

which was taken in 2003 and processed to be an accurate, to-scale map. This aerial photo is the basis of the following tables and summary information regarding existing land uses. As summarized in the prior section of this chapter there has been development and changes in land use since 2003, but these changes do not have a substantial impact on the conclusions of this analysis.

The GIS analysis for existing land use is summarized in Map III-1 (Page 17). The mapping interpretation of land uses included digitizing the shaded areas for the different observed land uses. Table III-6 (Page 13) summarizes the land uses identified in the aerial photo and the associated land area.

TABLE III-6
Summary of Existing Land Uses: 2003

		Acres	% of Total Town Area
Undeveloped			
	Forest	9,396	57.7%
	Agriculture/Open Fields	641	3.9%
	Outdoor Use	275	1.7%
	Lakes & Ponds	2,028	12.5%
Sub-Total Undeveloped		12,340	75.8%
Developed			
	Residential	2,888.0	17.7%
	Commercial/Institutional	195	1.2%
	Transportation (ROW)	860	5.3%
Sub-Total Developed		3,943	24.2%
Total		16,283	100%

Source: GIS Mapping of 2003 Aerial Photography by Stewardship Technology

This analysis indicates undeveloped land and open space land uses predominate in New London. Such uses include land cover associated with forests, open fields, outdoor use, and identifiable water bodies. The Town is predominantly undeveloped or open space land (approximately 63% of the total area), excluding public facilities like roads and other transportation infrastructure.

Developed land, including roads and highways, accounts for approximately 24% of the total area in New London. Residential areas, typically single-family housing units on individual lots, account for nearly 18% of the land area. The Commercial and Institutional areas, which include Colby-Sawyer College, the downtown commercial districts, and municipal facilities, occupy less than 2% of the Town. Combined, the primary developed areas (residential, commercial, and institutional) account for nearly 20% of the Town. These are the predominant settlement areas accessible by most, if not all, Town residents and visitors. The existing mix of land uses help to form the image of New London as a rural community still dominated by forested hillsides and numerous lakes and ponds.

IV. CONSERVATION & OPEN SPACE LANDS

Introduction

New London's open space lands are among the Town's most significant resources. Open space lands are typically those with no buildings or man-made structures. They are used for agriculture, forestry, outdoor recreation, or may be left in their natural state to serve important environmental and aesthetic functions.

Open space lands have many benefits. They:

- are critical to the quality of the air we breathe, the water we drink and the food we eat;
- enhance rural and small-town character, which have been identified as desirable aspects of New London;
- provide scenic views that contribute to the quality of life in Town and to a visitor's aesthetic experience;
- promote tourism;
- provide jobs and generate income from forests and farmlands;
- encourage community pride;
- may be used for outdoor educational and recreational activities including trails;
- help maintain a balance between the natural world and the world of humankind;
- provide areas for fishing and hunting;
- enhance and protect wildlife habitats;
- may be used for agriculture and forestry;
- safeguard potential water supplies and existing aquifers and groundwater recharge areas;
- provide flood protection;
- protect unique, unusual or fragile natural areas and habitats and rare and endangered species of fauna and flora;
- provide natural buffers or protection from wind and storm or from undesirable sights and sounds; and
- ensure a positive fiscal impact on the Town by enhancing property values and keeping property taxes down.

New London has a tradition of actively supporting the idea of conservation and protecting open space lands. Thanks to an active Conservation Commission, the Ausbon Sargent Land Preservation Trust (ASLPT) conservation-minded citizens and careful planning, New London is characterized by a pattern of open space lands which contributes both to the Town's environmental and visual quality. This pattern of open space between settlements and between structures is a key element in defining the character of the Town. The remaining unprotected open space land could be developed quickly depending on economic pressures.

It is important to note that the Town does not have the statutory power or financial resources to conserve all of the land which its citizens feel are worthy of conservation and important to protect. Recognizing this fact and being confronted with increasing budget proposals for preservation of open space lands by the Town's Conservation Commission, the New London Board of Selectmen in 1987 appointed a Committee to study the issue of land preservation. The conclusion of this Committee was that a private, non-profit land trust was an appropriate vehicle to address land protection. A land trust can offer quick response to landowners needs, be flexible, offer confidentiality and have the ability to raise funds.

statute in an effort to continue to preserve the rural character of New London. Although we already have Cluster Zoning and PUD regulations, techniques such as Conservation Subdivision, the Village Plan, and others should be considered.

- b. Subdivision Design Standards: The traditional strip residential development pattern along the existing road network results in promoting an image of residential sprawl throughout Town. The actual development pattern is one of strips along the road system, but predominantly undeveloped areas behind those strips. The desired image of rural character can best be achieved by preventing these strip patterns and to continue to promote open space along the existing road system and developing residential uses behind these field or forest open spaces.

The Planning Board should consider developing and incorporating design standards into the Subdivision Control Regulations which would preserve rural character.

Open Spaces and Aesthetic Enhancement in Town

While most of the focus of this chapter has been on the rural open spaces and conservation areas outside of the villages, the provision of open space within the more densely developed villages is just as important. Open spaces such as the Sargent Common play a significant role in creating the attractive image of the village area. Additionally, landscaping treatment along the streets both within the public right-of-way and on abutting private properties adds rural character in the built environment. Continuing to emphasize these elements in the village area is important in maintaining the character and image which exists today.

Development and Adoption of a Ridgeline Protection Ordinance: The Planning Board should consider developing a ridgeline protection ordinance aimed at protecting the town's scenic quality and rural character for the voters to consider adopting.

Protection of Food Production and Agriculture: The decline in agricultural lands in Town since the 1940s should be documented through a series of maps. The Town needs to recognize and assist the efforts of citizens currently engaged in food production and agricultural activities. The Planning Board should consider crafting an agricultural overlay district aimed at preserving the Town's remaining agricultural resources.

Issues

There are additional important conservation and open space lands worthy of protection in New London.

1. The Town needs a management plan for Town-owned lands that can maintain long-term sustainability and may also provide revenue.
2. The Town needs an inventory of wildlife resources and their critical habitat and should identify information and approaches to protect these resources.
3. The Town needs to assess the essential functions and values of its streams and wetlands and develop an up-to-date scientifically-based natural resource protection plan.

**TABLE V-5
Floodplains in New London**

Watershed	Floodplain Area (Acres)
Watershed #1 Sugar R	143
Watershed #2 Warner R	87
Watershed #3 Blackwater R	87
Total	317

Source: Calculations based on FEMA Flood Hazard Boundary Map, which were mapped on the Geographic Information System.

Withdrawal and Discharge for Surface Waters

The State Water Management Bureau keeps records on surface water withdrawals or discharges which exceed 20,000 gallons per day. Based on the Bureau's records, there are two such users in New London: Lake Sunapee Country Club and the Town of New London sewage pumping station. The Lake Sunapee Country Club discharges into the Hunting Brook drainage. Discharge from the Town of New London sewage pumping station is carried via gravity and force mains to the Sunapee sewage treatment plant for treatment and discharge.

Potential Surface Water Supplies

Two areas of Town which currently are not served by the New London-Springfield Water System Precinct, but that may merit consideration for water service, are around Lake Sunapee and Pleasant Lake. These water bodies might also be used as water supplies for the relatively dense residential settlement on their shores. Use of water from either water body would require treatment and/or chlorination.

Both Little Lake Sunapee and Lake Sunapee are part of the Sugar River watershed. This watershed extends to Springfield, Sunapee, Goshen, and Newbury. Water quality data for Lake Sunapee is maintained by the Lake Sunapee Protective Association which is the oldest volunteer lake monitoring program in the state. Similar water quality data is gathered and maintained by the Protective Associations for Little Lake Sunapee, Pleasant Lake, Otter Pond and Messer Pond.

Around these lakes, the predominant land use is residential along the shorelines with forest use covering the majority of the watershed. Current zoning in these watersheds include: Agriculture and Rural Residential, Commercial, Conservation, Forest Conservation, Institutional, Institutional/Recreational, Hospital Institutional, and Residential Districts. Residential, recreational, agricultural and forestry uses permitted in the more rural areas could pose threats to water quality, including septic system effluent, erosion from improper site development, agricultural and forestry practices, agricultural runoff and salt and runoff from roads. In the more intensively zoned areas, it is fortunate that water and sewer service is available; however, erosion from improper site development, use of salt for road maintenance and runoff from roads can result in negative impacts to water quality. Current uses of the surface waters include drinking water for individual residences, recreation, and wildlife habitat.

The potential for development in the watershed is great. New London should continue to ensure that every development is undertaken with consideration given to the water quality

The immediate watershed area for the Soo Nipi Park aquifer includes two zoning districts, R-2 and ARR. Agricultural and forestry uses, as well as residences, home businesses, and municipal and school buildings are permitted in this area. To the south in Newbury, there is a large area of rural residential district. In the Newbury rural residential district, residences, and agricultural enterprises and uses are permitted. Blodgett Landing activity most likely immediately impacts water quality in the Lake and does not affect the aquifer. Similarly, land uses in Sutton are at such a distance so as to not immediately affect the aquifer. Currently, single family homes and local and state roads are the major types of development. These pose threats to the aquifer from septic system effluent, toxics from home business, and salt and road runoff. Agricultural runoff and that from herbicide/pesticide use are potential threats.

The development in the aquifer area to the north of Pleasant Lake includes some single family homes. Water quality information is not available for this aquifer. The water from this aquifer is currently used for domestic purposes. The zoning districts, R-2 and Forest Conservation, allow more residential development, home business, agriculture, forestry and recreation uses in the aquifer area. Potential threats to water quality from these uses include septic system effluent, various hazardous materials from homes and businesses, salt and road runoff, agricultural runoff and herbicide/pesticides.

Existing development in the large aquifer located southeast of Pleasant Lake includes the village of Elkins which is principally residential use along with a few commercial establishments, forest and wetlands. Most of the area is zoned Residential or Agricultural & Rural Residential with the center of Elkins village zoned Commercial.

Threats to Water Resources

Threats to water resources come from many sources and activities. Usually they are distinguished as point sources of pollution coming from a single point such as a pipe, or nonpoint sources of pollution such as storm water runoff.

Point Pollution Sources

There are no known point pollution sources in New London. Sewage from New London is disposed of in Sunapee at the wastewater treatment plant. There are several National Pollutant Discharge Elimination System (NPDES) permits in New London for active construction sites disturbing an acre or more. No one in New London holds groundwater discharge permits according to the NH Groundwater Protection Bureau.

Nonpoint sources of pollution are the biggest sources of pollution for our country's waterways. The Department of Environmental Services has compiled nonpoint pollution source information for every community in the State. Potential nonpoint pollution sources include:

Primary Groundwater Impacts	Primary Surface Water Impacts
Surface impoundments	Erosion
Manure storage facilities	Snow dumps
Industrial chemicals	Stormwater runoff
Municipal chemicals	Agricultural runoff
Septage disposal lagoons	Pesticide use
Subsurface disposal concentration	Hazardous waste
Junk yards	Salted roads
Landfills and dumps	Salt piles

6. the Conservation District was created with the purpose of protecting and conserving open space. Uses are limited to single family residences, forestry, agriculture, golf courses, tennis courts, stables, water recreation and storage, nurseries, home occupations and professional offices. A minimum lot size of ten acres is required. The low density of development permitted and the low intensity of the uses will result in low impact on water resources. Water quality and quantity is indirectly protected by encouraging less intensive uses;
7. the Wetlands Conservation Overlay is a positive step toward protecting wetlands for floodwater storage, wildlife habitat and groundwater recharge. The overlay district protects prime wetlands and other wetlands including swamps, marshes, and bogs. Permitted uses include forestry, agriculture, wildlife refuge, parks, nature trails, and fire ponds. Other uses are permitted if it can be shown that the use will not conflict with the goals listed in the ordinance. The overlay district currently provides for undisturbed, natural buffers around the prime wetlands and any very poorly drained soils which adjoin the prime wetlands. In addition, the overlay district provides for buffers around other identified significant wetlands delineated on the New London Streams and Wetlands Protection Map, dated March 13, 2001;
8. in the Steep Slope Overlay District, development is not permitted and all uses except forestry, wildlife refuges and outdoor recreation are prohibited. The boundaries of the Steep Slope Overlay District include all areas of New London with slopes in excess of 15 percent with an elevation change of more than 20 feet. The intent of this restriction is to prevent soil erosion on steep slopes and the subsequent sedimentation of watercourses and water bodies;
9. the Forest Conservation District was created with the purpose of protecting and preserving large tracts of undeveloped forest land. Uses are limited to single family residences, forestry, agriculture, home occupations, wildlife refuges requiring no structures, publicly-owned recreational facilities requiring no structures, conservation areas and nature hiking trails. A minimum lot size of twenty-five acres is required. The very low density of development permitted and the low intensity of the uses will result in low impacts on water resources. Water quality and quantity is indirectly protected by encouraging less intensive uses; and
10. the Streams Conservation Overlay District was created to minimize the degradation of stream shore lands, to retain the environmental benefits provided by streams, and to protect the water quality of the streams and downstream water resources. A 100 foot wide natural woodland buffer was established on each side of protected streams. Uses are limited to forestry, agriculture, wildlife refuges, parks and recreation uses, conservation areas and nature trails, open spaces, dry hydrants or fire ponds, and improvement of non-conforming structures. A list of land uses detrimental to streams and their water quality is specifically prohibited.

The current Ordinance needs to address surface water flow, management of existing and potential contaminant sources, nutrient levels, wildlife and fisheries habitat and groundwater recharge, except in wetlands which are already addressed in the Zoning Ordinance.

Additionally, natural, undisturbed buffers are required only around prime wetlands, around some of the other protected wetlands and along some of the streams. The Conservation Commission

undertaken in areas, such as the shores of Pleasant Lake and Lake Sunapee. The Town may wish to change the zoning to lower the allowable density, or provide water and/or sewer service to handle the water quality problem, if there is one. The Town should continue to support household hazardous waste collection days and promote the idea of proper disposal of toxic substances. Also, many homeowners are not aware that septic tanks, if not regularly pumped, will cause leach field failure. The Town should help educate its residents about this important preventive maintenance practice. Additionally the Town should encourage the replacement of old septic systems before they fail and becomes sources of pollution adversely affecting both groundwater and surface water resources.

Business development – A variety of businesses are permitted in the Commercial Zone under the existing Zoning Regulations. The Town may wish to specify performance standards that each new business would have to meet to ensure continued water quality. It may be that the Town would want these standards to apply only in aquifer areas and aquifer recharge areas.

Stormwater runoff from impervious surfaces – Stormwater runoff generated by additional impervious surface coverage from new commercial developments creates the same problems discussed above for new residential developments. The Planning Board should be vigilant in implementing the LID techniques where feasible for stormwater management for new commercial developments. Additionally, the Planning Board should encourage the use of these new stormwater management techniques for older existing commercial developments and require their use when these older existing commercial developments are expanded or redeveloped.

Underground storage tanks – Underground storage tanks associated with residences or farms present real risks to water quality because of their age or construction. The Town may want to consider strengthening their groundwater protection regulations through the use of zoning. Propane is not a problem since it is stored above ground. The Town should prohibit any underground fuel oil storage tanks in environmentally sensitive areas mapped as potential aquifer zones or important recharge areas.

Unsound farming practices – Unsound farming practices may contaminate water by pesticide, fertilizer and herbicide runoff. The Town should consider appointing an Agricultural Commission to promote and encourage the proper use of best management practices for agriculture which may be accomplished by sponsoring educational workshops and making information available.

Unsound Forestry Practices – Tree cutting is managed by the State through intent to cut permits. Water may be contaminated as a result of erosion generated by careless forestry practices. The Town should encourage the use of best management practices for forestry through the intent to cut permits regulated by the State.

Shops and garages which perform machine and auto repair services – These uses are permitted in the Commercial District. Currently there is only one auto repair garage in New London. It is located in Elkins outside the Commercial District and is an existing nonconforming use. Accidental spillage can pollute water resources. The current practice of recycling motor oil helps minimize one possible pollutant from these businesses.

Household Hazardous Waste – The Town should continue to organize and conduct regular collections and disposal of household hazardous wastes.

2. The Town needs to continue to seek assistance from the Regional Planning Commission to ascertain what regulations other communities in the area use to protect their water resources and to develop and implement common protection mechanisms with neighboring communities.
3. There is a need for public education with regard to best management practices for forestry and agriculture, septic system maintenance, risks to water quality from on-water uses, proper disposal of household toxic wastes, preferred driveway surfacing techniques, and the causes, effects and methods to manage soil erosion.
4. Coordination with neighboring communities is needed to protect water resources.
5. A septic system maintenance and inspection program could be instituted. Proper maintenance of septic tanks can go a long way to protect water resources. This program would involve a major commitment by local officials to sell the idea and importance to the community. In addition, the Town needs to encourage the replacement of old septic systems before they fail and pollute water resources and ensure proper location for new and replacement septic systems. The town needs to promote efforts to educate the public about these issues. The Town should initiate development of a database of new installed septic systems.
6. Household hazardous waste collections have two primary benefits. The first is that the public becomes aware of household hazardous wastes and of the proper methods of disposal. The second is the proper disposal of hazardous wastes.
7. Non-fee (easement) or land acquisition programs could be used to protect the shores of water bodies and watercourses and to protect aquifer areas. The Town should identify its preferred water supplies before entering into an aggressive easement protection program. However, the Town should continue to welcome gifts of conservation easements. Whether or not used as water supplies, it is important to protect the water quality of the lakes and streams in Town.
8. Excessive use of salt for winter road maintenance can adversely affect water quality. The Town uses a sand/salt mixture on Town roads. The Town has worked with the NHDOT to designate a section of Route 103A along Herrick Cove and Little Sunapee Road as environmentally sensitive and they receive less salt for winter maintenance. The Town should continue to work with the NHDOT to designate additional environmentally sensitive areas along other State roads that should receive less salt. Motorists could be informed of these areas by posting signs.
9. To lessen negative impacts on water quality, the Public Works Director should continue to coordinate with the NHDOT to improve implementation of stormwater management techniques.
10. All stormwater structures and stream crossings in each watershed need to be mapped. This information can be used to develop a stormwater management plan.
11. Stormwater management structures such as check dams and stone filters need to be installed to reduce the velocity of the runoff and thus the erosive forces of stormwater runoff.

- Commission to develop materials and conduct public education programs with regard to the “watershed approach” to managing water quality, best management practices for forestry and agriculture, septic system maintenance, risks to water quality from on-water uses, proper disposal of household toxic wastes, preferred driveway surfacing techniques, and the causes, effects and methods to manage soil erosion.
4. Coordination with adjacent communities, as mentioned above, could help provide more complete protection of important water resources. Meetings could be held to discuss local interests and an acceptable protection strategy. This approach would necessitate the involvement of local officials, but is low-cost in terms of cash outlay until the protection strategy is implemented.
 5. A septic system maintenance and inspection program should be instituted either on a voluntary or mandatory basis. The Town should encourage the replacement of old septic systems before they fail and pollute water resources and ensure proper location for new and replacement septic systems. The town should promote efforts to educate the public about these important issues.
 6. The Town should continue to support and participate in household hazardous waste collections and establish more frequent waste collections.
 7. The Town should continue to use easement or land acquisition programs to protect the shores of water bodies and watercourses and to protect aquifer areas. The Town should identify its preferred water supplies before entering into an aggressive easement or land acquisition protection program. However, the Town should continue to welcome gifts of conservation easements.
 8. The Town Public Works Department and the NHDOT should continue to use best management practices for the use of road salt for winter road maintenance. The Town and the NHDOT should continue to work cooperatively to identify additional low salt areas on Town and State roads and inform motorists of these areas by posting signs.
 9. The Public Works Director should continue to work cooperatively with the NHDOT to improve implementation of stormwater management techniques to mitigate negative impacts of water quality.
 10. The Town Public Works Department should work cooperatively with the lake protective associations to identify and map all stormwater structures and stream crossings in each watershed and use this inventory to develop a stormwater management plan.
 11. The Town Public Works Department should continue to install stormwater management structures such as check dams and stone filters, where needed, to reduce the velocity of the runoff and thus the erosive forces of stormwater runoff.
 12. The Town should develop a financing program for cases of economic hardship which enables residents to repair or replace failing septic systems.
 13. The Town should participate with the New Hampshire Department of Environmental Services, the U.S. Environmental Protection Agency, the Regional Planning Commission and lake protective associations to collect and analyze information such as location,

competitively and limited to barns and other agricultural outbuildings within New Hampshire that are at least 50 years old, or of exceptional significance. Additional consideration is given to barns still in agricultural use.

African American Preservation Fund Grant

Special one-time grants are available from the National Trust for Historic Preservation's Northeast Office for nonprofit organizations and public agencies involved with preserving places of importance to African American history. These grants are an effort to assist African American preservation organizations across the greater northeast region and to support the preservation mission and goals of those organizations.

New Hampshire Division of Historical Resources Programs & Funding

Programs and resources related to historic preservation offered to communities by the New Hampshire Division of Historical Resources not mentioned elsewhere include the following:

- Certified Local Government Program (CLG): The CLG program is a partnership between municipal governments and the state historic preservation program, to encourage and expand local involvement in preservation-related activities. http://www.nh.gov/nhdhr/programs/cert_loca_govt.html
- Historic Preservation Review & Compliance: Historic preservation "Review & Compliance" is a consultation process to identify significant historic properties so that any harm to them from government-assisted actions can be avoided or minimized. It is intended to be a conflict-resolution and problem-solving system that balances the public interest in historic preservation with the public benefit from a variety of governmental initiatives. <http://www.nh.gov/nhdhr/review/>
- New Hampshire Historical Markers Program: The New Hampshire Division of Historical Resources and the Department of Transportation are responsible for the state's historical highway marker program. Any municipality, agency, organization or individual may propose a marker to commemorate significant New Hampshire places, persons, or events. The Division of Historical Resources may also solicit suggestions for markers, texts, and proposed locations from other agencies, organizations, and the public. <http://www.nh.gov/nhdhr/markers/>
- Project Archaeology: Project Archaeology is a comprehensive archaeology and heritage education program for everyone interested in learning or teaching about our nation's rich cultural legacy and protecting it for future generations to learn from and enjoy. http://www.nh.gov/nhdhr/programs/project_archaeology.html
- SCRAP - State Conservation and Rescue Archaeology Program: The New Hampshire State Conservation and Rescue Archaeology Program (SCRAP) is a public participation program for archaeological research, management, and education. SCRAP is administered by the Archaeology Bureau in the Division of Historical Resources of the New Hampshire Department of Cultural Resources. The program is supported by state and federal funds, donated private funds, and the volunteered services of trained and certified vocational archaeologists. <http://www.nh.gov/nhdhr/SCRAP.htm>
- Tools for Preserving Barns and Farms: Historic barns and agricultural structures symbolize the distinctive New Hampshire values of heritage, hard work, productivity and stewardship. They are witnesses to the role of agriculture in our state's image and its economy, and they serve as scenic landmarks for residents and visitors alike." Tools for preserving barns include:
 - property tax relief under RSA 79-D that creates a mechanism to encourage the preservation of historic New Hampshire barns and other agricultural buildings by

Elkins

Located at the south end of Pleasant Lake, the village of Elkins was so-named in July 1896, in honor of Dr. John Elkins. Initially, the village was known as “Scytheville” for the industry which gave it its birth in 1835. During the 19th century, the headwaters of the Blackwater River powered the Scythe Company, a shingle mill, saw mill, grist mill, woolen mill, tannery and other small industries. Although the Scythe Company closed in 1888, virtually all of the houses survive today, as do the dam and mill pond. On the bank, side by side, overlooking the Scythe Company in Elkins, were two identical houses erected for their foremen. In 1963, one was moved to the site of the New London Historical Society to be the first building in their complex, “Old New London,” and is known as the “Scytheville House.” Before it was moved, it was lovingly referred to as Maude Swift’s “Cat House,” as she housed her extensive collection of stray cats in it. The other building was moved in 1965 to the east end of Main Street overlooking the magnificent view to the south and west to Mt. Sunapee and Vermont, and became a private home known as ‘Low Sweep’.

Low Plain Area

The quality which distinguished this low plain area owes as much to its open space and views as its structures. The focal point for open space in this area is the 200 acre Esther Currier Wildlife Management Area at Low Plain. This natural wetland area which abounds with wildlife can be viewed from a self-guiding trail.

Crockett’s Corner (the intersection of Routes 11 and 114 /Hominy Pot) to King Hill

The view from Crockett’s Corner at the intersection of Routes 11 and 114 is universally valued among local residents. This area, in particular the “Hominy Pot” district, was the destination of New London’s earliest settlers who followed Lyon Brook from North Sutton and here they constructed the Town’s first homes and original schoolhouse. One of three industrial areas in Town, early residents used water power from Messer and Clark Ponds to propel grist and saw mills for the infant community, according to the provisions of the original Town charter. Later, industry included a carding and cloth dressing mill, a hat factory and a shingle mill. Over the years, the area has been called “Minot’s Square”, “Harvey’s Mills”, “Trussell’s Mills”, and, finally, “Hominy Pot”. Important surviving early structures include the Crockett Homestead and Brocklebank-Todd Homestead, both of which were constructed before 1800. Two outbuildings from the Morgan Farm on King Hill Road were moved to the New London Historical Society in 1972. These buildings are the Carriage Shed and Blacksmith Shop. Route 11, the interstate, and subsequent development have, unfortunately, done much to obliterate the original appearance and historic integrity of this area.

Tracy Road Area

Located in the west part of Town, this was historically one of the areas of earliest settlement, with settlers moving up through Hominy Pot. Several pre-1800 houses survive on King Hill Road. In 1895, Willow Farm, a historic farm, became the summer residence of Mr. and Mrs. James J. Tracy of Cleveland, Ohio. During the ensuing years, they directed the construction of magnificent stone walls, introduced advanced methods of agriculture, erected the first greenhouse in Town and developed a 9-hole golf course, abandoned in 1942 which was due to World War II. Nearby and worthy of note is St. Andrews Chapel, a stone structure dating to 1905. County Road from Knights Hill to Tracy Road has been designated a scenic road.

Planning Board Community Survey 2008		
Question #9: If yes to the question above, should the Town invest in a regional fiber optic network?		
Answer Options	Response Percent	Response Count
Yes	70.1%	230
No	29.9%	98
Comments:		67
answered question		328
skipped question		187

Personal Employment and Income

Employment

The distribution of New London’s work force among various types of industries changed considerably between 1990 and 2000, as reflected in Table X-1 (Page 180). Overall the number of employed New London residents increased from 1,263 in 1990 to 1,699 in 2000 for a 35% increase in ten years. The major employment increase between 1990 and 2000 occurred in the Health & Education Services sector with the number of employees increasing from 280 in 1990 to 574 in 2000. Employment increases were also experienced in Other Professional Services, Personal, Entertainment & Recreation Services, and Agriculture & Forestry. Employment decreased in Finance, Insurance & Real Estate, Retail Trade, and Manufacturing.

**TABLE X-1
Distribution of Employed New London
Residents* by Type of Industry: 1990 and 2000**

Type of Industry	1990		2000	
	#	%	#	%
Manufacturing	127	10.1%	107	6.3%
Construction	83	6.6%	84	4.9%
Agriculture, Forestry, Fisheries & Mining	0	0%	25	1.5%
Transportation, Communication & Utilities	71	5.6%	90	5.3%
Wholesale Trade	69	5.5%	82	4.8%
Retail Trade	234	18.5%	203	11.9%
Finance, Insurance & Real Estate	187	14.8%	124	7.3%
Public Administration	48	3.8%	56	3.3%
Business & Repair Services	17	1.3%	40	2.4%
Personal Entertainment & Recreation Services	71	5.6%	141	8.3%
Health & Educational Services	280	22.2%	574	33.8%
Other Professional Services	76	6%	173	10.2%
Totals	1263	100%	1699	100%

* Employed persons 16 years and older
Source: U.S. Census

A comparison of the type of occupations of New London’s employed residents in 1990 with those in 2000 is presented in Table X-2 (Page 181). The most substantial employment increase

more of the following uses:

- professional business offices – 81.2%;
- medical offices – 80.4%;
- restaurants – 71.1%;
- professional services (barbers, laundries, hairdressers, etc.) – 57.9%;
- inns and bed & breakfasts – 67.1%; and
- retail sales – 53.2%.

These uses should continue to be supported by the Town.

17. Fiber Optic System: Continue to encourage the development of a fiber optic system to serve all areas of New London, and, at the appropriate time, have the Town of New London invest in the fiber optic system.
18. Regional vs. Local Commercial Growth: When combined the responses to Questions # 2 and # 5 do not provide a clear consensus on a preferred future commercial growth option:
- Local commercial development;
 - Regional commercial development; and
 - Limit/Do not promote further commercial development.

The survey responses are fairly evenly split between these three categories leaving no clear direction from the survey responses. These land use issues are considered in developing alternatives for the Future Land Use Plan in the Land Use Chapter.

19. New Commercial Areas: The survey responses to Question # 6 about where people would support adding areas for commercial use are fairly evenly split between:
- I-89 – 31.9%;
 - Areas served by water & sewer – 30.2%; and
 - Nowhere/No Further Commercial Development – 27.8%

The survey does not provide a consensus and leaves no clear direction. This land use issue is considered in developing alternatives for the Future Land Use Plan in the Land Use Chapter.

20. Improve Village Business Signage for Business Loop off I-89: The signage directing travelers on I-89 to the businesses in the New London village needs to be improved.
21. **Support Local Agriculture:** The Town should support and promote continuation and further development of working farms, farm families and agricultural enterprises.
22. Reuse of Former Middle School and/or Site: The School District and the Town should continue to work cooperatively together to find an alternative use or uses for the former Middle School. Some ideas in addition to the Community Center include:
- Business incubator site;
 - Senior housing; or
 - Private or charter school.

XIV. REGIONAL CONTEXT

Introduction

Each town in the Lake Sunapee region has a stake in keeping the area a desirable place to live and work. New London and its neighbors cannot afford to look only as far as their town lines and must continue to put planning and growth issues in a regional context. Towns should consider the potential impacts of development on their neighbors as well as within their own borders. This regional conscience has been institutionalized by RSA 36:54 which encourages planning boards to consider the interests of other affected municipalities when considering proposals for new development.

The state statutes (RSA 674:2) provide for a “Regional Concern” section of a Master Plan. The intent of this section is to promote regional awareness in managing growth while fulfilling the vision statements of the Master Plan. This section describes the specific areas in the municipality of significant regional interest. These areas may include resources wholly contained within the municipality or bordering, or shared, or both, with neighboring municipalities. Items to be considered may include but are not limited to public facilities, natural resources, economic and housing potential, transportation, agriculture and recreational open space.

Individual communities each play a distinctive role in the growth of this region. As the town looks ahead to the future, it is important to understand New London’s identity and role in this broader regional context.

This chapter will begin by discussing New London’s regional setting. Then areas of significant regional interest in New London will be briefly outlined followed by a synopsis of the points of regional cooperation and coordination.

Regional Setting

Physical Setting:

The town of New London is located about half-way between Concord and Lebanon north of I-89. It is located in the west-central part of New Hampshire in Merrimack County as reflected on the map to follow. Neighboring communities include Sutton, Newbury, Sunapee, Wilmot and Springfield. The Town’s area covers 25.4 square miles, being on average roughly five miles north to south and eight and one-half miles east to west.

New London’s Growth in Regional Perspective:

With its attractive natural and recreational resources, New London has experienced considerable population growth over the past thirty-five years. From a population of 2,236 in 1970 the Town’s year-round population increased by 99 % to 4,440 in 2005. Between 1990 and 2005, the year-round population increased by 40%. A few of the highlights comparing New London’s growth with trends in the County and state include:

- New London’s annual population growth rate between 1970 and 2005 (2.0%) was higher than the growth rate of Merrimack County (1.7%) and the State (1.7%);
- New London’s annual population growth rate between 1990 and 2005 (2.3%) was about double the growth rate of Merrimack County (1.3%) and the State (1.1%); and

#	Chapter	Recommendation
13	IX: Housing	<p>Reinforce the traditional, small town New England settlement pattern of smaller lots and higher density housing in and around the village centers with predominantly open space in the outlying areas through:</p> <ol style="list-style-type: none"> Enactment of transfer of development rights provisions whereby the density allowed on a property located in an outlying area can be transferred to a property located in a village area. Consideration of amendments which would provide for lower densities of development in the outlying areas and higher densities in and around the village centers where water and sewer service is available. Enactment of innovative land use techniques outlined in RSA 674:21.
14	X: Economic Base	<p>Develop and Adopt Site and Building Appearance Guidelines for Non-Residential Development: These Site and Building Appearance Guidelines should be integrated with or linked to the Site Plan Review process which addresses site development for new non-residential uses, a change in use for non-residential development or conversion of residential uses to non-residential uses.</p>
15	X: Economic Base	<p>Require Water and Sewer Services: Multi-Family Residential, Commercial and Light Industrial Developments within the water/sewer precincts should be required to tie into the water precinct system in order to provide an adequate water supply for domestic and firefighting purposes. Sewer service should be required for these uses to protect both surface and groundwater resources.</p>
16	X: Economic Base	<p>Support Local Agriculture: Utilize innovative land use techniques to support and promote continuation and further development of working farms, farm families and agricultural enterprises.</p>
17	XII: Transportation	<p>Include Town bridge improvements, as needed, in the Capital Improvements Program for improvements to the Elkins Road bridge over the brook from Pleasant Lake just before the Wilnot Town line, the Goose Hole bridge over the brook below Goose Hole Pond and the Elkins Road bridge just below Pleasant Lake Dam.</p>