

CHAPTER I

GOALS, POLICIES & RECOMMENDATIONS

INTRODUCTION

This chapter compiles the goals, policies and objectives suggested by the information and analyses found in the subsequent chapters of this Plan. Goals are specific statements of realistic intention regarding a particular resource. Policies and recommendations are statements of agreed courses to be followed to achieve goals and suggestions for further work to be considered by the UVLSRPC, member communities, local, state and federal agencies, and the general public. The goals are intended to be consistent with the goals established in section 4302 of 24 VSA 117, but appropriate for the communities in the UVLSRPC Region. These statements should be taken in the context of the information and analysis contained in the chapters which follow.

The policies set forth in this Regional Plan are those of the Regional Planning Commission, not to be confused with the policies of each individual community. The recommendations to the communities include suggestions to be considered by the communities themselves; local, state and federal agencies; the general public; and the Regional Planning Commission.

The information in the Regional Plan and the goals, policies and recommendations in this chapter is presented in sections as a practical matter only. It should be understood that the Commission views this as a comprehensive plan where each section is integral to the others. Taken together, these are the principles which should guide the growth and development of the Region and the protection of the natural and built environment for the next five years.

I. GENERAL

Goal:

Encourage and enable broader volunteer citizen participation in planning.

II. LAND USE GOALS, POLICIES & RECOMMENDATIONS

NOTE: Goals, policies and recommendations also directly related to future land use are found in each of the other plan elements.

Goals:

1. Preserve, protect, improve and enhance the natural, scenic, recreational, cultural and historic resources of the Region and the desirable and positive characteristics of the traditional Northern New England environment and land use pattern.
2. Ensure that the siting and density of development is consistent with the capacities of roads and utilities to support such development and the constraints of natural resources to sustain such development.
3. Encourage growth and development in areas where land use change is reasonably related to the existing regional development pattern.
4. Maintain and improve the accessibility to and the economic viability of existing regional and local development centers.
5. Encourage full use of existing and/or designated future development centers.
6. Support the enhancement of an integrated and modern transportation system consistent with appropriate land use planning.
7. Enable each community to provide for the orderly growth and development of its local area and the Region, minimizing detrimental effects and promoting improved environmental quality, and the character and quality of life.
8. Promote and support regional approaches to land use planning and growth management.
9. Link community development with municipal planning in a positive manner.
10. Develop comprehensive community development programs that are designed by and can be used by communities.
11. Facilitate broad, effective public participation in community development and municipal planning.

Policies of the UVLSRPC and Recommendations to the Communities: These Policies of the UVLSRPC and Recommendations to the Communities have been organized into the following broad categories:

- **Regional Cooperation & Coordination;**
 - **Master Planning & Capital Improvement Programming;**
 - **Natural Resource Planning;**
 - **Open Space Planning;**
 - **Growth Management;**
 - **Land Use Planning Tools; and**
 - **General Land Planning**
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- **Regional Cooperation & Coordination:**

1. UVLSRPC should actively lead the process of regional cooperation and planning activities through participation in and coordination of the local, regional, state and interstate planning levels.
2. UVLSRPC should coordinate local land use planning efforts between neighboring towns and regions, including local master plans and regional plans.
3. Town and regional cooperation in land use planning is highly valued and shall be encouraged.
4. The cooperation and full participation of all parties should be involved in land use and growth issues (private enterprise, public interest, nonprofit) for achieving the most effective and appropriate land use planning and implementation.

- **Master Planning & Capital Improvement Programming:**

1. Communities should adopt master plans which set goals and policies for the community.
2. When writing and updating local master plans, the communities should develop and incorporate community development needs, goals, policies and objectives.
3. Master plans should be prepared in conjunction with those of contiguous communities.
4. UVLSRPC should continue to assist communities with the development of and implementation of master plans, capital improvement plans, community and

economic development plans, and land use plans.

5. Capital improvement plans should be prepared and adopted immediately following adoption of master plans.
6. UVLSRPC should continue to provide assistance to communities that are considering implementation of a capital budget and program, or capital improvement plan.
7. Community master plans should provide a strong framework for community development activities. A community development program can be viewed as a means for accomplishing the goals and objectives of a master plan.
8. Participation in various federal and state categorical grant programs should be linked to the community's comprehensive planning process.

- **Natural Resources:**

1. Agricultural lands, forests, surface water, groundwater, air and other natural resources should be managed and conserved for long-term production, sustainable use and enjoyment.
2. Unique or fragile natural features and resources should be protected from incompatible development.
3. The natural capability of the land and other resources to sustain varying types, rates and intensities of growth should be a controlling factor in determining compatible development.
4. Protection of clean, potable, groundwater sources and surface watershed areas for consumption and/or recreational use is essential for the survival of the regional economy and should be protected.
5. Development on steep slopes that can result in soil erosion and lead to negative impacts on water quality should be avoided. Areas with slopes exceeding 15% should not be intensively developed. Less steep slopes (7%-15%) may present severe limitations if soils are shallow, unstable or subject to erosion. Careless development activities on these less steep slopes may have negative environmental consequences and should be carefully evaluated using detailed site studies to determine site suitability. All proposals should be required to provide and conform to an erosion control and site drainage plan for the construction phases of development.

6. Wetlands should be protected from development.
7. Floodplains should be protected from encroachments by new or substantial construction.
8. Development on muck, clay, silt and other unstable soils should be avoided. Development on impermeable soils should be limited and carefully reviewed unless a wastewater treatment facility is available or seasonal flooding is not a problem.
9. Development on ridgelines should be avoided. Natural ridgelines and hilltops are principal components of the Region's scenic resources, and they make significant contributions to the rural character in the Region. The ridges are predominantly undeveloped and, thus, provide unbroken skylines from the valleys below. Communities should consider implementing ridgeline protection ordinances. A note of caution about ridgeline protection ordinances. Typically, they are difficult to administer and interpret because it is hard to identify all the possible visible perspectives.
10. Communities and the Commission should work together to develop LESA (Land Evaluation and Site Assessment) programs.

- **Open Space Planning:**

1. Communities should seek to protect and preserve open space land through fee or easement acquisition.
2. UVLSRPC should encourage municipalities to use the current use change tax or other similar sources of revenue to support acquisition of open space.
3. UVLSRPC should encourage communities to create incentives for development layouts that preserve open space.
4. UVLSRPC should encourage towns to incorporate into their town plans a list and/or map of open space lands designated for protection to preserve for the future.
5. UVLSRPC should encourage towns to consider incorporating a provision into their subdivision regulations that gives the towns the option of receiving payment in lieu of dedicating land for open space purposes when land dedication for open space is inappropriate in a particular subdivision as determined by the town. The towns can then use these funds to acquire important open space lands as identified

in their town plans so long as they demonstrate that acquisition of any open space from funds provided by a development directly benefits that development.

6. UVLSRPC should conduct workshop training sessions for member communities on open space planning and preservation techniques.
7. Working cooperatively with land trusts, UVLSRPC should encourage intermunicipal cooperation on open space land acquisition.
8. The use of privately and publicly funded land trusts as practical, economical and equitable means to acquire and maintain property of significant environmental or aesthetic value should be encouraged and supported.

- **Growth Management:**

1. UVLSRPC should continue to provide member communities with the technical support, research service and tools they need for effective growth management programs.
2. UVLSRPC should continue to work with planning boards on development reviews.
3. Impact fees and negotiated development are appropriate and valuable growth management tools and should be utilized by communities to manage growth.
4. Communities might consider transferable development rights programs as a method of directing development to more desirable growth areas, preserving open space and the character of the Region. (A note of caution about transferable development rights programs; they are challenging programs to equitably administer and warrant careful consideration before implementing.)
5. An aesthetic and visual analysis program is beneficial to a community as a starting point for evaluating the aesthetic impact of a new development proposal and should be developed for each community.
6. Each community should develop specific standards for aesthetic and viewscape impacts of building and development.
7. Review procedures should address cumulative impact, locally and regionally.

- **Land Use Planning Tools:**

1. Communities should develop, update and adopt zoning ordinances, subdivision regulations and site plan review procedures, and/or other appropriate land use regulations and tools.
2. Communities should become familiar with and utilize appropriate growth management and land use planning tools, including building permit systems, design control districts, historic districts, design review systems, floodplain and earth excavation regulations.
3. Communities should adopt or amend zoning ordinances and subdivision regulations to allow cluster design for residential, industrial and commercial development.
4. Factors considered in local site plan review should include ground water quality, erosion and sedimentation control, surface water drainage, soil and vegetation, and air quality, as well as the impact on neighboring properties, especially at the interface of different zoning districts.
5. If communities are prepared to enforce these codes, building codes (e.g. IBC 2000) should be adopted by communities which want control over the quality and standards of construction, remodeling and maintenance of buildings.
6. All communities might consider establishing a septic (health) bylaw and use performance standards in their zoning ordinances.

- **General Land Planning:**

1. Communities should conduct current land use surveys and prepare land use plans which:
 - a) provide a land use pattern capable of meeting present and future community needs in an efficient, environmentally sound, economic, equitable and aesthetically pleasing manner; and
 - b) define appropriate areas for, and a balance among, industrial, commercial, institutional, public, residential, agricultural, recreational and conservation land uses.
2. Through workshop training, UVLSRPC should encourage Towns to develop

highway corridor management plans to manage land use, access and setbacks along the public road system.

3. The principle of contiguous, staged and compact patterns of development should be encouraged instead of noncontiguous development. Planned corridor development should be preferred over the spread of strip land use development along the public road system.
4. Each individual community should do a “Build-Out Analysis” to identify its growth potential under existing land use controls. It is suggested that individual communities reexamine their current land use plans and controls with a clearer view of the future these plans and regulations will bring, as reflected by the “Build-Out Analysis”.
5. Priority for public investment should be given, when there is a demonstrated need, to existing settlements.
6. UVLSRPC should assist communities in identifying and obtaining funds for affordable housing, appropriate economic development, historic preservation and downtown revitalization, and public facilities.
7. Housing rehabilitation programs should be supplemented with a corresponding upgrading of public services, facilities and employment opportunities.
8. Communities and UVLSRPC should actively recognize and support excellence in land planning and stewardship by private landowners and businesses.
9. UVLSRPC should actively recognize and support excellence in land planning by nonprofit organizations and municipalities, and its associated agencies, boards, and commissions.
10. Communities and the UVLSRPC should support the development of educational and interpretive programs addressing land use and growth management issues. They should seek out opportunities to address area youth through the public school systems and the community at large, through the Montshire Museum of Science, the Regional Center for Education Services, the Vermont Institute of Natural Science and other organizations.
11. Led by the Commission, the communities should explore methods of land use management employed in other regions of the country, and internationally, for local modification and implementation, and may further find it valuable to draw upon their own creative talents to design new methods of management.

III. HISTORIC RESOURCE GOALS, POLICIES & RECOMMENDATIONS

Goal:

Maintain or increase the protection and the promotion of historic resources.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Develop the public's interest in the Region's historic resources in a variety of ways, including:
 - photographs and murals in public and commercial buildings;
 - markers and dates at key historic structures;
 - brochures describing local history;
 - tours of historic structures and sites;
 - introduction of local history courses into school curricula;
 - support of oral history projects;
 - establishment of historical societies; and
 - promoting regional thematic studies.
2. Promote tourism related to historic resources.
3. Encourage and support efforts to protect historic resources by drawing attention to available services and by placing on file in town offices, libraries, and historic societies copies of literature from the State Historic Preservation Offices and the Upper Valley Lake Sunapee Regional Planning Commission regarding appropriate rehabilitation techniques and standards.
4. Encourage municipalities to consider eligible structures and areas for listing on the National Register of Historic Places.
5. Encourage municipalities to conduct historic resource surveys and update information periodically to indicate changes to buildings, including remodeling, fire, demolition or changes to surroundings.
6. Take specific steps to preserve the community's history and to ensure that complete records will be kept safe and accessible:
 - a) Locate, identify, catalogue, preserve and protect town records, documents, manuscripts and artifacts, and provide a suitable and safe repository for them. In the process, reproduce (by transcription, never by photocopying) early handwritten records and keep copies in more than one location.

- b) Promote the collection, labeling, preservation and protection of early photographs and encourage picture taking of townspeople and structures for permanent reference.
 - c) Promote the cataloguing, upgrading, preservation and protection of the Region's graveyards, and private burying grounds.
 - d) Make collected historical information accessible in a protected environment, such as the library, to town residents and future generations.
7. Any building change, site improvement, or other alteration (especially to town-owned structures) should respect the historical qualities of the structure.
 8. Encourage archeological investigation in the Region.
 9. Communities should work with established nonprofit foundations to create revolving funds for the renovation of significant historic structures which may encourage rehabilitation beyond the means of individual owners.
 10. UVLSRPC should support the efforts of land trusts working in the Region and promote the use of easements by historic property owners.
 11. Communities should consider establishing historic district commissions, historic districts and design control districts, where appropriate.
 12. Communities should consider scenic road designation where appropriate.
 13. UVLSRPC should assist communities in establishing a nonprofit regional preservation fund or capital budget program for cultural resources.
 14. UVLSRPC should ensure that communities are fully aware of the historic preservation tools and models available, and encourage them to consider the goals, policies and recommendations in this Plan.

IV. NATURAL AND SCENIC RESOURCES GOALS, POLICIES AND RECOMMENDATIONS

A. General

Goal:

1. Identify and inventory natural resources and open space in the region that should be protected and guide development accordingly.
2. Ensure that the density, intensity and siting of future development is consistent with the capacities of access, utilities and natural resource constraints to support such land use development.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. Special areas should be identified; development should be planned so as to protect and preserve them, and, when necessary, they should be placed in whatever form of public or private ownership that would best maintain and utilize their value to the public. Special areas include, but are not limited to, the following: significant natural and fragile areas; important features of the regional landscape and significant scenic roads and scenic views, particularly along the interstate network and other travel corridors; and lands that include or are adjacent to greenways or to sites or areas of ecological, historical, educational, cultural, scientific, architectural or archeological value.
2. The Commission should continue to strengthen its role as a source of information and assistance for communities with the identification and evaluation of natural and scenic resource protection techniques, mapping and inventories, and including continued development of its Geographic Information System.

Recommendations to the Communities:

1. Communities should maintain current settlement patterns of distinct villages with open space in between and encourage green space links between built environments.

2. Community organizations should work toward common goals set forth in adopted integrated open space plans that address natural resource and recreation issues.
3. All communities in the Region should support active conservation commissions to plan for, acquire, help protect and manage open space resources.
4. Communities should consider acquiring land or easements for conservation purposes through one or more of the following mechanisms:
 - capital reserve accounts dedicated to land conservation;
 - bonding for land conservation; and/or
 - using money collected from penalties for withdrawing land from current use.
5. Where a natural resource lies in two or more communities, a common plan for that resource should be developed and complementary land use controls or protection strategies should be adopted in each community.
6. Communities should foster communication with state and federal agencies that own open space in their communities, and coordinate acquisition and management plans.
7. The Commission should continue to participate in Act 250 reviews in Vermont relative to potential impacts on natural resources.

B. Air Quality

Goals:

1. Maintain or improve the air quality in our Region.
2. Raise awareness of and provide information on state air quality standards.

Policies of the UVLSRPC & Recommendations to the Communities:

1. The Commission should encourage enforcement of state and federal programs directed at reduction of all air pollution, including pollution generated from the western states, to prevent deterioration of the Region's air quality.
2. The Commission should advise and assist municipalities in ensuring that new development, including targeting "clean" industries, does not contribute unduly to

air pollution.

3. The Commission should advise and assist municipalities in developing land use patterns that can be served by non-polluting energy, waste disposal and transportation systems.
4. The Commission should continue to support and promote alternatives to single occupancy vehicles such as mass transit and human-powered transportation modes.

C. Water Resources

Goals:

1. Protect, maintain, and improve the quality of ground and surface water to insure an adequate supply for all uses.
2. Provide public access to water resources at locations that are suitable for recreational purposes in harmony with the environment and surrounding land uses.
3. Where public access to water resources is provided, ensure that those resources are protected in accordance with state and local regulations.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission should continue to assist communities with the development of water resource components of municipal master plans including natural resource maps, using available GIS data from state and federal agencies, identifying and delineating wetlands and water resource areas.
2. The Commission should work with communities and public and private organizations to inventory cascades, waterfalls, gorges and other recreational water resources and determine the sites most worthy of protection and recommend methods for protection and continued public access.
3. The Commission and communities should work to retain, enhance and protect

through regulations and easements natural vegetated riparian buffers of sufficient width adjacent to all wetlands and surface waters, including lakes, ponds, rivers and streams; special attention should be paid to protecting wildlife habitat and/or improving water quality.

4. The Commission should support an in-depth study of aquifers in the Region to identify recharge areas, aquifers and subsurface movement of water and continue to provide local officials with information about and assistance in developing regulatory controls and other innovative methods to protect high priority aquifer, aquifer recharge areas, and other water resources.
5. The Commission should actively support and promote inter-municipal and inter regional cooperation in the protection of ground and surface water resources such as the Connecticut River and Lake Sunapee and inter-municipal aquifers.
6. The Commission should continue to support state and local efforts to monitor water quality and quantity.
7. The Commission should continue to work with other organizations to develop educational and interpretive programs to increase public understanding and awareness about land uses, activities and consequences of development. Specific programs should be targeted at water resource contamination sources, including road de-icing, erosion, agricultural run-off, failed septic systems, leaky underground fuel storage tanks and improper disposal of hazardous wastes and the need for and benefits of water conservation.
8. The Commission should continue to take a lead role in organizing regional hazardous waste collections to provide a safe alternative to inappropriate disposal.
9. The Commission should assist communities with implementation of plans and policies developed by the Connecticut River Joint Commissions.
10. The Commission should continue to work with communities that are required to comply with the EPA's Phase II stormwater management requirements.
11. The Commission and communities should support the preparation and implementation of stormwater management plans for all new major development proposals emphasizing stormwater infiltration, open versus closed drainage systems, on-site stormwater management, and vegetated versus mechanical systems. Plans should include ways to minimize impervious surface coverage when feasible. Communities should require developments of lesser size with large building and paving footprints to provide stormwater disposal which allows for adequate

groundwater recharge.

12. The Commission should continue to support watershed associations that focus on watershed protection as well as development of regional watershed plans.
13. The Commission should continue to assist communities to incorporate the “Best Management Practices” (BMPs) for managing sediment and erosion control into subdivision regulation and site plans review regulations.
14. The Commission and communities should consider development impacts from a watershed perspective, including incremental cumulative impacts.
15. The Commission should work with state agencies, local communities and private organizations in their efforts to manage and control exotic aquatic plant and animal species.
16. The Commission, as a result of the revised onsite sewage program, should assist Vermont municipalities in implementing growth management planning measures to address the potential implications; assist those who may want to update town plan sections and applicable ordinances (groundwater protections, etc.) to plan proactively for the growth implications; while Vermont municipalities may want to consider requesting the authority to self-administer the program.

Recommendations to the Communities:

1. Communities should inform homeowners about the proper and improper use of septic tanks and encourage them to regularly pump septic tanks to maintain properly functioning systems.
2. Communities should conduct an inventory of all in-ground fuel tanks not subject to state regulations and encourage regular testing for leakage.
3. Communities should only permit land uses in the floodplain that are compatible with the dynamics and impacts of flooding.

D. Agriculture

Goals:

1. Encourage the promotion, preservation and appropriate expansion of environmentally sound agricultural activities as a major element in the Region’s land use and economic base.

2. Develop conservation strategies which protect farmland and agricultural soils.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission should support local, statewide and national initiatives to formulate and implement programs for the conservation of agricultural lands to provide for the current and future development and expansion of agricultural activities. And, it should help create regulatory policy that supports agriculture.
2. The Commission should assist communities in incorporating an inventory of agricultural lands and current activities in municipal master plans and land use maps.
3. The Commission should identify the most important agricultural lands and should work with communities to develop and implement strategies for the protection of agricultural lands, including land use controls, overlay zoning, transferable development rights (TDR) programs and land trust options.
4. In development review activities, the Commission should recommend that important agricultural lands be conserved and that development proposals be structured to achieve this goal.

Recommendations to the Communities:

1. The Communities should discourage fragmentation of lands identified as important for agriculture. In areas of high agricultural value, planning boards should encourage and work with developers to use clustering arrangements, such as planned residential and planned urban developments, for both residential and commercial development proposals.
2. The Communities should seek public investments, including construction or expansion of infrastructure, to support development in locally designated growth areas and to protect important and economically viable agricultural or conservation areas.
3. The Communities should encourage use of locally-grown food products and the manufacture and marketing of value-added agricultural products.
4. The Communities should encourage sound agricultural management practices.

Communities should identify the most important agricultural lands and prioritize them using a system such as the LESA (Land Evaluation and Site Assessment) system.

5. Communities should discourage land uses which might have adverse environmental impacts and contaminate soil or water so that the land could no longer be used for agricultural purposes.
6. UVLSRPC should work to promote an awareness of the importance of protecting farmlands, including the relationship between agriculture and the Region's scenic resources.
7. Landowners not involved in agricultural activities should be encouraged to keep important agricultural land open for future use and wildlife.

E. Forest Resources

Goals:

1. Develop, adopt and promote a stewardship ethic with regard to forest management that incorporates a multiple-use approach, balancing wildlife habitat needs, human recreational interests, overall forest health and productivity, and the needs of the forest products industry.
2. Maintain and preserve large, inter-connecting areas of diverse forest resources.
3. Promote increased productivity of forested lands in keeping with sound conservation and silviculture practices for the long-term benefit of present and future generations.
4. Conserve forest areas by providing erosion control and slope stabilization, particularly in the more fragile lands.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission, in conjunction with the appropriate agencies and organizations, should develop and maintain information resources for communities in the region about forestry in general, and best management forestry practices in particular.
2. The Commission should assist communities in developing an inventory of forest resources, including a Forest Land Evaluation and Site Assessment (FLESA) to

identify the most important forest lands for conservation, and incorporate the forest resources inventory into municipal master plans and land use maps.

3. The Commission should develop and maintain a variety of land use planning techniques, such as overlay zoning, land use controls, transferable development rights (TDR) and land trust options, that are designed to protect forest resources and prevent the indiscriminate fragmentation and development of significant forest land.
4. The Commission should work with Public and private groups to develop regulatory policies and conservation strategies for the protection of forests in balance with economic realities and development needs.
5. UVLSRPC should provide communities with guidance on steep slope, erosion and sedimentation ordinances to prevent environmental problems that could result from forest harvest on steep slopes and in important watershed areas.

Recommendations to the Communities:

1. Communities should develop an inventory of forest resources, using information available from the UVLSRPC, as well as goals and objectives for the conservation and use of those resources, and incorporate the information into their master plan and land use maps.
2. Communities should craft and adopt land use controls that support the forest conservation objectives of the master plan.
3. Communities should discourage land uses that might have adverse environmental impacts and contaminate soil or water so that the land could no longer be used for forestry purposes.
4. Planning boards should encourage and work with developers to use clustering provisions, such as planned residential and planned urban development, for both residential and commercial development proposals, particularly in areas of high forest value.
5. Public investments by communities, including construction or expansion of infrastructure, should be made so as to support development in locally designated growth areas and should not be made so as to lead to development in important and economically viable forestry or conservation areas.

F. Wildlife Resources

Goals:

1. Identify and catalogue all species of wildlife indigenous to the planning region, as well as the habitat requirements essential for their survival.
2. Conserve, maintain and improve all habitat essential to wildlife on public and private lands.
3. Identify and control or eliminate all invasive species of plants and animals in the planning region.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission should provide and maintain basic information resources necessary to assist communities in the development of wildlife and wildlife habitat inventories, including an on-going list of threatened and endangered species and their unique habitat requirements.
2. The Commission should continue to provide GIS support to communities to assist in the development of overlay zoning for the protection of important wildlife habitat resources.
3. The Commission should encourage and support the development of land use controls that both protect and maintain habitat that is essential for wildlife, as well as humans, and to encourage the application of those standards at all levels of development.
4. The Commission should assist communities in the identification, prevention and control of invasive species of both plants and animals, in order to protect the natural habitat resources of the region.
5. The Commission should ensure that local, Vermont's Act 250, state and federal reviews consider the impact of development proposals on wildlife, especially rare and endangered species, and that proposals include provisions which mitigate the negative impacts of a proposal on the particular wildlife species or community.
6. The Commission should work with state dam removal programs to investigate the

removal of ineffective dams in the region, and to promote the safe passage of anadromous fish species.

Recommendations to the Communities:

1. Communities should develop and maintain an inventory of wildlife in the community and identify the habitat resources that are essential to their survival, including endangered and threatened species.
2. Communities should develop a provision in their community's master plan that encourages the protection of habitat essential to wildlife, and generate land use controls, such as overlay zoning, that support those objectives.
3. Communities should utilize land trusts and other conservation agencies and organizations to help in the protection of wildlife habitat resources.

G. Earth Resources

Goals:

1. Manage the earth's geologic resources for the long-term benefit of present and future generations.
2. Locate and manage extraction and processing activities of geologic resources to minimize impacts on adjacent uses.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission should assist towns in adopting and implementing regulations that provide standards for excavation of gravel and development of quarries, and help with plans for restoration of the sites.

Recommendations to the Communities:

1. The Communities should maximize long-term beneficial use of earth resources and ensure that adverse environmental impacts resulting from extraction activities have been minimized.

2. The Communities should see that extraction and processing facilities are sited and operated without: undue impact on agricultural or forestry operations or historic structures; permanent loss of prime agricultural land; or adverse effects on water quality, aquatic and other wildlife habitat and adjacent land uses.

H. Scenic Resources & Aesthetic Concerns

Goal:

Protect and preserve for current and future generations the scenic resources and beauty of the Region's natural and built landscape, scenic resources and viewscapes.

Policies of the UVLSRPC & Recommendations to the Communities:

Policies of the UVLSRPC:

1. The Commission should adhere to the goals, policies and recommendations relative to other natural and built resource categories to further the goal above regarding scenic natural resources.
2. The Commission should further strengthen its relationship with land trusts in the Region to conserve and protect historic and scenic resources, such as forests, water bodies and agricultural lands.
3. The Commission should work with communities to conduct scenic resource inventories and develop aesthetic impact and visual analysis assessment programs and to provide educational and interpretive services about scenic resources and protective management techniques and values.
4. The Commission and the communities should encourage outdoor lighting that provides adequate lighting, but does not create over lighting, prevents glare and skyglow, and encourages the design of good security lighting.
5. The Commission should assist communities in developing outdoor lighting standards to incorporate into site plan review regulations.
6. The UVLSRPC should participate in providing educational and interpretive services to communities about scenic resources and protective management techniques and values.

7. The Commission should continue to participate in Vermont's Act 250 reviews relative to adverse effects on scenic resources.

Recommendations to the Communities:

1. Communities' master plans should address aesthetic concerns and inventory scenic resources.
2. Appropriate design considerations should be adopted by communities for use in their local reviews of development in aesthetically important areas.
3. Communities should consider the protection of important viewsapes when prioritizing agricultural lands for preservation.
4. Communities should consider small clearings and selective cutting when needed to maintain access to scenic views from main roads, particularly scenic byways.
5. Communities should discourage exterior area illumination of regionally prominent physical features and landscapes that dramatically impacts the nighttime landscape.
6. Communities should identify important features and roles of their interstate interchange areas and plan carefully to site any development so that it does not detract from or negatively impact scenic or natural resources.
7. Communities should support state and regional efforts to enhance the role of the scenic byway corridors as both a foundation of the tourism economy and an important contributing factor in the quality of life for residents.

V. RECREATION GOALS, POLICIES & RECOMMENDATIONS

Goals:

With appropriate safeguards for natural resources:

1. Identify, maintain and enhance recreational opportunities for residents and visitors.
2. Identify and plan for public access to water resources, forests and other undeveloped open space for appropriate recreational purposes.
3. Plan for the protection of public lands available for all types of recreation uses,

including passive recreation activities.

A. General

Policies of the UVLSRPC & Recommendations to the Communities:

1. Communities should use land use planning and regulations to ensure that development does not significantly diminish the value and availability of outdoor recreational activities.
2. Public and private groups should continue to work with landowners to preserve and improve public access to noncommercial outdoor recreational opportunities such as lakes and hiking trails.
3. Communities should use innovative land use controls to encourage development which does not threaten the quality and quantity of natural resource areas available for recreational purposes.
4. Recreation land and facility managers should monitor impacts of increased use.
5. Municipalities should allow for private recreation facilities such as camping areas and multiple use facilities in appropriate locations.
6. Communities should collaborate with each other, as well as with land trusts, the Society for the Protection of New Hampshire Forests, the Student Conservation Association, schools and colleges, and other private nonprofit and quasi-public organizations, to develop and maintain recreation opportunities.
7. The Commission should work with communities to identify recreational areas and evaluate their appropriateness for developed recreational purposes, such as skiing, or natural recreation purposes, such as hunting, hiking and fishing.
8. The Commission should assist communities in securing land and water conservation funds (LWCF) to purchase and develop public recreation areas with access to water or forests.
9. The Commission should foster the development of more interpretive programs for the public to provide for educational opportunities about land use planning, natural resources and cultural resources.
10. Communities and individuals should support efforts to protect recreational areas from damage due to air or water pollution from motorized boats and vehicles, as well as erosion due to wake from high-speed boats and rutting from wheeled

vehicles.

11. Public and private groups should work together to increase public awareness of available recreation opportunities through such means as the development of community maps showing residents the locations of public recreation lands, trails and unmaintained roads.
12. The Commission should continue to maintain its GIS mapping program to enable its assistance to communities and nonprofit groups with the identification of potential trail linkages, critical habitat areas and recreation acquisition priorities.
13. The Commission should continue to assist communities with capital improvement programming for recreation land acquisition and facility development.
14. Public and private groups should work together to assist with the resolution of conflicts between competing recreation uses.

B. Water-based Recreation

Policies of the UVLSRPC & Recommendations to the Communities:

1. Public access to major water bodies and watercourses, particularly the Connecticut River and Lake Sunapee, and protection of frontage on both water bodies should be considered conservation priorities.
2. Water quality in water bodies and watercourses must be maintained at the highest standards for wildlife habitat and recreational purposes, including boating, swimming, fishing and hunting.
3. Communities which border on major recreation lakes should work to expand their municipal beaches in a manner which is compatible with protection of natural resources. Communities with lesser water bodies should develop capital improvement plans with planned acquisition and development of public beaches.
4. The Commission should work with communities to develop access through acquisition and easements to water bodies and watercourses appropriate for public recreational use.
5. The Commission should advise communities on ways to prevent overuse of water bodies, such as controlling the numbers of docks and moorings.
6. The Commission should consider incorporating plans and policies developed by the

Connecticut River Joint Commissions into this Regional Plan.

7. The Commission should continue to assist communities with shoreline protection, watershed management planning and land use ordinance amendments aimed at maintaining high quality water for recreation uses.
8. The Commission should continue to participate in planning activities focused on the Connecticut River and Lake Sunapee to ensure their continued value as primary regional recreation resources.

C. Forest-based Recreation

Policies of the UVLSRPC & Recommendations to the Communities:

1. Public and private groups should work with landowners to protect and effectively manage forest areas currently or potentially valuable for recreational opportunities.
2. Parks managed by both states should take steps to develop additional camping sites in the Region to solidify its reputation as a vacation area.
3. Public and private groups should continue efforts to protect critical habitat areas, such as deer wintering areas, wetlands, stream buffers and other wildlife travel corridors to ensure continued availability of hunting opportunities.

D. Corridors

Policies of the UVLSRPC & Recommendations to the Communities:

1. Multi-use and multi-season, rather than single use and single season, trails are preferred.
2. In general, trails should serve a variety of users and should complement the wildlife management corridor system. Where there are conflicts in use, local officials should sponsor forums to resolve differences and segregate uses if necessary.
3. All numbered State highways in the Region should have provisions for bicycle and pedestrian use, in accordance with the Bicycle Plan component of the Regional Transportation Plan.
4. Any new bridge across the Connecticut should include a separate pedestrian access. This access should link up with bikeways and trails in both states.

5. Abandoned railroad rights-of-way should be developed for snowmobiling, cross-country skiing and other compatible recreation uses. In some high-density areas, these should be for four-season use.
6. Rail-to-trail conversions of the Concord to Claremont line and the Springfield Terminal Railway Company Line should be considered recreation priorities in the Region.
7. The Commission should participate in and promote scenic byways and highways programs.
8. Communities and individuals should support efforts to protect important natural, scenic, historic and cultural resources adjacent to the Appalachian Trail corridor. Towns should consider designation of special protective zoning for districts adjacent to the AT. Individuals should consider the granting of conservation easements and participation in voluntary stewardship of the trail corridor.
9. Communities should work closely with the Dartmouth Outing Club and the Appalachian Trail Conference on trail management, stewardship, law enforcement and emergency response on AT lands.
10. Snowmobile clubs should attempt to formalize agreements with landowners to ensure continued use of the winter trail system.
11. Vermont and New Hampshire should continue to assist with the development of a winter trail system.
12. Public and private groups should continue efforts to link existing trails to develop an interconnected system of recreation corridors built on the foundation provided by the AT and Sunapee-Monadnock Greenway.
13. Communities should retain ownership of unmaintained road rights-of-way for recreation corridor purposes.

VI. ENERGY GOALS, POLICIES & RECOMMENDATIONS

Goals:

1. Achieve a sustainable energy supply.
2. Reduce energy demands for all uses.

3. Heighten public awareness of energy issues and energy conservation practices.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Reduce the consumption of non-renewable energy resources, thereby decreasing dependence on imported energy supplies.
2. Encourage use of local, rather than imported, fuels.
3. Promote least-cost planning, or life cycle costing, which considers all costs of energy production and use, including environmental and social costs.
4. Encourage conservation and efficient use of energy in all economic sectors, thereby saving the Region's financial resources and the world's energy resources.
5. In the evaluation of all energy projects, those with the least adverse environmental, aesthetic, economic and social impacts are preferred.
6. Generation, transmission and distribution lines or corridors should not have undue adverse impacts on significant wetlands, plant and animal habitat, scenic resources, or recognized historic or cultural resources.
7. Plans for generation, transmission and distribution lines or corridors should incorporate the following design principles:
 - a) Rights-of-way should not divide land uses, but should be located along the edges of land units (e.g. at the wooded edge of a field).
 - b) Topographic features should be used to minimize, rather than accentuate, the visual impact of corridors and lines. Corridors and lines should not be placed on prominent geographic features such as ridge lines or at the focal points of scenic areas.
 - c) Placement and maintenance of utility lines should minimize the removal of vegetation and the disruption of views from public highways, trails and waters.
 - d) The view of corridors and lines should be screened from public roads, trails and waters.
8. Encourage on-site generation to avoid adverse effects of long-distance transmission.

9. Encourage research into non-petroleum based fuels.
10. Encourage and promote wise management of locally-developed renewable energy sources which create local jobs, stimulate investment in the Region and have minimal environmental impact.
11. Encourage the use of passive solar energy and renewable energy sources such as solar, wind, wood and hydropower whenever possible.
12. Communities should decide whether the areas with renewable resources (forested areas, dam sites or areas with favorable wind exposure) should be protected in order to preserve the usefulness for providing energy in the future. This could entail limiting the fragmentation of large forested tracts or limiting residential development in possible energy-producing areas.
13. Hydropower projects using run-of-the-river technology are preferable to impoundments which lower water flows.
14. Water quality should not be significantly degraded by a proposed hydropower project.
15. High priority should be given to minimizing the impact on aquatic life and recreational use of a site, when a hydropower project is proposed. Each project should be designed to provide energy, wildlife and recreational benefits.
16. Properly planned and constructed expansions and efficiency improvements to existing hydropower stations are encouraged if clearly beneficial to residents of the Region and do not harm life downstream.
17. Wind and solar-powered generation facilities should be designed to minimize adverse visual impacts.
18. No major improvements to existing or future dams on the White River or Connecticut River should be permitted unless the social, recreational, economic and environmental impacts on the visual, recreational and fishery resources are negligible.
19. Establish growth centers, including dense and/or clustered housing and commercial services, along existing transportation routes.
20. Construct pedestrian paths and bike paths near and within employment centers, population centers, and designated growth centers to encourage use of non-motorized modes of transportation.

21. Concentrate housing, employment and social services, and support the expansion of telecommunication systems, to reduce the demand for energy-consumptive transportation.
22. Locate generation, transmission and distribution lines or corridors to serve areas adjacent to existing settlements or areas designated for growth, rather than inaccessible areas remote from existing concentration of development.
23. Maximize solar gain by southern orientation of new buildings and protect existing structures from being shaded by new structures resulting in the loss of solar gain.
24. Increase opportunities for, and use of, regional public transportation services.
25. Advocate residential energy programs for conducting energy audits of and providing weatherization services for existing homes, especially those housing the elderly and low income households.
26. Encourage energy efficient patterns of land use and development.
27. The Commission should promote energy efficient land planning and construction in all of its review and advisory work.
28. Permit and develop rideshare parking lots at appropriate locations in the Region.
29. Encourage towns to adopt and integrate energy planning into master plans and town plans.
30. UVLSRPC should work with communities to develop an energy element for the municipal plan which, if implemented, will result in energy savings to the community.
31. At the request of the community, UVLSRPC should help identify areas with energy resource potential and assist in the evaluation of its development.
32. If requested by member communities, UVLSRPC should prepare an in-depth Regional analysis of energy resources, needs, scarcities, costs and problems.
33. UVLSRPC should assist in the review of proposals for new energy sources or facilities to evaluate economic, social, scenic and environmental impacts.
34. Utilities should demonstrate having used all reasonable measures to improve the efficiency of their operations and to assist their customers in energy conservation before constructing additional generation or transmission facilities.

35. Alternatives to the private combustion-driven automobile should be considered in every proposed plan for a development remote from employment or residential centers.
36. In the review of landfills, UVLSRPC should encourage the capture of gas generated during decomposition and the conversion of methane to useful energy either by burning or by converting it to electricity.
37. In the review of utility, industrial and commercial projects, UVLSRPC should promote the incorporation of co-generation as an energy source, wherever possible.
38. UVLSRPC should work with communities to establish incentives for developers to accommodate public transit in their plans, and with employers to encourage their employees to use public transit.
39. Landscaping and topography should be used to minimize building heating and cooling needs.
40. All wood-burning installations should meet all applicable National Fire Protection Association safety requirements and Federal EPA emission standards.

VII. FACILITIES, SERVICES & UTILITIES GOALS, POLICIES & RECOMMENDATIONS

A. General Community Services

Goals:

1. Provide community facilities and services in the most efficient manner to meet the existing and future needs of residents of the Region.
2. Make public investments, including the construction or expansion of infrastructure, that reinforce the general character and planned growth policies and patterns of the area.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Plan to provide public facilities and services so that the rate of growth does not exceed the ability of the community and the area to provide facilities and services.
2. With assistance from the Commission, communities should make appropriate use of

state enabling laws relative to growth control and impact fees to balance the growing need for services with the ability of the community to provide those services.

3. Develop a capital improvements program to plan for major capital expenditures.
4. Develop a capital funding and reserve plan for upgrading or expansion of existing facilities and for provision of future needs.
5. Plan and provide facilities and services on a cooperative regional basis where this will be more economical and particularly where single communities would otherwise be unable to provide the facility or service.
6. Ensure that new facilities (and, where possible, existing facilities) incorporate the following principles:
 - central location;
 - good access and traffic flow;
 - adequate parking;
 - energy efficiency;
 - meet handicapped access standards; and
 - provide multi-purpose buildings when possible.

B. Education and Libraries

Goals:

1. Provide excellent schooling in adequate facilities that meet or exceed the minimum state standards.
2. Be aware of the needs of employers in the Region and adjust education programs to produce enough trained people to meet their needs.
3. Broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of the Region.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Libraries should meet or exceed the minimum standards of the American Library Association.
2. Ensure that development proposals address and mitigate the impacts of related

growth on local education systems.

3. As a cost-saving measure to avoid excessive purchasing, libraries should make use of inter-library loan and information retrieval.
4. Schools with occupancy in excess of 85% need to evaluate and plan for school expansion alternatives.
5. It is recommended that school boards plan and coordinate new school facility needs with the applicable town planning boards and budget committees through capital improvement programming.
6. It is recommended that each town master plan include an assessment of the library equipment and facility needs, and that this needs assessment be incorporated into an overall capital improvement program for the community.

C. Police and Fire Protection Services

Goal:

Provide an adequate level of police and fire protection to all residents of, and visitors to, the Region in an efficient manner.

Policies of the UVLSRPC & Recommendations to the Communities:

1. It is recommended that each town master plan include an assessment of the police equipment and facility needs, and that this needs assessment be incorporated into an overall capital improvement program for the community.
2. It is recommended that each town master plan include an assessment of the fire equipment and facility needs, and that this needs assessment be incorporated into an overall capital improvement program for the community.
3. Provide adequate police protection. A national standard is to provide two police officers per 1,000 population. In those communities where this standard does not apply, the actual staffing level should be determined on the basis of community size, location, population needs and the responsibility of the police department.
4. Encourage a high standard of fire protection.
5. Provide adequate equipment and training for police and fire fighters.

D. Health Care, Ambulance and Rescue Squads, Emergency Preparedness

Goals:

1. The health care system should provide equal, easy and affordable access to services for residents of the Region.
2. The scope of health care services provided should meet the needs of the population, but should avoid provision of rarely used services and unnecessary duplication.
3. All plans should be developed with the maximum attention given to economy of capital and operating expenditures.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Regionalization of services, such as FAST (first aid stabilization team) squad, dispatch and ambulance is encouraged.
2. Where adequate response time can be provided, it is recommended that shared or regional approaches to ambulance and FAST squad services be encouraged. The ambulance and FAST squad equipment and facility needs should be incorporated into each community's capital improvement program.
3. It is recommended that cooperative, regional approaches to emergency dispatch services continue. Further, it is recommended that the emergency dispatch service equipment and facility needs be included in the capital improvement program of each participating community.
4. It is recommended that communities continue to support and participate in mutual aid associations in order to receive emergency back-up services.

E. Solid Waste

Goals:

1. Reduce the volume of waste generated in the Region.
2. Dispose of solid waste in an environmentally sound manner which considers cost-effectiveness.
3. Promote the safe handling of hazardous waste.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Promote reduction, reuse, repair and recycling.
2. Encourage communities to consider the immediate and long-term costs of hidden and adverse environmental impacts of hazardous waste disposal on public health, air and water resources, and on agricultural, woodland and developed lands.
3. Encourage the use of existing solid waste facilities in the Region, including landfills, recycling facilities and household hazardous waste facilities.
4. Encourage municipalities, solid waste districts and the private sector to work together to plan for and implement new solid waste facilities.
5. Encourage and support the private sector's involvement in solid waste disposal.
6. Provide programs which support aspects of regional solid waste management that can not be economically addressed by the private sector, such as certain recyclables, household hazardous waste and education.
7. Towns should establish and enforce regulations governing the safe disposal of all wastes, including hazardous wastes.
8. Towns should support and participate in regional domestic and commercial hazardous waste collection days which should occur regularly and more frequently than once a year.
9. Towns should join and actively support the Hazardous Incident Team organized by the fire departments of 36 local towns.
10. Where possible, individual communities should eliminate the duplication of purchasing equipment or building facilities for solid and hazardous waste disposal and recycling by cooperating with other communities and solid waste planning and implementation districts to achieve regional solid waste management.
11. Communities should encourage the development of local markets for recyclables to make recycling more cost-effective.
12. It is recommended that the Greater Upper Valley Solid Waste Management District not open their new lined landfill planned in Hartland, Vermont, until a need for additional landfill space is demonstrated.
13. Future sites for C&D (construction and demolition) disposal need to be planned and

opened.

14. It is recommended that the towns with the “put or pay” contracts with the Claremont incinerators revise those contracts as soon as it is legal to do so, in order to provide incentives, not disincentives, to waste reduction and recycling programs.
15. It is recommended that towns continue to improve recycling efforts.
16. Towns should appropriate funds to support regional or local household hazardous waste collections.
17. Each town should include household hazardous waste collection and disposal as an integral part of their solid waste management plan.
18. The Town of Unity should close its unlined landfill.

F. Water Systems

Goal:

Provide sufficient water quantity at high quality levels to serve existing and anticipated industrial, commercial, residential and recreation needs.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Identify all existing surface and ground water supplies (now in use or for future needs) and protect these resources with land use planning and appropriate regulatory programs.
2. Participate in logical, cost-effective, water quality programs of state or federal agencies.
3. The Commission favors logical cost-effective proposals to upgrade and improve existing water distribution systems.
4. Help households with private wells to regularly test their water for pollutants, including toxics and radon.
5. The UVLSRPC should assist communities in protecting their water supplies by providing information on the planning and zoning tools that are available.

G. Wastewater Treatment and Septage Disposal

Goal:

Provide for the most effective, efficient, safe and economical management of effluent waste disposal.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Communities should provide effective wastewater treatment that will protect surface and groundwater resources, both those in use and those planned for future needs.
2. Encourage zoning ordinances to limit housing density to conform with the ability of the land to handle sub-surface septic systems.
3. Communities should consider provision of wastewater treatment facilities both in villages and for remote housing developments to mitigate the effects of many individual on-site sewage systems.
4. Proposals for new wastewater treatment facilities must consider soils, topography, geology, hydrology, climate, and current and projected waste load. Spray irrigation as a disposal method should occur only on lands with capacity for spray disposal.
5. To lengthen the life of wastewater treatment facilities, development should be planned to minimize water consumption. Storm water drainage should function separately from sewage disposal.
6. Support proposals to upgrade and improve existing wastewater treatment facilities.
7. Encourage towns to write and adopt or amend health bylaws that regulate septic systems to protect water quality.
8. Encourage towns to implement the regional septage plan.
9. The UVLSRPC should coordinate regional land use planning so that shared wastewater treatment plants may serve wider areas economically.
10. The UVLSRPC should provide technical information to communities to protect shared water resources, including rivers (e.g. Connecticut) and lakes (e.g. Sunapee).
11. It is recommended that each community served by a wastewater treatment system identify available remaining capacity and evaluate the need for expanded or new facilities to accommodate new growth. These facility needs should be incorporated

into the community's capital improvement program.

H. Wireless Communications

Goals:

1. Support the enhancement of integrated and modern wireless communications networks when such facilities do not have significant adverse environmental, health or aesthetic impacts.
2. Enable new economic opportunities through the use of wireless communications technology.

Policies of the UVLSRPC and Recommendations to the Communities:

1. New communications towers and supporting infrastructure detract from the beauty of the Region and should be sited and constructed only as necessary to meet the Region's changing needs. New towers, access corridors and utility poles serving towers should not be sited or constructed where adequate communication coverage can be obtained through use of existing structures.
2. Those wishing to provide new or expanded communications services shall use or collocate on existing structures whenever possible. Owners or operators of existing tower space should facilitate the sharing of that space unless sharing or collocation is prohibitive due to frequency interference, adverse aesthetic impacts or a demonstrated risk to public health. The use of existing structures, such as water towers, church steeples and buildings, to support the wireless communications broadcast equipment is encouraged whenever it will not have a negative impact on significant historic or aesthetic resources.
3. An applicant for installation of new transmission facilities shall demonstrate that public exposure to Radio Frequency (RF) radiation will not exceed the applicable Federal Communications Commission (FCC) standards for human exposure. Assessment of possible health effects shall be based on the cumulative effects of all RF emissions at any given location, and should include both pre-construction and post-construction monitoring.
4. Siting and design of new communications towers and facilities (including any support and maintenance structures, necessary access corridors and utility lines) shall minimize impacts on natural, scenic, wildlife habitats and

corridors and aesthetic resources. The use of the ridges for communications towers and related facilities needs to be undertaken in a manner that will neither unduly detract from nor adversely affect the Region's scenic values.

5. To minimize conflict with scenic values, facility design and construction for new communication towers and accessory facilities should adhere to the following principles:
 - A. where feasible, new towers should be sited in areas not highly visible to the traveling public and not visible from residential areas, historic districts and public use areas or outdoor recreation areas such as hiking trails and beaches;
 - B. new towers should be located in forested areas or be sufficiently landscaped to screen the lower sections of towers and related ground fixtures from public vantage points, such as trails, roads or water bodies;
 - C. new towers should use materials, architectural styles, color schemes, lighting fixtures, mass and other elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts;
 - D. where prominent views of a site exist, new towers should be located downgrade of the ridge so as not to exceed the elevation of the immediate ridge;
 - E. where new access roads are proposed, they should be located to follow the contours of the land and to avoid open fields or meadows in order to minimize their visibility;
 - F. new towers should not be sited on peaks and ridges that function as regional focal points;
 - G. existing tree cover should be maintained to the maximum extent possible, with tree removal allowed only to clear the footprint area of the tower construction and accessory facilities; and
 - H. a blue or black colored balloon shall be raised to indicate the height of the tower for at least one day before a hearing is held provided it is in compliance with all local, state and federal regulations including Federal Aviation Authority (FAA) restrictions on height limitations.

6. In the event that use of a tower is discontinued, the site should be restored to its natural condition, or to the condition that existed prior to construction, as appropriate. The developer of a new tower should provide the applicable municipality with a site restoration and reclamation plan at the time of application for the new tower site in the event the tower and accessory facilities are abandoned in the future. This site restoration and reclamation plan should include provisions for removal of the tower and accessory facilities, regrading, revegetation, a time frame for accomplishing the site restoration, and adequate security, such as a letter of credit or performance bond, including anticipated inflation, to provide the funds necessary for completing the site restoration and reclamation plan.
7. The Secretary of the Vermont Agency of Administration should notify the appropriate Regional Planning Commissions and the appropriate municipal planning commissions in order to conform with this Regional Plan before allowing the use of state property in the Region for a new or expanded communication facility under 30 V.S.A. § 227b.
8. The Commissioner of the New Hampshire Department of Resources and Economic Development should notify the appropriate Regional Planning Commissions and the appropriate municipal planning commissions in order to conform with this Regional Plan before allowing the use of state property in the Region for a new or expanded communication facility.
9. UVLSRPC should continue, as part of its technical assistance program, to assist local planning boards and other town officials with developing and incorporating wireless communication policies and elements into their local master plans and zoning ordinances.
10. UVLSRPC and the communities should encourage the development of alternative technologies to serve the industry such as satellite technology that would eliminate the need for towers.
11. UVLSRPC should work with member towns, neighboring regional planning commissions, state and federal agencies and developers to assess and minimize any negative impacts on the Region of communication towers and accessory facilities built in adjacent towns and regions.
12. UVLSRPC should inventory and map current known wireless communication facilities in the Region as soon as funding can support such an effort and then revise this section of the Regional Plan.
13. UVLSRPC should work cooperatively with the wireless communications

providers to plan the system of towers needed to serve the region in lieu of the case by case approach used currently.

Please note that definitions of tower, wireless communications and wireless telecommunications can be found in the Wireless Communications element of Chapter VII FACILITIES, SERVICES & UTILITIES.

VIII. HOUSING GOALS, POLICIES & RECOMMENDATIONS

A. Housing Supply

Goal:

Ensure an adequate housing stock for the changing population.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Monitor and distribute the number of available dwelling units in relation to the housing needs of the population.
2. Promote the maintenance, conversion and rehabilitation of the current housing stock to meet needs.
3. Encourage communities to provide for accessory dwelling units.
4. Encourage multiple use of buildings, including accessory apartments above commercial establishments.
5. Encourage each municipality in the Region to be aware of its own housing stock, needs and problems on a continuing basis.
6. Suggest and encourage changes in local land use controls and procedures where appropriate.
7. Encourage and assist municipalities to provide for a balance of residential types, including housing options affordable to all residents.
8. Assist municipalities in providing a fair and predictable permit approval process.
9. Encourage creative regional solutions to the revenue/cost inequity that currently results from concentrating job growth in regional growth centers disproportionate to housing needs.

10. Encourage large employers to participate in housing development.

B. Suitable and Affordable Housing

Goal:

Assist households and individuals with special needs to obtain suitable housing, including the elderly, disabled and nontraditional families.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Encourage housing rehabilitation projects where such projects are in reasonable proximity to centralized services, facilities and employment. Recommend that federal and state agencies, and local housing authorities, emphasize rehabilitation projects through federally-subsidized programs.
2. Encourage municipalities within the Region to take advantage of housing subsidy programs and funds available for housing rehabilitation through the New Hampshire Housing Finance Authority and the U.S. Department of Housing and Urban Development.
4. Promote and assist public and private activities which will increase the supply of land and housing for handicapped, elderly and nontraditional families.
1. Encourage additional federal funding for housing for those whose special needs cannot be met by present programs.
2. Encourage municipalities to review and update zoning and building code standards as appropriate.
3. Municipalities should recognize the need for special needs housing, and make a reasonable effort to provide a share of the Region's need.

Goal:

Ensure an affordable housing stock.

Policies of the UVLSRPC & Recommendations to the Communities:

1. The Commission supports development of alternative housing types and styles in an effort to provide lower cost dwelling units for families unable to afford conventional homes.

2. Encourage municipalities to consider performance standards and/or specifications that allow new technologies, the use of native lumber, and unconventional building techniques to be used without degrading the structural integrity or safety of a building.
3. Encourage and assist communities to amend zoning ordinances as needed to allow for manufactured housing in most residential areas, as required by statute in New Hampshire.
4. Assist communities with revision of master plans and regulations to better accommodate a range of affordable housing types, from traditional single-family home ownership and multi-family rental to mobile home parks, congregate housing, co-housing, cooperatives and other innovative living arrangements.
5. Assist communities in ensuring that local land use regulations encourage the private development of rental housing and affordable owned units by incorporating reasonable lot size requirements in areas suitable for denser housing development and the minimum square-foot requirements needed for health and safety, and by not containing differential treatment of manufactured housing or requirements that make multi-family housing or accessory dwellings difficult.
6. Communities should ensure that their citizens are receiving available federal assistance as needed, through such programs as housing certificates and vouchers and housing rehabilitation grants.
7. Municipalities should consider providing property tax incentives for affordable housing.
8. Municipalities should consider accepting roads as public roads in affordable housing developments.
9. Municipalities should consider affordability covenants when assessing affordable housing to accurately reflect market value.

Goal:

Ensure a safe housing stock.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Encourage the implementation and enforcement of building codes.
2. Encourage communities not to allow development in floodplains.

3. When communities allow floodplain development, proper building techniques to floodproof (elevate, anchor etc.) buildings must be employed.
4. All structures should have adequate access for emergency services.

C. Residential Development Patterns

Goal:

Encourage residential development patterns which centralize housing near services, facilities and employment.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Housing development plans and patterns should be consistent with existing and proposed land use and transportation plans, both local and regional, in the interest of conserving energy, maintaining adequate municipal facilities and services and preventing sprawl.
2. The Commission supports efforts to improve delivery of essential community services to existing residential areas, particularly those with high proportions of special housing needs residents.
3. Local and regional planning should strive to enhance the proximity of housing and jobs, by such means as encouraging employment growth near underutilized housing infrastructure.
4. Assist municipal officials and public and private housing providers in guiding proposed housing growth into areas where this location will be consistent with the above goals.
5. Promote cluster housing or other kinds of housing development which would protect open space and reduce energy consumption.
6. Encourage housing in suitable areas where development will be compatible with the protection of natural features.
7. Site designs for residential development should ensure access for emergency services.

D. Coordination and Information

Goal:

Coordinate housing planning activities throughout the Region.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Utilize the Commission's role in the intergovernmental review process to coordinate housing oriented activities and act as a conduit for information on housing needs and plans to and from all agencies involved in housing.
2. Continue to meet with neighboring regional planning commissions, state and federal agencies and other groups outside the Region whose plans and policies bear on the regional housing situation.
3. Update housing plans and policies as conditions change.
4. Encourage the coordination of the several public and private agencies in non-housing fields who serve and assist families with special housing needs.
5. Continue to cooperate with economic development groups to promote sustainable, regional economic development, with the aim of closing the gap between incomes and housing costs.
6. Promote an understanding of the affordable housing issue and the need for communities to accept a share of the region's low cost housing needs.
7. Promote enabling legislation to help foster solutions to housing problems.
8. Facilitate community discussions about housing and jobs balance and the impact of unbalanced growth.
9. Assist member communities with coordinating planning initiatives related to housing.
10. Municipalities should provide information to the public about housing including the Fair Housing Act and current resources.
11. Assist communities and nonprofits with obtaining and administering grants to improve the condition, affordability and/or suitability of existing housing.

Goal:

Maintain and disseminate current information pertaining to the Region's housing stock.

Policies of the UVLSRPC & Recommendations to the Communities:

1. Serve as an information clearinghouse for data pertaining to housing needs.

2. Continue to assist local housing trusts, housing authorities, communities and community groups by providing data and advice, and helping educate individuals and municipal boards about issues surrounding affordable and creative approaches to special housing needs.
3. Provide information to communities on the relationship between land use planning, the tax base and the costs of local services, to ensure property taxes do not continue to increase as a housing cost issue.
4. Continue to update the Housing Needs Assessment periodically as new or better data are available.
5. Assist state and local agencies to gather statistics and data to ensure that public officials and citizens remain aware of present and changing housing needs in the Region.
6. Make zoning and building code standards available and encourage municipalities to review and update standards as appropriate.

IX. ECONOMIC DEVELOPMENT GOALS, POLICIES & RECOMMENDATIONS

Goals

1. Encourage **stability** by supporting and strengthening the development of a balanced, diversified and healthy economy compatible with a high quality of life, and with minimal adverse environmental and socioeconomic impacts.
2. Support **equity** by facilitating improved employment opportunities for the under- and unemployed.
3. Maximize **efficiency** by using the existing infrastructure (physical and social) to the greatest extent possible. New physical infrastructure should be directed towards villages and regional growth centers.
4. Improve the **growth** dynamic of the regional economy by enhancing the comparative advantage of the region to export products and improving opportunities for intraregional trade.

Policies of the UVLSRPC & Recommendations to the Communities:

A. Coordination

1. UVLSRPC will continue to participate in CEDS planning in East Central Vermont and Grafton County, New Hampshire for the benefit of the communities and the Region.
2. UVLSRPC will help seek funding and develop a CEDS for Sullivan County.
3. UVLSRPC will continue the ongoing partnership with Green Mountain Economic Development Corporation and the Eastern Vermont Regional Marketing Organization and enhance relationships with the Region's other regional economic development and tourism organizations.
4. UVLSRPC will continue active participation in the scenic byway program of both states and the Connecticut River Byway Council.

B. Business Atmosphere

1. UVLSRPC will support a positive attitude towards the business community by encouraging diverse private-interest participation in economic planning processes and the preparation of economic development plans.
2. Communities should provide a predictable local permit process with clear expectations, which is equitable for all applicants.
3. The enhancement of intraregional exchanges of goods and services should be supported.
4. Economic development should seek to improve the comparative advantage of the region to export products.
5. Towns, legislators and the states are encouraged to foster the growth of industry sectors that are consistent with local and regional policies and are sustainable given national and global trends.

C. Infrastructure

1. Communities should guide commercial, industrial and residential growth towards city, town and village centers by providing adequate roads, bridges, water and sewer and other public facilities in those locations. The UVLSRPC and state agencies should give priority to projects (water, sewer and roads) that direct growth towards

community centers.

2. Economic growth should be compatible with and supportive of community infrastructure needs.
3. Smaller municipalities interested in development and without infrastructure capable of supporting larger commercial and industrial growth should consider encouraging cottage industries, light industries and home-based business.

D. Human and Natural Resources

1. Support ongoing education and training opportunities to provide for a knowledgeable workforce.
2. Displaced workers should be retrained with the skills demanded by the market.
3. Workforce training should benefit the individual employer and the workforce equally.
4. Workforce training should focus on obtaining “career-track” employment.
5. Promote tourism as a significant economic asset and educate the general public about the importance of the Region’s natural and cultural assets to the regional economy.
6. Developments that produce large or unique amounts of waste must demonstrate long-term environmentally sound waste disposal methods.
7. UVLSRPC will seek funding to evaluate the supply and demand of childcare within the Region.
8. Business and Industry should provide convenient childcare options for employees, especially those who work second-and third-shifts.
9. UVLSRPC will seek funding to evaluate underemployment within the Region.

E. Quality of Community

1. Revitalize downtown and village areas. Existing buildings, particularly old mills, should be used for new businesses. Commercial, industrial and residential land use should be well-designed and compatible with the existing or historic aesthetic character of the area.

2. Communities are encouraged to utilize renewable energy resources.
3. Commercial/industrial development should minimize environmental pollution.
4. As tax structures are reevaluated, communities should consider the growth pressures rural communities face as a result of the existing tax schemes, and the revenue/cost inequity that currently results from concentrating job growth in regional growth centers. Consideration should be given to creative regional approaches.

X. TRANSPORTATION GOALS, POLICIES AND RECOMMENDATIONS

The general transportation goals of the Upper Valley Lake Sunapee Region are listed below. Section specific goals, policies and recommendations are listed thereafter.

- Maintain and improve the efficiency and service of the transportation network throughout the Region for all communities and segments of the population.
- Maintain and enhance the safety of the regional transportation system.
- Integrate transportation planning with land use, economic and environmental planning.
- Facilitate a coherent, bi state regional approach to all highway and transportation planning.
- Continue to increase opportunities for multi modal travel and intermodal connections to effectively reduce reliance on single-occupant vehicles and to be proactive at preventing future problems and congestion.

Land Use Goals, Policies & Recommendations

Goals

- Improve integration of transportation and land use, environmental and economic development planning at local, regional, state and federal levels.
- Develop an integrated transportation system of various modes of travel which balances transportation options.

Policies and Recommendations

- Development design and siting should encourage walking, bicycling, transit use and ridesharing.

- Communities are encouraged to implement policies which promote concentrated, mixed uses and minimize strip development.
- UVLSRPC will assist communities in fully utilizing the capacity of the existing transportation system, through corridor studies, access management and land use planning assistance, to the extent enabled by available funding.
- UVLSRPC and municipalities will continue to seek ways to educate the public on issues pertaining to land use and, transportation and decision-making.
- UVLSRPC will assist the communities of the Region in planning for job growth and housing options so that they will be well-coordinated with the transportation system.

Facilities Goals, Policies and Recommendations

Goals

- Improve the integration of facility design and community development to maintain the high quality of life in this Region.

Policies and Recommendations

- Regional planners, state agencies and municipalities should work together to:
 - Promote flexible, context sensitive design techniques that provide appropriate transportation capacity and safety needs while also preserving historical and environmental resources and community character.
 - Encourage appropriate design speeds on all roadways that provide for the safety of all transportation modes and do not reduce the quality of life in communities.
 - Promote access management and other design options in place of highway widening projects where feasible.
 - Encourage coordinated access and parking facilities along all major travel corridors.
 - Provide safe, integrated multi-modal facilities in all major transportation improvement projects to encourage adequate and equitable mobility for all residents and visitors to the Region.
- UVLSRPC will promote flexible standards, such as the Vermont Road Design Standards and others that preserve community character and scenic roads, and encourage the development of multi-use growth centers or villages.

- UVLSRPC will assist communities in reviewing parking regulations including consideration of maximum parking requirements, to reduce impervious surfaces and minimize developers' construction and maintenance costs.
- Planning boards/commissions should ensure that master plans and land use regulations encourage nodal development patterns that replicate and/or complement traditional New England settlement patterns and discourage linear development along travel corridors. Planning boards/commissions should also ensure that master plans and land use regulations encourage pedestrian-oriented development in urban and other developed areas so that buildings are oriented to the street, parking is situated to the side or rear of buildings and pedestrian, bicycle and transit use is encouraged.
- UVLSRPC will seek funding to conduct detailed corridor studies of the major travel corridors in the Region including review of existing land use regulations.
- UVLSRPC will continue to assist municipalities in reviewing and updating land use regulations, such as subdivision, driveway regulations, zoning and site plan review, to encourage development patterns that support a more efficient and diverse transportation system.
- UVLSRPC will encourage best management practices for highway drainage that preserve transportation infrastructure and protect against soil erosion, preserve water quality and benefit groundwater recharge.
- UVLSRPC will work with communities with downtowns to undertake inventories of pedestrian facilities and sidewalks that evaluate sufficiencies based on American Disabilities Act (ADA) requirements and that recommend improvements, including linkages and network expansions, as permitted by available funding.
- Municipalities should consider parking standards and/or constructing municipal parking facilities that encourage coordinated village development patterns.
- Regional planners, state agencies and municipalities should consider traffic calming on all major travel corridors. This consideration should be based on a comprehensive look at the role and condition of area roadways to make sure the intended purpose is safely met and to prevent unintended consequences of traffic calming techniques.
- Municipalities should have the authority to require developers to pay their fair share of any off-site improvements determined to be necessitated by specific development proposals otherwise deemed to be in accord with the city or town's regulations, regardless of the presence of an impact fee ordinance.

REGIONAL TRANSPORTATION SYSTEM

Pedestrian Goals, Policies and Recommendations

Goals

- Provide safe, attractive and continuous pedestrian circulation in all downtown, village and commercial areas.
- Promote walkable community design.
- Integrate pedestrian facilities with intermodal transfer facilities to promote alternative modes of travel, including transit and passenger rail.

Policies and Recommendations

- Pedestrians should have safe access along all public roads, not including interstate highways, in village and urban areas as well as critical linkages between facilities such as schools, recreation areas and other important civic and service areas.
- UVLSRPC will assist communities in planning for safe walking routes to schools.
- Municipalities and state agencies should acquire enough right-of-way during roadway reconstruction and construction projects to accommodate future bicycle and pedestrian systems.
- UVLSRPC will encourage adequate bicycle and pedestrian facilities throughout the Region, especially along corridors in growth areas such as NH Routes 12A and 120 in the Lebanon and Hanover area.
- Crosswalks should be provided at key crossing locations in order to provide connectivity throughout communities.
- All sidewalks and crosswalks should provide safe mobility for all individuals. These facilities should include, but not be limited to, crosswalks at key locations and properly aligned and sloped handicapped ramps to provide continuity of facility networks.
- Institutional buildings, commercial districts and employment centers should provide for adequate and safe pedestrian access, integrated with neighborhood, municipal and regional networks.
- Developments, such as service or retail centers, should be built for pedestrian access, minimize conflicts between automobiles and patrons, and should provide quality, usable

pedestrian networks as appropriate.

- Pedestrian facilities should provide adequate separation from high traffic volumes and/or high-speed roadways. See the *Vermont Pedestrian and Bicycle Facility Planning and Design Manual* for guidelines and thresholds.
- Pedestrian facilities should include appropriate landscaping to provide shading, as well as benches and other amenities to encourage use.
- Adequate separations should be maintained between all crosswalks and on-street parking spaces. Under no circumstances should a parked vehicle be required to back up into a crosswalk to enter the travelway. Adequate buffers in front of and behind all crosswalks, consistent with American Association of State Highway and Transportation Officials (AASHTO), the Manual on Uniform Traffic Control Devices (MUTCD) and state policies, should be maintained for high visibility of pedestrians.
- Bump-outs or curb-extensions are encouraged to be provided at crosswalk locations in downtown or village areas to provide better visibility of crossing pedestrians.
- Crossing signals should be provided at all signalized intersections with significant pedestrian use and should seek to accommodate elderly and disabled populations.
- Municipalities should provide proper winter maintenance of pedestrian facilities.
- UVLSRPC will research sample ordinances and other tools municipalities can use to encourage pedestrian-friendly development and walkable communities.

Bicycle Goals, Policies and Recommendations

Goals

- Provide a safe, integrated network of bikeways throughout the Region for transportation and recreation.

Policies and Recommendations

- UVLSRPC, state agencies and municipalities should support the development of adequate cycling facilities to encourage increased use of this alternative as part of all state and local transportation projects, when appropriate.
- All bicycle facilities should be designed and constructed based on designs appropriate for the abilities of anticipated user groups, average daily traffic levels and motor vehicle travel speed, where feasible. Bicycle facilities should also be sensitive to historic and scenic

features.

- Municipalities should encourage adequate bicycle facilities as part of development proposals. It is important to provide support facilities for bicycles as well as to provide for external connectivity to existing and planned bike facilities.
- UVLSRPC will assist municipalities in developing plans and land use regulations that accommodate bicycle use and minimize the total reliance on automotive travel.
- UVLSRPC will assist municipalities in planning for the development of schools, recreation centers, libraries and other public institutions in ways that encourage safe bicycle access and to provide adequate facilities for cyclists, such as bike lockers and showers.
- UVLSRPC, state agencies and municipalities should work together to coordinate all bicycle facilities to provide continuous access connecting mixed traffic, on-street lanes, paths and trails.
- UVLSRPC, state agencies and municipalities should work together to connect all bicycle facilities to park-and-ride lot locations, transit routes and train depots.
- UVLSRPC supports self-actuated traffic signals for cyclists at intersections along bicycle routes and in urban areas. These would allow bicycles traveling on the roadway to trigger the traffic signal in order to make through or left-turn movements at signalized intersections.
- UVLSRPC will promote sufficient parking facilities and trail head/access areas to support recreational and commuter use of bicycle routes and paths.
- UVLSRPC, state agencies, municipalities and other partners should work together to advance the development of maps and/or brochures of bicycle routes and facilities for commuters, tourists and children.
- UVLSRPC and state agencies should encourage multiple uses of rail corridors where appropriate.
- UVLSRPC will promote flexibility of highway design to better encourage bicycle activity.
- UVLSRPC will promote the consideration of narrower travel lanes where appropriate to accommodate bicycle lanes.
- Provisions, such as the necessary right-of-way, for bike lanes or paths should be included whenever roads are built or re-built.

Transit and Mass Transit Goals, Policies and Recommendations

Goals

- Expand the core services provided to improve the quality of public transit services.
- Foster land use development patterns that better enable the use of alternatives to single-occupant vehicles.
- Strive for transportation infrastructure that better enable the use of alternatives to single-occupant vehicles.
- Provide greater linkages between existing transit providers.
- Ensure demand response service is available to all who need it.
- Ensure a basic level of mobility for all citizens to access employment and necessary goods and services.
- Improve coordination between human service providers, social service agencies and transit operators to provide transportation to transit-dependent populations.
- Enable the region's senior citizens and disenfranchised to participate fully in their communities without the need for an automobile.

Policies and Recommendations

- UVLSRPC and municipalities should encourage legislators and state officials to provide adequate and consistent funding sources for transit operations and capital costs.
- UVLSRPC should assist transit providers to work together to provide integrated, seamless, region-wide service between various service areas, to the best extent possible. Optimally, this network would also provide frequent service and connectivity between employment centers, commercial service areas and large residential areas.
- UVLSRPC and major traffic generators should work through the Upper Valley Transportation Management Association to further transit support and use and to reduce the number of single-occupant vehicles in the Upper Valley.
- UVLSRPC, state agencies, municipalities and the UVTMA should work toward the development of additional park-and-ride lots and satellite parking facilities served by transit providers throughout the Region and beyond.
- UVLSRPC will research sample ordinances and other tools municipalities can use to

encourage transit-friendly development.

- UVLSRPC will continue to assess regional transit needs and solutions.
- UVLSRPC, state agencies and social service providers should seek ways to provide an adequate and reliable transportation network for individuals that rely solely on transit for mobility.
- UVLSRPC will assist human service and transportation providers with coordination and planning in improving demand-response and fixed route services as well as obtaining maximum utility from available funds.
- Through education, outreach and regulations, the UVLSRPC will seek to reduce dependence on automobiles by encouraging alternative transportation.
- UVLSRPC will evaluate state-funded transportation projects and development plans for handicapped accessibility and infrastructure that improves transportation modal choice.
- UVLSRPC will assist with prioritizing and evaluating locations for the development of park-and-ride lots to facilitate the use of transit, ridesharing and carpooling.
- UVLSRPC will work with Workforce Investment Boards to better understand the transportation challenges associated with the employment and education of the disabled.
- UVLSRPC will promote the development of childcare facilities, housing, shopping, services, and employment in close proximity to allow alternative transportation modes for day-to-day activities.

Rail Goals, Policies and Recommendations

Goals

- Integrate present and future railroad planning with land use planning, economic development and rail tourism.
- Accomplish a coherent bi-state approach to railroad planning, service, and funding.
- Continue existing railroad service and extend and improve where appropriate.

Policies and Recommendations

- Preserve all existing railroad rights-of-way, whether abandoned, inactive or in service. NHDOT and VTrans should actively preserve the integrity of all railroad rights-of-way

indefinitely for transportation (rails-with-trails and rails-to-trails), recreation and utility purposes.

- UVLSRPC will work together with municipalities, NHDOT and VTrans to review the future potential for rail service when locating industrial zones and make appropriate accommodations for site plans with rail service.
- UVLSRPC, state agencies and municipalities will work together to integrate railroads into the larger transportation network by providing multi-modal linkages and amenities at rail stations. Check baggage facilities at the Claremont AMTRAK station as well as continued operation of AMTRAK at its White River Junction station are high priorities.
- UVLSRPC will assist communities, business and industry with comprehensive planning to find ways to utilize passenger and freight rail transportation to reduce highway traffic. For example, planning for the future development of high speed rail within the Region.
- UVLSRPC will seek the railroad industry's participation in transportation planning.
- UVLSRPC will assist NHDOT and VTrans in the completion of rail capital investment projects which are consistent with regional and local plans by advocating for their incorporation in the transportation improvement program.
- Whenever feasible, at-grade rail crossings with roads should be avoided.
- UVLSRPC member communities should encourage their respective states to invest federal money in rail transportation.

Aeronautics Goals, Policies and Recommendations

Goals

- Improve the efficiency and service of the Regional aviation system.

Policies and Recommendations

- The UVLSRPC will work with municipalities, the Lebanon Airport Advisory Committee and chambers of commerce to plan for greater tourist use of the Region's airports.
- Linkages should be provided between the Region's airports and other modes of transportation.
- The Region's major employers, institutions and communities should participate in evaluating the appropriate role of the Region's airports within the state and regional aviation

system.

- The UVLSRPC will assist communities in balancing airport growth and environmental protection, including the development of noise reduction ordinances.

Highways and Bridges Goals, Policies and Recommendations

Goals

- Provide a safe and efficient transportation infrastructure.
- Maintain highway capacity through sound land use planning, corridor management and access management.
- Preserve scenic resources.

Policies and Recommendations

- Through state transportation improvement programs UVLSRPC will:
 - Act as liaison between state agencies and communities to promote safe highways.
 - Encourage NHDOT, VTRANS and municipalities to prioritize the maintenance of existing infrastructure over new construction.
 - When feasible, encourage the rehabilitation and maintenance of historic or rare types of bridges, including covered bridges, in ways that preserve the historic features and scale.
 - Encourage the rehabilitation or reconstruction of all bridges which are rated as functionally obsolete or structurally deficient.
 - Direct capacity-building transportation investments to local and regional growth centers.
 - Use the Regional Plan as a guide for project development and project review.
 - Municipalities should have the authority to require developers to pay their fair share of any off-site improvements determined to be necessitated by specific development proposals otherwise deemed to be in accord with the city or town's regulations, regardless of whether or not they have impact fee ordinances.

- The UVLSRPC will continue to train communities to use Road Surface Management Systems to maintain their roads.
- The UVLSRPC will seek funding to develop corridor studies for NH Route 120, NH Route 12A and NH Route 11/103, and US Routes 4 and 5 to assist in maintaining safe conditions and concurrency between development and roadway capacity.
- UVLSRPC will continue to identify dangerous intersections and other dangerous roadway sections and encourage VTrans and NHDOT to conduct road safety audit reviews of identified areas.
- Applicants should not be granted development permits when the projected traffic will exceed the capacity of the existing infrastructure during peak periods or is likely to cause a significant decrease in safety, or add to an already unsafe condition.
- VTrans and NHDOT should assess the regional impacts of their proposed highway projects on existing land uses and quality of life.
- The UVLSRPC will assist communities with interchange development planning issues.
- Communities should discourage development in areas that rely solely on NH Class VI or VT Class 4 roads for access, and have written policies for dealing with these roads and the issuing of building permits.
- UVLSRPC will encourage the designation of new scenic roads to preserve historic features or important scenic areas.
- The preservation of trees, working landscapes, natural resources, historic structures and other scenic features should be considered in all transportation projects and appropriate mitigation implemented.
- Municipalities should adopt access management and driveway design standards which ensure safe and controlled access year-round.
- The UVLSRPC will advocate for alternative transportation modes and land use development patterns that support them to help resolve and prevent traffic congestion.
- The UVLSRPC will seek funding to develop an interstate highway corridor management plan to protect scenic resources.
- UVLSRPC will continue to participate in the Scenic Byway Programs to further regional and local objectives for protection and enhancement of resources in the Connecticut River corridor and Lake Sunapee area.

- States and municipalities should consider covered or wooden bridges to replace functionally obsolete or structurally deficient bridges when practical.