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: 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.

#	Chapter	Recommendation
10	IV: Conservation & Open Space Lands	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: 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	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.
12	VII: Community Facilities & Services	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.

#	Chapter	Recommendation
13	IX: Housing	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. 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. c. Enactment of innovative land use techniques outlined in RSA 674:21.
14	X: Economic Base	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.
15	X: Economic Base	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.
16	X: Economic Base	Support Local Agriculture: Utilize innovative land use techniques to support and promote continuation and further development of working farms, farm families and agricultural enterprises.
17	XII: Transportation	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.

#	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 *Sunapee Watershed Infrastructure Project* 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.