

Town of Madbury, New Hampshire

Master Plan: Toward the Year 2010

Prepared for

Town of Madbury Planning Board
Madbury, New Hampshire

by

Strafford Regional Planning Commission
Dover, New Hampshire



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Town of Madbury, New Hampshire

Master Plan: Toward the Year 2010

Prepared by

Town of Madbury Planning Board

and the

Strafford Regional Planning Commission

Preface

Thank You!

To prepare this Master Plan, the Planning Board would like to thank:

Board of Selectmen

Citizens

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Executive Summary

Major Public Issues

- Water Quality and Quantity
- Madbury's rural atmosphere and landscape.
- Community Safety and Services at an Affordable Price/Stable Tax Amount.
- Balancing Economic Development with Environmental Protection.

The Vision for Madbury

Be a quality residential community that preserves and maintains the Town's historic and rural character.

Policy Goals

To achieve this Vision, the Town has established ten policy goals in order of priority:

1. Protect **water resources** in Madbury from contamination, depletion and disfigurement using watershed management principles. Act as stewards for municipal and regional water supplies located within the Oyster River, Bellamy River, and Little Bay watersheds.
2. Preserve Madbury's **rural atmosphere and landscape**. Protect and manage open space, wetlands, forests, fields, agricultural resources, scenic vistas, and historic resources for the benefit of present and future generations.
3. Acquire additional interests in **land** for conservation, water supply, open space, public recreation, and Town facilities.
4. Insure a safe and secure **community**.
5. Keep the **property tax** stable.
6. Accommodate the service and **infrastructure** needs of residents without placing an undue burden on taxpayers.
7. Insure future **economic development** does not harm the **environment** or abutting properties.

8. Plan and implement a safe, attractive and efficient **transportation** network.
9. Focus Madbury's **civic and social activities** within the present civic district.
10. Allow a diversity of **housing** so people of all ages and income may live in Madbury.

Major Initiatives

Water Quantity and Quality Protection

Preservation of Open Space and Rural Character

Town Center Improvement

Implementation

Start now!!! The mission is results!!!

Part 1 --Introduction

A Master Plan

New Hampshire law (RSA 674:2) describes the purpose and structure of a Master Plan as follows:

The purpose of the Master Plan is to:

- *Set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the Planning Board, to*
- *Aid the Board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to*
- *Guide the Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning and wise resource protection.*

The Master Plan shall be a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board.

Each section of the Master Plan shall be consistent with the others in its implementation of the vision section.

The Master Plan shall be a public record subject to the provisions of RSA 91-A (i.e. pertaining to access to public records and meetings.).

The Master Plan shall include, at a minimum, the following sections:

- *A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements, which articulate the desires of the citizens affected by the Master Plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.*
- *A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.*
- *The Master Plan may also include the following sections: transportation, community facilities, economic development, natural resources, natural hazards, recreation, utility and public services, cultural and historic resources, regional concerns, neighborhood plans, community design, housing and implementation. (See RSA 674:2III.)*

Thus, a Master Plan is:

- A long range, comprehensive, general description of what a municipality wants to be and how it will achieve it.

- A commitment to do something.
- Adopted, thus it reflects public policy.
- Used to make decisions about community development and preservation issues. The issues may range from water resource protection, residential development, and transportation improvements to town facilities and services.
- The basis for land use and development ordinances (e.g. zoning ordinance, street and highways ordinance, growth management ordinance) or regulations (e.g. subdivision regulations, site plan review regulations), capital improvement programming, town center development and beautification, open space or land conservation, and other programs and projects to improve the quality of life in a community.

Town of Madbury's Master Plan

The Town of Madbury has an adopted Master Plan that is periodically updated.

The Master Plan policy goals, principles and standards are aimed at achieving a quality residential community. Achieving them will require implementation (i.e. action to achieve results). These actions are described in the Master Plan.

In part this means setting and meeting current or new principles and standards for development. For if “quality” is defined as conformance to a standard, then continually improving quality means continually setting and achieving higher standards for excellence in planning, design, development, service and operations.

Citizens drive the standards: their aspirations, expectations, goals and principles.

Setting standards and monitoring progress will enable the Town to:

- Retain and improve the quality of life.
- Promote economic opportunity.
- Promote health and safety.
- Promote educational opportunity.
- Promote environmental protection.
- Enable sustainable development.

The Master Plan will describe these standards. Some exist in current ordinances and regulations. Others will need to be prepared and adopted over time. Achieving them will result in achieving the vision of a quality residential community.

Town of Madbury, New Hampshire
Master Plan: Toward the Year 2010

The following is the status of the Master Plan sections and action by the Town Planning Board.

Demographics	Approved 2001
Water Resources	Approved 2001
Historic Resources	Approved 2001
Natural Resources	Approved 2002
Community Development/Vision	Approved September 2001/June 4, 2003
Land Use	Approved June 4, 2003
Housing	Approved June 4, 2003
Town Facilities and Services	Approved June 4, 2003
Transportation	Approved June 4, 2003

Part 2 - Master Plan Policies and Recommendations

2.1 The Vision for Madbury

Introduction

The Master Plan's Vision for Madbury describes what kind of town citizens of Madbury want. The Vision describes the overall character in terms of its natural, social and built environment.

The Vision for Madbury

The vision for Madbury is to **be a quality residential community that preserves and maintains the Town's historic and rural character.**

Public opinion in Madbury, as discerned from community expressions including public hearings, conversations among residents, and a Planning Board survey, clearly favors this vision. Since the Town does not offer suitable locations for significant retail or industrial development, no significant commercial center is anticipated. The scenic vistas of farms and open meadows, forests and wetlands, stonewalls and historic architecture, are what give Madbury its unique character and citizens want to preserve these.

Policy Goals

To achieve this Vision, the Town has established ten policy goals in order of priority:

1. Protect **water resources** in Madbury from contamination, depletion and disfigurement using watershed management principles. Act as stewards for municipal and regional water supplies located within the Oyster River, Bellamy River, and Little Bay watersheds.
2. Preserve Madbury's **rural atmosphere and landscape**. Protect and manage open space, wetlands, forests, fields, agricultural resources, scenic vistas, and historic resources for the benefit of present and future generations.
3. Acquire additional interests in **land** for conservation, water supply, open space, public recreation, and Town facilities.
4. Insure a safe and secure **community**.

5. Keep the **property tax** stable.
6. Accommodate the service and **infrastructure** needs of residents without placing an undue burden on taxpayers.
7. Insure future **economic development** does not harm the **environment** or abutting properties.
8. Plan and implement a safe, attractive and efficient **transportation** network.
9. Focus Madbury's **civic and social activities** within the present civic district.
10. Allow a diversity of **housing** so people of all ages and income may live in Madbury.

2.2 Water Resources

Policies and Recommendations

Introduction

The Master Plan Water Resources section includes policies and recommendations related to water resource protection.

Policies

1. Protect water resources in Madbury from contamination, depletion and disfigurement using watershed management principles.
2. Act as stewards for municipal and regional water supplies located within the Oyster River, Bellamy River, and Little Bay watersheds.

Recommendations

1. Take reasonable and prudent precautions to protect all water resources from incompatible land uses, thus protecting the health and general welfare of the community.
2. Insure that sufficient water supplies exist for use by Madbury residents, as well as native wildlife and plant communities. The Town needs to examine and address water supply issues, watershed management, pollution, and potential aquifers/gravel areas.
3. Follow water resource management objectives to guide policies, regulations, and actions that affect Madbury's water resources including:

Protect public health, safety, and welfare.

Maintain high environmental quality.

Ensure that growth does not compromise (degrade) environmental quality.

Direct development to environmentally suitable areas.

Assure adequate water supply for residents.

Preserve water quality and quantity for future residents.

Educate residents about water resource issues.

Participate in inter-municipal water resources management efforts.

Comply with applicable local, state, and federal regulations.

Surface Water Resources

1. Create a report documenting and mapping smaller water bodies and their uses.

Wetlands

1. Protection of water resources through the use of a wetlands conservation overlay zone applied to salt marshes, wetlands, and surface waters (ponds, first order streams, headwaters) is a priority of the Town to be enforced by the Planning Board.

Floodplains

1. Continue prohibition of construction within the 100-year floodplain.

Salt Marshes

1. Use best management practices, careful monitoring of activities, and restoration for land uses within the Little Bay watershed to prevent pollutants from entering the Great Bay estuary.

Water Quality

1. Pursue follow up testing of wells to determine the current state of Madbury's groundwater resources.

Groundwater Resources

Potential Surface Water and Groundwater Supplies

1. Ensure plentiful and safe groundwater supplies by protecting groundwater supplies through aquifer recharge protection ordinances and by advocating and participating in conservation of water resources.
2. Initiate studies to conclusively confirm or deny the existence of potential aquifers, identify sustainable yield rates from known aquifers, examine the potential for artificial recharge of groundwater, and establish a system of monitoring groundwater resources.

Potential Threats to Water Resources

1. Establish an aquifer protection overlay district or similar zoning tool to protect groundwater resources.

Non-Point Source Pollution

1. Develop an effective system to monitor non-point pollution over time.

Sand and Gravel Excavation

1. Modify ordinances to leave 4-8 feet of sand and/or gravel above the estimated seasonal high water table at gravel operations.

Scrap-Metal Recycling

1. Amend the zoning ordinance to control the use of excavation sites. Various types of controls are available, and could be implemented during the excavation permit application process under RSA 155-E.
2. Protect the Pudding Hill aquifer through the use of best management practices and monitoring of activities for existing development located within the Commercial and Light Industry zone.

Road Salt

1. Study the impacts of road salting on Madbury's ground and surface water supplies.

Dover Municipal Landfill

1. Devise a system whereby the Town receives regular updates on the status of Tolend Landfill contamination plumes and their effects on the water quality of the Bellamy Reservoir and nearby groundwater.

Regional Coordination

1. Negotiate, when needed, mutually beneficial municipal agreements that protect aquifers, crossing municipal boundaries.
2. Coordinate water resources database management with State and Town boards to further the protection and management of the water resources of the Town.
3. Protect aquifers existing completely within the Town and cross-boundaries with other municipalities.

Demand for Water

Local Projections

1. Study Madbury's per capita water use and groundwater recharge and estimate the effect that future population growth in town would have on groundwater supplies. Combine the results of this study with build out results to develop an understanding of Madbury's water resource needs vs. availability in the future.

Regional Projections

1. Support the efforts of watershed associations, regional planning commission, and municipalities to coordinate water protection and management within the Bellamy and Oyster River watersheds. Incorporate policies, regulations and other actions from watershed management plans through the Planning Board, Conservation Commission, and Water District.

Solid Waste Facilities

1. Identify alternatives to monitoring groundwater in the Pudding Hill Aquifer as well as Gerrish Creek to detect potential contamination.

Bellamy River Watershed

1. Become an active and vocal stakeholder in Bellamy River Watershed planning and management.

Water Law and Water Rights

1. Determine whether Madbury may or may not secure a right to Bellamy surface water.

2.3 Natural Resources Policies and Recommendations

Introduction

The Master Plan Natural Resources section includes policies and recommendations related to other natural resources including topography, landscape features, habitat and the conservation, protection and use of these resources, and their inherent interrelationship with water resources.

Policies

1. Preserve Madbury's rural atmosphere and landscape. Protect and manage open space, wetlands, forests, fields, agricultural resources, scenic vistas, and historic resources for the benefit of present and future generations.
2. Acquire additional interests in land for conservation, water supply, open space, public recreation, and Town facilities.
3. The Madbury Conservation Commission has highlighted the following types of landscape as priority areas for protection, preservation, and long-term resource management in the best interests of the environment and community:
 - Wetlands
 - Wildlife corridors
 - Agricultural areas

Recommendations

Resource Conservation and Protection

1. The Madbury Conservation Commission should take steps necessary to successfully undertake a conservation projects for land protection.

General Land Protection Measures

1. Develop a parcel-level plan for the Town to acquire and maintain new land and conservation easements to meet stated conservation goals.
2. Focus on lands along the Bellamy and Oyster Rivers for acquisition or easement.
3. Construct and maintain a database of protected land and easements that includes both Town-owned and private protected lands and conservation easements.

Preservation of Agricultural Resources

1. Discourage agricultural land uses that are incompatible with neighboring residential development.
2. Encourage continuance of traditional, low-impact agricultural practices.
3. Protect the Kingman Farm; work closely with UNH to ensure how important it is to the Town's conservation planning efforts.
4. Discourage development via the Zoning ordinance on the Town's Important Farmland Soils. Very large lot zoning should be considered for areas of Prime Farmland Soils.
5. Develop a long-term program for securing development rights on important farmland. Development rights could be acquired by the Town or by non-profit land trusts.
6. Encourage rather than hinder compatible agricultural operations, horticulture, agricultural experimentation, so-called "alternative farming", and the local marketing of local produce.
7. Protect lands that abut the Kingman Farm to minimize impacts on the farm from surrounding areas.

Contiguous Lands Protection

1. Plan for protection of contiguous lands for the benefit of wildlife and plant communities.
2. Establish adequate wildlife corridors as part of the process of assembling a network of contiguous lands.

Open Space Planning

1. Create an open space overlay map for properties > 10 acre, and use this overlay as base data for developing an open space plan. Investigate the Town of Newmarket Open Space Plan as a model for development of a similar plan for Madbury.
2. Promote conservation subdivisions that create quality open spaces that protect resources in the existing landscape.
3. Change Town zoning ordinance, subdivision regulations, and site plan regulations to promote conservation subdivisions.

Policy-Related Measures

1. Continue to allocate 50% or greater of current use penalty tax revenue to conservation efforts.
2. Monitor impervious surface and shore land protection status.
3. Use the Town's capital reserve or issue bonds for resource protection.

Development

1. Limit incompatible uses within priority conservation areas.
2. During the subdivision review process, the Planning Board should pay particular attention to preventing erosion and sedimentation that could result from construction related activities in marginal lands.
3. Consider adopting a Soil Type Lot Size system for determining the size of building lots. Madbury's Zoning Ordinance requires a building lot to be a minimum of 80,000 square feet, regardless of soil conditions. There are several, large, contiguous areas of soil with low and very low potential for supporting development. These areas should be protected from residential development and are prime candidates for open space and conservation land.

Resource Stewardship

Town Lands and Easements Database

1. Develop and maintain a database of Town-owned land and conservation easements to assist in planning efforts. The database should include LCIP/LCHIP lands, the Town Forest, the Hicks Hill and Bolstridge properties, and all new land and easement acquisitions.

Access and Use

1. Protect areas for hunting and fishing.
2. Provide for and proactively manage a Town greenbelt and trail system with trails that protect resources and that is sensitive to property owners.
3. Provide for recreational activities along roads and trails, such as biking, hiking, rollerblading, cross-country skiing, and jogging.
4. Encourage regional transit where possible to help to promote clean air and water.

5. Determine compatible uses and access levels for Town land and allow access and uses accordingly.
6. Formalize stewardship plans with owners or easement holders. Conservation Commission should evaluate private lands or easements for their contribution to overall resource protection goals and negotiate with owners and easement holders to formulate appropriate, written stewardship plans.

Habitat and Species Protection

1. Identify, protect, and maintain existing, significant transition zones, such as hedgerows, woodland buffers, riparian areas, and forest edge.
2. Balance protection and maintenance of transition zones with the need to protect un-fragmented habitat components of the landscape.
3. Include transition zones in conservation subdivision process as high value areas.

Rare and Endangered Species and Areas of Ecological Interest

1. Add a survey for rare and endangered species and areas of ecological interest to the Town's subdivision application for lots > 10 ac. The survey(s) should be conducted at a time of year when species and ecological communities are most likely to be found, if present.
2. Perform a wildlife habitat analysis for Madbury, following the procedure detailed in the wildlife habitat guide by NH Fish and Game referenced above.
3. Perform a new Natural Resources Inventory of Madbury, using the NRI report and guide by Auger and McIntyre referenced above.
4. Emphasize the value of wildlife and their habitats within town through education activities for all ages.

Wetlands and Watershed Resources

1. Consider placing mandatory conservation easements on wetlands within subdivisions. Use the Town of Lee as a model.
2. Consider providing stricter protection of the ecological services of wetlands, such as filtration.
3. Officially designate prime wetlands for Madbury.
4. Preserve areas surrounding wetlands, particularly prime wetlands and other high value wetlands with legal standing.

5. Continue to prevent development in floodplains.
6. Protect water supplies around wells and rivers possibly through establishment or upgrade of ordinances, such as wellhead protection districts, well recharge areas, aquifer protection districts, and substantial riparian setbacks for water conservation.
7. View development in light of the Town's role as a watershed steward, considering the critical combination of water and land resources.

2.4 Historic Resources Policies and Recommendations

Introduction

The Master Plan Historic Resources section includes policies and recommendations related to historic resource protection.

Policies

1. Preserve Madbury's rural atmosphere and landscape. Protect and manage open space, wetlands, forests, fields, agricultural resources, scenic vistas and historic resources for the benefit of present and future generations.

Recommendations

1. Identify and map archeological sites.
2. Inventory, stabilize, and protect gravestones.
3. Preserve the historic character of Madbury's scenic roads. Two roads, Nute Road and Cherry Lane, are designated scenic roads. Work in the vicinity of scenic roadways should be carefully monitored, with particular attention paid to the preservation of large trees and stonewalls.
4. Identify historic resources in critical need of protection, and pursue a program for acquiring conservation easements.
5. Maintain the rural character of the Civic District by developing local historic design standards encompassing the Town Hall, the DeMerritt House, Elliot Rose, Hicks Hill, Boody Rock, Union Church, Kingman Farm, a graveyard and the town cemetery.

2.5 Land Use Policies and Recommendations

Introduction

The Master Plan's Land Use section included policies and recommendations related to land use protection.

Natural and Water Resource Lands

Policies

1. Development will be primarily residential with every effort made to preserve open spaces essential to the Town's rural character and natural resources.
2. Protect water resources by preserving forests and minimizing propagation of impermeable surfaces.
3. Careful attention will be given to septic system design and performance.

Recommendations

1. Adopt updated Open Space/Conservation Subdivisions and Conservation Easements Zoning Ordinance and Subdivision Regulations amendments.

Agricultural Lands

Policies

1. Existing agricultural lands will be used for viable agricultural activities consistent with a residential community and water resource protection. Agriculturally significant land not actively in use for agriculture will be conserved as open space.

Recommendations

1. Learn what agriculture-related activities are economically viable in Madbury and review zoning ordinances to make them compatible with appropriate activities.
2. Review zoning ordinances for appropriate constraints on agricultural businesses. Agricultural uses should not conflict with the dominant use: residential, and should not threaten the regional water supplies in town.
3. Organize a Town committee to work with UNH to discuss current and future uses of the Kingman Farm.
4. Develop strategies for the Town's acquisition of the property should UNH choose to sell or donate all or part of the property.
5. Consider zoning the Kingman Farm property for agricultural uses only, to reflect its current and historical use.

Residential Lands

Policies

1. Residential development will continue.
2. The rural character of the Town will be preserved and its water resources protected.
3. Infrastructure and services will be expanded as needed to meet demand and at a rate sustainable with stable property tax rates.
4. Appropriate housing will be available to all members of the community.

Recommendations

1. See Open Space/Conservation Subdivisions and Conservation Easements in Strategies section below.
2. Investigate incorporating shared-wall housing or accessory housing units within appropriate residential developments having access to shared water or sewage facilities.

3. Investigate allowing limited mixed densities (single and multifamily dwellings) in residential subdivisions that may provide more affordable housing opportunities.
4. Modify zoning ordinances to reflect existing densities and characteristics of particular regions in town.

Civic District

Policies

1. Promote the Town's civic district as a vital center for community life.
2. Possible future public service facilities include a library, additional elementary school space, expansion of Town Offices, and recreational facilities.

Recommendations

1. Work closely with the school district and community service organizations to ensure that Town and school facilities and programs enhance and support one another in order to maximize the public benefit.

Recreation

Policies

1. Preserve the Town's open spaces and ensure they remain available for recreation.
2. Continue to improve and expand civic facilities for recreation.

Recommendations

1. Adopt updated Open Space/Conservation Subdivision Design and Conservation Easements Zoning Ordinance and Subdivision Regulations Amendments.
2. Enhance public recreational facilities in the civic district. Develop hiking paths and nature trails in the civic district that utilize adjacent conservation land.
3. Incorporate the open lands in the civic district with the Bellamy Greenway to link these uses.

Town Facilities and Service

Policies

1. Public services will expand to keep pace with demand.
2. Town property taxes will remain stable by careful financial planning and growth management.

Recommendations

1. Use and maintain the Capital Improvement Program (CIP).
2. Investigate the feasibility and fairness of imposing impact fees on new development.
3. Investigate the long-term cost benefits of bonding funds for the acquisition of conservation lands and open space.
4. Investigate the cost benefits of sharing services with adjacent communities.

Commercial Development

Policies

1. Access to state highways will be managed to provide safe travel with increasing traffic volumes.

Recommendations

1. Adopt access management standards to ensure the preservation of road efficiency. Office and professional service activities might be compatible and sustainable uses of these highway corridors. These corridors will maintain their rural landscape and architectural values, possibly by conversion of existing structures. Curb cuts will be minimized. Appropriate office use would have relatively low impact on the community and adjacent properties.
2. Identify appropriate areas for non-industrial commercial development.
3. Do not re-zone long strips of land along these roadways where eventual development would result in inefficient sprawl.

4. Develop site plan design standards that will enhance and support the adaptive re-use of existing structures and developed areas while maintaining the rural landscape and architectural scale of development.
5. Home-based occupations may become more common without compromising the quality of life in residential areas.
6. Develop performance standards for home-based businesses that prevent negative impacts on surrounding properties and the community.
7. Continue to support home occupation in all districts.
8. Review regulations to ensure support for the marketing of farm products, local arts and crafts and traditional enterprises.

Industrial Development

Policies

1. Industrial development will not threaten water resources in any way.

Recommendations

1. Monitor existing gravel mining operations for potential adverse impacts to water resources and quality of life for neighbors.
2. Discontinue the metal recycling activity if that opportunity arises since it threatens an important aquifer.
3. Limit or prohibit industrial development that could adversely affect the Town's water resources.

Economic Viability

Policies

1. Balance taxable resources and non-discretionary spending, given the present state tax structure.
2. Consider the tax consequences of attracting a high proportion of school-aged children into the Town, since schools represent the dominant property tax burden.

Standards (for Land Use Development or Conservation)

(See existing Land Use / Zoning and Related Ordinances and Regulations and drafted updated Open Space/Conservation Subdivision Design Zoning Ordinance and Subdivision Regulation amendment.)

Implementation Strategy / Recommendations

1. Provide knowledgeable review of subdivision proposals. Our volunteer Planning Board lacks the expertise necessary to recognize all the planning issues presented by subdivision proposals.
2. Consider budgeting additional professional support services for the Planning Board.
3. Create incentives for developers to work to preserve existing resources within developments.
4. Revise the current cluster subdivision ordinance into an open space/conservation subdivision.
5. Structure development constraints and incentives to encourage the preservation of natural habitat, recreational space, scenic features, and water resources.
6. Adopt a natural resource review of each subdivision application that comes before the Planning Board.
7. Secure conservation easements and related land rights interests.
8. Identify and inventory parcels that are critical to the protection of our natural resources and watersheds.
9. Target key parcels for long-term protection.
10. Expand conservation land fund with annual funding allocations from Town government.
11. Identify protection methods and tools that would be most appropriate for the resources.
12. Consider creating Bellamy and Oyster River Greenbelts through the acquisition of conservation easements on lands not currently protected.
13. Review enforcement policies and practices.
14. Investigate bonding of subdivision performance by developers.
15. Review budgets for subdivision review staff and building and construction review services.

2.6 Transportation Policies and Recommendations

Introduction

The Master Plan Transportation section includes policies and recommendations related to transportation.

Policies

1. Plan and implement a safe, attractive and efficient transportation network.
2. Accommodate the service and infrastructure needs of residents without placing an undue burden on taxpayers.

Recommendations

Roads/Traffic Volumes

1. Maintain and preserve of existing roads versus developing new roads.
2. Monitor traffic volumes. Every two years the Strafford Regional Planning Commission collects traffic volume data on regionally significant roads for its member communities and NHDOT. Though the resources for this are limited, the Commission strives to accommodate its communities' requests.
3. Prohibit the extension of dead-end streets to the Town line. Such streets could eventually be extended into another municipality, possibly leading to an undesirable traffic flow that is beyond Madbury's control.
4. Encourage projects that aim to decrease through traffic on local roads and in residential neighborhoods by maximizing the use of primary transportation corridors.

Scenic Roads

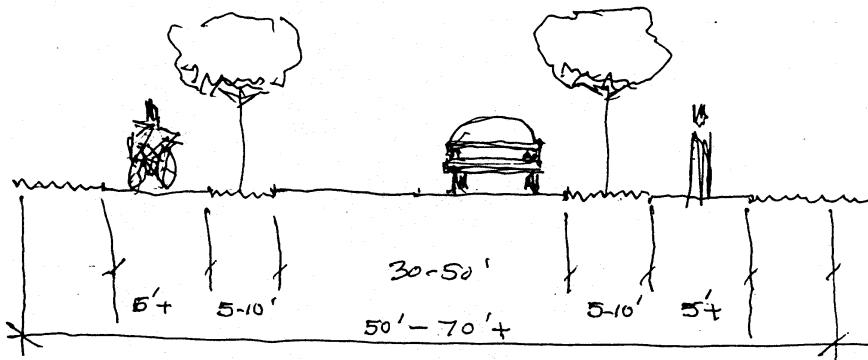
1. Preserve narrow and curved roads and rural character of the towns' roads while not compromising public safety.
2. Create a prioritized list of roads that could potentially be designated as Scenic Roads and consider designating additional roads as scenic.

3. Preserve the scenic qualities of Madbury's historic roadway by permitting the removal of stonewalls or large trees only when there are no other feasible alternatives to assuring the public safety. Any proposed road widening or straightening should be very carefully reviewed with consideration given to the natural, historic and cultural resources that would be impacted by development or change.

Bicycle and Pedestrian Ways

1. Accommodate the needs of pedestrians and bicyclists in Madbury by using natural paths that do not place an undue burden on taxpayers.
2. Implement projects to increase the safety of cyclists along all roads in Madbury. Specific attention should be paid to the routes that connect Dover and Durham, such as Knox Marsh Road/Route 155 and Madbury Road.
3. Amend road standards to allow the provision of additional right of way for street trees and walkways.

Expanded right-of way for walkways.



- Maintain rural character.
- No curbs.
- Walkways or Bikeways asphalt or natural material.

4-15-03/eam

Road and Bridge Areas of Concern

1. Establish a strategy for improvement of these areas of concern and actively promote their implementation.
2. Establish a strategy for improvement of the Perkins Road Bridge and actively promote its implementation.

Transportation Project Implementation, Standards and Regulations

1. Ensure the protection of wetlands and other environmental resources in the development of transportation projects, with appropriate mitigation when impacts are unavoidable. All too often, wetlands are destroyed or created through careless road design
2. Develop and implement transportation infrastructure projects in an environmentally sound manner so as to protect the cultural, historic and recreational resources and avoid negative impacts such as habitat fragmentation; reduction in water quality or quantity; reduction in air quality; increase in noise and vibration; or decreasing aesthetically valuable resources such as scenic views.
3. Review existing Town driveway standards and develop new standards that would help maintain the safety, capacity and scenic value of the roadway.
4. Designate compact growth areas and limit the amount of development that can occur along less developed/rural arterials.
5. Discourage the development of strip development and the proliferation of single lot commercial/industrial development.
6. Review existing Town highway access (driveway) and road standards and adopt new standards to help maintain the safety, capacity, and scenic value of the roadway.
7. Respect the natural contours of the land when developing new roads. In addition to the aesthetic values thus preserved, such roads are generally easier to drain and less expensive to build.
8. Avoid over-specification of roadways. Gold Post Road in Dover, situated off of Drew Road just over the Madbury line, is a fine example of how not to build a road. This 1,000' long cul-de-sac serves only seven homes. The road is straight and is an extraordinary 32' in width. This excessive expanse of pavement is not in keeping with the rural character, which Madbury strives to maintain. The wider the road, the more costly the maintenance will be when the taxpayers assume responsibility.

9. Do not layout or extend dead-ended streets to the town line. If such streets were eventually extended into another municipality, it could lead to an undesirable traffic flow that is beyond Madbury's control.
10. Follow the street naming guidelines developed by the by the 1976 Bicentennial Committee. These are names that, due to their historical association with Madbury, are recommended for any future roads.
11. Require walkways within proposed commercial developments in order to assure safe pedestrian access.
12. Concentrate new development in areas where transportation infrastructure already exists.

Access Management/Driveways

1. Review all driveway permit applications at Planning Board meetings and incorporate the information provided about driveway permit requests by the NHDOT District Office into the local planning process. As noted above, each District Office sends a copy of each driveway permit application that has been submitted to the Office to the respective Town Office. It is recommended that the Board bring these applications to the Planning Board meetings, identify any concerns, and communicate those concerns to the District Office.
2. Draft and sign a Memorandum of Understanding to better coordinate access management between the Town and NHDOT. Use the NHDOT draft as a model.
3. Adopt an Access Management Plan for Routes 9, 108 and 1555 to specify/clarify the Town's policy on the development of access points. By sending this document to the NHDOT District Office, it will have a clearer understanding of the goals and intentions of the Town.
4. Minimize the number of curb cuts on existing and future roads. Fewer curb cuts reduce traffic obstructions caused by entering and turning traffic, and provide a generally safer situation.
5. Encourage or require that parking lots do not front on the street or that they have substantial vegetative buffers so as to aid in the maintenance of the rural and historic character.

Public Transportation Services and Facilities

1. Ensure that benefits and burdens of transportation are shared equitably throughout the community.
2. Continue to support the efforts of COAST and Wildcat Transit and other transit operators to increase public transit reduce traffic congestion and protect air quality.
3. Support efforts to educate residents about railway safety.
4. Support the development of Park-and-Ride lots throughout the region that are integrated with local and intra-city bus and rail routes.

2.7 Town Facilities and Services Policies and Recommendations

Introduction

The Town Facilities and Services section includes policies and recommendations related to the Town facilities and services.

Policies

1. Accommodate the service and infrastructure needs of residents without placing an undue burden on taxpayers.
2. Maintain the quality of services by the considered use of volunteers, employees, and contractual services.

Recommendations

1. Prepare a specific Town Center Development Plan to guide unified site planning and architectural design appearance and provide improved pedestrian and bicycle linkage between the facilities and the adjacent residential neighborhoods. Ensure the improvements protect and enhance the Town's traditional rural New England character and appearance.
2. Annually review growth and development as part of the capital improvement programming and the annual budgeting process to ensure that public facilities and services are adequate to meet community needs.
3. Earmark capital improvement funds for the acquisition of public safety vehicles and equipment.
4. Explore opportunities to share public facilities and services with adjacent communities, the school district, and other public entities to reduce costs (e.g. property taxes) and increase benefits.
5. Maintain an inventory of public lands including their use and resource value and consider additional acquisition, disposition and/or swap opportunities.
6. Designate a location for possible future public works facility.
7. Monitor easements as required and the summary table kept up to date.

2.8 Housing Policies and Recommendations

Introduction

The Master Plan Housing section includes polices and recommendations related to housing.

Policies

1. Allow a diversity of housing so people of all ages and income may live in Madbury.

Recommendations

1. Promote strategies for the provision of fair and equitable housing opportunities.
2. Examine regional housing needs in relation to the housing growth rate and cost of housing in Madbury. Should Madbury not be aligned with regional market demands, Planning Board will take appropriate steps to address the provision of life-cycle housing.
3. Madbury's land use regulations will continue to permit mobile homes and manufactured housing throughout town.
4. Amend the zoning ordinance to include a provision for multi-family housing in a specially designated area of town in which natural resources would not be adversely affected, where the soils can support a large septic system, and where access to transportation is convenient. This zoning amendment should provide for a modest density bonus in exchange for the setting aside of a prescribed percentage of new dwellings for low and moderate-income families.
5. Investigate incorporating shared wall housing or accessory-housing units within appropriate residential developments having access to shared water or sewage facilities.
6. Modify subdivision and site plan regulations to reflect existing densities and housing patterns within the Town.
7. Investigate allowing limited mixed densities (single and multifamily dwellings) in residential subdivisions that may provide more affordable housing opportunities.

Part 3 Master Plan Implementation Program

(To be developed by the Planning Board)

The Master Plan' Implementation Program describes how the policies and recommendations will be implemented; when they will be implemented and who is responsible. The Implementation program consolidates the recommendations in each section found in Part 2. The Implementation is organized into the following categories:

1. Regulatory Implementation Programs
 - 1.1 Ordinances – New or Amendments.
 - 1.2 Regulations – New or Amendments.

2. Non-Regulatory Implementation Programs
 - 2.1 Capital Improvement Program
 - 2.2 Natural Resource/Water Resource/Open Space Protection
 - 2.3 Etc.

In addition a responsible party is assigned to each action and a priority is given to each action –

- Immediate is to occur within the next 1-2 years.
- Short term is to occur within the next 2-4 years.
- Long term is to occur within the next 4-10 year.

Regulatory Implementation Programs

Ordinances – New or Amendments

Action	Responsibility	Priority
1. Adopt updated Open Space/Conservation Subdivision Design Ordinance	Planning Board and Selectmen	Immediate
2		

Regulations – New or Amendments

Action	Responsibility	Priority
1. Adopt Open Space Conservation Subdivision Design Regulations.	Planning Board	Immediate
2		

Non - Regulatory Implementation Programs

Capital Improvement Program

Action	Responsibility	Priority
1. Authorize the Planning Board to prepare a 6 year Capital Improvement Program	Selectmen	Immediate
2. Prepare and adopt the Capital Improvement Program for use by the Selectmen and Budget Committee prior to the next annual budget cycle.	Planning Board	Immediate
3. Use the CIP for annual budget preparation.	Budget Committee and Selectmen	Immediate
4. Update the CIP annually.	Planning Board	Ongoing

Natural Resource/Water Resource/Open Space Protection

Action	Responsibility	Priority
1. See Regulatory Implementation Actions		
2		

Part 4 Appendix

Consolidated Master Plan Sections