

IMPLEMENTATION

The purpose of this Chapter is to empower the Town of Loudon to utilize, review and implement its 2018 Master Plan. The updated Master Plan contains the two statutorily required Chapters, the Community Vision (Loudon Tomorrow) and Existing and Future Land Use. While these two Chapters are the foundation of the community's decision making, complementary Chapters were developed, including History and Culture, Economic Base, Housing, Natural Features, Community Facilities, Energy and Transportation, to provide a more rounded analysis of the Town.

Each of the chapters of the Master Plan contains numerous recommendations. During the plan development process, the Planning Board reviewed the many recommendations identified and prioritized the key recommendations. Those prioritized recommendations are included in Table 3.1, sorted by chapter and timeframe. For the purposes of this Chapter, short-term is identified as through Town Meeting 2020, medium-term is 3 to 5 years, and long-term is 5 years and over.

While this list highlights the recommendations that the Planning Board sought to highlight, it does not diminish the remaining recommendations found in the Plan. The prioritized list should be reviewed annually by the Planning Board to ascertain status and direction. Project leaders should begin working on the recommendations without further direction and check in periodically with the Planning Board.

KEY CHAPTERS OF THE MASTER PLAN

674:2 Master Plan; Purpose and Description. –

I. The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.

II. The master plan shall be a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board. Each section of the master plan shall be consistent with the others in its implementation of the vision section. The master plan shall be a public record subject to the provisions of RSA 91-A. The master plan shall include, at a minimum, the following required sections:

(a) A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.

(b) A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.

III. The master plan may also include the following sections:

An implementation section, which is a long range action program of specific actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures which the municipality may use to monitor and measure the effectiveness of each section of the plan. (amended 2013)

Implementing a Master Plan is truly a Town-wide effort. The Planning Board is responsible for developing the Master Plan and works to ensure its recommendations are accomplished by cooperation and delegation over the Master Plan's lifespan. Support from the Board of Selectmen will be integral to its success. Holding regular joint Board, Department and Committee meetings will permit everyone the opportunity to understand the priority and status of these actions. The true success of this Master Plan will be in the progress on the identified recommendations and the ongoing communication between Loudon's Boards, Departments, and Committees.

Table 3.1 Loudon Master Plan Implementation Plan

Chapter	Recommendation	Leader	Assistance	Timeframe
Economic Base	Apply for and establish Economic Revitalization Zones (ERZs) in appropriate commercially zoned areas per RSA 162-N by identifying potential zones by parcel and working with NH DRED and CNHRPC to establish and promote the ERZs.	Board of Selectmen	CNHRPC, Planning Board, Economic Development Committee	Short
Economic Base	Support the formation of the Loudon Trails Committee.	Board of Selectmen	Conservation Commission, Trails Committee <i>new</i>	Short
Economic Base	Re-evaluate the previous Village Plan for the feasibility of and public desire for a Village Center and consider its revision to include best management practices.	Board of Selectmen	Planning Board	Medium
Economic Base	Develop a strong EDC web presence, including contact lists, documents needed for all approvals and permits, data about the Town (demographics/economic/ transportation), available tracts of land, lists of certified sites, and links to other regional economic development organizations.	Economic Development Committee <i>new</i>		Medium
Economic Base	Assess the Subdivision Regulations to ensure there are no conflicting issues with regard to commercial Subdivision and residential development.	Planning Board		Medium
Economic Base	Assess the Zoning Ordinance and Site Plan Review Regulations for new retail businesses and professional offices compatibility and traditional rural character harmonizing and make any relevant changes.	Planning Board		Medium
Economic Base	Consider adoption of Community Revitalization Tax Relief Incentive (RSA 79-e) in portions of the Village District, including defining the area, adopting the area and authority at Town Meeting, and developing local criteria for review and approval of requests for tax relief.	Board of Selectmen	Economic Development Committee	Medium
Housing	Review and revise the Land Development Regulations to ensure policies and practices do not create conflicts between agricultural activities and residential development.	Planning Board	Agricultural Commission	Medium
Housing/Land Use	Continue to evaluate the future need for a Growth Management Ordinance based on current growth trends in the housing market.	Planning Board		Medium

Table 3.1 Loudon Master Plan Implementation Plan (Continued)

Chapter	Recommendation	Leader	Assistance	Timeframe
Natural Features	Promote the preservation of agricultural lands in the community through the Farmland Protection Program, the LCHIP Program or by working with a land trust organization.	Agricultural Commission	Conservation Commission	Short
Natural Features	Negotiate with developers through the Subdivision and Site Plan Review process to obtain conservation and public access easements to parcels and existing trails prior to development of the site to protect the natural, historic and scenic resources contained on the site.	Planning Board	Conservation Commission	Short
Natural Features	Develop a seasonal farmer’s market in the Village.	Agricultural Commission	Planning Board	Medium
Natural Features	Continue to seek community support for local funding of conservation projects through the Capital Reserve Fund and Land Use Change Tax and apply for grant monies.	Conservation Commission		Medium
Natural Features	Locate grant funding to develop a Natural Resources Inventory and consider adopting it as a sub-element of the Master Plan.	Conservation Commission		Medium
Natural Features	Develop separate maps of each open space and water resource properties indicating the type of public activities allowed, parking restrictions, and activities, and location of activities permitted.	Conservation Commission		Medium
Natural Features	Publicize the properties that are available for public recreational use, including parking areas and type of uses allowed on the properties.	Conservation Commission		Medium
Natural Features	Continue to enhance the Land Development Regulations as a means to assess the impact of proposed developments and to negotiate design changes with developers that would protect the Town’s natural, scenic, historic and agricultural resources.	Planning Board	Conservation Commission, Agricultural Commission	Medium
Natural Features	Reinvigorate the Recreation Committee to work proactively on recreational access to trails and promoting their use.	Recreation Committee	Trails Committee <i>new</i>	Medium
Natural Features	Work with the snowmobile clubs to obtain landowner permission and parking locations for using the existing snowmobile trails as walking trails during warm weather months.	Trails Committee <i>new</i>	Conservation Commission, Recreation Committee	Medium

Table 3.1 Loudon Master Plan Implementation Plan (Continued)

Chapter	Recommendation	Leader	Assistance	Timeframe
Natural Features	Develop an updated trails map of the Town that is available to the public.	Trails Committee <i>new</i>	Conservation Commission, Recreation Committee	Medium
Natural Features	Continue retention of revenues derived from timber sales on Town Forests to be dedicated to conservation projects.	Conservation Commission		Long
Natural Features	Continue to work with land trusts, conservancies, and other non-profit groups to protect local lands.	Conservation Commission		Long
Natural Features	Continue to seek conservation and public access easements to parcels located along the Soucook River.	Conservation Commission		Long
Natural Features	Continue to amend the general provisions of the Zoning Ordinance as recommended by the Shoreland Water Quality Protection Act (SWQPA).	Planning Board	Conservation Commission	Long
Natural Features/Land Use	Continue to implement the system established by the Planning Board to monitor all excavations in Town to ensure compliance with RSA 155:E.	Code Enforcement	Planning Board	Short
Natural Features/Transportation	Evaluate existing Town roads to determine those eligible for Scenic Road designation and upon identification, organize residents to petition for scenic road designations at Town meeting, providing a limited level of protection to preserve the scenic character of a road from road improvements and most importantly, ensure public input before a roadside has been significantly altered.	Conservation Commission	Planning Board, Board of Selectmen	Medium
Community Facilities	Consider a developing a plan for how the community would handle future development, with existing limited infrastructure and existing Town services.	Board of Selectmen	Planning Board	Medium
Community Facilities	Work to ensure high-speed internet (broadband, DSL, fiber optic, etc.) coverage is available to the entire community.	Board of Selectmen		Long
Community Facilities	Develop a plan to acquire additional land, particularly areas adjacent to any land currently owned by the Town, for community facility use such a new Highway Garage.	Board of Selectmen	Highway Department	Long
Energy	Consider adopting RSA 72:61-72 to offer tax exemptions for renewable energy installations.	Board of Selectmen	Planning Board, Energy Committee <i>new</i>	Short

Table 3.1 Loudon Master Plan Implementation Plan (Continued)

Chapter	Recommendation	Leader	Assistance	Timeframe
Energy	Investigate options for renewable energy at municipal buildings.	Energy Committee <i>new</i>	Board of Selectmen	Short
Energy	Establish an Energy Committee to advise the Town on energy matters and provide resources to residents and business owners relating to energy improvements.	Board of Selectmen	Energy Committee <i>new</i>	Medium
Energy	Include energy improvements for municipal buildings and vehicle fleets in long-range capital improvements planning discussions, and prioritize such improvements during the annual budgeting process.	Energy Committee <i>new</i>		Long
Transportation	Create a Road Advisory Committee to assist the Highway Department in the review of proposals for road construction and improvement projects.	Board of Selectmen	Road Advisory Committee <i>new</i>	Short
Transportation	Pursue State Highway Aid grant opportunities, such as the State Highway Aid and State Bridge Aid programs, to maintain and improve the Town's transportation network.	Highway Department	Board of Selectmen	Medium
Transportation	Continue to annually contribute a specific amount to the bridge maintenance capital reserve fund, as decided by the Board of Selectmen for appropriation.	Highway Department	Board of Selectmen	Medium
Transportation	Implement a Road Surface Management System to guide the selection and prioritization of infrastructure improvements and maintenance activities, including road widening, improvements to horizontal and vertical alignments (grading and curves), drainage system improvements, and paving/resurfacing.	Highway Department	CNHRPC	Medium
Transportation	Identify some of the Class VI roads within Town for designation as Class A Trails by working with abutting landowners.	Trails Committee <i>new</i>	Conservation Commission, Road Advisory Committee <i>new</i>	Medium
Transportation	Repair, replace, and/or upgrade bridges that have fallen into a serious state of disrepair by working with NHDOT.	Board of Selectmen	Highway Department	Long
Transportation	Research funding opportunities for creating and maintaining a local bicycle & pedestrian network.	Road Advisory Committee <i>new</i>	CNHRPC	Long

Table 3.1 Loudon Master Plan Implementation Plan (Continued)

Chapter	Recommendation	Leader	Assistance	Timeframe
Transportation	Ensure that Loudon’s transportation needs and priorities, such as acceleration of the NH 106/ Village Road/ Chichester Road intersection improvements as part of the NH 106 improvement project, are adequately represented in both the Regional and the Statewide Transportation Improvement Program by engaging with the Central New Hampshire Regional Planning Commission (CNHRPC) and the New Hampshire Department of Transportation (NHDOT).	Road Advisory Committee <i>new</i>	Board of Selectmen, Highway Department, CNHRPC, NHDOT	Long
Transportation	Address safety concerns on state maintained highways in Loudon by working with NHDOT.	Road Advisory Committee <i>new</i>	Board of Selectmen, NHDOT	Long
Existing and Future Land Use	Investigate revisions to the Zoning Ordinance that allow and promote agricultural supported residential developments in the RR and AFP zones.	Planning Board	Agricultural Commission	Medium
Existing and Future Land Use	Establish specific planting requirements, performance standards, and landscaped buffers for Site Plan Reviews.	Planning Board	Conservation Commission	Medium
Existing and Future Land Use	Consider amending the Zoning Ordinance to incorporate a 20-foot wide landscaped buffer into Route 106 setbacks to lessen the impact of commercial development on Loudon’s rural landscape.	Planning Board	Conservation Commission	Medium
Existing and Future Land Use	Adopt measures to protect the Soucook River’s aquifer under Route 106 and the Commercial/Industrial Zone, including the consideration of groundwater performance standards to mitigate potential damage to the Town’s aquifers.	Planning Board	Conservation Commission	Medium
Existing and Future Land Use	Update the Zoning Ordinance to reflect Master Plan priorities and recommendations.	Planning Board		Ongoing