

MASTER PLAN

For The Unincorporated Places in Coös County

Adopted: June 13, 2006

Planning Board Approval: 06/13/2006
Coös County Commissioner Approval:
Coös County Delegation Approval:

LIST OF UNINCORPORATED PLACES

Atkinson & Gilmanton Academy Grant

Bean's Grant

Bean's Purchase

Cambridge

Chandler's Purchase

Crawford's Purchase

Cutt's Grant

Dix's Grant

Dixville

Erving's Grant

Green's Grant

Hadley's Purchase

Kilkenney

Low and Burbank's Grant

Martin's Location

Millsfield

Odell

Pinkham's Grant

Sargent's Purchase

Second College Grant

Success

Thompson and Meserve Purchase

Wentworth Location

PLANNING BOARD MEMBERS

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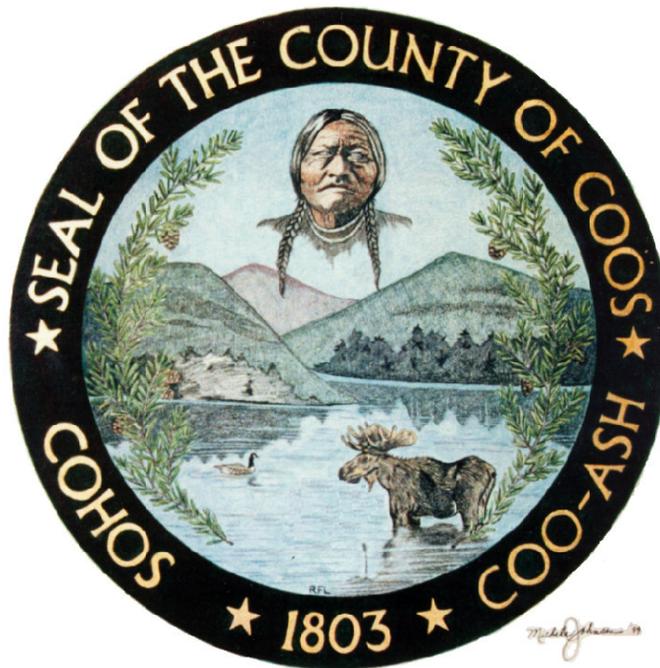
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ACKNOWLEDGEMENT

This Master Plan for the Unincorporated Places in Coös County was prepared by Coös County Planning Board in cooperation with the Office of the Coös County Commissioners.

This document is a revision of the Master Plan originally adopted in 1989.



THE STORY OF THIS PLAN

GUIDING GROWTH

Each day people make decisions to change—housing is constructed; new industry moves in, businesses relocate or a ski area is planning. This is GROWTH. Properly guided, growth can mean more progress and an increasingly better life for all of us.

At the same time, economic opportunities may wither. Population growth may exceed the growth of necessary services. Traffic congestion may bring a cry for a better highway network. Areas once our pride will begin to show signs of blight, yielding less in taxes but

requiring more in public services. Coös County's Unincorporated Places cannot afford the waste and cost of unplanned growth.

Through the years, many people have wondered if Coös County can avoid the mistakes of others by anticipating and providing for future growth. Since the original Master plan was adopted in 1989, there has been a significant change in land ownership in the Unincorporated Places.

This document, the Master Plan for Unincorporated Places in Coös County, is an attempt to define and address the problems and opportunities that the Unincorporated Places face. It builds on several prior-planning documents. The first of these, a Comprehensive Plan for Coös County, was prepared in 1965. In 1973, the North Country Council, a regional planning agency, was established. Planning reports of special relevance to this plan prepared by the North Country Council include the Land Use Elements of 1978 and 1988.

The White Mountain National Forest, the U.S. Forest Service, the US Department of Agriculture in 1986, the Appalachian Mountain Club in 1988, the State of New Hampshire in 1995 in its Nash Stream Forest Plan and the U.S. Fish & Wildlife Service have all prepared additional documents.

WHAT IS THE MASTER PLAN?

This plan is a statement of goals and policies and a guide for the future. It defines a role for the Unincorporated Places as part of a larger context and identifies several basic planning tools. It establishes long term goals and policies with regard to the ecology and multiple use of human and natural resources. In short, the plan provides a framework for growth and a basis for protecting natural resources and supplying public services.

The plan starts with the Unincorporated Places as they are today and keeps all that is good. It works towards the gradual elimination of past errors and avoidance of mistakes.

WHAT THIS PLAN DOES NOT DO

This plan does not set a precise timetable for, nor dictate where elements shall be placed on the land, but it does provide for their general location by performance standards when they are needed. The plan does not address strictly local issues but deals only with matters of Countywide or intermunicipal importance. The plan is not fixed or rigid—it will require periodic review and amendment.

THIS PLAN HAS A HERITAGE

This plan reflects on past planning efforts, which are noted in the bibliography. What is important here is not so much that plans were prepared, but that the County has a rich tradition of self-study and long-range proposals to guide future development. The Master Plan is being reviewed and studied again in 2005.

THIS PLAN MUST BE IMPLEMENTED BY ACTION

Plans are not helpful unless they are used. Implementing this plan will require the cooperation of many public agencies and private citizens. The Coös County Planning Board (the Planning Board) is responsible for implementing the land use regulations that govern the Unincorporated Places and for stimulating interest in new projects generally. But it alone cannot ensure the realization of the planning goals outlined in this plan.

REGIONAL LOCATION

Although it is New Hampshire's northernmost county, Coös County is readily accessible by car, bus and plane, as the Geographical Location Map and Regional Highways Map illustrate.

Berlin, Colebrook, Gorham, Lancaster and Northumberland (Groveton) are the principal economic centers for the region and provide services for all the Unincorporated Places in Coös County.

As the following map illustrates, there are twenty-three Unincorporated Places in Coös County.

(Picture of map of Coös County)

**SUMMARY OF CITIES, TOWNS,
AND UNINCORPORATED PLACES
IN NEW HAMPSHIRE**

BY COUNTY

COUNTY	CITIES	TOWNS	UNINCORPORATED PLACES
Belknap	1	10	---
Carroll	---	18	1
Cheshire	1	22	---
Coös	1	38	23
Grafton	1	29	1
Hillsborough	2	29	---
Merrimack	2	25	---
Rockingham	1	36	---
Strafford	3	10	---
Sullivan	1	14	---
	-----	-----	-----
	13	224	25

Source: Communities, Settlements, Neighborhood Centers in New Hampshire – 1937 and 1977 and the NH Secretary of State.

INTRODUCTION

The twenty-three Unincorporated Places comprise approximately 30 percent of the total land area in Coös County, some 360,000 acres. This vast area contains some of New Hampshire's most spectacular mountains, forests, rivers, streams, lakes and ponds of all sizes. The woods and waterways abound with wildlife and fish and for generations have been popular hunting and fishing grounds, as well as the state's best sites for backcountry hiking and white water boating.

Most recently, skiing, snowmobiling, and other winter activities have made this the place tourists come for year round recreation. Today, canoeists, hunters, fishermen, hikers, campers, and All-Terrain Vehicle (ATV) users view the Unincorporated Places as a unique domain, where they can enjoy experiences in the out-of-doors not available anywhere else in New Hampshire.

Jobs in Coös County are heavily dependent on the land's natural resources. The paper mills, sawlog industry, agriculture, and tourism provide employment for thousands of the County's citizens. The forests are today, and always have been, the raw resource on which many of these jobs depend. Most of the Unincorporated Places have been cut over many times. Yet logging practices have changed, and this same activity today may affect the landscape and environment in new ways. From wintertime logging with horses and springtime log drives down the Androscoggin River to waiting mills, technology has advanced to the use of large, mechanized equipment that can greatly increase production but has the potential for considerably more environmental damage unless used properly. It is agreed that high tech equipment can cut down on environmental damage. Access roads capable of accommodating

large trailer trucks have opened large areas for uses other than forestry and logging, including recreation and development.

Change also has come from pressure originating from outside the County. Beginning in the late 1960s, people with leisure time and financial resources from southern New Hampshire and elsewhere in New England began acquiring residential and second home property. At the same time, the demand for recreational space has increased. As land values increase, ownership patterns and motivations change. Large industrial holdings historically held for the long-term have changed ownership more rapidly beginning in the 1990s and many of the large land holdings have been reduced in size.

The question of land use controls in Unincorporated Places is becoming more pressing. There is growing concern that without adequate planning and regulation of development, the unique character of the Unincorporated Places may be radically and permanently changed. The forests and waterways that are so much a part of the County's heritage need to be protected from undisciplined development.

At the same time, it is essential that the economic viability of the County's employers be maintained. The goal of the Planning Board is to assure that there is a balance between the need for ecologically sound planning decisions and a continuing recognition that a primary objective must be to provide for multiple use of the natural resources so important to the economy of the County and the state as a whole.

JURISDICTION

PLANNING

Under provisions of RSA 28:7-c, adopted by the New Hampshire legislature in 1988, the Coös County Commissioners and the County Convention are responsible for the development of planning, zoning, subdivision, and related land use regulations for the unincorporated places in the County. In accordance with the provisions of Title LXIV entitled Planning and Zoning, RSA Chapters 672-677, a County Planning Board, hereafter referred to as the Board or Planning Board, was created in 1988. To the extent practical, the Board will operate under the authority granted by local land use boards under RSA 672-77.

HUMAN SERVICES

Human services are not in great demand simply because the total year-round population is approximately 100 people. When services are required, it is the County Commissioners who are responsible for securing the needed services.

The Commissioners provide for education by contracting with school districts to take students from Unincorporated Places on a tuition basis, and, if necessary, arrange for room and board and transportation. Similarly, the County Commissioners contract with abutting towns for other services. Property owners in the Unincorporated Places where the services are delivered pay for them.

EXISTING DATA BASE AND RESOURCES

HISTORY

The Comprehensive Plan for Coös County prepared in 1965 discusses the history of Coös County and the Unincorporated Places in detail. Included in that plan are maps and charts on the population and economy, physiography and climate, water resources, forest resources, agriculture, mineral potential, transportation, housing conditions, public facilities, recreation and land use through the early 1960s. Much of the history focuses on the Unincorporated Places, some of which were important settlements dating back to the 17th century. Subsequent plans (see bibliography) provide updated information on recent developments.

POPULATION

The 1965 Comprehensive Plan for Coös County provided an extensive history of the population and growth trends to that time in Coös County. The North Country Council also has provided demographic analysis. Since 1967, the NH Office of Energy and Planning has been responsible for compiling annual resident population figures as of June 30 on a statewide basis, which it must certify to the state treasurer on or before August 19 of each year.

For the period ending June 30, 2005 the following population data were available for the various Unincorporated Places in Coös County.

Unincorporated Place	2005	1988	1960
Cambridge	10	7	0
Dixville	26	40	18
Green's Grant	0	2	2

Martin's Location	0	0	2
Millsfield	13	11	7
Pinkham's Grant	0	7	15
Sergeant's Purchase	0	0	17
Second College Grant	0	0	6
Thompson & Meserve's Purchase	0	0	1
Wentworth Location	38	30	58
<i>TOTAL</i>	87	97	126

A decrease of 10 people over 17 years is not significant. The Planning Board should, however, monitor population changes and be prepared to cope with the consequences of a growing resident population.

Currently Wentworth Location is the most populated and developed of the Unincorporated Places. Cambridge, Dixville, Millsfield, and Wentworth Location are the settled areas.

With such a small population base for these areas, it is unreasonable to project future growth. A single development proposal could invalidate the best attempt at statistical analysis.

NATURAL RESOURCES

River valleys, streams, lakes, ponds and mountains represent the Unincorporated Places' major physiographic features. The Unincorporated Places comprise the largest undeveloped region in New Hampshire. This area is one of few areas in New England where conservation of large acreages of woodland is still possible. The Northern Forest Lands Council in 1994 looked closely at this region in Coös County combined with similar regions in New York,

Vermont and Maine. The work of the Northern Forest Lands Council was followed by a final report published in 2005.

The single most outstanding feature of these northern lands is the thousands of acres of forests. The dominant forest type is northern hardwoods, including maple, beech and birch. Spruce and fir make up the second most abundant type. The forest is the County's most valuable economic resource and supplies the raw material for thousands of jobs. These same forests also are the base for recreational pursuits. Recognition and consideration of the slowed rate of timber growth due to acid precipitation must be considered as we look to the future.

One major drainage basin, the Androscoggin, originates in the Unincorporated Places.

History, land ownership patterns, remote location, a relatively harsh climate, management of forests for timber production and low property taxes have all contributed to the lack of past development and have allowed the Unincorporated Places to retain their undeveloped character and natural resource base. Changes in ownership that occurred especially from 1995 to 2005 with the sale of all pulp and paper company lands to land management and investment companies has resulted in new ownership goals. These new goals are more diverse and incorporated land uses that go beyond traditional timber production.

LAND OWNERSHIP

Land management companies and Dartmouth College own a majority of the private lands in the Unincorporated Places. Public ownership, plus the Dartmouth holdings, total 182,578 acres, nearly half the acreage of the Unincorporated Places. Except for Second College Grant, these lands are in the White Mountain National Forest (managed by the U.S. Forest

Service), the Nash Stream Forest and the State Park system (managed by the NH Division of Parks), and the Lake Umbagog National Wildlife Refuge (managed by the U.S. Fish & Wildlife Service).

Of the twenty-three Unincorporated Places, eight are totally owned by the United States and managed by the White Mountain National Forest: Bean's Grant, Bean's Purchase, Chandler's Purchase, Cutt's Grant, Hadley's Purchase, Kilkenney, Low and Burbank's Grant, and Martin's Location. The Nash Stream Forest located in Odell and adjoining towns is publicly owned and managed by the NH Department of Resources and Economic Development. The Umbagog National Wildlife Refuge owns properties in both Wentworth Location and Cambridge. Dartmouth College wholly owns the Second College Grant. Other places also have extensive public holdings.

LAND CAPABILITIES

As the North Country Council's Land Use Plan, July 1988, points out, topography, soils, and water resources are critical to development potential in the northern area of the state. All three may pose severe limitations to development. The USDA (U.S. Department of Agriculture) Natural Resources Conservation Service (NRCS) has prepared technical reports on soil and slope characteristics as they relate to development potential and will provide technical assistance to the Planning Board.

GENERAL TOPOGRAPHY, SOIL ASSOCIATIONS

The USDA NRCS has prepared for each county in the state a Soil Survey Report. The Soil Survey Report contains maps and information, both general and specific, about soils, crops, and agriculture. Prepared for general use, these surveys are designed to meet the needs of a

wide variety of readers. Copies of these and related documents, as well as technical assistance, are available from the USDA NRCS Office in Lancaster.

In addition to showing the extent and distribution of soil associations, the general map also shows temperature zones. The coldest zone generally occurs on elevations above 2,500 feet. The warmest soil temperatures occur in the southeastern quadrant of the state and along the Connecticut River Valley.

When reviewing development proposals, the Planning Board may contact the District Conservationist for assistance in analyzing soil capabilities and project impacts, whether for subdivision, site plan, or single lot development. The Board should make use of the planning maps prepared in conjunction with this plan. Site visits by the Board enhance the review and should be regularly scheduled as part of the review process.

ECONOMY/HOUSING

The N.H. Office of Energy and Planning's population projections for the North Country in general reflect a lagging status, relative to both the state and the nation, to the year 2010. The several growth centers, Berlin, Colebrook, Gorham, and Lancaster, will continue to provide most of the essentials for a strong economic base, as well as the services required by residents of the Unincorporated Places.

Tourism in the area will continue to expand throughout the four seasons. The fact that people visit the area, like it, purchase goods and services, and stay, means growth. Growth may put unwanted pressure on the limited amount of the land available for development in the Unincorporated Places.

In its 1988 Plan Update, the North Country Council addressed economic issues such as income, labor, wages, poverty levels, employment mix, seasonality, underemployment, agriculture, and the tax base.

As economic development opportunities in the Unincorporated Places are recognized and promoted, the need for land use regulation has become apparent. Regulations help to ensure that economic activities are harmonious and consistent with the Master Plan.

A related economic issue, housing, also needs to be addressed. Affordable housing remains unavailable to many people. At the same time, increased incomes and more leisure time are providing many people the means and opportunity to settle in the area.

PUBLIC FACILITIES

Public or community facilities are public facilities which, however, may or may not be publicly operated. Included in this list are schools, libraries, water and sewer systems, solid and hazardous waste facilities, hospitals, churches, parks and playgrounds, police and fire protection, transportation systems, and health and welfare facilities.

In the Unincorporated Places with today's population of 87, the immediate need for most of the above facilities is slight. Nevertheless, area families with school age children are slowly impacting other services such as police, fire, solid waste, and transportation. As residential or nonresidential growth occurs, the Unincorporated Places will need to address public facility needs. Because most services to Unincorporated Places are now contractual, these impacts are likely to affect adjacent communities as well as the Unincorporated Places, which must pay for them. The large state of the art landfill in Success serves many North Country communities adjacent to the Unincorporated Places. The County should consider these issues

as development takes place and must continue to cooperate fully with its abutting neighbors in addressing issues of growth.

TRANSPORTATION

Again, as with other elements of this Master Plan, we acknowledge the previous efforts of the North Country Council, especially the Land Use Plan Update of July 1988. The Transportation Map in that report accurately reflects the variety of transportation modes that serve the area.

Roads throughout the North Country are continually being upgraded. In some cases, they are redesigned and relocated. Access to existing roads throughout the Unincorporated Places should be carefully evaluated and coordinated with the N.H. Department of Transportation. Under provisions of N.H. RSA 236:13, planning boards are authorized to regulate the access onto local roads.

If the County approves and accepts new roads, the Unincorporated Places in which the new roads are located will be responsible for their maintenance. To deal with any new roads and other costs anticipated in this Master Plan, the Unincorporated Places may need to develop a Capital Improvement Program.

GOALS AND POLICIES

The Planning Board's jurisdiction, Coös County's Unincorporated Places, are important resources to both public and private interests. They provide the raw resources that fuel the County's economy and at the same time provide recreational opportunities and back county

experiences that are unavailable elsewhere in New Hampshire. The Board is responsible for planning and guiding land use activities to assure the continued proper use of these resources.

The Board also recognizes that a primary consideration of any plan for these lands must include the desires and needs of the citizens of the County. Nowhere else in New Hampshire is there a more independent and enterprising population. That free spirit and entrepreneurial nature of natives and newcomers alike must be preserved.

In carrying out its mandates, the Board must consider both conservation and development concerns. Its decisions will influence the present and future. It must balance the needs of the private landowner and the public and maintain the balance between traditional resource based uses of the forests and reasonable, new economic growth.

In fulfilling the statutory mandates under which it is established, the Board has adopted a set of goals and policies which serve as a guide to the Board in making decision. GOALS set forth long range, broad directives for specific policies and actions. POLICIES are specific statements of intent. Following are the goals and policies that the Board has adopted for Unincorporated Places.

I. HUMAN RESOURCES

Goal: Conserve and maintain an atmosphere that will enable the citizenry of the area to fulfill their traditional and unique lifestyles.

Policies:

1. Encourage employment opportunities in existing industries and promote new opportunities that are compatible with the environmental goals of this plan.

2. Encourage citizen participation in the development of the Board's goals and policies to assure general acceptance by the residents of the area, as well as businesses and landowners.
3. Recognize that all of the human resource needs must be addressed if the Board's decisions are to be beneficial to residents, visitors, landowners and the area at large.

II. NATURAL RESOURCES

A. Forest Resources

Goal: Conserve, protect and enhance the forest resources which are essential to the economy of the state as well as to the County.

Policies:

1. Discourage development that will interfere unreasonably with continued timber and wood fiber production.
2. Protect areas identified as environmentally sensitive and support the provisions of the NH Fish & Game Department's high elevation memoranda of understanding for the protection of sensitive habitats in high elevation lands above 2,700 feet.
3. Support state agency jurisdiction over forest harvesting practices and discourage multi-jurisdictional authorities. Recognize that standards must be responsive to the needs of private land management and the public need for adequate timber resources and resource protection.

4. Monitor the installation of new road networks in order to anticipate and project future growth and public access.
5. Encourage present ownership patterns that the traditional character of the forests and related natural resources.

B. Recreation Resources

Goal: Conserve and protect the natural beauty and unspoiled qualities of the highways, waters, shore lands, mountains, plant and animal habitats, forests, scenic vistas, trails, and other natural and recreational features in order to protect and enhance their values for a range of public recreational uses.

Policies:

1. Protect remote, undeveloped and other significant recreation areas, including such areas around rivers and streams, trails, ponds and lakes, to protect their natural character for primitive recreational activities.
2. Encourage diversified, non-intensive, non-exclusive uses of recreational resources.
3. Provide opportunities for well-planned recreational developments in appropriate areas.
4. Encourage public access to private lands.

C. Water Resources

Goal: Preserve, protect and enhance the quality and quantity of surface and ground waters.

Policies:

1. Regulate water and land uses to reasonably avoid degradation of water quality and to ensure that human, fish, wildlife and plant habitats are not unreasonably affected.
2. Support state agency jurisdictions in matters of dredging, filling, draining and alteration or development of bottom, shore land and wetland areas. Recognize the need to protect fish, plant and wildlife habitats. Protect ground water tables and aquifers from pollution.
3. Conserve and protect lakes, ponds and rivers and their shore lands which provide significant public recreational opportunities with special attention to the state's Shoreline Protection Act.
4. Administer site development standards, including appropriate setback requirements, to protect water quality, water quantity, recreational and aesthetic values of lakes and rivers.
5. Control land uses on identified aquifers and their recharge areas, and along water bodies having the potential for water pollution problems, in order to avoid adverse effects on water quality or quantity.

D. Fisheries and Wildlife Resources

Goal: Conserve and protect the aesthetic, ecological, recreational, scientific, cultural and economic values of wildlife and fisheries resources.

Policies:

1. Support land use activities that protect habitats, including deer wintering areas, bird nesting sites, ecosystems, food sources and other life requisites for wildlife species.
2. Administer zoning and regulatory programs to protect wildlife habitat in a fashion which is balanced, sustainable through time and reasonably considers the management needs and economic constraints of landowners.
3. Support land use activities that protect habitats for fish spawning, nursery, feeding, and other life requisites for fish species.
4. Work directly with the NH Fish & Game Department to protect and manage the wildlife resources of the state.

E. Agricultural Resources

Goal: Conserve and protect farmlands and other agricultural resources.

Policies:

1. Discourage land uses which can be destructive of prime, highly productive and other significant farmlands, and encourage agricultural management in areas currently being farmed.
2. Support agricultural practices which reduce accelerated erosion, sedimentation or pollution in order to protect soil and water resources.

F. Soil and Geological Resources

Goal: Conserve soil and geological resources by controlling erosion, by protecting areas of significant geological formations, and by allowing environmentally responsible utilization of these resources.

Policies:

1. Regulate land uses to protect areas identified as important natural geological formations.
2. Regulate land uses in areas with identified topographical or geological hazards, including areas with fragile soils, steep slopes, high elevations, or seismic faults.
3. Administer standards for structural development and other land uses based on soil suitability.
4. Support state agency jurisdictions in matters of timber harvesting, road construction, gravel extraction, stream crossing, agricultural practices and other land use activities in order to control potential causes of accelerated soil erosion.

G. Air Resources

Goal: Protect and enhance the quality of air resources throughout the County's Unincorporated Places.

Policies:

1. Support state and federal air quality standards.
2. Encourage state, federal and international initiatives directed at reducing emissions of air pollutants.

H. Scenic Resources

Goal: Protect quality, scenic character and natural values by fitting proposed land use activities harmoniously into the natural environment and by minimizing adverse aesthetic effects on existing uses, scenic beauty, and natural and cultural resources.

Policies:

1. Encourage concentrated patterns of growth to minimize impacts on natural values and scenic character.
2. Regulate land uses generally in order to protect natural aesthetic values and prevent incompatibility of land uses.
3. Protect the scenic values of shore land, mountain, recreation and other scenic areas.

I. Energy Resources

Goal: Support environmentally sound and socially beneficial utilization of indigenous energy resources.

Policies:

1. Support energy conservation and diversification.
2. Support existing state and federal jurisdiction over energy developments and related land uses in areas identified as environmentally sensitive where there are overriding, conflicting environmental and other public values requiring protection.

3. Encourage development of new, small hydropower projects and reconstruction of existing hydropower projects where these can be undertaken in an environmentally sound manner.

4. Encourage the development of wind power projects and other alternative energy resources where these can be undertaken in an environmentally sound manner.

J. Mineral Resources

Goal: Support environmentally sound and socially beneficial utilization of mineral resources.

Policies:

1. Support commercial extraction of mineral resources where a benefit to the County and state residents has been demonstrated and the operations are sited and developed in a fashion which minimizes adverse effects on other land uses and natural resources.

2. Permit major mining developments only in areas zoned for industrial development, and provide a rezoning procedure for this purpose which broadly considers community impacts, competing uses, public values, and environmental effects.

3. Support state regulations of mining operations to minimize water, air, land, noise

and visual pollution, to assure public safety and health, and to avoid unduly adverse impacts on fisheries, wildlife, botanical, natural, historic, archaeological, recreational, and socio-economic values.

4. Require effective monitoring and reclamation of mining sites.
5. Provide for small sand and gravel extraction operations used primarily for the construction and maintenance of roads in most areas without rezoning, but subject to compliance with state standards.
6. Guide development of peatlands away from those having botanical, wildlife, fisheries, geological, water resource, recreational, scientific, cultural or other public values of overriding significance.

K. Special Resources

Goal: Protect and enhance identified features of natural, historical and cultural significance.

Policies:

1. Identify and support protection of unique, rare, endangered, threatened, unusual, representative, or critical natural or cultural resources to preserve their ecological, scientific, scenic, social or educational values.
2. Protect and conserve the special scenic, recreational, ecological, historic, archaeological and other natural and cultural resources.

III. DEVELOPMENT

Goal: Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another, and to allow for a reasonable range of development opportunities.

Policies:

1. Discourage growth that results in scattered and sprawling development patterns.
2. Require that provision be made for fitting development harmoniously into the existing natural environment.
3. Administer zoning and land use standards to guide development; take specific site suitability characteristics into account during permit application review.
4. Encourage order in growth within and proximate to existing, compatible developed areas, particularly near towns and communities; recognize the need to work with abutting communities to assure compatibility with their Master Plans.
5. Allow well-planned development in other areas subject to site plan review, where (a) the area proposed for development is appropriate as a new development center, (b) there is a demonstrated public demand for and benefit from the proposed development in that area, (c) there is a demonstrated need for locating the development not proximate to established developed areas; (d) the productivity of existing forest and agricultural resources in the jurisdiction is not unduly harmed; (e) recreational resources and uses are not unduly harmed; (f) back country, natural and plant or animal habitat values are not unreasonably degraded; and (g) needed services

are available or can be provided without unreasonable financial, social or environmental costs to the public.

6. Discourage the construction of major new public access ways which would result in the loss of significant back country values and the natural character of remote areas; concentrate development in areas served by existing state highway systems.
7. Permit subdivision developments only in areas zoned for development.
8. Support a mixture of types of land uses within development zones where they are compatible.
9. Limit residential densities on the basis of soil suitability and other site limitations.
10. Prevent the degradation of natural and cultural values resulting from cumulative impacts of incremental development.
11. Require the use of buffers, building setbacks, and landscaping to minimize the impacts of land use activities upon one another and to maintain the scenic quality of shorelines and roadways; recognize the need to provide for the establishment of back country type hunting and fishing camps in areas not served by year-round access roads.
12. Require that developments provide for adequate parking and traffic circulation.

13. Support state agency jurisdiction over new utility lines, pipelines, and public transportation right-of-way and assure that their associated facilities be located away from sensitive areas or be constructed and landscaped so that they do not degrade natural values with particular consideration to visual impact.
14. Limit the number, size, type of material and method of lighting of signs, in order to prevent undue or hazardous visual impacts.
15. Regulate the disposal of hazardous waste, sewage, solid waste, manure, and septic sludge and prohibit their disposal in flood prone areas, on unsuitable soils, or in other inappropriate areas.
16. Encourage development that is energy efficient and that incorporates the best practical technologies to conserve energy.

IV. ENFORCEMENT AND EDUCATION

Goal: Administer an effective enforcement and education program in regard to the laws, regulations and standards of the Board, in order to assure landowner and public awareness and compliance.

Policies:

1. Carry out a balanced enforcement effort to identify, investigate, and pursue significant violations of the laws and legal requirements administered by the Board.
2. Utilize the field staffs of State agencies in order to disseminate information to the public and to report compliance problems to the Board.

3. Hold landowners and land managers primarily responsible for land use activities resulting in violations taking place on their lands.
4. Support public educational programs concerning environmentally sound land use practices and the laws and legal requirements administered by the Board.

V. PLAN MODIFICATION

Goal: Provide for periodic review of goals and objectives.

Policy:

1. The timing of events through economic and financial situations may affect the Master Plan. Continuing planning will provide flexibility and will ensure that meaningful decisions are made. Periodic work sessions will be scheduled to assure the timeliness and effectiveness of this Plan and its components.

PLAN IMPLEMENTATION

INTRODUCTION

The Planning Board is responsible for promoting interest in and understanding of this Master Plan, which was prepared under the provisions of NH Revised Statutes Annotated.

Implementation of the plan takes many forms and requires the cooperation of many agencies, public officials, and private citizens. Various planning tools and techniques can be used to help implement it. They are explained below and include: subdivision regulations, zoning ordinance and map, and site plan review regulations.

DEVELOPMENT CONTROLS

Subdivision Regulations

Subdivision regulations are limited primarily to control over the design of individual subdivisions of land. They may consider such aspects of the subdivision plan as drainage, soil and slope characteristics, lot layout, and road construction. They do not regulate its location within the community.

The authority to regulate subdivisions comes from NH RSA 674:35. The Planning Board may approve or disapprove plats and may approve or disapprove plans.

The subdivision regulations adopted by the Planning Board include the following: a statement of purpose with objectives, procedures for submitting plans for review, plan data requirements, design standards, improvement specifications, and administration, including necessary forms.

Zoning Ordinance

As mentioned previously, the planning process is designed to establish the general direction for appropriate growth. Zoning is enforced through the County's police powers. Zoning can protect and stabilize property values and offers property owners some assurance that the character of their surroundings will be maintained. Like any legislative enactment, a zoning ordinance may be amended.

The zoning ordinance prepared by the Planning Board contains the following: interpretation and intent, the scope of regulations and purposes, definitions, district regulations, administration procedures, the zoning board of adjustment, and enforcement and enactment procedures.

Nonresidential and Multi-family Site Plan Review Regulations

Once the legislative body (in this case the Coös County Convention) has adopted a zoning ordinance, RSA 674:43 permits it to authorize the planning board to review site plans. Site plan review regulations allow the Planning Board to evaluate nonresidential and multi-family projects in greater detail than is possible under zoning or subdivision regulations.

The site plan review regulations presently under consideration by the Planning Board include the following: procedures that the Board would follow in reviewing site plans, definition of purpose, general standards and requirements, guarantees of performance, a provision for waiver, compliance with the notice of action, administration and enforcement, and certification.

CONTINUING PLANNING

Planning is a continual process! A master plan should be reviewed often and updated from time to time. Economic and financial circumstances may dramatically affect the plan, and the regulatory tools used to implement it. Continuing review and ongoing planning help provide flexibility.

Ongoing planning may take several forms. It may involve planning assistance to the individual Unincorporated Places or may focus on specific studies and proposals. It is important that the Planning Board schedule periodic work sessions throughout the year to consider the timeliness and effectiveness of the Plan and related planning and regulatory tools.

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