

- c. preserving and protecting New London's water and air resources.
8. To improve New London's ability to integrate continuing pressures for growth with its commitment to preserving rural character and the environment by:
 - a. continuing its commitment to environmentally sound planning and zoning principles and practices;
 - b. maintaining and improving the Town's enforcement of zoning regulations;
 - c. encouraging greater citizen awareness of and participation in best practices of land conservation, including participation in Town initiatives and volunteer-based organizations promoting land and wildlife habitat conservation; and
 - d. developing the Town's trail system and other recreational resources in a manner that increases the public awareness of and access to our rural landscape and natural environment without compromising its sustainability.
9. To encourage the provision of a safe, adequate and affordable supply of all housing types for residents of all income levels and provide housing opportunities to attract a more balanced mix of resident age groups; and
10. To provide for the aesthetically pleasing development of the community and its environs.

Recommendations

1. Examine rezoning those areas deemed viable for expanding the number of village size residential lots, particularly within Town sewer and Precinct water.
2. Consider accommodating housing needs in the village:
 - a. Rental units;
 - b. Housing over businesses in the Commercial District, and;
 - c. Conversion of large single family homes into multiple units.
3. Consider changes to the existing Commercial District boundaries and permitted commercial uses to meet New London's future needs.
4. Consider opportunities to provide for clean, non-polluting light industry or high-tech industry by Special Exception in areas served by Town sewer and Precinct water.
5. Consider site and building design guidelines for aesthetics.
6. Consider a gateway protection ordinance aimed at preserving the Town's scenic quality and rural character along roads leading into New London and around Interstate interchanges.
7. Consider developing an Aquifer Protection Overlay District to minimize potential pollution of aquifers.
8. Explore innovative land use practices to preserve New London's rural character, natural and historic resources.
9. Conduct a feasibility study to identify future Water and Sewer Service Areas and defining sewer line extension policies.

4. The Town needs to study innovative land use techniques aimed at preserving rural character, agricultural resources and other natural and historic resources.
5. It is important to continue to provide landscaped open spaces within the villages.
6. The important agricultural resources in New London are dwindling and are in need of protection. 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 approaches aimed at preserving the Town's remaining agricultural resources.
7. New subdivisions and land development continue to consume open space lands in New London.
8. Additional opportunities exist to encourage access to and development of recreational trails for hiking, cross-country skiing, snowshoeing, bicycling, etc.
9. Many Town-owned lands that are the responsibility of the Conservation Commission are not currently protected by conservation easements.
10. Vigilant monitoring and enforcement of land use and environmental regulations is needed to achieve conservation goals. Such activities can be expensive for the community to undertake.

Recommendations

1. The Town, through the Conservation Commission, should continue to work cooperatively with the ASLPT and other land conservation groups to conserve additional important conservation and open space lands worthy of protection in New London. In particular, these groups should be guided by the list of Desirable Properties Not Currently Protected (Table IV-1). The Town should continue to set aside monies for land conservation in the Town's Capital Improvement Program.
2. The Conservation Commission should continue its work in developing a Management Plan for Town-owned land, taking into consideration the purposes for which the property was acquired in the first place. The benefits of good land planning include sustainability of long term goals and the potential for revenue from forest products.
3. The Conservation Commission should develop a Natural Resource Inventory for the Town, including a comprehensive assessment of wildlife and their essential habitat requirements, based on the Wildlife Action Plan developed by the NH Fish and Game Department. This inventory can then serve as the basis for development of a wildlife habitat overlay, which can be used to evaluate both the current configuration of Conservation District boundaries and the potential wildlife habitat impacts of new development proposals. This information will then serve as the basis for changes to zoning regulations, zone district boundaries, and/or subdivision regulations so as to minimize the loss of strategic natural resources.
4. The Conservation Commission and Planning Board should continue to develop and improve planning techniques designed to protect streams and wetland complexes in a

manner that preserves the essential functions and values of these fragile resources. The existing stream and wetland map, adopted March 13, 2001, should be revised because it does not include certain significant streams and wetlands, and includes some that are questionable. In addition, the buffering methodology in the Town's existing wetlands overlay regulation scheme has encountered problems, in certain circumstances, that should be resolved. To accomplish these goals, the Planning Board has appointed a Wetland Subcommittee to study stream and wetland protection and make recommendations to the full Planning Board on the best approach to pursue. The Wetland Subcommittee should study the streams and wetlands in Town to define their functions and values and to develop a regulatory system based on that scientific analysis. As this limited science continues to evolve and improve, the Planning Board should continue to seek effective alternatives to protect these fragile environments. This should continue to include periodic consultation with wetland science professionals and a review of current statutes to ensure a scientifically practical and legally viable regulatory approach.

5. The Planning Board should continue to explore the use of innovative land use controls that can preserve and enhance rural character, agricultural resources, scenic resources, ridgelines and other natural and historic resources. Some alternatives to consider might include a mandatory Cluster or Planned Unit Development provision, Conservation Subdivision Design Standards that would preserve and enhance rural character, and environmental characteristics zoning, to name a few.
6. Provision of landscaped open space within the villages, particularly for commercial or multi-family residential developments, should continue to be a key design element when the Planning Board studies establishing building and site design guidelines.
7. The Town should document the decline in agricultural lands in Town since the 1940s through a series of maps. The Town should 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 and producing more locally grown food. The Town should consider appointing an Agricultural Commission to assist in these endeavors.
8. The Town should consider providing incentives for landowners:
 - a. to maintain their property as open space lands; and
 - b. to conserve these open space lands.
9. The Town should encourage additional access to and development of recreational trails for hiking, cross-country skiing, snowshoeing, bicycling, etc.
10. The Town should grant conservation easements on Town-owned lands that are the responsibility of the Conservation Commission.

The Town should vigilantly monitor and enforce the Town's land use and environmental regulations to achieve the Town's conservation goals. The Town should consider developing a fee structure for inspections related to enforcing land use and environmental regulations.

Subdivision Regulations

1. The Planning Board adopted new provisions in the Subdivision Regulations pertaining to the management of stormwater runoff and erosion and sediment controls for new developments. A major part of this effort was incorporating LID techniques wherever the site conditions allow for their use.

Site Plan Review

1. The standards and requirements for erosion and sediment controls and management of stormwater runoff incorporated into the Subdivision Regulations have been incorporated into the Site Plan Review Regulations by cross-reference. Implementing those new requirements and standards for erosion control and management of stormwater is important when new sites are developed and when existing sites are redeveloped.
2. Information about underground storage tanks, including type, contents, capacity and location is needed.

Enforcement

1. Effective enforcement of existing environmental ordinances and regulations is important and the Town needs to continue to with its efforts in this area.

Recommendations

Non-regulatory Programs

The non-regulatory approaches to water resource protection are as important as the regulatory methods. Given the existing situation in Town, the following recommendations are offered. This list should be reviewed and revised regularly to ensure that they reflect the current conditions in Town.

1. Following the lead of the SAWC's June 2008 Management Plan for the Lake Sunapee Watershed, watershed studies for each watershed in the community should be undertaken. These studies should evaluate the impact of the potential land use development at full build-out within each watershed on the water quality of each lake. Further, they should identify strategies and techniques to manage land use to maintain and improve the existing high water quality in those lakes. The watershed approach to protecting water resources should continue to be supported and used. Education about watershed plans and their implementation should be supported and conducted.
2. The Town should continue to call on the Upper Valley Lake Sunapee Regional Planning Commission to provide the Planning Board and Selectmen with sample ordinances, bylaws and regulations used to protect water resources in other towns. The Regional Planning Commission should be asked to help prepare regulations and amendments to existing regulations to protect those resources. The Regional Planning Commission should help New London, along with its neighboring communities, to prioritize their shared water resources and implement common protection mechanisms.
3. The Town should continue to work with the lake protective associations, the New Hampshire Department of Environmental Services and the Regional Planning

- 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,

type, depth, and yield of private residential wells and use this analysis to promote protection of these groundwater resources.

14. The Town should work closely with NHDES on any application for a large groundwater withdrawal (a new well having a maximum withdrawal of 57,500 gallons per day or more) to ensure the withdrawal will not have a long-term negative impact on groundwater resources.
15. The Town should work cooperatively with the New Hampshire Department of Environmental Services, the Regional Planning Commission and the New London-Springfield Water System Precinct to ensure protection of the Precinct's wellhead area.
16. With the projected increased frequency of severe storms causing more untreated stormwater, the Town should investigate the feasibility of creating a stormwater utility to manage stormwater in addition to using Best Management Practices, including LID techniques.
17. The Town should continue to monitor available new scientific and technical information to inform watershed and water resource planning efforts.
18. The Town should continue to monitor the water resources around the metal and brush disposal area or old burn dump in cooperation with the NHDES. If required by NHDES due to the monitoring results, The Town will need to close and possibly cap the metal and brush disposal area or old burn dump. If this occurs, the Town will need to find and establish a new metal and brush disposal area site.

Regulatory Programs

The State gives communities the power to enact laws which can regulate activities and protect water resources. New London has enacted a zoning ordinance, site plan review and subdivision regulations. The existing regulatory programs have been described in this chapter. In this section, recommendations for specific amendments to existing ordinances and regulations are suggested to better protect water quality.

Zoning Ordinance

1. The Planning Board should develop performance standards that new or expanding business operations would have to meet to protect water quality and submit to the voters for approval.
2. The Conservation Commission and Planning Board should continue to develop and improve planning techniques designed to protect streams and wetland complexes in a manner that preserves the essential functions and values of these fragile resources and submit these to the voters for approval. As this limited science continues to evolve and improve, the Planning Board should continue to seek effective alternatives to protect these fragile environments including periodic consultation with wetland science professionals and a review of current statutes to ensure a scientifically practical and legally viable regulatory approach.

3. The Planning Board should craft a Stormwater Management Ordinance to submit to the voters to regulate and guide the management of stormwater runoff from land development on individual lots.
4. The Planning Board should develop and to submit to the voters regulations which limit the amount of permitted impervious surface coverage.
5. The Planning Board should regularly evaluate the standard for the 50 foot setback from surface waters. If warranted, the Planning Board should craft and submit to the voters a proposal to increase the minimum setback from surface waters based on the latest science to increase protection of water quality.

Subdivision Regulations

1. The Planning Board should continue to implement the new provisions in the Subdivision Regulations pertaining to the management of stormwater runoff and erosion and sediment controls for new developments. The Planning Board should ensure pollution from stormwater runoff is minimized through the use of Best Management Practices, including LID techniques, wherever the site conditions allow for their use.

Site Plan Review

1. The Planning Board should continue to be vigilant about implementing the standards and requirements for erosion and sediment control and management of stormwater runoff incorporated into the Site Plan Review Regulations by cross-reference from the Land Subdivision Control Regulations. Implementing those new requirements and standards for erosion control and management of stormwater is important when new sites are developed and when existing sites are redeveloped.
2. Require information about underground storage tanks, including type, contents, capacity and location in applications for site plan review.

Enforcement

1. The Town should continue to support effective enforcement of existing environmental ordinances and regulations. The Town should consider charging fees to pay for this service.

6. The public needs access to information regarding appropriate rehabilitation techniques to encourage the appropriate renovation of older homes and buildings.
7. It is important that historic documents and photos be stored in a secure, fireproof and dust proof structure.
8. Early handwritten records should be reproduced. Copies need to be kept in more than one location.
9. All handwritten records should be transcribed into modern print, with annotations to explain early meaning of terms, interrelationships of people, place names, etc.
10. A nonprofit foundation to dispense monies at low interest from a revolving fund for the renovation of significant historic structures which may require rehabilitation standards owners could not afford may be needed.
11. The Town does not have a Heritage Commission. Heritage Commissions are established to recognize, use, and protect the resources, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance.
12. Gravestones in the Town's cemeteries, especially in the Old Main Street, Elkins and West Part Cemeteries continue to need repair and maintenance. These stones should be digitally photographed before they are lost forever. The digital photos should be stored with other Archives materials.
13. The location of grave sites outside the Town cemeteries and the location of Native American sites are not known.

Recommendations

1. A complete historic survey for New London should be completed with information updated periodically to indicate changes to buildings, including remodeling, fire, demolition or changes to surroundings. The location of early mill sites, rock quarries, graveyards, cellar holes, and other valuable historic sites need to be mapped as part of the historic survey.
2. Historical interest should be promoted through:
 - a. photographs and murals in public and commercial buildings;
 - b. continuation of the marker program;
 - c. brochures describing the Town's history;
 - d. tours of historic structures and sites;
 - e. continuation of an oral history project; and
 - f. introduction of a local history course into the school curriculum.
3. The Town should continue to encourage the protection, enhancement and renovation of significant architectural and historic resources using the various tools and mechanisms available to them, as described in this chapter.

4. Eligible historic structures and areas should be considered for individual or district listing on the National or State Register of Historic Places, including, but not limited to, the following:
 - a. Main Street Area;
 - b. Old Main Street Area;
 - c. Elkins Area;
 - d. Otterville Area;
 - e. New London Inn;
 - f. Tracy Memorial Library;
 - g. Old Stone Chapels (Elkins, Goosehole & King Hill Road);
 - h. Colby Homestead; and
 - i. Old Academy Building (now Town Offices).

The Town should appoint a Historic District Study Committee to again investigate/study the feasibility/desirability of establishing a Historic District.

5. Utilization of preservation and conservation easements and innovative tax options should be explored to support the preservation of New London's historic structures and open space.
6. Copies of literature from the New Hampshire Division of Historical Resources regarding appropriate rehabilitation techniques should be placed on file in the Town Library and the New London Town Offices to encourage the appropriate renovation of older homes and buildings.
7. Historic documents and photos should be stored in a secure, fireproof and dust proof structure.
8. Early handwritten records should be reproduced and copies kept in more than one location.
9. All handwritten records should be transcribed into modern print, with annotations to explain early meaning of terms, interrelationships of people, place names, etc.
10. The Town should study the development of a nonprofit foundation to dispense monies at low interest from a revolving fund for the renovation of significant historic structures which may require rehabilitation standards owners are not able to afford.
11. The Town should study the establishment of a Heritage Commission to recognize, use, and protect the resources, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance.
12. Support the repair and maintenance of gravestones in the Town's cemeteries, especially in the Old Main Street, Elkins and West Part Cemeteries. These stones should be digitally photographed before they are lost forever. The digital photos should be stored with other Archive materials.
13. The location of grave sites outside the Town cemeteries and the location of Native American sites should be inventoried.

3. Facilities: The Town Offices currently have a shortage of storage space for town files and archives.
4. Facilities: Meeting spaces in the Town Offices are in high demand resulting in the need to utilize other facilities that may be less appropriate for public meetings.

Recommendations: Town Government Facilities & Services

1. Continue using electronic and other means to inform the community about issues facing the town government and the decision-making process.
2. Encourage the continued use of volunteers for town boards and committees and find innovative ways to engage the community to be involved in Town policy development, activities, and events.
3. Encourage the continued use of volunteers to first address additional community needs.
4. Form a Building and Facilities Committee to conduct an annual Town-wide assessment of municipal facilities to identify needs and opportunities for capital improvements, maintenance, and operational efficiencies. For example, the Committee could identify underutilized facilities and identify appropriate uses and operations that may have a need for space.

Social Services

Social support services to the residents of New London are provided primarily through State-assisted programs and, to a lesser degree, by direct financial assistance from the Town to the Kearsarge Council on Aging, the Welfare Office, the Lake Sunapee Region Visiting Nurse Association, and the New London Ambulance Service. A summary of the total annual Town expenditures for these human services is shown graphically in Figure VII-2 (Page 101) and outlined in Table VII-1 (Page 101). The average Town expenditure for human services over the past eleven years has been \$87,914 and has increased significantly since the Town began contributing to the New London Ambulance Service.

Recommendations: Police Protection Service

1. Stay current on technology for the purposes of both solving existing crimes more efficiently, tracking new trends in criminal activity, and tracking police activity.
2. Maintain a highly visible presence in the community, particularly on State and Town roads that see higher rates of speed.
3. Investigate and recommend alternative means of effectively managing and enforcing vehicle speed limits by utilizing technology such as active feedback mobile trailers and fixed signs incorporating radar and variable messaging for motorists.

Fire Department

The New London Fire Station is centrally located at 237 Main Street. The Station is sited on a one-half acre lot that provides room for off-street parking, although parking at times can be limited. The original 1972 masonry-construction Fire Station is a single story building. In 2004, the Fire Department added a two-story addition between the storage garage and the original building. The facility currently contains a meeting room, offices, sleeping quarters, a day room, and locker rooms with showers. During the expansion the heating system was upgraded to two high efficiency propane boilers that feed the forced hot water system.

The Fire Station has three main apparatus bays and two additional bays for the pick-up trucks. The remaining original space, consisting of about 3,400 square feet, includes a communications room, repair room, and a restroom. Although current facilities are adequate for existing staff levels, it is anticipated that another bay may be needed if any new apparatus is added, especially if the new apparatus does not fit the existing door openings.

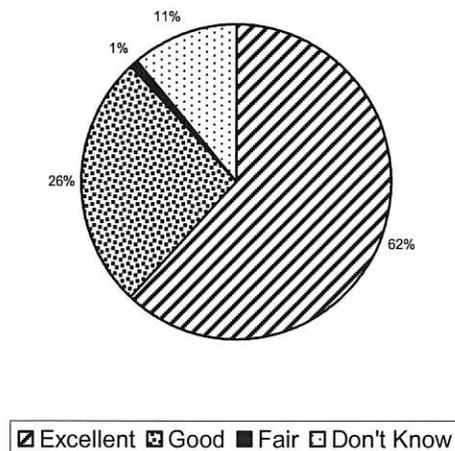
The Fire Department Equipment Replacement Program is incorporated into the Town's Capital Improvement Program (CIP) and the Town makes annual deposits (subject to Town Meeting approval) into a capital reserve fund for the replacement of the firefighting apparatus. The CIP maintains a detailed inventory of Fire Department equipment.

In 1998, voters changed the governing structure of the New London Fire Department, creating a Board of Firewards that is appointed by the Board of Selectmen. In 1999, a full time position was added to be available during the daytime to complete fire inspections and code review, train department personnel, clean the station, make sure the department was ready to respond at a moment's notice, and additional duties as assigned by the Fire Chief.

The Board of Firewards is responsible for the appointment of a Fire Chief, which became a full-time position in 2007. The New London Fire Department is considered a combination department, with two full-time career firefighters and 43 call firefighters. All department personnel are under the direction of the Fire Chief, who also completes all aspects of fire prevention, from site plan reviews to inspections. The Fire Chief also is in charge of day-to-day operations, short- and long-term budgetary planning, and expenditures.

In 1980 there were 74 recorded service calls to the Fire Department. This number has substantially increased to 332 calls in 2000 and 537 calls in 2009. These increases in calls over the last three decades are a result of numerous factors including record keeping methods at the Town, operating procedures for the municipal public safety departments, and the size and

**FIGURE VII-5
Fire Protection Service Rating**



2. Recruitment and retention will always be an issue for the fire service. As calls and the demands for service increase there is the potential need for career firefighters.
3. The next major piece of apparatus to be replaced is the ladder truck in 2012. Such larger firefighting apparatus is constructed more heavily than in the past. Fitting the equipment in the station will require some careful planning and designing of new apparatus and design review of the existing facility when planning for new apparatus.

Recommendations: Fire Protection Service

1. The Fire Department continues to develop additional rural water supplies for firefighting. Such an effort would require creating a target list of areas of greatest concern and incorporating the capital costs associated with improving these rural water supplies into the Town's Capital Improvement Program and the annual budget.
2. The Fire Department and Planning Board should discuss how current land use regulations address fire safety in new developments, particularly residential subdivisions, in accordance with state law. One option is for the Planning Board to require adequate water supply for firefighting purposes as part of the subdivision development.
3. If the demographics of the community continue to change and calls for service continue to increase, and if New London Hospital chooses not to offer ambulance service in the future, the Town may want to investigate alternative ambulance services or consider operating an ambulance out of the Fire Station. The latter would likely increase the number of full-time firefighters and other emergency service staff.
4. As full-time firefighter staffing needs increase the Town should seek ways to ensure reasonably affordable housing opportunities are available within New London and preferably in proximity to the Fire Department. This program would not necessarily be limited to Fire Department employees and will assist with recruitment and retention of Town Staff.

possible that the New London Hospital may determine operating the NLAS is not in the interest of the overall organization.

Recommendations: Hospital and Ambulance Service

1. The Town needs to undertake a collaborative effort with New London Hospital to assess the capacity and operations of the existing NLAS. This assessment may consider whether NLAS has the capacity to meet the community's current and long-term needs.

Public Works Department

The New London Public Works Department is responsible for the Highway Division, Transfer Station and Recycling Center, Brush and Metal Disposal Center, Grounds Maintenance, and the recently formed Wastewater Division (discussed in the Chapter XI – Utilities).

There are 14 full-time employees in the Public Works Department. Public Works personnel include the Public Works Director and the following positions: one Maintenance Level III/Foreman, four Maintenance Level II/Heavy Equipment Operators, three Maintenance Level I/Laborers, one Wastewater Operator, one Transfer Station Supervisor, two Recycling Attendants, and one Administrative Assistant.

Highway Division

The New London Public Works Department and the Highway Division are located on a four-acre site at 184 South Pleasant Street. The facility consists of a single story garage (approximately 2,400 square feet) with five bays and a 24'x36' space with two offices, a lunch room, locker room and bathroom; a 9,000 square-foot equipment garage with capacity to store 12 full-size trucks outfitted with plows and sanders; a 1,800 square-foot cold storage building; a salt storage shed; a 2,000-gallon diesel fuel storage tank.

The Highway Division is responsible for maintaining roads and features within public rights-of-way in the Town that are not maintained by the NH Department of Transportation. The Highway Division shares resources including staff and equipment with other divisions in the Department of Public Works and other departments in Town on an as-needed basis. A full equipment inventory, equipment replacement plan, and facility capital improvements are outlined in the CIP.

The Town's Capital Improvement Program allocates money each year towards a capital reserve fund for the Highway Department Equipment Replacement Program. In 2007 the Board of Selectmen adopted a schedule to gradually pave a number of gravel roads in town, which is incorporated in the CIP. Budget constraints have resulted in attenuating the paving schedule.

Community Survey Results: Highway Division

The Highway Department was rated separately in the Community Survey for its snowplowing service and its road maintenance service. Snowplowing service provided by the Highway Department was rated as excellent or good by 87% of those responding to the Community Survey, with only 7% indicating fair service and 1% as poor.

3. There is an ongoing debate about the costs and benefits of salt and sand road treatments in the winter months. There is one salt reduction zone in Town along Little Sunapee Road. Otherwise there are no designated salt reduction zones or policies enacted by the Town.

Recommendations: Highway Division

1. Develop a building improvement plan for the old building and the salt/sand shed and incorporate it into the capital improvement plan.
2. Conduct a study to see if we are doing justice to the environment, traveling public and maintenance personnel with current winter road maintenance practices. Identify feasible alternative options to using winter applications of salt and sand.

Solid Waste Management

New London's solid waste disposal responsibilities fall into two categories: 1) collection, disposal and recycling of household trash; and 2) septage disposal.

New London's household trash is collected at the Transfer Station near Exit 12 off I-89. Since the termination of the New Hampshire/Vermont Solid Waste District in 2007, the Town has hauled solid waste from the Transfer Station to the Town of Meredith Transfer Station facility. From there a private hauler takes solid waste from Meredith and New London to the Mount Carberry Landfill in Berlin, NH (managed by the Androscoggin Valley Regional Refuse Disposal District).

The old landfill on Mountain Road was closed in the mid-1990s. The Town monitors the site and immediate surrounding area for methane gas and for contamination of ground water through testing of ground water wells.

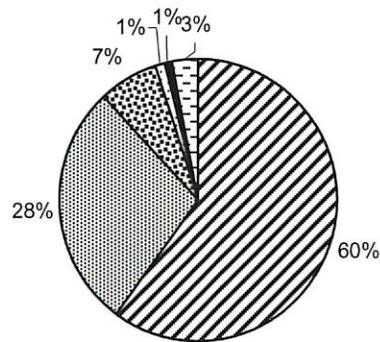
The Transfer Station also functions as a recycling facility. Table VII-2 (Page 111) shows the Town's trash disposal and recycling levels since 2001.

**TABLE VII-2
Town Trash & Recycling Levels**

	Total Solid Waste (tons)	Trash Disposal		Recycled Material	
		Reported Trash (tons)	Proportion of Total (%)	Reported Recycling (tons)	Proportion of Total (%)
2001	3,642.26	2,948.78	81%	693.48	19%
2002	3,807.22	2,933.80	77%	873.42	23%
2003	3,810.54	3,150.40	83%	660.14	17%
2004	3,831.42	3,049.10	80%	782.32	20%
2005	3,969.23	3,181.24	80%	787.99	20%
2006	3,921.23	3,122.11	80%	799.12	20%
2007	3,611.63	2,799.19	78%	812.44	22%
2008	3,357.31	2,594.75	77%	762.56	23%
2009	3,203.56	2,455.29	77%	748.27	23%

Source: New London Public Works Department

**FIGURE VII-9
Transfer Station Service**



Excellent
 Good
 Fair
 Poor
 Very Poor
 Don't Know

Issues: Solid Waste Management

1. Since closure of the landfill, the Town has been monitoring the site and surrounding area for any potential ground water contamination through routine sampling of monitoring wells installed by the Town. A couple of times in the past after heavy rains the closed landfill has experienced problems with slumping on side slopes. The Town has repaired and stabilized the whole landfill, doing the last section in 2006.
2. Hazardous wastes from residential households pose a threat to the environment if not disposed of in the proper and safe manner. The costs associated with disposal support a regional approach to addressing the problem.
3. Additional educational efforts are needed to better inform the public about household hazardous wastes and the potential negative environmental impacts associated with improper disposal.
4. Increasing New London's recycling rate would be good for the environment without significant financial impact.

Recommendations: Solid Waste Management

1. The Town should continue to monitor the closed landfill site and the Stump Dump and respond appropriately as soon as practical to any concerns raised by the monitoring program.
2. The Town should continue to work with neighboring communities and the Regional Planning Commission to collect and dispose of hazardous waste in a cost-effective way, and make educational materials about hazardous waste disposal available to the public.

programs/meetings. Also, the Library is located at an intersection that is not pedestrian-friendly. There is poor visibility at the crosswalk at S. Pleasant Street, linking the Library to the municipal parking lot.

Recommendations: Tracy Memorial Library

1. Any renovations must be sensitive to the Library's setting, architecture and history. Continued funding of the building maintenance Capital Improvement Plan and appropriate funding of the Library maintenance budget is necessary.
2. It is important to maintain Town funding for the Library's initiative to promote high quality technology services.
3. Town use of Library meeting rooms and space puts a strain on its facilities. It will be necessary for the Town to seek a broader town-wide solution for Town meeting space so that the Library may reclaim the two public meeting rooms for its own purposes. This would likely defer the need for a building addition on a constrained, historic site.
4. The Library will embark on the space planning of the circulation desk and surrounding area. Specialized library furniture and shelving that is designed and built to withstand the rigors of heavy daily use is necessary.
5. The Library acknowledges that parking and pedestrian safety are outside of its purview and budget and looks to the Town to hold discussions about improving parking and safety downtown.

New London Recreation Department

The mission of the New London Recreation Department is to provide diverse and challenging life-long leisure activities to the community, thereby encouraging participation in programs that enhance one's education and develop good citizenship and overall well-being.

The Recreation Commission is a five-member board that was established by the Board of Selectmen. Until 1997, the primary responsibility of the Recreation Commission had been to oversee the operations of Bucklin and Elkins Beaches. In 1998, the Board of Selectman and the Town agreed to a Full Time Recreation Department Director and the position was filled in 1999. The full-time Recreation Director organizes and promotes year-round recreational, educational and cultural programs for all ages.

From 2000 to present the Recreation Commission has played a significant role in the progression of the New London Recreation Department's diversity of offerings, forming lasting collaborative relationships and guiding the department into the future.

The New London Recreation Commission and Recreation Department promote:

1. A culture of commitment to foster year round recreational, educational and cultural programs for all ages;
2. Community conversation & communication;

Although the Town does not have any designated bicycle paths, several roads within New London are suitable for recreational bicycling. Routes 11 and 103A are often used for bicycling, and Town roads provide an idyllic setting for bicycling. The Town has recently heard from local bicyclists that more of a focus should be made on improving bicycle facilities.

Private Recreation

The New London Outing Club provides a broad range of recreational programs and facilities including: tennis, baseball, softball, soccer, lacrosse, basketball, picnic facilities, playground equipment, T-ball and summer and winter programs at Knight's Hill Park. In 2007, the Outing Club entered into a long-term lease with the Kearsarge Regional School District to use the indoor gymnasium at the former middle school, which it named the Outing Club Indoor Center (OCIC). The New London Outing Club continues to play a very important role in providing affordable sports opportunities for local children through membership fees, fund raising and volunteer support. Additional private recreational opportunities are provided through the Kearsarge Youth Basketball Association and the Kearsarge Youth Hockey Association.

Colby-Sawyer College has a number of recreational facilities and programs available to New London residents. The Hogan Athletic Center provides a number of opportunities, particularly the Van Cise Fitness Center and the indoor swimming pool. A swim team for area youth is based at the Hogan pool where swimming lessons are also provided. Indoor and outdoor tennis courts are available and summer basketball and soccer camps are conducted at the College.

Commercial Recreation

Several commercial recreation facilities in the New London area serve New London residents. The Mt. Sunapee Ski Area and the Ragged Mountain Ski Area provide downhill skiing opportunities. The Mountainside Racquet and Fitness Club serves about 2,300 people monthly. Its facilities and programs include tennis, racquet ball, aerobics, walleyball and fitness. Tournaments and social functions are also held there.

The Lake Sunapee Country Club has an 18-hole golf course in New London, and Twin Lake Villa offers a nine-hole course in Springfield.

Recommendations: Recreation Department

1. Explore installation and use of sidewalks, multi-use paths and/or bike trails where appropriate.
2. Explore areas for potential beach expansion or additional beach space or water access in New London.
3. Encourage positive interaction with private organizations for the provision of recreational services

Cemeteries

The Town of New London owns three cemeteries as listed in TABLE VII-3. Three elected Cemetery Commissioners oversee the Town cemeteries and the Highway Department maintains them. The Cemetery Commissioners have indicated that the sale of cemetery plots

ranges between 40 and 75 plots per year. The number of interments has averaged about 35 per year.

**TABLE VII-3
Cemeteries**

Cemetery Name	Location	Size	Estimated Number of Full Sized Plots
Old Main Street	Old Main Street & Bog Road	7.5 ac.	200
Elkins	Elkins Village Road	4 ac.	500
West Part	County Road near Route 103A	1.5 ac.	350
Total		13 ac.	1,050

The Cemetery Commissioners noted that a recent trend has been an increasing percentage of people choosing cremation rather than burial with about 50% choosing either option today. Additionally, the Commissioners have noted a recent trend for more of the people choosing cremation who also choose to purchase a burial plot in one of the cemeteries for the cremated remains rather than non-burial of the cremated remains. The typical burial plot measuring 3.5 feet x 11 feet can accommodate up to six burial plots for cremated remains in urns.

While burial plots for cremated remains may increase the demand for additional cemetery land, the smaller sized plots will minimize this increased demand. The estimated number of cemetery plots provided in Table 3 is a rough estimate since the actual plots have not been laid out in many of the undeveloped portions of the existing cemeteries. Additionally, the estimated number of remaining cemetery plots is for full sized plots. If 50% of the plots are used for burial of cremated remains, then about 525 full size cemetery plots and up to 3,150 cemetery plots used for burial of cremated remains could be provided within the land remaining to be developed in the existing cemeteries.

Issue: Cemeteries

1. Demand for Additional cemetery land will increase near the center of Town. The Cemetery Commissioners have indicated the Old Main Street Cemetery receives the highest demand for cemetery lot sales and has the fewest remaining plots. Although the Old Main Street Cemetery has some undeveloped land, it may prove unsuitable for cemetery use due to poor drainage.

Recommendation: Cemeteries

1. The Cemetery Commissioners and the Town should consider acquiring additional land to expand the Old Main Street Cemetery or to identify and acquire another cemetery property near the center of Town. The need is not immediate, but potential properties should be considered as they become available for purchase. The Cemetery Commissioners and the Town should coordinate with the Ausbon Sargent Land Preservation Trust in this effort in hopes of finding a property owner who might be willing to donate property for future cemetery use.

Recommendations

1. Encourage a diversity of affordable housing to meet the needs of low and moderate income persons, particularly senior or handicapped persons, through development of housing projects, including congregate, assisted living facilities, in the village areas;
2. Consider amendments to the Zoning Ordinance which will 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:
 - a. 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;
 - b. consider 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
 - c. enactment innovative land use techniques outlined in RSA 674:21.
3. Site and building appearance guidelines should be incorporated into the Site Plan Review Regulations for the development of any multi-family housing.
4. Consideration should be given to encouraging the use of Cluster Developments through density bonuses and/or allowing the Planning Board to require a Cluster Development in instances where significant natural or historic resources would be adversely affected through use of the traditional “cookie cutter” approach.
5. The Town should continue to work closely with Colby-Sawyer College in ensuring that the housing needs of the student body are met primarily through on-campus housing in order to minimize the impact of student housing on the surrounding residential neighborhoods.
6. The Town should encourage energy-efficient subdivision and site design and to permit maximum solar access. East-west streets where the topography allows, south-oriented lots, Cluster Developments and Planned Unit Developments should be encouraged.
7. The process of meeting the Town’s housing needs should be done in such a way as to preserve architecturally and historically significant buildings.
8. The Town should continue to carefully monitor the conversion or reconstruction of old cottages along the shore lands into year-round housing and the construction of new homes to ensure provision of adequate on-site waste disposal systems and to ensure that site development is consistent with the provisions of the Shore Land Overlay District.
9. The Town should encourage the construction of “Green Buildings” that conserve energy, lower operating costs, reduce harmful greenhouse gas emissions, and provide a healthier and safer environment for occupants.
10. The Town should consider amending the Zoning Ordinance to respond to Senate Bill 342 on Workforce Housing by:

- a. Allowing multi-family dwellings in residential zones where properties are served by public water and sewer either as a permitted use or as a use permitted by special exception; and
- b. Providing for inclusionary zoning in residential developments by offering a density bonus for workforce housing that will remain affordable.

Summary and Vision for the New London Economy

Overall, the Town of New London has a healthy, stable economy which provides employment, shopping and service needs for both New London residents and those in neighboring communities. The retail sector of the local market which relies on the summer boom season needs greater stability by attracting more year-round business.

New London, like most communities, has been affected by the recent economic turmoil in the United States and globally. The dramatic drop in the stock and housing markets and the instability of many financial institutions has created economic challenges not seen in this country since the Depression. New London historically has had a strong local economy based on the health care and education sectors that remain consistently strong and are less affected by downward shifts in the economy. Assuming these sectors remain strong, New London will again be able to weather well the current downturn in the economy. This planning effort should provide useful guidelines and direction for New London now and once the economy rebounds.

The Town's rural small-town atmosphere, strong volunteer spirit and natural/environmental features are cherished by most people who live, work or vacation here. In comparison with other communities in the Region, New London's tax rates are relatively low, while valuations are relatively high. These desirable features must be protected, in part, to protect the economic well-being of the community.

The Town feels it is possible to encourage desirable economic growth in appropriate locations, while, at the same time, protecting and enhancing the desirable features of New London through land use planning, site design and other regulations designed to protect the public interest. This will enable the people of New London to enjoy the benefits of economic growth without limiting the quality of life enjoyed by all.

The overall economic goal for the Town of New London is "To encourage and provide for selected economic growth which will provide for diversification of the local economic base, provide for employment and shopping opportunities for New London's residents, and contribute to the Town's tax base without degrading the natural, scenic and cultural resources and quality of life in general."

Recommendations

The following recommendations are made to strengthen and improve New London's economy and thereby achieve the overall economic goal for the community.

1. **Build on New London's Existing Strengths:** First New London needs to support and build on its existing strengths such as health care, education and being an attractive location for retirees.
2. **Economic Development Committee:** The Town should have an active Economic Development Committee to promote and preserve the local economy. The Committee should be a diverse group representative of the community to provide the economic direction for the Town.
3. **Retirement Community:** The senior population in New London accounts for 30% of the year-round population. The projections are that this segment of the population may

expand rapidly over the coming fifteen years with the aging of the “baby boomers” making this an even larger proportion of the market for local businesses in future years.

4. Accommodate Economic Growth, Protect the Natural, Scenic and Cultural Resources, the Quality of Life and Preserve the Small-Town Character: New London’s single most important assets are the scenic and natural resources of this rural residential community. This is the key factor in attracting residents, businesses and tourists. All commercial and light industrial project proposals should continue to be closely scrutinized to ensure that they fit harmoniously into the community and do not degrade the scenic and natural resources, thereby ensuring they are a positive addition to the local economy. New London’s scenic visual resources should be protected and enhanced by continuing to require attractive landscaping and maintaining strict sign regulations. Additionally, the Town should develop and adopt regulations which prevent development from locating in open fields and ensuring sensitive and compatible building and site design.
5. Continue to Require Location of Commercial and Light Industrial Uses in the Commercial Zone District: With the exception of home occupation and home business uses, any commercial and light industrial uses should continue to be required to locate within the Commercial Zone District in the village centers and along Newport Road. These centralized locations will ensure convenient accessibility from all parts of the community and protect residential property values in the surrounding residential districts.
6. Continue to Exclude Medium and Heavy Industrial Uses from Locating in New London: The location of medium or heavy industrial uses in the community which would create adverse noise, visual and other environmental impacts are incompatible with the rural residential character of the community and should continue to be excluded from locating in Town.
7. Continue to Prevent the Spread of Strip Commercial Development Along Major Roads: Strip commercial development, particularly along the major state highways such as Routes 11, 103A and 114, should not be permitted. These and other major roads are the main transportation corridors in the community, serving the permanent and seasonal residents, tourists and businesses. Commercial strip development along these major transportation routes would:
 - a. transform scenic, visually pleasing roads into a potentially ugly line of commercial establishments adversely affecting the image of the community and making it less appealing for residents, tourists and businesses;
 - b. create traffic congestion and safety hazards; and
 - c. draw business activity away from the village centers.
8. Continue to Require All Developers to Pay Their Proportional Fair Share of Off-site Improvements Attributable to Their Projects: To ensure that an undue burden does not fall on the public’s shoulders, the Planning Board should continue its practice of requiring developers to pay their proportional fair share of off-site improvements, including road and signal improvements.
9. Encourage Home Occupations and Home Businesses: The Town should continue to accommodate home occupations and home businesses which are secondary and accessory to the principal residential use of the property and are compatible with neighboring residential uses.

10. Encourage the Concentration of Housing Near the Village Centers: Concentrating housing in and around the villages may benefit businesses located in the village centers. With the increased population generated by the nearby housing, more people may shop at those businesses located in the village centers, particularly during leisure hours (evenings, weekends, etc.). In addition, concentrating housing in and around the village centers has the added benefit of minimizing the cost of providing Town services which are also located in the village centers.
11. Promote Mix of Housing: The Town should aim to provide a balanced mix of housing types and values, and promote housing for all income levels.
12. Develop and Adopt Site and Building Appearance Guidelines for Non-Residential Development: Support for this recommendation comes from both the general public and from the business community. The Community Survey conducted by the Planning Board revealed that seventy-six percent (76%) of those surveyed supported Site and Building Appearance Guidelines for non-residential development. Only fourteen percent (14%) of those surveyed did not support Site and Building Appearance Guidelines for any type of development. A majority (52%) of those surveyed supported Site and Building Appearance Guidelines throughout Town. In meetings with the Planning Board discussing the Master Plan, representatives of the business community have indicated their support, as well as recognizing the link between maintaining a positive visual image of the community and attracting people to their businesses.

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.

13. Require Water and Sewer Services for Multi-Family Residential, Commercial and Light Industrial Developments: Multi-Family Residential, commercial and light industrial uses 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.
14. Connect the Main Street and Newport Road Commercial Zones with Sidewalks/Bike Paths: Currently, the two commercially zoned areas are connected by roads, but alternative means of access by foot or bicycle is limited. Constructing pedestrian/bike paths may provide safe access between the two commercial areas by means other than vehicles and may encourage people to park their vehicles in one place and enjoy walking or biking between businesses.
15. Research and Development Park: The survey does not provide a consensus and leaves no clear direction on whether a Research and Development Park should be developed. If a Research and Development Park is sited in New London, it should be located in an area and developed in a manner that does not detract from the Town. This land use issue is considered in developing alternatives for the Future Land Use Plan in the Land Use Chapter.
16. Commercial Uses to Support: Respondents to Question # 7 showed support for 50% or

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.

Issues: Municipal Wastewater Collection and Treatment

1. Lack long-term planning addressing impacts of sewer collection and treatment capacities on future land use in New London including development of a future service area in the Town with revised sewer line extension policies.
2. Inflow and infiltration of stormwater and ground water into the wastewater collection system accounts for over 30% of the average daily flows. Addressing inflow and inflow issues will increase existing available sewer capacity.
3. Communication between the Public Works Department and the Planning Board on proposals from developers.

Recommendations: Municipal Wastewater Collection and Treatment

1. The Public Works Department should continue to communicate to the Planning Board the capital needs and priorities of the Public Works Department annually updating the 10-year Capital Improvements Program (CIP).
2. Form a task force consisting of representation from the Board of Selectmen, the Planning Board, the Public Works Department and the public to discuss and investigate wastewater treatment capacity for New London or whether the remaining existing wastewater treatment capacity is adequate to serve the long-term growth needs of the Town. Additionally, identify and prioritize areas in Town that should be served by new municipal sewer service.
3. The Public Works Department should continue its efforts to reduce storm water infiltration into the sewer collection system through enforcement of the Town's Sewer Ordinance and replacement of old sewer mains through the CIP process.
4. The Planning Board should understand and support the policies on providing new service by the Board of Selectmen and the Public Works Department through the CIP and the development review process. The Planning Board, the Board of Selectmen and the Public Works Department need to continue to communicate about the needs and impacts created by new development proposals.
5. The Planning Board should discuss revised sewer line extension policies with the Board of Selectmen and the Public Works Department. The impetus to discuss development of a Sewer Service Area stems from several points:
 - a. appropriately allocate costs of system improvements and maintenance to users directly benefiting from the improvements;
 - b. address the potential conflict between the current wastewater collection line extension policy and goals and recommendations of the Master Plan; and
 - c. review existing land use regulations and municipal ordinances to plan for appropriate areas to be supported for more intensive residential development around the village area.

Recommendations: New London-Springfield Water System

1. The Water Commissioners should continue to advise and communicate the planned capital projects and priorities of the Water Precinct for the water supply and the distribution system to the Planning Board to aid in the Planning Board's annual CIP update.
2. The Planning Board should understand and cooperatively reinforce policies on providing new service by the Water Precinct through the CIP and the development review process. The Planning Board and the Water Commissioners should continue to communicate about the needs and impacts created by new development proposals. The groups should continue to work together and to find ways to improve their communications and be responsive to the needs and constraints of the Water Precinct and its Commissioners, the applicant, and the Planning Board.

Stormwater Utility

Continued development of land and corresponding increases to impervious land cover will cause broader impacts to the quality and quantity of stormwater runoff. New London development patterns and future land use goals of focusing development in village-scale or smaller residential-scale clusters where appropriate. The infrastructure to serve these areas, as they develop and increase in size and complexity, may become incorporated into a municipally managed stormwater utility and adoption of some private stormwater systems as public utilities in the interest of the public health and welfare.

Electric Utility

As of January 2010 approximately 3,237 customers in New London, including residences and businesses, receive electricity from Public Service of New Hampshire (PSNH). Three-phase power, which serves high capacity/high demand commercial, residential, and institutional properties, is available along Newport Road and Main Street from the Post Office to Colby-Sawyer College, Pleasant Street, Seaman's Road, at the Transfer Station and on Route 11 from just east of Brookside Drive to Country Club Lane. Single phase service is offered in the rural areas of Town principally serving individual residences with relatively limited power demands.

About 80 miles of electrical distribution lines are maintained by PSNH in New London. A power substation is located on South Pleasant Street, which was upgraded in 2009 with approximately double the capacity of the older substation to accommodate current electrical demand and accommodate growth in Town.

Communications

Telephone

TDS Telecom is a nationally based telephone company which provides service to most New London residents. As of November 2009, they had a total of 6,600 access lines in New London. Of that total, 4,800 are residential access lines. The number of customers or residents served is hard to determine, since many homes have multiple lines and some businesses have as many as twenty access lines or more. FairPoint serves a limited number of residents in the western parts of New London.

2. Stratified-drift aquifers contain prime sand and gravel deposits and are important local and regional groundwater resources. Map V-1 (Page 49) in the Water Resources Chapter illustrates the existence of several aquifers in New London.

The locations of the existing active and abandoned sand and gravel excavations in New London, based on information provided by the Public Works Director are shown on Map IV-2 Agricultural Resource & Earth Excavations Map in the Conservation & Open Space Chapter. The only active sand and gravel excavation in New London is the Town-owned Shepard Pit located off Mountain Road. The Town still excavates a small amount of sand and gravel from this pit as needed. All the other sand and gravel excavations identified on Map IV-2 (Page 27) are abandoned pits which were opened and operated for construction of I-89 and Route 11.

RSA 155-E, the state law governing earth excavations, states a town must allow reasonable opportunities somewhere in town for excavations. Local earth excavation regulations currently provide for reasonable opportunities with local review processes to ensure appropriate locations for such uses. These provisions include adequate standards and safeguards to minimize environmental impacts.

Issue: Earth Mineral Resources

1. Outdated soils information (last revised in 1961)

Recommendation: Earth Mineral Resources

1. Once the updated Soil Survey of Merrimack County is available, the Planning Board should have maps prepared identifying the locations of construction materials in Town.

3. Traffic accessing the expanded Ragged Mountain Resort may increase on Route 11 through New London.

Multi-Town Sub-Regional Cooperation Issues

1. Public transportation may be needed to serve the greater New London regional area.
2. The environmental benefits of decreasing the number of single occupant vehicles and promoting ridesharing are numerous.
3. Rural transportation programs are needed to meet the rural transportation needs particularly for seniors and handicapped persons.

Town Planning and Zoning Issues

1. New London needs to continue growing as a “livable, walkable community” by continuing to improve and extend the Town’s sidewalks, trails and bicycle routes.
2. The planning philosophy of recent decades has promoted dispersed settlement patterns and zones of sharply segregated land uses. The resulting vast network of roads and increased automobile use are taxing our natural and cultural resources.
3. New residential growth can be a drain on a community’s resources. The cost of building new roads or bringing them up to town standards, and their subsequent maintenance, along with other town services, as a rule, may exceed the added tax revenue that the town receives from such development.
4. Some of the existing supply of parking in the downtown area needs to be used more efficiently before adding more parking supply.

Recommendations

Recommendation for Safety Issue

1. Continue to study and continue to stay involved with the safety improvements for the intersection of Routes 11 and 114 at Crockett’s Corner recommended by the task force composed of state and local officials should be implemented.

Recommendations for Capital Improvement Cost Issues

1. The Main Street/Pleasant Street intersection should be studied and improved.
2. The Town should work with the NH DOT to reconstruct Main Street and to encourage the State to put this project into their ten year capital plan.
3. The town should continue to annually review and update the Town’s Capital Improvements Program for the needs of the Highway Division of the Public Works Department.

4. 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 Wilmot Town line, the Goose Hole bridge over the brook below Goose Hole Pond and the Elkins Road bridge just below Pleasant Lake Dam.

Recommendations for State-Town Coordination and Cooperation Issues

1. Bus service should be provided to the Manchester-Boston Regional Airport and other regional transportation hubs.
2. The town officials need to continue to work with all the water protective associations to convince the NHDOT to minimize the use of salt on more state roads for winter road maintenance. NHDOT has continued to research and explore alternatives, including new technologies, to using salt for winter road maintenance.
3. The town should work with the Upper Valley Lake Sunapee Regional Planning Commission, the Central New Hampshire Regional Planning Commission, the Lakes Region Planning Commission, the NH Department of Transportation, the Town of Wilmot, the Town of Danbury, the Town of Andover and the Ragged Mountain Resort on addressing the issue of traffic impacts from the Ragged Mountain Resort expansion plans.

Recommendations for Multi-Town Sub-Regional Cooperation

1. The Town should study the need for and feasibility of public transportation to serve the greater New London regional area.
2. The town should promote ridesharing.
3. The town should support rural transportation programs. The town should continue to support efforts to meet the transportation needs of disadvantaged, seniors and disabled people.

Recommendations for Town Planning and Zoning Issues

1. New London should continue growing as a “livable, walkable community” by continuing to improve and extend the Town’s sidewalks, trails and bicycle routes.
2. The town should develop land use policies that minimize all impacts of transportation on the Town’s natural and cultural resources, e.g. mixed land use zones.
3. The town should continue to require adequate road standards for new subdivisions and require developers to pay their fair share of off-site road improvements.
4. The Town should work with the property owners in the downtown area to make more efficient use of the existing supply of parking areas and to create interconnections between parking areas.

Transportation

There are several transportation related issues that affect a broader region beyond New London's borders. These include the following:

- Peak weekend traffic accessing Mt. Sunapee to and from I-89 impacts King Hill Road and Route 103A in New London.
- There are no bike lanes or paths along State Routes 11, 103A and 114 in New London.
- The Kearsarge Area Council on Aging's Rural Transportation Program provides transportation services to area seniors.
- The State's park and ride located adjacent to Exit 12 off I-89 serves New London and area communities.
- The intersection of Routes 11 and 114 has proven to be a safety problem. A task force composed of state and local officials has begun to meet to identify and implement safety improvements for this intersection.
- The increased traffic on Route 11 in New London resulting from the expansion of the Ragged Mountain Resort since Route 11 is the designated access route by the new resort owners.

Goals and Recommendations

Goals

1. The town should promote regional awareness in managing growth while fulfilling the vision statements of the Master Plan
2. The town should consider the interests of other affected municipalities when considering proposals for new development.

Recommendations: Regional Context

Lake Sunapee Watershed:

1. New London should continue to participate with the other communities in the Lake Sunapee Watershed and the LSPA in the SAWC's efforts to develop and implement a watershed plan to ensure the long-term protection of Lake Sunapee. Other Lake Sunapee Watershed communities include: Sunapee, Springfield, Newbury, Sutton and Goshen.
2. In crafting land use regulations which could impact the Lake Sunapee watershed, those proposals should be shared and discussed with the other watershed communities to request their input and possible participation.

Growth & Expansion of Local Ski Areas

1. The town should closely monitor the impact of growth of the Mt. Sunapee Resort and the Ragged Mountain Resort on the development of the community and the region.

Population Growth & the Housing Demand in the Lake Sunapee Area

1. The town should continue to plan for the growth in population and the resultant demand for housing through updating the Master Plan and Capital Improvement Program as well

as updating local land use regulations. The town should also anticipate and plan for the type and location of housing needed to meet the demands of all segments of the community.

Significant Protected Open Spaces

1. Mt. Sunapee State Park Area: The public interest in the Mt. Sunapee State Park should be given priority over private interests of the Mt. Sunapee Ski Resort in the State Park. The multiple uses for Mt. Sunapee State Park should be supported, encouraged and preserved and should not be precluded by the Mt. Sunapee Ski Resort.
2. The Fells: Continue to support and protect the Fells.
3. North Side of Pleasant Lake & Contiguous Protected Open Space: Continue to support protection of and add to the conserved area on the north side of Pleasant Lake that is contiguous to a conserved area in Wilmot on Tabor Hill and adjacent to a conserved area in Springfield.
4. Mt. Kearsarge: Continue to support protection of the Mt. Kearsarge viewshed lying just to the east of New London in Wilmot.
5. Visual Impact of Development: New London should explore ways to minimize visual impacts from future development in New London and in neighboring communities.

Areas of Regional Cooperation and Coordination: Public, Institutional & Cultural Facilities

Examples of how New London has historically cooperated with area towns and, assuming on-going economic feasibility, should continue to cooperate with area towns, include the following:

- New London should continue to coordinate with other communities in the Kearsarge Regional School District in planning and providing for the necessary educational facilities and services to meet the needs of the school district into the future.
- New London should continue to coordinate mutual aid emergency response services with neighboring communities.
- New London should continue to participate and coordinate closely with the other two communities on the hiring of a full-time appraiser to update property assessments on an on-going basis in the three Towns and make this new regional approach successful.
- New London should continue to coordinate with area towns on solid waste disposal, including efforts to recycle and dispose of electronic waste, and participate in an increasing number of household hazardous waste collection days.
- New London should continue to provide area towns with dispatch services.
- New London should continue to coordinate with the New London/Springfield Water Precinct on providing an adequate water supply for domestic and firefighting purposes to much of the community.
- The town should continue to coordinate with the Outing Club, Colby-sawyer College and the Kearsarge Regional School District in providing recreational services to the community.
- New London should continue to support the efforts of the Lake Sunapee Region Chamber of Commerce in coordination with the other participating communities.
- New London should continue to support the New London Hospital and the Lake Sunapee Region Visiting Nurse Association in providing medical services to area communities.

- New London should continue to closely coordinate with and support Colby-Sawyer College's efforts to provide a college education for New London students as well as students from surrounding towns.
- New London should continue to closely coordinate with the Town of Sunapee in managing and operating the Sunapee wastewater treatment plant that serves both communities

Areas of Regional Cooperation and Coordination: Natural and Open Space Resources

Recommendations related to natural and open space resources in New London of regional interest include the following:

- New London should encourage and support efforts to maintain and improve on the trail systems available in town and particularly with efforts to interconnect with trail systems in neighboring communities.
- New London should coordinate with Wilmot and Sutton on protecting shared groundwater resources (aquifers).
- New London should coordinate efforts with neighboring Towns on ways to plan together to preserve critical wildlife habitats and wildlife corridors interconnected between the towns.
- The communities around Lake Sunapee in the Sugar River Watershed should cooperatively work together to explore ways to minimize all types of impacts from future development around the watershed.
- New London should encourage and support efforts to initiate development of a watershed study for the Warner River Watershed and the Blackwater River Watershed with the other watershed communities.
- New London should continue to plan for and acquire additional conservation lands in New London through fee simple ownership and conservation easements.

Transportation

There are several transportation related recommendations that affect a broader region beyond New London's borders. These include the following:

- The town should work with Newbury, the Upper Valley Lake Sunapee Regional Planning Commission, the New Hampshire Department of Transportation and the Mt. Sunapee Ski Resort to find solutions to the peak weekend traffic accessing Mt. Sunapee to and from I-89.
- The town should work with the Upper Valley Lake Sunapee Regional Planning Commission, the Central New Hampshire Regional Planning Commission, the Lakes Region Planning Commission, the NH Department of Transportation, the Town of Wilmot, the Town of Danbury, the Town of Andover and the Ragged Mountain Resort on issues related to access to the expanded Ragged Mountain Resort.
- Work with the NH Department of Transportation so that they provide bike lanes or paths along State Routes 11, 103A and 114 and coordinate with other communities.
- The town should support continuation of the Kearsarge Area Council on Aging's Rural Transportation Program to provide transportation services to area seniors.
- New London should encourage public transportation to serve the greater New London regional area.

XV. IMPLEMENTATION PLAN

The Master Plan is a guidance document for New London's leaders to address present and future issues related to municipal services and land use planning. This Implementation Chapter focuses on the highest priority recommendations the Planning Board could implement with a distinct and measurable outcome to promote the Vision of this Master Plan. Successful implementation of these recommendations will require close collaboration by the Planning Board with Town Departments and Staff, other municipal boards and commissions, as well as community organizations and stakeholders. The Planning Board shall follow New London's standard protocols for modifying or introducing new policies and regulations as part of any implementation process.

Prioritization of Recommendations

It is important to note all recommendations in this Master Plan are valuable for promoting the Town's Vision of its future. The following priority recommendations fall within the Planning Board's scope of responsibilities related to land use planning and, when implemented, represent a clear and tangible benefit to the community. The Town leaders and community members are encouraged to review all recommendations in this Master Plan and implement them as opportunities arise.

Chapter	Total Recommendations	Priority Recommendations
I: Introduction	n/a	n/a
II: A Vision for the Future	n/a	n/a
III: A Vision for Land Use	9	9
IV: Conservation & Open Space Lands	11	2
V: Watersheds & Water Resources	28	2
VI: Historic Resources	13	1
VII: Community Facilities & Services	25	1
VIII: Population	n/a	n/a
IX: Housing	10	1
X: Economic Base	22	3
XI: Utilities	5	0
XII: Transportation	15	1
XIII: Energy	16	1
XIV: Regional Context	22	0
Total Overall Recommendations	176	21

#	Chapter	Recommendation
1	III: A Vision for Land Use	Examine rezoning those areas deemed viable for expanding the number of village size residential lots, particularly where they can be served by Town sewer and Precinct water.
2	III: A Vision for Land Use	Consider accommodating housing needs in the village: <ul style="list-style-type: none"> a. Rental units; b. Housing over businesses in the Commercial District; and c. Conversion of large single family homes into multiple units.
3	III: A Vision for Land Use	Consider changes to the existing Commercial District boundaries and permitted commercial uses to meet New London's future needs.
4	III: A Vision for Land Use	Consider opportunities to provide for clean, non-polluting light industry or high-tech industry by Special Exception in areas served by Town sewer and Precinct water.
5	III: A Vision for Land Use	Consider site and building design guidelines for aesthetics.
6	III: A Vision for Land Use	Consider a gateway protection ordinance aimed at preserving the Town's scenic quality and rural character along roads leading into New London and around Interstate interchanges.
7	III: A Vision for Land Use	Consider developing an Aquifer Protection Overlay District to minimize potential pollution of aquifers.
8	III: A Vision for Land Use	Explore innovative land use practices to preserve New London's rural character, natural and historic resources.
9	III: A Vision for Land Use	Conduct a feasibility study to identify future Water and Sewer Service Areas and defining sewer line extension policies.

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#	Chapter	Recommendation
10	IV: Conservation & Open Space Lands	<p>The Conservation Commission and Planning Board should continue to develop and improve planning techniques designed to protect streams and wetland complexes in a manner that preserves the essential functions and values of these important resources:</p> <ol style="list-style-type: none"> a. The existing stream and wetland map, adopted March 13, 2001, should be revised because it does not include certain significant streams and wetlands, and includes some that are questionable. b. In addition, the buffering methodology in the Town's existing wetlands overlay regulation scheme has encountered problems, in certain circumstances, that should be resolved. c. To accomplish these goals, the Wetland Subcommittee should study stream and wetland protection and make recommendations to the full Planning Board on the best approach to pursue. d. The Wetland Subcommittee should study the streams and wetlands in Town to define their functions and values and to develop a regulatory system based on that scientific analysis. e. This should continue to include periodic consultation with wetland science professionals and a review of current statutes to ensure a scientifically practical and legally viable regulatory approach.
11	VI: Historic Resources	<p>A historic survey for New London should be completed with information updated periodically to indicate changes to buildings, including remodeling, damage by fire, demolition or changes to surroundings. The location of early mill sites, rock quarries, graveyards, cellar holes, and other valuable historic sites should be mapped as part of the historic survey.</p>
12	VII: Community Facilities & Services	<p>Fire Protection Water Supply: The Fire Department should identify and prioritize areas of greatest need for water resources necessary for firefighting and develop improvement plans to address the specific concerns. These prioritized improvements should then be incorporated into the Capital Improvement Program.</p>

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#	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 Wilmot Town line, the Goose Hole bridge over the brook below Goose Hole Pond and the Elkins Road bridge just below Pleasant Lake Dam.</p>



#	Chapter	Recommendation
18	XII: Transportation	Implement sustainable land use policies that encourage safe and convenient transportation regardless of transportation mode (e.g.: private vehicle, transit, bike, and foot traffic). Opportunities to mitigate the impact of new development on the transportation network may include encouraging mixed land uses in appropriate locations, developing and maintaining a trail network that links residential and commercial areas, and retrofitting existing roads to support safe pedestrian and bicycle use.
19	IV: Conservation & Open Space Lands	The Town should document the decline in agricultural lands in Town since the 1940s through a series of maps. The Town should 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 and producing more locally grown food. The Town should consider appointing an Agricultural Commission to assist in these endeavors.
20	V: Watersheds & Water Resources	The recently completed <i>Sunapee Watershed Infrastructure Project</i> reports the likelihood of increasing frequency and severity of storm events, which may cause impacts to the existing infrastructure and increased impacts to surface and subsurface water quality. The Town should promote stormwater Best Management Practices for existing and new development and investigate the feasibility of creating a stormwater utility to manage stormwater techniques.
21	XIII: Energy	Encourage energy efficiency and sustainable energy development practices through development guidelines, regulations, and municipal policies. Including, but not limited to, allowances for on-site energy generation, guidelines and incentives for developers to implement energy efficient site and building design practices.