

IMPLEMENTATION

The purpose of the Implementation Chapter is to empower the Town of Bradford to utilize, review and implement its 2020 Master Plan Update. The updated Master Plan contains the two statutorily required chapters, the Vision and the Existing and Future Land Use Chapter. While these two chapters are the foundation of the Master Plan, complementary chapters were developed, including History and Culture, Housing, Natural Resources, Community Facilities, and Transportation. The Implementation Chapter summarizes the recommendations found in each chapter, with an emphasis on the highest priorities.

Each of the chapters of the Master Plan Update contains recommendations that seek to implement the Plan’s goals and objectives. While the Master Plan is a document prepared and adopted by the Planning Board, the recommendations range from very broad policies to specific actions that could be undertaken by various boards and committees over the Plan’s lifetime. Although the initial table outlines the recommendations that the Planning Board sought to highlight, it does not diminish the remaining recommendations found in the Plan.

The priority recommendations are summarized below in Table 3.1, Summary of Priority Recommendations. They relate mainly to land use and the economy, natural resources, housing, and transportation related issues. The Master Plan’s remaining recommendations then follow in Table 3.2, sorted by chapter heading.

Implementing a Master Plan is truly a long-term effort. The true success of this Master Plan will be in the success of implementing the recommendations over the coming years.

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)

Table 3.1 - Summary of Priority Recommendations

Recommendation	Top Priority
Chapter 4: History and Culture	
Encourage the Planning Board to adopt architectural/aesthetic guidelines that retain the Town’s rural and historic character in the current Historic District and other areas as deemed appropriate.	!
Chapter 6: Natural Resources	
Work with the Conservation Commission on development of additional conservation zoning overlays that would protect important resources such as surface water, views, wildlife habitat, agricultural and forestry soils.	!
Develop and adopt an Aquifer Protection Overlay District that will prohibit or restrict new potential contamination sources from infiltrating the district.	!
Evaluate the need for a ‘Recreational Master Plan’ that includes a community engagement process and provides a framework for the Parks and Recreation Committee, Conservation Commission and other boards and committees to participate in a coordinated effort that ensures the protection of natural resources and recognizes their contribution as recreational assets for town residents.	!
Chapter 7: Existing and Future Land Use	
Develop a Table of Uses by Zoning District to better protect existing residential areas from incompatible uses, which can adversely impact both the quality of life and property values.	!
<p>Support the work of the Bradford Economic Development Committee to promote Bradford’s economic base and utilize existing and potential economic development tools. Key tasks of the EDC can include:</p> <ul style="list-style-type: none"> • Explore issues related to water quality and quantity in the Residential Business District. • Advertise available commercial properties through the use of the SelectNH.com web portal. • Explore the opportunity to reuse the Naughton Property (See the Housing Chapter). • Continue to examine options for improved broadband and cell coverage throughout Bradford. 	<p>!</p> <p>!</p> <p>!</p> <p>!</p>
Chapter 8: Housing	
Consider creating an Accessory Dwelling Unit (ADU) Ordinance. This would provide specific guidance for how the town would like to see ADUs constructed and result in better design based on current standards as described in state law.	!
Chapter 9: Transportation	
Have a plan for monitoring the local road network conditions and prioritize investments to preserve roads. When possible, work with CNHRPC to implement the SADES RSMS program.	!
Continue to maintain existing sidewalks in addition to seeking out funding for construction and reconstruction to improve sidewalks and connectivity of sidewalks.	!
Work with the Community Action Program Belknap-Merrimack Counties Inc. to maintain and enhance their transportation programs including the Volunteer Driver Program, the Rural Transit Service at Mountain View Senior Center and the Regional Mobility Manager.	!

Table 3.2 - Summary of Remaining Recommendations

Recommendation	Priority	
	Short	Long
Chapter 4: History and Culture		
Require that developers contact the NH Division of Historical Resources to ascertain if any known archeological sites are within the vicinity of new development.	✓	
Encourage developers and landowners, by promotion and education, to consider preserving the historic and cultural resources found upon the landscape.	✓	
Require within the Site Plan Review and Subdivision Regulations that developers identify the historic and cultural resources of the property.	✓	
Encourage the Planning Board to adopt regulations that would identify the Historical Society, the Historic District Commission, the Conservation Commission, and the Cemetery Commission as an abutter when a site plan is submitted in the Historic District.		✓
Identify and designate scenic roads within the community to protect shade trees, stone walls, and other cultural landscape features.		✓
Protect and preserve stone walls along roads and property lines, and encourage landowners to consider retaining or rebuilding stone walls during alteration or development.	✓	
Continue to install plaques and historic markers on historic structures throughout Town.	✓	
Encourage Town administration to distribute materials to property owners and builders relating to historic and cultural resources and grant opportunities for preserving these features.		✓
Communicate with the NH Division of Historical Resources on a regular basis to obtain current information on resource preservation that can be disseminated to the public.	✓	
Coordinate a town-wide survey of historic structures.	✓	
Chapter 5: Community Facilities		
Complete the Town Hall renovation with adequate office and storage space to meet the existing and future demand of the town, in a manner consistent with the Secretary of the Interior's standards for the treatment of historic properties.	✓	
Monitor administrative staff hours as needed to meet increasing demand.	✓	
Implement an equipment replacement program for administrative staff.	✓	
Expand second floor of the Town Hall for arts, cultural, and other uses.		✓

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 5: Community Facilities (Continued)		
Work with CNHRPC to develop a Road Surface Management System Program.		✓
Chapter 4: History and Culture	✓	
Build a new sand shed for the Highway Department.	✓	
Install a generator in the Highway Shed.	✓	
Install LED lighting in the Highway Shed.	✓	
Purchase a used compactor for the transfer station when needed.	✓	
Continue maintenance and upkeep of current transfer station buildings and equipment.	✓	
Replace SCBA bottles within the Fire Department.	✓	
Replace the SCBA apparatus within the Fire Department.	✓	
Continue ingoing recruitment and training of staff within the Fire Department.	✓	
Replace medium rescue fire truck within the Fire Department.		✓
Replacement of Fire Department driveway.	✓	
Replace pumper within the Fire Department.	✓	
Replace forestry truck within the Fire Department.		✓
Acquire a new police facility.	✓	
Stagger purchase of new cruisers and other equipment within the Police Department.	✓	

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 5: Community Facilities (Continued)		
Radio/communications update for the Police Department.	✓	
Replace department radios within the Police Department.		✓
Implement an automated cataloguing system at the Library.	✓	
Purchase a better computer and software for the Historical Society.	✓	
Arrange for better storage, display, and meeting space at the Historical Society.		✓
Create a storage building to house materials and equipment for park maintenance.	✓	
Staff the Parks and Recreation Department as needed to fit the need of the town.		✓
Explore the feasibility of adding public water and sewer along Main Street.		✓
Chapter 6: Natural Resources		
Strengthen the existing conservation district to ensure protection of scenic vistas, ridge tops, wildlife corridors, hiking trails, wetlands, and other natural assets within development projects.		✓
Consider the preparation of a 'Cost of Community Services' study or similar mechanism that describes how different property tax categories affect the tax rate.		✓
Strengthen town ordinances regulating light and noise pollution.		✓
Evaluate the need for a buildout analysis prior to any proposed significant changes to regulations or in response to an increase in building activity that would allow the community to review the implications of any changes in regulations or building trends.	✓	
Amend the site plan and subdivision regulations to require naturally vegetated buffers along streams, lakes, and ponds. Removal of vegetation adjacent to water bodies should be avoided if at all possible.	✓	
Establish construction setback requirements for streams and ponds using current Best Management Practices. Adjust as needed, taking into account soil type, bank, slope, and vegetation type.	✓	
Amend the zoning ordinance to limit the maximum amount of impervious surface per lot.		✓

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 6: Natural Resources (Continued)		
Work with the Board of Selectmen to establish policy guidelines for the reduction of the use of salt and sand on town roads, especially near waterbodies and their tributaries.		✓
Consult with NH Department of Environmental Services and other qualified agencies to evaluate the condition of the downtown aquifer.	✓	
Require that stormwater and meltwater be retained on site during development and as a permanent feature.	✓	
Review and amend current policy and guidelines on culvert maintenance and installations to consider: <ul style="list-style-type: none"> a. Provision for fish passage; and b. Installation of flow devices ('Beaver Deceivers') at culverts that channel outflow from wetlands. This will allow beavers to maintain wetlands at the optimal level for wildlife and plant diversity, while protecting adjacent roads from flooding. 	✓ ✓	
Explore the establishment of an Agricultural Commission.		✓
Amend the zoning ordinance to include a definition for agriculture that is consistent with RSA 21:34a.	✓	
Work with the Conservation Commission to identify and prioritize parcels of land that the town feels should be protected based upon the agricultural value and develop a plan for the protection of these parcels.	✓	
Consider regulatory options that would protect important farmland soils that are necessary for economically viable agricultural activities.	✓	
Support state legislation and local ordinances that are farm and forest friendly, including opportunities for agritourism.		✓
Continually monitor ordinances and regulations that could create barriers to agriculture and forest management.	✓	
Identify large unfragmented blocks, travel corridors, deer yards, vernal pools and other important wildlife habitat features, and develop strategies for their protection.	✓	
Require that a wildlife study be conducted before development of sensitive areas.	✓	
Incorporate protection of riparian (river/stream side) corridors with buffers in the wetland ordinance.		✓
Increase understanding that when important farmland soils are built upon they are lost forever.	✓	

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 6: Natural Resources (Continued)		
Encourage farmers and forest landowners to follow “Best Management Practices” in the management of their farm including soil management, fertilization, and livestock waste management.	✓	
Encourage residents to “buy local” to support local agriculture.	✓	
Educate the public about residential, commercial, and agricultural practices that contribute to surface water pollution. Promote alternative practices that reduce or prevent surface water pollution.		✓
Continue efforts to prevent the spread of invasive species in lakes and rivers through education and monitoring.	✓	
Increase awareness of vernal pools and the importance of their protection from destruction or disturbance from logging, landscaping or culvert placement.		✓
Encourage property owners in the shoreland zone to revegetate their property with native plantings to reduce the amount of stormwater runoff to the lake.		✓
Encourage stabilization practices for any currently unvegetated or unstable stream banks.		✓
Educate town boards and residents about the importance of reducing ‘non-point source pollution’ from sedimentation, fertilizers, pesticides, and hazardous wastes.		✓
Educate the public about the aquifer recharge process and the potential harm from increased paving and/or surface runoff.		✓
Develop town wide support and participation needed for the long-term health of our aquifers.	✓	
Chapter 7: Existing and Future Land Use		
Consider reductions to frontage and buildable lot size requirements in the Residential Business District. Consider the modification of boundaries for greater depth within existing zone.		✓
Consider the development of specific Special Exception criteria or supplemental regulations for certain commercial/industrial uses, including junkyards.	✓	
Consider the use of the Cluster Residential Development option by offering a density bonus for agricultural land protection, forest management, protection of views, trail development, and the protection of additional open space.		✓
Develop and adopt an Aquifer Protection Overlay District that will prohibit or restrict new potential contamination sources from infiltrating the district.	✓	

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 7: Existing and Future Land Use (Continued)		
Continue to promote agriculture and related uses and support the protection of important agricultural resources.	✓	
Consider the use of Density Transfer Credits to redirect development from areas of high ecological value to areas that are more appropriate for higher development densities.		✓
Promote the availability of the NH RSA 79-E Community Revitalization Tax Relief Incentive throughout the Residential Business District.	✓	
Consider the designation of specific underutilized commercial areas as an Economic Revitalization Zone (ERZ).	✓	
Revisit the use of the 2009 Tax Increment Finance (TIF) zone.		✓
Chapter 8: Housing		
Explore the possibility of relaxing the frontage and lot size requirements in the Residential Business Zone. This would allow for greater density in the village making certain projects more financially feasible. Studies, including water and/or septic, will inform the process and feasibility of specific density increases.		✓
Explore the opportunity for the reuse of the Naughton property. Various studies could inform this effort, including the recent brownfields assessment work (reuse plan and the market analysis studies).	✓	
Identify opportunities that utilize the Workforce Housing Ordinance. Building workforce housing would relieve some pressures on the market, notably younger home buyers and down-sizing seniors competing for smaller, more affordable homes.		✓
Create specific density incentives for open space based on the type of open space use. This would increase the quality of open space and provide density incentives which can lower cost of individual homes and make the cluster option more appealing to developers.		✓
Chapter 9: Transportation		
Actively engage with the Central New Hampshire Regional Planning Commission and the New Hampshire Department of Transportation to ensure that Bradford’s transportation needs and priorities are adequately represented in the both the Regional and the Statewide Transportation Improvement Programs by participation on the CNHRPC Transportation Advisory Committee and the Ten Year Plan process.	✓	
Review NHDOT bridge inspection reports regularly to monitor bridge conditions and ensure that bridges are maintained, repaired and/or replaced when needed.	✓	
Encourage the Police Chief, Fire Chief, Public Works Department and associated staff/committees to annually review accident locations and determine enhancements that could be made to improve safety.	✓	

Table 3.2 - Summary of Remaining Recommendations (Continued)

Recommendation	Priority	
	Short	Long
Chapter 9: Transportation (Continued)		
Work to construct additional sections of the Concord to Lake Sunapee Rail Trail including the expansion and maintenance of the Tilley Wheeler Trail.	✓	
Continue to carry out the Safe Routes to School Travel Plan and partner with the Police Department, Public Works Department and the Bradford Elementary School to promote and educate the public on pedestrian and bicycle safety.	✓	
Look for opportunities to widen shoulders and improve bicycle infrastructure.	✓	
Incorporate additional access management provisions in the Subdivision and Site Plan Review Regulations to improve access to existing properties during road construction projects, redevelopment or proposed expansions of existing businesses.		✓
Evaluate roads, such as Rowe Mountain Road and Center Road, that may be suitable for Scenic Road designation.		✓
Discourage inappropriate, scattered and premature development along Class VI roads in Bradford.	✓	
Utilize available traffic count data from NHDOT & CNHRPC to identify corridors and routes that may become impacted by future development trends.	✓	