and the need for an Inclusionary Housing Ordinance.
- The town’s road standards have been amended to allow reduced standards for low volume traffic volumes.
- Provisions or regulations for Traffic Calming Techniques.
- There are no regulations regarding transit-oriented development.

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:

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's zoning ordinance provides for a range of lot sizes.
- There have been several Brownfields redevelopment successes in Londonderry such as the site where Home Depot is currently located. This site used to be a designated EPA superfund site.
- The Town Council just recently allowed property tax exemptions for alternative energy installations.
- The town lacks a Natural Resources Inventory.
- The town has adopted reduced road standards for low volume traffic.
- The town has adopted a Conservation Overlay District which is meant to protect wetlands, ponds, and streams.
- Londonderry does not have 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. In addition, an Aquifer Protection Ordinance should be created and implemented as another tool to protect the drinking water of the community.

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 as follows:

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's Site Plan Regulations.
- The Heritage Commission serves as the reviewer of architectural design and makes recommendations to the Planning Board.
- The town's ordinances encourage the preservation of existing trees within the right-of-way of existing and proposed roadways.

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 as follows:

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:

- 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 town's existing Master plan maps the location of farms and prime farmland soils, however the town's ordinance do 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 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. Continue to study affordable housing and consider the adoption of an Inclusionary Housing Ordinance.**
- 2. Create and implement regulations for traffic calming techniques**
- 3. Conduct a Natural Resources Inventory**
- 4. Create an Aquifer Protection Ordinance**
- 5. Conduct an Agricultural Inventory and establish an Agricultural Commission.**