

Introduction

In the late fall of 2017, the Landaff Planning Board made the decision to undertake the task of update the 2008 Master Plan. A warrant article for funding was approved at the presented the Spring 2018 Town Meeting. A planning consultant, who also prepared the 2008 Plan, was hired and work began later this past spring.

It is work repeating a few important points from the Introduction to the 2008 Plan:

- ✓ It is the duty of every planning board to prepare, and amend from time to time, a plan that helps guide the development of the municipality.
- ✓ The plan shall *“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, [and] aid the Board in designing ordinances that result in preserving and enhancing the unique quality of life [RSA 674:2].*
- ✓ Having a plan in place is important since it acts as the foundation for community land use ordinances and regulation. Further, it can help frame decisions for capital improvements.
- ✓ A plan helps to support any grant or loan application related to many state or federal grants of loans that can be used to improve infrastructure or recover from the damage of a significant storm event.
- ✓ Residents were informed that a plan was not a cure all. The questions of what direction to take in land use issues still need to be debated, and important decisions will need to be made at Town Meetings in the year to come.

This plan was helped along by the comments from, and the participation of, residents who came to the Visioning Hearing in June. The Planning Board was please to receive 73 responses to the survey that was first posted on the Landaff Ledger Site, with a follow-up mailing to all residents reminding them to give the Board their comments and feedback. All of the responses were extremely helpful in the preparation of the Vision and Land Use Chapter.

Webster’s New World College Dictionary describes a plan this way: as a project which *“implies the use of enterprise or imagination in formulating an ambitious or extensive plan”*. Whether this 2019 Master Plan update can ultimately be characterized this way is something that will be left up to the residents of Landaff. The Board does hope that this plan helps residents to think about what happens in Landaff, and to take a stronger interest in the land use decisions yet to be made. Everyone who lives in Landaff has an interest in these issues since future decisions can shape the look and feel of the community. The Board strongly believes that all of us want Landaff to be the best it can be. Your involvement in the days ahead can make all the difference.

Chapter I Landaff at a Glance



| Population Data | |
|--|-----|
| 2017 [NH Office of Strategic Initiatives estimate] | 417 |
| 2010 [US Census] | 415 |
| 2000 [US Census] | 378 |
| 1990 [US Census] | 349 |
| 1980 [US Census] | 266 |
| 1970 [US Census] | 292 |
| Population Density: approximately 13 persons per square mile | |

28.4 square miles of land area, with 0.1 sq. miles of inland water area [18,240 acres total, including 4,465.3 acres within the White Mountain National Forest]

| Population Distribution by Age | | | | | | | |
|---|---------|------|-------|-------|-------|---------|------------|
| | Under 5 | 5-19 | 20-34 | 35-54 | 55-64 | Over 65 | Median Age |
| Year | | | | | | | |
| 2000 | 26 | 71 | 45 | 128 | 52 | 56 | 42 years |
| 2010 | 23 | 57 | 42 | 135 | 83 | 75 | 50.1 years |
| 2015 | 11 | 68 | 52 | 98 | 100 | 102 | 54 years |
| Median Age for the State of New Hampshire is 43 years | | | | | | | |
| [2000 & 2010 data from US Census; 2015 data from American Community Survey / Census Bureau] | | | | | | | |

School Population UPDATE School and Budget Data

| | 2015 | 2016 | 2017 | 2018 |
|--------------------------------------|------|------|------|------|
| Blue School | 21 | 20 | 22 | 23 |
| Tuitioned at Libson Regional Schools | 35 | 39 | 30 | 28 |

| | |
|---------------------------------------|---------------------------------------|
| Municipal Budget 2017 \$404,311.00 | Municipal Budget 2018 \$405,059.00 |
|---------------------------------------|---------------------------------------|

| | |
|------------------------------------|--------------------------------------|
| School Budget 2017 \$960,154.00 | School Budget 2018 \$1,015,299.00 |
|------------------------------------|--------------------------------------|

Important Community Assets or Achievements

- ✓ 170 years of continuous use at the Landaff Blue School
- ✓ Landaff's Old Home Day
- ✓ Volunteer Fire Department
- ✓ Publication of the *Landaff Ledger*
- ✓ The Community group *Friends of Landaff* is founded

Chapter II: The Vision Statements for the Community

This Vision Section is one of the two required chapters of a Master Plan. The State Statute indicates that, “This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan...(i)t shall contain a set of guiding principles and priorities to implement that vision”. In essence, the vision statements lay the foundation for discussions in the Land Use Section. These statements also guide what decisions the Planning Board and the residents of Landaff take in the future when considering decisions on the important topics of growth and change: What type of recommendation does the Planning Board make to the Select Board or Town Meeting on a specific proposal? Is a zoning amendment adopted? Is a subdivision or site plan application approved? These are the types of questions to be answered by all of you in the months and years to come. It is important to remember that an issue that seems simple may well have layers of complexity, and potential outcomes that need to be thoroughly discussed and evaluated.

In setting the course for the preparation of this 2018 Master Plan Update, the Board felt that it was important to achieve three tasks. First, conduct a public hearing to learn first-hand what folks are thinking. Second, put out a survey for residents to think about and respond to. And third, look at the Vision Statements from the 2008 Plan to determine if they were still relevant. All these tasks have been accomplished, largely through the time that all of you put into your feedback and ideas. So, what has the Board determined and what has been learned? Before diving into these discussions, let’s look back at the primary vision goals from 2008.

2008 Vision Statements

- 1. Preserve the rural character of the Town and protect the natural environment and resources that help shape the community.**
- 2. Maintain and improve municipal infrastructure and services.**
- 3. Encourage and enhance citizen engagement and volunteerism, and maintain open communications with all residents.**

At the June 11, 2018 public hearing, one issue that was addressed early on revolved around the Fire Station and the Volunteer Fire Fighters. The 2008 Master Plan talked about the need to protect the integrity of the Fire Department, with 70% of 2008 survey respondents saying that a new station was

necessary. The 2018 Town Meeting established a fact-finding Fire Services Study Committee and tasked that committee to report back to the Town in the fall of 2018. The Board felt it was best to let that committee do its work without integrating this topic into the Master Plan discussion. The 2019 Town Meeting, and other forums, can set the course for the future of the Fire Department.

Key topics and concerns voiced at the public hearing include:

1. Taxes were mentioned several times. One woman spoke of the significant impact of local taxes on her, saying that taxes consume a sizable percentage of her social security income. The need to increase the tax base was raised; increasing the amount of commercial / industrial land to bring in new businesses might help.
2. The impact of the school system on taxes was raised.
3. The issue of protecting the character and “look” of the community was raised. Some expressed concerns with “temporary housing” [RVs or tents for example] popping up more often. Some of the newer houses do not match up well with the historic character of many homes and the rural character of the Town.
4. Encouraging new families to come to Landaff was discussed. The fact that the median age of the population has risen from 42 in 2007 to 54 in 2015 is evidence that younger residents are not moving to Town.
5. Protecting natural resources was a common theme for all attendees; these resources include the farms and forests, and the aquifer along Route 302
6. Concern was raised about historic buildings. What if the Blue School closed – how does the Town protect it?
7. What to do with the Blue School if the population of students drops too low. Do you tuition children to Lisbon? There are costs associated with that.
8. The question was raised what could be done to create a stronger village component for the town? The idea of a “coffee shop” type of gathering place which could help promote that village / community connection.
9. Comments about Internet and cell coverage and capacity. Residents who work out of their home often rely on having the appropriate bandwidth available, and coverage and capacity are spotty.
10. The idea of more utilization of small scale solar and wind systems was discussed. This can benefit property owners.

11. Everyone thought that the roads were being well managed, but traffic from logging trucks and impacts from more frequent and intense storm events does impact some roads more than others.

There were many excellent ideas and comments brought forward at the public hearing. The complexity of the issues though was evidenced by good ideas being counterbalanced by the potential impacts that might arise if some action occurred. For example:

- Having more reliable and stronger Internet capacity might attract families that would result in more children in the school system.
- More commercial development along Route 302 might have an adverse impact to the aquifer located in that area.
- More residential development means that maintenance costs of roads and drainage systems will increase.
- Solar panels and small wind turbines can visually impact the rural nature of the community.

The community survey was first posted on the *Landaff Ledger* site, and 50 responses were received. The Board felt that a broader audience might be reached with a mailing directing residents to the on-line survey. Postcards were delivered to approximately 265 Landaff addresses in mid-August, and by the deadline of 9/12/18 another 23 responses were received, for a total of 73 responses. A complete tally of the individual responses from each respondent are provided in Appendix A. Compared to the 59 responses from 2008, the Board was pleased with the participation rate. The Board was also impressed by the quality and thoughtfulness of the responses, especially the written responses. Below you will find a summary table of the 9 direct questions listed, along with the number of yes/no responses and the percentage breakdown. Some individuals gave short written responses to one or more of the 9 questions. These written responses are provided in Appendix B.

| Question / Response # | Total Yes | % | Total No | % | Other |
|--|-----------|------|----------|-----|---|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | 53 | 73% | 19 | 26% | 1 Depends |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | 68 | 93% | 4 | 6% | 1 No Reply |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | 73 | 100% | 0 | 0% | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | 51 | 70% | 21 | 29% | 1 Don' Know |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | 29 | 40% | 40 | 55% | 1 Maybe 1 Depends 2 See Detailed Response |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | 49 | 67% | 24 | 33% | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | 39 | 53% | 30 | 41% | 3 Don't Know; 1 No Reply |
| 8. With the aging population of the Town, would you support a small-scale senior housing project that would serve the needs of the residents? | 47 | 64% | 26 | 36% | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | 62 | 85% | 10 | 14% | 1 See Detailed Response |

In addition to the 9 direct questions, Question # 10 was open-ended allowing for respondents to answer this question: What worries you most about change in Landaff over the next 10 years? There were short answers and long answers, and some answers had a little bite to them. No matter the answer, what the Board really appreciated was the quality, the diversity, and the thoughtfulness of all of the answers. The responses to Question # 10 are found in Appendix C.

As the Board reviewed the survey results, these conclusions stood out loud and clear:

- A. 100 % of the respondents agree that the 2008 goal of preserving the character and the natural resources remains a top priority. This is strongly supported by 93% of the respondents saying that protecting the aquifer in the area of Route 302 is important.
- B. Any increases in taxes was again on the minds of residents. 67% voiced concern about a larger school population driving up property taxes.
- C. The relationship between the number of students and the impacts on taxes became a bit less clear with 55% of the responses voicing interest in creating new housing opportunities for younger families with children.
- D. Nearly 75% of respondents said that promoting the expansion of the commercial land along Route 302 is a good idea. Achieving that expansion while protecting the aquifer [the 93% number cited above] might be a tricky balancing act.
- E. Preserving the rural character of the community is important - 70% say they are worried about the impact from new development.
- F. The response to the question of whether the “community spirit” remains strong in Landaff was somewhat startling; 53% said yes and 41% said no. Many of the short narrative responses to Question # 10 [“What worries you about change in Landaff over the next 10 years”] focused on the loss of the community spirit and voiced real concerns about change and its impact on the Town. Some said change was needed to keep the Town vibrant.

Some of the responses to the “what worries me” question that stood out include:

- ❖ “Divisiveness among residents creating seclusion / isolation and less community events and less ‘neighbor helping neighbor.’”
- ❖ “I’d like the size and character of the town to remain the same.”
- ❖ “Keeping the balance between positive growth and maintain ecological standards and rural nature of the town.”
- ❖ “Town stagnant without change.”
- ❖ “The town is becoming just a town and not a hometown.”
- ❖ “We’re more worried about the town withering and dying rather than losing its rural character. If you have no children and no schools, pretty soon you have no town.”
- ❖ “Our diminishing ability to compromise on major issues.”
- ❖ “Traffic & Noise.”

- ❖ “Erosion of the rural beauty and character.”
- ❖ “I don’t worry about change, I worry about folks not being able to adapt to change.”

Are the 2008 Vision Statements still relevant?

When the 2018 update was initiated, the Board expressed their belief that the statements were still on target and still reflected the needs and goals of the community. The Board feels that the comments at the public hearing and the feedback gathered from the survey responses support this affirmation of the 2008 goals. But some things have changed, and in some ways the challenges that Landaff face are a bit different this time around. When you read the 2018 Vision Statements you will see that the goals have shifted a bit, but at the heart of the issue, the Board feels that community character, neighbors being neighbors, and maintaining the strong rural look and feel of the Town, speak to the basic goals of the community and touch the heart of the issue that all residents care about.

That being said, the Board again reminds every resident that the issues are complex; every action has a reaction; and you cannot make everyone happy all the time. Every community faces this complexity when wrestling with the goal of making the best land use decisions possible, and laying out goals and objectives for the future that will serve the best interests of the residents.

As was discussed in the 2008 Master Plan, the vision statements and goals are oriented towards the big picture, and are painted with a broad brush. The ideas that go into addressing the goals are where the fine-tuning comes into play, and where comments and feedback are even more important. The ideas and methods that can be utilized to accomplish these goals are outlined in the next chapter on Land Use.

The 2018 Vision Statements / Goals

- 1. Balance all types of growth [residential or commercial] with the understanding that natural resources are protected to the greatest degree possible.**

The protection of natural resources has been a goal of the Town for many years. Balancing any amount of growth with resource protection can be tricky, but a cooperative approach with abutting communities and the use of regional and state agencies can be effective.

- 2. Evaluate methods and regulations that will provide flexibility for appropriate growth but will still work towards the preservation of the rural character that is so important to the community.**

Over the past 10 years new ideas have sprung up about ways that residential growth can be achieved while protecting the rural character that everyone cares so much about. Creating opportunities to discuss and evaluate options for adoption by the Town can be a benefit.

- 3. Utilize land use regulations so that older residents have the opportunity to “age in place” as opposed to being forced to sell and move from the community.**

With the population of Landaff aging, insuring that residents can stay in their homes and stay active in the community is important. This goal is linked to the previous goal of growth in relationship to the rural character.

- 4. In order to help reduce the tax burden on residents, work towards a goal of expanding the utilization of the commercial district.**

This goal is important since Landaff, like all communities in New Hampshire, relies almost exclusively on property taxes to fund local budgets. Expanding the tax base by encouraging new business and commercial activity is a benefit for all residents.

- 5. Work individually, as well as collectively with Lisbon or other communities, on the goal of improving cell and Internet coverage and capacity so that all residents can benefit from this technology.**

This will not be an easy goal, but there may be ways to encourage increased technological capacity. Regional efforts to provide for better service in the north country can be explored.

- 6. Engage the residents of Landaff in new ways to help build stronger bonds and enhance the overall community spirit.**

The responses to the survey reveal a loss of community spirit. This demonstrates that more needs to be done to provide a boost in this critical component that can impact the vitality and cohesiveness of the Town over the next 10 years.

Chapter III: Land Use--How Options & Decisions can help Achieve our Goals

Introduction

Land use decisions are important as they can affect the look and character of a community. As discussed in the Vision section, the results from the 2018 community survey highlight the fact that the citizens of Landaff care greatly and feel strongly about the goals to protect and preserve the rural character and the natural resources that help make the Town so appreciated. These are goals that many other communities strive for; achieving these goals can be a real challenge. This challenge brings us to the Land Use Section, which is the second of the required sections for any Master Plan.

The Vision Statements look at the community from a 20,000-foot perspective. The Land Use section looks at things from the 5,000-foot viewpoint. When the Planning Board, or a group of citizens, decides that some type of regulatory change is needed to fulfill or protect a Vision statement or goal, then the discussion gets down to earth and into the trenches. After the 2008 Master Plan, a proposal to modify the Zoning Ordinance was brought forward to Town Meeting. The proposal, to increase the minimum required lot size [from 2 acres to 10 acres], was defeated. Two lessons were made clear: first, change is hard and, second, sometimes changes need to come in small steps so that everyone can become comfortable with the incremental progress necessary to create lasting change.

One question that must be asked is, what is the depth of change that is necessary. A review of the data contained in the "Landaff at a Glance" section shows that the population growth of Landaff is fairly stagnant, with only an increase of two persons between the 2010 Census count and the 2017 estimate from the NH Office of Strategic Initiatives [formerly the State Planning Office]. The biggest change over the past 5 years is the population distribution by age. The median age in the US Census of 2000 was 42 years, in 2010 it was 50.1 years; and the 2015 American Community Survey shows the median age to be 54 years. So, since the 2008 Master Plan was adopted by the Planning Board, the Town has not grown much at all, and the population is aging. It is possible that the Land Use options necessary to support the Vision Goals should be aimed, not at correcting a current problem, but more at diffusing future problems resulting from inappropriate development activities.

One thing to keep in mind is the fact that the land use issues confronting the Town of Landaff are not overly complicated. Right now the Zoning Ordinance outlines two land use districts: the commercial strip along Route 302, and the Rural Residential zone that covers the rest of the Town. The population density of the Town, the distance from Route 93, and the general nature of development in this portion of the State all function as a limit on the amount or type of commercial activities that might locate here. And the established framework of the residential growth over the last 50-plus years, with its rural and agricultural orientation, is not likely to be altered in any significant fashion. In looking back at the 2008 Master Plan, the Board recognizes that some of the land use options and ideas discussed 10 years ago are still valid in 2018.

It is also important to keep in mind that when looking at land use options, the ordinances and regulations for all cities and towns in the state must conform to the state statutes; in other words, a community can only do what the statutes allow it to do. In most every legislative session there are some amendments to the land use statutes, so it is important on a yearly basis to learn about the amendments. Be forewarned though, it is easy to get lost in the legislative weeds. Appendix D contains an outline of the critical pieces of legislation from 2009 to 2018 that have some impacts on the land use statutes.

How can Land Use Options and Decisions help achieve our Goals

Below is a list of broad land use options that could be utilized to help reach these goals. There are common themes or objectives in one or more of the Vision Goals outlined on page 8, so some of the options below might cross over from one goal to another.

- ❖ **Protecting the rural character** is obviously important to the Town. One concern with the current zoning is that it allows for the creation of new 2-acre [90,000 sq. ft. actually] lots with 250 feet of frontage. In a community with so many larger lots, sticking with 2-acres might not provide the amount of protection that residents desire to protect that rural character. If a 50-acre parcel were proposed for development, the number of potential house lots would probably shock many residents.

One development option might be to increase the lot size to 4 or 5 acres, with 300 or 400 feet of frontage, but at the same time allow for an Accessory Dwelling Unit [ADU] to be constructed on a lot in a stand-alone structure. The owner of the parcel would still need to live in either the original house or the ADU. The ADU could be a smaller structure with fewer stairs to

better accommodate an older resident. With the owner living on the property, there would be less opportunities for troublesome uses and accessory activities identified in some of the survey responses. This zoning option might assist in the creation of better “aging in place” opportunities for older residents, and it could also act to encourage a few younger families to move to Town. As one resident said in their written survey comment, “Towns grow stagnant without change”.

- ❖ **Encouraging agricultural activities** is one way to protect the rural character; the views across pasture and cropland help to define the community. The 2007 Natural Resource Inventory [discussed in more detail on page 14] indicates that Landaff contains some valuable farmland soils, mostly in the northern portion of the town. Keeping these areas open and available for agricultural activities could help protect that rural character. The question is how.

One option is for the Town to take a proactive position on encouraging new agricultural activities. This could involve working in a cooperative fashion with the property owners, a local land trust organization or the New Hampshire Cooperative Extension Service, to create permanent farming easements while at the same time encouraging niche agricultural activities. Landaff used to have a more extensive agricultural base that included many dairy farms; the dairy farms are now fewer, but there is more diversity. Today there is one dairy [with cheese] along with beef and pork production, llamas, alpacas, goats, and hay harvesting. Smaller and more localized agricultural activity is growing throughout New England, and there is potential for growth in Landaff.

- ❖ **Creating opportunities for Open Space Developments:** In both the 2008 Master Plan and this 2018 update, there is broad agreement, supported by the comments in the surveys, that Landaff does not need or want high density development. What the town may want to consider is “rural” open space development. In simple terms, an open space development is one where the house and surrounding yard and garden area is located on a smaller percentage of the minimum lot size and the larger more significant percentage of the lot is protected through easements or dedication of the land to the Town or a land trust organization. This could be utilized through incentives and limits built into the Zoning Ordinance. For example, a 12-acre parcel, under existing Zoning requirements, accommodates 5 new house lots. The incentive might be that 6 lots would be permitted with the provision that they be constructed on a private road, and that the houses are clustered in one portion on the parcel so that a larger section of land is left open for wildlife, forestry, or agricultural purposes. This could help retain the rural character, while allowing

development opportunities; with less infrastructure being required, the houses might be a bit more affordable, so that younger families could afford them. Some of the homes could be smaller and single-story which might appeal to older residents who want to “age in place”.

❖ **Establishing a Village Center** is still intriguing to the Planning Board. As discussed in the 2008 Plan, the idea of an expanded Village Center area was to provide for a greater and stronger sense of community. The 2008 Master Plan called out for the creation of a new zoning district. Many of the same benefits could be achieved through the creation of an Overlay District in the Zoning ordinance. The decision of the size of the Overlay area can be debated by the Board and at Town Meeting. If approved, certain “village” uses could be approved through a Conditional Use Permit from the Board, much in the same fashion as a subdivision approval. Allowed uses in the District could include a limited number of two-family houses to help boost the density of the village center. Construction standards respecting the historic architectural look of many homes in the Town could also be incorporated into the overlay district. Any type of municipal building, any use such as a recreation or playground area, would be allowed by right. A small number of “commercial” uses such as a lunch café or coffee shop could be allowed. There are examples of smaller communities [maybe not as small as Landaff though] establishing a cooperatively or volunteer-based run café or coffee shop in order to keep overhead at a minimum. This type of village center might go a long way towards bringing back the strong feeling of community spirit that was lost somewhere and somehow between the 2008 Master Plan and today.

❖ **Protecting natural resources** is on the minds of many residents. The White Mountain National Forest envelopes over 4400 acres in the southern portion of the Town and the protection it affords for valuable forest lands and wildlife is significant. The existing mosaic of many other portions of the community, with the mix of forest, farmland, and open fields, provides its own level of protection.

While the creation of easements for forestry or conservation purposes is not strictly a regulatory activity it can be beneficial for the protection of the rural character of the town. This approach would be best handled through a cooperative process with a local or regional land trust; potentially one or more state-wide conservation organizations, or the appropriate state agencies. The land use fact-of-life of “if you don’t own it or control it through easements then there is little you can do to protect it” is a significant factor for Landaff. Easements could be tied in with other land use ordinances and incentive programs like those discussed above. The use of tax incentives

can be another tool to leverage the easement process. No matter how an easement is created, it can be a beneficial tool for the town. The Ammonoosuc Conservation Trust could be an important ally in establishing these easements and restrictions.

It is also important to recognize and revisit the 2007 Natural Resource Inventory. At the same time as the 2008 Master Plan was being prepared, the Town, through funding provided the Moose Plate program of the NH State Conservation Committee, contracted with a Littleton firm, Watershed to Wildlife, Inc., to draw up a Natural Resource Inventory. This inventory provided an in-depth look at the full scope of the resources in the community - soils, geology, wildlife habitat, forest ecosystems, vegetative species, water quality, rare and exemplary natural communities – and how they work together to help form a part of what makes Landaff so important for its citizens. In 2008 the Planning Board adopted the 2008 Natural Resource Inventory as a part of the Master Plan. Once again, the Planning Board adopts this Resource Inventory as an important component of the 2018 Master Plan Update. This document is available for review at the Town Hall.

Natural resource protection can be achieved in two other ways. First, would be to upgrade the Site and Subdivision Regulations relative to stormwater management. With the “new norm” seemingly being for greater frequency of stronger and short-term rain events, enhanced language about drainage and stormwater can help prevent culverts from being washed out and erosion impacting waterways and wetlands. Additionally, for activities [commercial or multi-family] that trigger Site Plan approval, more care and caution could be applied to run-off from parking or storage / warehousing areas. Requiring slightly improved environmental standards for water quality can help protect the aquifer in the Route 302 area.

Second, it is important to recognize Landaff’s role in the protection of the regional aquifer in the northern portion of the Town. The need to protect this resource was discussed at the June, 2018 public meeting on the Vision Statements. The 2007 Natural Resource Inventory provided an excellent summary of the location and importance of stratified-drift aquifers as a source of drinking water supplies. While the vast majority of Landaff homes have private wells, the fact remains that the protection of our water resources relative to drinking water, recreational use, and the economics of tourism is an extremely important responsibility. The aquifer flows out of Landaff and into Bath and Lisbon, and land uses in Landaff have the potential to adversely impact overall water quality. Attention needs to be paid to Town regulations and land use decisions to

help insure that land use activities in the business/commercial zone along Route 302 are designed and managed to provide the necessary protection of this important water resource. If there are questions as to how best to oversee these land uses the Town could seek the assistance of the Department of Environmental Services and their planning/land use staff to help educate and outline options for the appropriate protective measures.

- ❖ **Improving wireless and cell service** and delivery was mentioned in the June public hearing on the Vision Statements, and it received significant support [85%] in the community survey. More and more residents everywhere look for better coverage for their home businesses and their family and personal needs. Truth be told, the population of Landaff is so small that getting better service will not be an easy task. The State, working cooperatively with the University system, both regional and state economic development agencies, and the regional planning commissions, is doing all it can to boost service in the north country. The NH Office of Strategic Initiatives [again, the former State Planning Office] can also be a source of information and assistance on the expansion of cell and broadband coverage.

The Planning Board and the Select Board should partner with these efforts to see what can be done with a more concerted regional push. Working with the local public safety providers might be one good avenue to explore since they rely on these technologies to assist them in so many important ways. 73% of the survey respondents from the 2008 Plan, and 85% of the 2018 respondents, voiced support for a cell tower or other approach for service enhancement.

The State Office of Strategic Initiatives has created model telecommunication ordinances that could be reviewed, modified where needed, and adopted by the Planning Board. Such an ordinance could be integrated into the Site Plan Regulations. Having this language on the books gives a potential service provider a higher degree of confidence that the Town might consider some development option that would improve coverage. Safeguards for design standards and operations and maintenance, and protections for the closure of a site in the future would need to be addressed in any adopted language.

- ❖ **Expanding commercial activity** in the Town is a challenge for every community, both small and large. The commercial zone along route 302 is not that large, and its size is restricted by the roadway on one side, and topography on the other. There is a mix of smaller residential lots along with some limited commercial activity. The task is especially hard when Littleton, with the interchange with Route 93, is such a magnet for a full range of commercial development.

Since several of the existing commercial properties are used for activities with significant outside storage areas, the Town does not benefit from facilities with more employee-based buildings [office, light manufacturing, etc.]. The Town, through the Select Board, should keep an eye out for any change in uses in the commercial district that might result in added property values from the commercial activities. The Town might also benefit from an application to the NH Department of Business and Economic Affairs for the approval to create an “economic revitalization zone” where new or expanding businesses can take advantage of business tax savings when new employees are brought on board. This is permitted through RSA 162-N.

While the amount of commercial land is limited, the potential for smaller, home-based businesses is growing. The Planning Board has identified approximately 22 home businesses, ranging from forestry products, administrative services, consulting, to small-kitchen food production. Some of these partially depend on cell and wireless capacity discussed above. More importantly, they depend on the creativity of the residents to establish work options for themselves that collectively contribute to the local economies.

One other approach to expanding commercial development would be the establishment of regulations for alternative energy systems; in the case of Landaff this probably means solar or wind power. The State RSAs on Land Use, Planning and Zoning issues starts off with a Declaration of Purpose. RSA 672:1, III-a states the following:

“Proper regulations encourage energy efficient patterns of development, the use of solar energy, including adequate access to direct sunlight for solar energy uses, and the use of other renewable forms of energy, and energy conservation. Therefore, the installation of solar, wind, or other renewable energy systems or the building of structures that facilitate the collection of renewable energy shall not be unreasonably limited by use of municipal zoning powers or by the unreasonable interpretation of such powers except where necessary to protect the public health, safety, and welfare”.

One method for the Town to provide for the approval of solar or wind projects would be to include them as land uses that trigger Site Plan Approval. If a Site Plan application came forward, for example, for a proposed solar farm, the Planning Board would conduct a hearing on the application. If the Board found, as part of its Conditional Approval, that the project did not adversely impact public health, safety, or welfare then the regulatory requirements would be satisfied. If the Board determined that public health, safety, and welfare was adversely impacted

then the application would be denied. For wind or solar projects, the Site Plan regulations should probably include some conditions and requirements [possibly based on the Model ordinances established by the State Planning office] that the applicant would need to adhere to.

Providing residents the option to use these renewable resources on a smaller level fits in quite nicely with some of the characteristics of the people of Landaff – self-reliant, with a make-do New England attitude. Who knows, a bed and breakfast with a small-scale wind tower or a small solar facility could cater to “eco-minded” tourists. A solar array on a house or barn roof would be a further example of the self-reliant streak of Landaff residents.

❖ **Utilizing new land use ideas** as a mechanism to protect rural character while at the same time providing new ways to promote smart growth is worthy of consideration. The 2008 Master Plan discussed the benefits of RSA 674:21. Innovative Land use Controls. This statutory language allows for different land use options [for example, Phased Development, Cluster Development, Flexible Zoning, Environmental Characteristic Zoning, and Performance Standards]. But an important phrase of this specific statute is that these innovative controls “*may include, but are not limited to*”; what this means is that any community has a blank page to fill in with a zoning ordinance that works for them and fits precisely into what they need. The Town, with the help of the Planning Board, and the approval of Town Meeting, could fashion the language that works best for the community. Limits could be placed on the size of any development, the number of allowed new houses. Most importantly it can require development plans that work to protect the rural character, along with important natural and wildlife resources.

❖ **Recognizing critical limitations for growth** potential is important. Below is an excerpt from the 2008 Master Plan:

“In a summary of Landaff’s Community Resources the ’84 [Master] Plan states, “...because Landaff is so small and its services so limited, it is very susceptible to major increases in capital expenditures due to even a small amount of growth [!]n other words, there is very little capacity available to absorb growth should it occur”. The inclusion of this type of language proved invaluable for the Town during its participation in the legal challenge of Cutler versus Landaff. The case involved whether or not the Town, through the Board of Selectmen and the Zoning Board of Adjustment, had the ability to deny building permits for land located on an unimproved Class 6 Roadway. Through the affirmative actions of these two Boards, the Town said that yes it does

have that ability with their decisions based partly on the language and conclusions of the Master Plan. The determination in the 1984 Plan that the area proposed for development lay in an area best suited for conservation purposes provided support for the Court when it ruled in favor of the Town in a decision issued by the Grafton Superior Court in August of 2007. This case is an excellent example of just how important a Master Plan can be in helping to shape and control land use decisions in a community.”

The Town of Landaff would do well to keep this court case, and the message it provided, in mind through the next 10-15 years. For any new subdivision application, the Planning Board should consider very carefully whether or not to accept the responsibilities for any new roadways, drainage systems, or any infrastructure. Road maintenance and repairs can be costly, and the capacity of the Town to take on new responsibilities is very limited. The Board might want to consider, possibly in conjunction with a Town Meeting discussion and maybe a “Sense of the Town Meeting” vote, to modify the Subdivision Regulations to make it clear that new roads will not be accepted by the Town.

The Town [thru the Select Board and the Planning Board] must also keep an eye out for potential development on Class 6 roadways. Opening the door for any type of building on a Class 6 road could possibly result in additional maintenance obligations that the Town can ill afford.

- ❖ **Enhancing the Community spirit** is the last goal outlined in the Vision Section. This is not really a land use matter, but it is very important, especially in a community such as Landaff. The surveys and meetings associated with the 2008 Master Plan painted a picture of a Town with a cohesive community spirit and a real feeling of neighbor helping [and trusting] neighbor. There is no easy answer to why that spirit has dampened since the 2008 Plan was adopted. The Planning Board is not naïve enough to believe that this 2018 Master Plan update will, by itself, heal any community wounds. The Board does believe that talking in an honest and respectful way about the questions and problems that confront the Town, and working cooperatively to develop answers and solutions, will be a positive first step.

A Review of Landaff’s Regulations

Concurrent with the development of this 2018 Master plan update, the Planning Board has asked the Planning Consultant to review and comment on the existing land use ordinance or regulations to identify necessary or appropriate changes, updates, or corrections that need to be, or should be, made. This

review is underway and will be presented to the Board in the near future. As noted elsewhere in this Plan, any revisions to the Zoning Ordinance would be brought forward to Town Meeting; any revisions to the Site Plan or Subdivision regulations would be approved by Board at a fully noticed public hearing.

Regional Issues

While the geographical location of much of the Town of Landaff – up in the hills and off the beaten track – has to a large degree shaped the community and its character, the town is part of the larger regional area. Situated in northwest Grafton County, and located between the county seat in North Haverhill and the Town of Littleton, there are regional, state, and national issues that can impact Landaff.

Being such a small-sized community means that Landaff will need to be an active partner in regional discussions and initiatives in order to address some of the goals outlined in the Vision Statement. Working on broad-based cooperative efforts will help to insure that the interests of the Town are understood and protected to the greatest degree possible.

As was pointed out earlier, the population of Landaff has not grown much at all over the past 10-20 years. But, the Town could still see some levels of growth [most likely small] resulting from the Town becoming a “bedroom and commuter suburb” for Littleton. The discussions and adoption of some of the land use options outlined above might help temper the impacts from this type of new growth

Future Land Use in Landaff

As has been mentioned before, the Town is broken up into two different zoning districts. The Commercial district is a corridor located along Route 302; the Rural Residential district covers the rest of the community. Following the adoption of the 2008 Master Plan, and in hindsight, the Planning Board was possibly a bit too bold in proposing two zoning amendments [an increase in the minimum lot size to 10 acres and the creation of a new “Village Center” zoning district]. As mentioned earlier, when it comes to land use regulations, change is hard and small incremental steps are the best way to move forward.

Attached to this Master Plan update is a copy of the 2018 current land use map of the Town. It shows the current layout of the individual parcels, and the zoning districts. As described in this Land Use chapter, the Board is not proposing any new zoning districts. The idea of an overlay district [in the Village Center discussion on page 12] is an example of a small step that could benefit the community in different ways.

Some of the options and decisions relate to changes in the Site and Subdivision Regulations which are under the control of the Planning Board. As mentioned, any changes to these two regulatory documents trigger discussions by the Board and a public hearing to get comments and feedback before voting on any changes.

Chapter IV – What’s Next and a Conclusion

The vision statements in this 2018 Master Plan update function as the framework for land use discussions, debates, and decisions that the Planning Board, and the residents, through their votes at Town Meetings, will consider in the next 5-10 years. Since this Master Plan update will not be approved in time for any zoning amendments to be placed on the 2019 Town Meeting, there is plenty of time for the Board to think about future land use options that could be brought up in 2020. As was mentioned earlier, the Board will hold public hearings for any land use warrant article; the hearings are your opportunities, as a resident, to listen to what the Board has to say, and to voice your comments, concerns or suggestions.

The Board recognizes that the visions might shift a little bit over the years; you never know what type of development will be presented to the Board, so some flexibility is necessary. The general purpose of the Zoning Ordinance calls for the protection of the general health, safety, and welfare of the community and the residents. The Board will keep this important purpose in mind as the work to implement and achieve these vision statements is carried out.

As noted earlier, the land use issues that the Town of Landaff face are not that complicated, but they are important for all residents. Any land use that is approved by the Planning Board can have impacts to abutting properties that might not be felt until one or more years after the development is completed. It is the goal of the Board to fully consider all comments and concerns raised at every public hearing. Every hearing is advertised, notices are posted in Town Hall, and each abutter is mailed a notice of the hearing. The participation of abutters and concerned citizens is a valuable component of any hearing and decision-making process. The Board hopes to get your input and to hear your questions. In the end, every decision of the Board needs to be made in the context of protecting the interests of the Town and its residents, and your participation in the hearing process helps to insure that protection.

The Board thanks everyone who came to the public hearings for this 2018 Master Plan update, and everyone who replied to the survey. Your input has been invaluable in shaping the vision statements and establishing the framework of the creation of future land use decisions. We hope you all stay involved!

Appendix A [rev 10/29/18]

Landaff 2018 Master Plan Survey Results – Tally Sheet

Total Responses: 73

| Question / Response # | #1 | #2 | #3 | #4 | #5 | Total Y | Total N | Other |
|--|----|----|----|----|----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | N | Y | N | Y | 3 | 2 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | N | Y | Y | N | 2 | 3 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | N | N | Y | 3 | 2 | |
| 7. Do you feel that the “community spirit” in Landaff is still strong? | | | | | | | | |
| Yes / No | N | N | DK | Y | Y | 2 | 2 | 1DK |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | N | Y | Y | N | 3 | 2 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| DK = Don't Know; | | | | | | | | |

| Question / Response # | #6 | #7 | #8 | #9 | #10 | Total Y | Total N | Other |
|--|----|----|----|----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | N | Y | 4 | 1 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | Y | Y | N | 3 | 2 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | Y | N | N | N | 2 | 3 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 7. Do you feel that the “community spirit” in Landaff is still strong? | | | | | | | | |
| Yes / No | NR | N | Y | Y | Y | 3 | 1 | 1NR |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | N | N | Y | 3 | 2 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| NR = No Reply; | | | | | | | | |

| Question / Response # | #11 | #12 | #13 | #14 | #15 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | N | N | Y | Y | N | 2 | 3 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | N | N | Y | Y | 2 | 3 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | Y | N | N | 3 | 2 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | N | Y | N | Y | 3 | 2 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | N | N | N | Y | 2 | 3 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| DK = Don't Know; NR = No Reply; | | | | | | | | |

| Question / Response # | #16 | #17 | #18 | #19 | #20 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|------------|------------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | N | Y | N | Y | Y | 3 | 2 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | N | Y | 4 | 1 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | SDR | Y | N | N | N | 1 | 3 | 1 SDR |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | N | N | Y | Y | Y | 3 | 2 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | N | Y | Y | Y | N | 3 | 2 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| SDR= See Detailed Response | | | | | | | | |

| Question / Response # | #21 | #22 | #23 | #24 | #25 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | Y | Y | N | 3 | 2 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | N | N | N | N | 1 | 4 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | Y | N | Y | N | 3 | 2 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| DK = Don't Know; NR = No Reply; | | | | | | | | |

| Question / Response # | #26 | #27 | #28 | #29 | #30 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | NR | 4 | 0 | 1 NR |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | N | N | N | N | N | 5 | 0 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | Y | N | N | N | 1 | 4 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | DK | N | Y | Y | N | 2 | 2 | 1 DK |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | N | N | Y | 3 | 2 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | N | Y | Y | 4 | 1 | |
| DK = Don't Know; NR = No Reply | | | | | | | | |

| Question / Response # | #31 | #32 | #33 | #34 | #35 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | N | N | Y | 2 | 3 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | MB | N | Y | Y | Y | 3 | 1 | 1 MB |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | Y | N | N | N | 1 | 4 | |
| 7. Do you feel that the “community spirit” in Landaff is still strong? | | | | | | | | |
| Yes / No | DK | Y | N | N | N | 1 | 3 | 1DK |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| DK = Don't Know; MB = Maybe | | | | | | | | |

| Question / Response # | #36 | #37 | #38 | #39 | #40 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | N | N | Y | 3 | 2 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | N | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y! | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | Y | Y! | Y | Y | 5 | 0 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | N | N | Y | Y | 2 | 3 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| DK = Don't Know; NR = No Reply; | | | | | | | | |

| Question / Response # | #41 | #42 | #43 | #44 | #45 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | N | N | 3 | 2 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | DK | Y | Y | Y | N | 3 | 1 | 1 DK |
| DK | | | | | | | | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | Y | Y | SDR | N | 3 | 1 | 1 SDR |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | Y | N | Y | Y | 3 | 2 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | N | N | Y | N | Y | 2 | 3 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | Y | N | Y | 4 | 1 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | N | Y | SDR | Y | 3 | 1 | 1 SDR |
| DK = Don't Know; SDR = See Detailed Responses | | | | | | | | |

| Question / Response # | #46 | #47 | #48 | #49 | #50 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y! | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | N | N | N | 1 | 4 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | Y | Y | N | N | 2 | 3 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 7. Do you feel that the “community spirit” in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | N | Y | N | N | 2 | 3 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | N | Y | Y | N | N | 2 | 3 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| DK = Don't Know; NR = No Reply; | | | | | | | | |

| Question / Response # | #51 | #52 | #53 | #54 | #55 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | N | N | N | D | N | 1 | 3 | 1 D |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | N | N | D | N | 0 | 4 | 1 D |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | N | Y | N | N | 2 | 3 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | N | Y | Y | 4 | 1 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | N | Y | 4 | 1 | |
| D = DEPENDS | | | | | | | | |

| Question / Response # | #56 | #57 | #58 | #58 | #60 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|------------|------------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | N | Y | Y | 4 | 1 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | Y | N | N | 2 | 3 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | Y | N | Y | Y | 4 | 1 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | N | N | Y | N | N | 1 | 4 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | N | Y | Y | N | 3 | 2 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | Y | 5 | |

| Question / Response # | #61 | #62 | #63 | #64 | #65 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | N | N | N | 2 | 3 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | Y | N | N | N | N | 1 | 4 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | N | N | N | Y | Y | 2 | 3 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |

| Question / Response # | #66 | #67 | #68 | #69 | #70 | Total Y | Total N | Other |
|--|-----|-----|-----|-----|-----|---------|---------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | N | Y | Y | Y | Y | 4 | 1 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | Y | 5 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | Y | N | Y | Y | Y | 4 | 1 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | Y | N | N | N | 1 | 4 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | Y | Y | N | 4 | 1 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | N | N | Y | Y | N | 2 | 3 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | N | N | N | Y | N | 1 | 4 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | N | Y | Y | Y | N | 3 | 2 | |

| Question / Response # | #71 | #72 | #73 | | | Total Y | Total N | Other |
|--|-----|-----|-----|--|--|------------|------------|-------|
| 1. Should the Town take steps to promote the expansion of the business and commercial land available on Route 302? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |
| 2. Should the commercial development along Route 302 be managed or restricted to help protect the aquifer located in that area? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |
| 3. One of the Vision [Goal] Statements from the 2008 Master Plan advocated the preservation of the rural character of the Town and the need to protect natural resources. Should this still be an important goal for the Town? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |
| 4. Are you worried about new residential developments impacting the rural character of the Town? | | | | | | | | |
| Yes / No | N | N | Y | | | 1 | 2 | |
| 5. The median age of Landaff residents increased from 42 years in 2007 to 54 years in 2015. Do you think that creating more housing opportunities for younger families with children is a good idea? | | | | | | | | |
| Yes / No | N | Y | N | | | 1 | 2 | |
| 6. Are you concerned about more children in the school system driving up the amount of taxes you pay? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |
| 7. Do you feel that the "community spirit" in Landaff is still strong? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |
| 8. With the aging population of the Town, would you support a small scale senior housing project that would serve the needs of the residents? | | | | | | | | |
| Yes / No | Y | Y | N | | | 2 | 1 | |
| 9. Would you support commercial projects [towers or relay stations for example] that would provide for improved cell phone coverage or improved computer / Internet capacity and availabilities? | | | | | | | | |
| Yes / No | Y | Y | Y | | | 3 | 0 | |

Appendix B

Landaff Master Plan 2018 Update Detailed Survey Feedback from Selected Respondents

Some respondents provided more detailed written answers to some survey questions. Below is a summary of the numbered questions 1-9; the answers written by the respondents are outlined.

Question summary:

1. Promote expansion of commercial land
2. Manage/restrict Rte. 302 development to protect aquifer
3. Is 2008 Goal to preserve rural character still important?
4. Worried about new development impacting rural character?
5. Encourage housing opportunities for young families?
6. Concerned about more children in the schools impacting taxes?
7. Is the "Community Spirit" still strong?
8. Support small scale senior housing project?
9. Support for projects that would expand of cell and internet coverage?

Respondent # 14:

Question # 2 –managed, yes

Respondent # 16:

Question # 2 – Yes; all aquifers should be protected rom building;

Question # 4 - Yes, and the cost;

Question # 5; - only if we are going to support the new children in the schools

Respondent # 26:

Question # 1 - Yes, it's a hodgepodge of assorted uses, some planning guidance could b3 helpful;

Questions # 2 - Yes, **the should the priority**; why would we want adversely affect Bath and Woodsville, who draw their water from the river;

Question # 3 - Yes, I think small incremental changes are tolerated best;

Question # 4 - No, I really cant figure out who would want to create developments when there is no market;

Question # 5 - communities like Landaff need younger blood, interests, spirit volunteers;

Question # 6 - No, the enrollment has always been so variable it's not worth getting all exercised about it.

The current School Board seems to have a solid patient handle on the issue;

Question # 7 - Yes/No. hard to gauge in so many ways. The future of so many institutions are in doubt, Grange with so many older members, Volunteer Fire Department under constant attack and questioning by a Select Board who is in opposition to public safety and public services. Few people are applying for Town Offices. The future of so many local institutions, Grange;

Question # 9 - Yes, there's really the Town can do to block them, except to drive a hard bargain with the proposing company so everyone's concerns are met.

Respondent # 30:

Question # 6 - No. It's assholes not paying their taxes and relying solely on property tax to operate the town;

Question # 7 - Hahaha. Nope! Just let Lisbon take everything over. Town too;

Question # 8 - Yes. But you'd need a fire department;

Question # 9 - Hell yes! Let's get out of the Stone Age. FairPoint has taken advantage over their monopoly.

Respondent # 44:

Question # 1 - No, Landaff's appeal does not lie in promoting highway strip development; The interests of such businesses would be at odds with everything Landaff stands for;

Question # 2 – Where ever an aquifer may be located in town, it should be protected, regardless of the type of activity being conducted above it;

Question # 4 - Yes, a single housing development could wreck havoc without school funding, and other aspects of our town government;

Question # 5 - It depends how it is done. See response to prior question. I question how the town could legally extend any sort of preferential treatment of families; That development depends more on the regional economy;

Question # 6 - mildly so; our taxes already seem very high;

Question # 7 - The "community spirit" has been riven by the strident attitude of the pro fire station crowd;

Question # 8 - the support costs that such a project necessitate would probably make it unproductive for the town;

Question # 9 - it would depend where the structures were going to be placed and how intrusive they would be.

Respondent # 48:

Question # 7 – If it doesn't negatively impact taxes

Respondent # 54:

Question # 1 – Depends on what comes to into town

Question # 5 – Depends on the type

Respondent # 58:

Question # 2 – No commercial development

Question # 9 – just fix what's here

Appendix C

Landaff Master Plan Update 2018

Individual Responses to Survey Question 10

[Question # 10. What worries you most about change in Landaff over the next 10 years?]

1. Divisiveness among residents creating seclusion/isolation and less community events and less 'neighbor helping neighbor'.
2. More homes, more noise.
3. Noise
4. No reply
5. increases in property taxes
6. Increase taxes on aging community
7. Lack of change! Don't allow Landaff to fall into the same category as a Benton. Promote changes that will improve the infrastructure of the town while balancing the history of the families in town.
8. Badly planned development, especially along the Rte. 302.
9. Low income housing and commercial operations
10. Increases in taxes
11. The roads they need attention and Lisbon's roads
12. School growth
13. Too much development, and keeping taxes down. Taxes are very high for what we receive in return.
14. I worry that petty differences between some of the older residents and the newer residents will create a wedge that will drive away resources and inevitably increase tax rates beyond neighboring towns. This will in turn drive away new residents that will build and improve land(s) that will also increase the tax revenue that the town says it needs to keep going. Without a doubt, the next 6 months could decide the future of this town. Let alone the next 10 years. We could end up incorporating with Lisbon and then this "Master Plan" would have been for nothing. Then again, I am sincerely starting to think that is what some people would rather happen.
15. I don't worry about change, I worry about folks not being able to adapt to change

16. Fire protection. We have a prolifically motivated dept poorly trained
17. Slow growth in housing .Tax burden on existing property has tax rate increases growing at an oppressive rate. Fixed income families may have to sell as a result.
18. Overdevelopment
19. tax increases
20. I'd like the size and character of the town to remain the same.
21. Preserving land, controlling cost of school—a decision about the blue school remaining open needs to be made. The school I feel is not cost effective to stay open much longer. The building is declining and repairs will be costly
22. Concerned with increased taxes. I realize that we cannot stop growth but I think we need to keep an eye on the school and excess costs of the fire department. We are a town of 500. We can't afford a new municipal building. Trying to attract young families to Landaff will increase the school cost and will bring the need for more services.
23. Taxes and the change in the character of the small town feel
24. Tax increase, loosing it's small town feel
25. Taxes
26. That the Town falls into a state of stasis, with ossified Select Board members, leaving few people who really might care about the community. That leaves Landaff wide open for some eager developer to sweep in, promise the world, and damage the town
27. lack of volunteerism
28. Eliminating fire Department. Still having two aged select board members
29. Nothing
30. Relying on property tax, relying on Lisbon for everything i.e.: police, possibly fire, ems, car registration. Landaff offers nothing for people so why move here?
31. Keeping the balance between positive growth and maintaining ecological standards and rural nature of the town
32. Landaff is a quaint town, let's keep it that way! My concern is seasonal trailers and camp sites from out-of-staters, on lots of land

33. Taxes being high, no cell service, having bad internet connection/ slow speed, and not having a fire department in town, not having an old homes day, and no activities for the families of Landaff!
34. As land stops being cropped, it will grow houses or trees, both bad for how beautiful Landaff is.
35. I worry that the school will close and the fire department will go away and all community spirit will be gone. I worry that it will be like Lyman or Benton and be a nothing town
36. loss of agricultural land
37. Loss of rural character...Dollar Stores etc.
38. community spirit dwindling
39. Towns grow stagnant without change - need commercial to build tax base, younger families to support community government and organizations. Need to have growth, and protect natural resources simultaneously. Need to adapt to changing world - intranet, merging with other towns for expensive resources like school and fire. Continuing status quo will be our doom.
40. Unrestrained development, high taxes, loss of rural character
41. [Q#4: Depends] Q#10: High taxes, old buildings not updated for handicap use, loss of income to town
42. The town becoming just a town and not a hometown.
43. we're more worried about the town withering and dying rather than losing its rural character. If you have no children and no schools, pretty soon you have no town. This is what happened to rural towns in France, for example. Commercial development on route 302 would create employment opportunities for Landaff residents and support house resale values.
44. Our diminishing ability to compromise on major issues.
45. Tax increases
46. Over population and building
47. No reply
48. I am too new to town to say.
49. Development
50. Over population
51. Traffic Noise

52. The town is not the nice friendly neighborhood that it once was. Sad to say the town is split.
53. Taxes and Development
54. The change to what we know as Landaff becoming gone and more like other towns instead of small town living.
55. Higher property taxes
56. Low income housing built throughout town.
57. too many new residents coming in to escape the "chaos" of city life then trying to add full time police force, street lights, etc. Keep it rural- that's why we love Landaff.
58. Real Estate Taxes, Preserving the Rural Character, Landaff Fire Department, and Police Access.
59. I think it is important to have open land and forests but feel that there is plenty of space in Landaff for families to move in even if it means some more development.
60. People who only serve themselves and not the town. This goes on far too much.
61. I am nearing retirement age and am worried about higher taxes, I do not want to have to leave Landaff, or sell my home.
62. tax rates going up with little to offset them.
63. Disabled children at Blue School = expense!
64. Lack of turnover of Selectmen
65. Erosion of the rural beauty and character
66. tax increases from school obligations that we have NO control over and the possibility of a new building for a fire department that will cost so much we will over tax ourselves so no one will be able to sell their homes when they need/or want to because the tax rate will be too high.
67. The property taxes are too much now, it can only get more expensive and that is going to drive most people out of town.
68. Changes to Rural Character & Natural Resources like Trees
69. Increases in property taxes
70. short sighted people looking to save quick money by cutting town services with a long-range perspective and newcomers bringing big city thinking to rural area and destroying it.

- 71. As a new senior, I am worried about the rising tax burden placed on the town by unfunded mandates and burdens placed on the school system by the state/Feds and my ability to pay property taxes on a fixed income.**
- 72. That newer people in town might not respect and understand what a rural town like this needs for sources of income, practical lot sizes, agricultural and forestry support, etc.**
- 73. Higher taxes and the high costs to keep the Blue School Running**

Appendix D 2009 to 2018 N.H. Land Use Statute Amendments

The land use boards of any community operate under a combination of state and local laws. The Zoning Ordinance, and the regulations of the Planning Board dictate how land can be used [density, allowed uses in a given zoning district, and how the Planning Board evaluates and issues decisions on certain uses and activities. The State RSA's [Revised Statutes Annotated] provide the framework for the local approval of the ordinances and regulations. In the State of New Hampshire, communities can only function and conduct themselves based on what the legislation allows.

In most every legislative session, new laws are approved that modify the land use statutes. Some of the changes are minor, and others can have more significant impact. Since the 2008 Master Plan was adopted many laws have become effective. Below is a review of the yearly key House [HB] and Senate [SB] bills that affect the Landaff land use boards. Not every bill is listed so it is always important to review the yearly comprehensive legislative bulletins, published by either the State Planning Office or the NH Municipal Association. The laws below are outlined in *italics* and underlined.

2009:

1. *HB 210 requires that land use board minutes for any meeting be available with 5 business days after the meeting.* This is consistent with the NH Right to Know law.
2. *HB 44 allows the chair of a board to appoint an Alternate Member to temporarily fill a vacancy on a board until the legislative body fills the seat.* This helps to insure that boards always have enough members to vote on a given application.
3. *SB 189 impacts RSA 676:3.III, and requires the Board to issue for all decisions written decisions outlining any findings or conditions of approval. If there is an approved and recorded plan associated with any decision, then the written decision must also be recorded.* Having clear written decisions for every application helps to insure that the regulations are correctly applied.
4. *HB 43 allows a Planning Board to waive provisions of the Subdivision or Site Plan Regulations if such a waiver can be made so that the spirit and intent of the regulations are still achieved.* Waivers can help streamline the review process by eliminating the need to address issues that are not really relevant given specific and existing site or application conditions.

2010:

- a. *SB 328 provides that a Planning Board may not delay consideration of an application based on the need to obtain other state or federal approvals.* The Board may list these required permits as conditions of approval.
- b. *HB 1174 provides that a member whose term on the board has expired may remain in office until a successor is appointed.* When it is sometimes hard to fill vacancies on a board, this bill makes it easier to maintain membership levels until replacements are selected.
- c. *HB 1380 modified RSA 676:5.IV by allowing Zoning Boards to required fees to pay for special studies or outside reviews associated with a complex application.*

2011:

- ✓ *HB 109 prohibits a Planning Board from requiring, or adopting any regulations requiring, the installation of sprinklers on 1 and 2-family homes as a condition of approval.* This new legislative language was modified in 2013 to allow a developer to voluntarily install sprinklers.

- ✓ HB 16 requires a municipality to divide a lot that was created by municipality when the involuntary merged the original lots together. Some Towns, over time, merged lots that were adjacent to each other and were owned by the same person for taxing or mapping purposes. The 2011 legislation [impacting RSA 674:39] basically found this to be an illegal action of the Town. Public Notices of the ability of an owner to seek a separation of the merged lots were posted in all communities for a period of time. The time frame for requesting this “unmerger” was extended to 2022 through legislation in 2016.

2012: No Significant RSA modifications

2013:

- I. SB 50 outlines changes to RSA 674:33.I that provide for variances and special exceptions approved by a ZBA are valid for 2 years [or 6-months after Planning Board resolution of an application that relied upon ZBA approval]. This was a positive change since having a variance being implemented 3 or 5 years after approval means that new neighbors could be caught off guard when a new and unexpected land use activity crops up next door.
- II. HB 278 dealt with sprinklers; see the note in the 2011 review, HB109
- III. SB101 provides that collocation applications to modify an existing wireless facility are to be approved through a building permit process as opposed to a new Site Plan approval. While this does not impact the Town of Landaff, the overall state and federal approach for the review and consideration of wireless facilities is generally being made easier for the communication companies, with less potential for local oversight that might result in the denial of a proposed facility.

2014:

- HB1210 imposed new requirements for public notices for amendments to a Zoning Ordinance. Individual notices to affected property owners for a zoning boundary change that would impacts 100 or fewer parcels; or, for an amendment to change minimum lot sizes or permitted uses in a zoning district that includes 100 or fewer parcels. Additionally, all zoning amendments notices must be sent to any property owner who requests such notice. For Landaff, where a zoning boundary change might impact fewer than 100 parcels [for instance any change to the commercial zone along Route 302], the impact would be the time and costs associated with the notification of all of the impacted property owners.

2015:

- ❖ SB 98 allows an applicant for any type of Planning Board review to request that the Board use a different third-party consultant to perform the independent analysis needed for that application. The Board can consider the request, but ultimately, the decision is up to the discretion of the Board. In Landaff, outside reviews of Board applications do not frequently happen, but in cases of a complex application, the Board will need to keep this provision in mind.

2016:

- 1) SB146 requires any community with a zoning ordinance to allow the creation of Accessory Dwelling Units in any residential district. Landaff has adopted a zoning amendment that addresses this legislatively-mandated land use requirement that was placed on most all communities in the State.
- 2) HB1202 requires that all applications to the Planning Board be submitted at least 21 days before the meeting. This is a helpful law that insures that Board have enough time to review and process an application for a hearing.

- 3) SB345 provides that municipal planning and zoning regulations may not unreasonable limits "agritourism" or prevent this type of use on any property where agricultural is the primary use. The law modifies several sections of RSA 21:34-a that discusses farming and agriculture. This law is intended to help insure the economic viability of farms, that can be impacted by so many outside factors. The law does allow for approval or permitting to be handled through special exceptions [from the Zoning Board] or other land use boards.

2017:

- A. HB 131 changes the zoning amendment notification law [2014, HB 1210 above] by requiring that any required notices for a petitioned zoning amendment be paid for by the petitioner. This helps to eliminate undo costs for the community.
- B. HB258 provides that before an ADU [see SB 146 in 2016 above] can be constructed, approval for a new septic system must be submitted "as applicable". This means that if the system cannot accommodate the septic flows from the ADU, or if the system is in failure, then a new system will be installed. This will help Landaff insure that groundwater is better protected.
- C. HB 654 prevents a municipality from imposing restrictions on, or regulations again, short term rentals. This means that activities like Airbnb or VRBO cannot be restricted. This is a land use issue that is being debated all over the country, so there is potential that any such restrictions might well end up in the court system. Short term rentals can have an adverse impact on a community, so this is an issue to keep your eyes on in the future.

2018:

- HB1215 [RSA 674:33.I] requires a Zoning Board to use a single and consistent voting method for all variance applications. This helps to insure that the ZBA treats, and votes on, all application in the same manner.
- SB339 [RSA 674:33.III] requires the concurring vote of any three ZBA members to take any action on any matter before the Board. Previous to this new law, 3 concurring votes were only required to approve an application; the Board could vote to deny an application with a 2-1 vote.
- HB1533 [RSA 674:33] allows a community to amend the zoning ordinance to provide for the termination of unexercised variances and special exceptions issued before 8/19/13. There is a one-year posting requirement for the public notice regarding the termination of the approvals, with the capacity of the owner to have 3 years within which they can then exercise the approvals. Long story short, it probably does not make a lot of sense for Landaff to amend the zoning ordinance to utilize this law. The key is to remember to put a two-year termination clause into all of the variances and special exceptions issued in the future [see SB 50, 2013].
- SB412 [RSA 674:32-b] prohibiting a community from adopting a definition of agritourism [see SB 345, 2016 above] that conflicts with the definition in RSA 21:34-a. This helps to insure that these types of agricultural activities are treated the same in all municipalities.

This was a long review of statute changes over the past 10 years. In summary, the new laws, and common sense require:

- ✓ **Planning Board [PB] should draft clear and concise decision and outline findings and conditions of approval.**
- ✓ **Maintain consistency with the State Right to Know laws.**
- ✓ **PB should use the regulatory waiver process when it makes good sense.**
- ✓ **Don't hold up a PB decision because of outstanding if other state or federal permits are required.**

- ✓ You can't require sprinklers for one and two-family structures.
- ✓ Involuntary Lot Mergers are not allowed, and you might be asked to ones historically performed.
- ✓ Put a 2-year termination clause in ZBA decisions.
- ✓ Be careful when amending the zoning ordinance as you might need to notify impacted owners. But don't be scared to amend an ordinance if it will better serve the needs and interests of the community!
- ✓ You can't restrict owners from putting their property into short term rentals.
- ✓ The ZBA needs to utilize a consistent review, voting and approval process for all applications.
- ✓ Give Agritourism a chance, but make sure the proposed uses really relate to the agricultural activities.