

# Town of New London, New Hampshire Master Plan Executive Summary





# Town of New London, NH

## Master Plan Executive Summary

The Master Plan Executive Summary is designed to provide an abridged version of the town's Master Plan and a comprehensive overview of the full document of 283 pages including appendices. For those ambitious readers, the complete document is available at the town website at [www.nl-nh.com](http://www.nl-nh.com) or at the town offices or town library.

### Introduction

The first settlers arrived in New London following the Revolutionary War. Many were often veterans that fled the congestion of Boston for the open territory of New London. The town was granted its charter in 1779 and held its first town meeting with sixteen families participating. That first agenda was devoted to undertaking a survey of the town and building roads. The significance of assessing community assets and planning to meet future needs was as important then as it is today.

From a small agrarian community with a few mills in the early 1800s, New London has become, in 150 years, not only a college town, but an important year-round and seasonal residential community, as well as a small regional commercial center offering goods and services for New London and the surrounding communities.

From 1786 through 1940, New London's population was relatively stable, but after 1940 a four-fold increase in population took place over the next 60 years. New London's rate of population growth has been faster than the State as a whole, or many of its neighboring communities. New London's population grew by 50% from 1980 to 2005 from 2,935 residents to 4,440. Based on historic trends, the community will continue to grow and by 2020 New London is projected to reach a year-round population of about 5,940 people. Growth has an impact on New London as population increases and new homes and roads are built.

Through thoughtful land use and development policies over the years New London has accommodated growth while maintaining a connection to its agrarian past.

Citizens and leaders have successfully created an environment that represents the quintessential New England landscape that is highly valued by residents, attracts visitors and contributes to the New Hampshire economy. New London's accomplishment of achieving a denser development in its village settings while maintaining a rural/small-town atmosphere indicates the town's success applying its land use ordinances and development controls to encourage density while maintaining a community with appreciable rural and small-town characteristics.

As New London looks toward the future, it will be important to continue to pursue growth while retaining all the aspects of New London that are so highly prized. The growth that is anticipated during the next fifteen years presents an opportunity for the community to evaluate its needs and desires. The update of the town Master Plan offers practical strategies to help preserve many of the facets New London townspeople cherish while accommodating the demands of growth and new development.

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## Why Create a Master Plan?

The use of land within New London will determine to a large extent the character and quality of life within the community. The rate, location, and type of growth and protection of unique features affect not only the municipality's physical appearance but also its need for public services and facilities. Defining assets and community needs for New London's land use will equip leaders to anticipate and deal with future demands and potential problems. It is anchored in a consensus building process which attempts to identify the guidelines for growth of the town as preferred by the townspeople. The master plan provides a fundamental planning tool to help New London meet the challenge of making sound decisions related to its development.

The master plan is both a reference and policy document. It contains appropriate maps, charts, and supporting text that presents the recommendations of the planning board and offers guidelines for community decision makers.

The plan is New London's most complete source of information about current conditions and trends within the municipality. By developing coordinated policies within the master plan and addressing such topics as future development, transportation, environmental protection, community facilities, and fiscal management, the plan will help New London meet change responsibly, guiding its growth in an orderly, constructive manner. As stated in RSA 674:2: "The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New London and to guide leaders in the performance of its other duties."

In New Hampshire a master plan is required before a Capital Improvements Program (CIP) can be authorized and formulated (RSA 674:5), New London has historically found their CIP to be a valuable tool to plan for municipal investments. Additionally, if communities are interested in designing development strategies such as Impact Fees assessed to offset municipal costs for development a Capital Improvement Program is required to be in place. A municipality, pursuant to RSA 674:18, is also not permitted to adopt zoning ordinances until after the planning board has adopted at least the vision and land use sections of the master plan. Ordinances have been a successful tool for New London to maintain the rural character that is prized by its citizens.

## What is the Goal of the Master Plan?

The goal of the Master Planning process is to proactively chart a course for the desired future of the community. Updating the Town Master Plan is an opportunity to undertake a comprehensive evaluation of the community's needs and desires pertaining to anticipated growth over the next fifteen years. The overall purpose of the Master Plan is to provide a framework for the future growth and development of the community. It is a consensus building planning process which attempts to identify the guidelines for growth of the town as preferred by the townspeople.

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In an effort to broaden the base of participants contributing their thoughts and insights to the process and to enhance community understanding and support for the Master Plan, the Planning Board organized and conducted Community Visioning Workshops and Community Surveys that were well-attended and had high participation rates.

A total of 515 surveys were completed. Surveys were available to the public on-line and by mail. The majority of those who responded to the survey, 56% were in the working age group from 25-64 years of age; the seconded largest group to respond, 43%, was seniors aged 65 and above. Less than 1% of survey respondents were younger than age 25. The results of the community survey provided the Planning Board with invaluable insight and the survey responses are cited throughout the Master Plan.

As each chapter of the Master Plan was updated, a draft chapter was provided to the Planning Board for public comment and review. The results of those reviews were incorporated into revisions of each chapter.

The Master Plan is organized into 15 Chapters that cover community assets, economics, housing, population, natural resources and energy, and a look at the broader region around New London. It identifies the community vision and needs for the future within the context of this information. Finally, the Master Plan makes recommendations to set priorities to implement the plan.

## Key Findings

The Master Plan is a guidance document for New London's overall character, physical form, growth and development. Successful implementation of the recommendations contained within the plan will require close collaboration by the Planning Board with Town Departments and Staff, other municipal boards and commissions, as well as community organizations and stakeholders. Key findings and recommendations within the plan reflecting the views of the townspeople are:

- ◆ *The overall growth policy for New London should continue to support and expand the strong community center development pattern with residential uses on small lots clustered around the village core of commercial, community service uses, and Colby-Sawyer College.*
- ◆ *New London should maintain small-scale developments that include a mix of uses consistent with traditional New England architecture and character that protects its natural and cultural resources.*
- ◆ *Open space is highly valued as evidenced by strong public support for preserving much of the undeveloped prime farmlands. New London should continue to support the work of the Conservation Commission and coordinate with other communities to protect the Lake Sunapee watershed, protect wildlife corridors and lands for popular recreational uses.*
- ◆ *New London's network of village pedestrian paths connecting trails in the rural*

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*trail system distinguishes it as a “walkable” community. Continued support for the development and maintenance of these trails, creation of new sidewalks and crosswalks will enhance New London’s distinction as a pedestrian-friendly livable community.*

- ◆ *New London should seek ways to provide safe, adequate, affordable, and balanced housing supply for residents of all ages and income levels.*
- ◆ *New London should consider opportunities for clean, non-polluting light industry or high-tech industry in areas served by town sewer and precinct water.*
- ◆ *New London’s rural character can be preserved through environmentally sound planning and zoning that encourages aesthetically pleasing development.*
- ◆ *New London should promote regional awareness in managing growth while fulfilling the vision within its Master Plan.*

## Existing Conditions in New London

The Town of New London is located about half-way between Concord and Lebanon north and east of Interstate 89. It is located in the west-central part of New Hampshire in Merrimack County. With its attractive natural and recreational resources, New London has experienced considerable population growth over the past thirty-five years. From a population of 2,236 in 1970, the town’s year-round population increased by 99% to 4,440 in 2005 -- 40% of that increase occurred between 1990 and 2005.

- ◆ Comparing New London’s growth with trends in the county and State:
- ◆ New London’s annual population growth rate between 1970 and 2005 (2.0%) was higher than the growth rate of Merrimack County (1.7%) and the State (1.7%);
- ◆ New London’s annual population growth rate between 1990 and 2005 (2.3%) was about double the growth rate of Merrimack County (1.3%) and the State (1.1%);
- ◆ New London was the third fastest growing community in the region between 1990 and 2000 as measured by percentage of population increase.

New London has an aging population due in part to the attractiveness of the community to retirees and to existing residents aging in place. The median age in 2010 was 48.1 years which was nearly 20% higher compared with the county and state. The percentage of children 0 to 4 years old dropped from 2.9% of the total year round population in 2000 to 2.3% in 2010. Over the same ten year period, persons age 65 and over increased from 29.9% to 30.7%. The demographic trends indicate that with the aging of the “Baby Boom” generation, the number of seniors will increase dramatically at the local, state and national levels. This trend, combined with New London’s desirability as a place to retire, will increase the senior population in coming years.

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## *Historic and Cultural Resources*

New London's historic resources and historic quality play an important role in the overall quality of life in the community. Historic structures and sites which survive from earlier periods are the visual manifestation of the story of a community's people. As vital links and tangible connectors to the past, surviving fragments of history contribute to the identity of the town and lend a sense of continuity. The New London Historical Society and the History and Archives Committee have shaped a strong record of support for preservation related activities.

The Society's present village on Little Sunapee Road includes an 1835 cottage that originally housed scythe workers. Known as the Scytheville House, it has been furnished with period antiques and artifacts. Two other 19<sup>th</sup> century buildings have been moved to the site: two barns and the Pleasant Street schoolhouse now refitted as a country store, a carriage shed and blacksmith shop. Two buildings in New London are included on the National Register of Historic Places: The Dr. Solomon M. Whipple House currently used as the Woodcrest congregate living facility and the Baptist New Meeting House now the First Baptist Church of New London.

Three Buildings are included on the New Hampshire Register of Historic Places: the Baptist New Meeting House now the First Baptist Church of New London, the New London Barn Playhouse and Kentlands on Burpee Hill Road. Colby Sawyer College library and town archives are rich with the history of the community since its founding.

The town has not adopted a historic district ordinance and much of the responsibility for historic preservation is undertaken by private individuals or groups. Applications for listing on historic registers and seeking assistance through Federal preservation grants for planning and rehabilitation, investment tax credits and preservation easements are possible strategies for ongoing preservation efforts as well as a complete survey of historic and cultural assets.

## *Natural Resources*

The lakes, including Lake Sunapee, Little Lake Sunapee, and Pleasant Lake among others and Mt. Sunapee and Mt Kearsarge are the most dominant physical natural resource features in the area. They offer an abundance of recreational opportunities acting as a major draw to the area. For decades the lakes and mountains have been magnets for growth in the area towns and they will continue to attract growth in the future.

Beyond these natural resource jewels, New London is blessed with a diverse and attractive natural environment throughout town that is of regional importance. Included are numerous hills, hillsides, skylines, watersheds, lakes, ponds, streams, wetlands, flood plain areas, areas with fragile soils, open fields and farmland, wildlife habitats, and areas with unique and vulnerable plant communities. These natural areas in town provide extensive hiking opportunities and trails for other recreational uses.

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## *Transportation Access to New London*

New London's central location and access to interstate highways and major airports is one of its many valuable assets.

Interstate 89 provides the connection south to Concord, NH (1/2 hour) and the Massachusetts border (1 hour) via I-93. I-89 north connects with I-91 just across the border in Vermont (1/2 hour) providing interstate connections to points north, south and west.

Several airports serve New London including the Manchester-Boston Regional Airport, Boston Logan International Airport in Massachusetts, Burlington International in Vermont, and a regional municipal airport just one half hour north in Lebanon.

The development of the interstate transportation system had a major impact on growth in the New London/ Lake Sunapee area by greatly reducing the travel time to and from the urban population center in southern New Hampshire, Massachusetts, Rhode Island, Connecticut and New York. A new project that will widen I-93 would fuel additional growth in the region by decreasing travel times and increasing the capacity for more people to reach the area. Improved access to the region, along with rising fuel costs highlights the need for public transportation to serve the region and for expansion of the I-89 Exit 12 Park and Ride Lot.

## *Economic Assets*

Overall, the Town of New London has a healthy, stable economy which provides employment, shopping, and service needs for both New London residents and those in neighboring communities. The retail sector of the local market relies on the summer boom season and may gain greater stability by attracting more year-round business.

The town's rural small-town atmosphere, strong volunteer spirit, and natural/ environmental features are cherished by most people who live, work or vacation here. In comparison with other communities in the Region, New London's tax rates are relatively low, while valuations are relatively high. These desirable features must be protected, in part, to protect the economic well-being of the community.

It is possible to encourage desirable economic growth in appropriate locations, while, at the same time, protecting and enhancing the desirable features of New London through land use planning, site design and other regulations designed to protect the public interest. This will enable the people of New London to enjoy the benefits of economic growth without compromising the quality of life enjoyed by all.

The overall economic goal for the Town of New London is "To encourage and provide for selected economic growth which will provide for diversification of the local economic base, provide for employment and shopping opportunities for New London's residents, and contribute to the town's tax base without degrading the natural, scenic and cultural resources and quality of life in general."

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## ***Housing***

Housing is a basic component of community development that influences and is influenced by the natural environment, community facilities, the economic base, transportation, and social interactions.

About 75.5% of the total housing units in New London are occupied year-round. About 20% are occupied on a seasonal basis, with 4.5% of units reported as vacant. Growth in population has increased demand for residential housing and nowhere is it more pronounced than in the need for senior housing that will accommodate the special needs of this group of citizens.

## ***Seasonal Housing***

Recent trends in seasonal housing include construction of year-round homes for seasonal use and construction of condominium type seasonal housing. Most of the seasonal homes in New London are located around the shores of Lake Sunapee, Little Lake Sunapee and Pleasant Lake. Others are scattered throughout the town and some are concentrated in several condominium developments. The recent trend of converting seasonal homes to year-round use is expected to balance with the development of seasonal units and result in no net increase or decrease in seasonal housing.

However, home conversions raise a number of concerns including needs for additional town services such as fire protection in inaccessible locations, septic systems that are inadequate for year-round occupancy, and potential for increased education expenditures without construction of a single new property to add to the tax base.

## ***Waterfront Housing***

The adoption of the Shore Land Protection Overlay District established standards for shore land development including setbacks for buildings, septic systems, road construction, prohibited new construction of sand beaches and standards for replenishing the existing ones, and established standards for vegetative buffers and shore land lots used as common land for residential development. The standards have been adopted by all three communities around Lake Sunapee.

## ***Affordable Housing***

The major obstacle to affordable housing in New London is economics. Land costs are prohibitive even with districts permitting smaller lot sizes. The primary factors that determine housing affordability are the supply and price of housing, available income, and general housing market trends. Local wages need to support local housing costs. When wages rise slower than housing costs or jobs are cut, working residents are often forced to move to other areas. Similarly, seniors and residents on fixed incomes, young residents starting households, and other low- to moderate-income residents are also affected by steeply rising housing prices. The gap in housing affordability could be attributed to growth in nonresident seasonal owners and/or growth in new residents with higher incomes. A number of recommendations are contained in the Master Plan to

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address the needs of individuals of varying income and age levels to encourage diversity in housing through development of housing projects, including congregate and assisted living in the village; allowing multi-family dwellings in residential zones where properties are served by public water and sewer; and providing for inclusionary zoning in residential developments by offering a density bonus for workforce housing that will remain available long term.

## *A Vision for Land Use*

The purpose of the Master Plan is to provide a framework for development based on the community's needs and desires pertaining to future growth and land use changes. Land use planning is a fundamental component to New London's Master Plan. New Hampshire's State Law, RSA 674:2, II establishes the Master Plan as the basis for the Planning Board to enact land use guidelines, regulations, and ordinances. Land use considerations are closely related to virtually every other chapter of the Master Plan including population, housing, economic conditions, transportation, community facilities, historic resources, and natural resources. New London's planning for future land uses considers the opportunities and challenges of these community resources to ensure balanced and appropriate development patterns.

## *Historic Population and Land Use Patterns*

New London's higher density is more consistent with a community that has a distinctly built-out landscape like the region's cities and larger towns. The public sentiment that New London maintain its rural atmosphere, remain a rural town, is significant.

The primary developed areas (residential, commercial, and institutional) account for nearly 20% of the town and are located in and near the central village core. These are the predominant settlement areas accessible by most, if not all, town residents and visitors. The existing mix of land uses help to form the image of New London as a rural community still dominated by forested hillsides and numerous lakes and ponds.

## *Principal Land Use Patterns*

New London exhibits a strong community center pattern with residential uses on small lots clustered around the core commercial and community service district, or village area. Growth in demand for commercial properties along with carefully crafted land use regulations has resulted in a well-defined commercial core in the key village areas.

Colby-Sawyer College is an important institutional land use that helps anchor the main village area. It has experienced steady increases in student enrollment numbers since the 1980s. According to College Administration, increases in enrollment are expected for the next decade or until the student population reaches 1,300 students.

Residential development patterns elsewhere in New London range from a typical single-family detached unit development pattern to multi-family developments and dormitories. The single-family residential development pattern consumes more land area and developers are having increasing difficulty finding suitable locations for single-family subdivisions. Conversely, the presence of a college and regional hospital secures

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New London's future as a hub for the younger and older segments of the population. These two segments tend to have very similar housing needs: small, inexpensive rental or condominium units situated within a short travel distance to services and institutions. New London's distinct commercial district with regionally significant institutions, good services, and a good infrastructure will continue to attract younger and older residents over the next decade.

Undeveloped land and open space predominate in New London. These uses include land cover associated with forests, open fields, outdoor use and identifiable water bodies. Excluding public facilities like roads and other transportation infrastructure, 63% of the total area of the town is undeveloped.

An active Conservation Commission, the Ausbon Sargent Land Preservation Trust, conservation-minded citizens and thoughtful planning has actively supported the New London tradition of protection of open space and land conservation. These are among the town's most significant resources and serve important environmental and aesthetic functions.

Among the many benefits of open space lands are:

- ◆ Enhancement of property values while keeping property taxes and costs of community services under control
- ◆ Natural buffers against storms and floods
- ◆ Employment and income from farm and forestlands
- ◆ Protection for water sheds and water resources
- ◆ Scenic and recreational uses that appeal to both residents and visitors

Developed land, including roads and highways accounts for approximately 24% of the total area of New London. Residential areas, typically single-family housing units on individual lots, account for nearly 18% of the land area. The commercial and institutional areas, which include Colby-Sawyer College, the commercial districts and municipal facilities, occupy less than 2% of the town. Combined, the primary developed areas account for nearly 20% of the town. These are the predominant settlement areas accessible by most, if not all town residents and visitors. The existing mix of land uses form the image of New London as a rural community still dominated by forested hillsides and numerous lakes and ponds.

### ***Emerging Land Use Patterns***

Rural areas have recently gained greater access to broadband communications. High-speed internet, telephone, and cable television have enabled individuals to pursue home occupations and home businesses and for employees to simply work from home. This offers a higher potential for commercial development in rural areas that had not been economically viable before and long-term benefits when home-based ventures grow to occupy commercial property.

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There are relatively few remaining opportunities for development along the lake shores. Developers are now seeking sites on hillsides and ridgelines with good views rather than waterfronts for new house lots.

The visual impact of development on hillsides and skylines is an area of significant interest in New London, as well as in communities outside of New London such as Mt. Kearsarge and Mt. Sunapee whose mountains and hillsides can be viewed from New London.

Maintaining an attractive visual landscape is very important to maintaining property values and the tax base, continuing to support the outdoor and recreation related businesses, and continuing to attract future residents and visitors to New London.

## Future Development Considerations

Future development patterns in New London will depend as much upon the landscape and natural features as the local, state, and federal land use and environmental regulations.

New London's landscape has a range of natural constraints or circumstances found in many New Hampshire communities which provide limited use for commercial or residential purposes.

### *Surface Waters and Wetlands*

Surface waters and wetlands are regulated and cover 12.5% of the town's total area. The National Wetland Inventory Maps from the US Fish & Wildlife Service and the Natural Resource Conservation Service map these very poorly drained soils.

### *Steep Slopes*

Steep slopes are considered development constraints if the topography indicates areas with slopes in excess of 25%, or 1 foot of vertical rise for every 4 feet of horizontal run. Problems encountered by development on steep slopes include erosion and sedimentation during site construction, unsuitable conditions for on-site wastewater systems, and aesthetic disruption.

### *Protected Lands*

These are properties protected for conservation either by easement or through fee simple ownership.

### *Existing Development*

Existing developed areas based on the current land use map found on page 18 of the Master Plan with the assumption that existing developed areas would remain unchanged.

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## Build-Out Analysis

A build-out analysis provides generic information for decision makers to understand the scale and impact of various land uses. Since the initial 1994 study, the Planning Board adopted changes to the Zoning Ordinance that affected the findings.

The changes included allowable zoning density for residential lots. Consultants revised the full build-out estimates based on these changes to the Zoning Ordinance and determined that:

- ◆ The town land area and regulations may accommodate up to 4,374 residential units. This is approximately 2,071 dwelling units more than the 2010 Census count of 2,303 dwelling units.
- ◆ The total population under full build-out conditions could reach 9,000 or more than double the 2010 Census count of 4,397 persons.

### *Public Opinion of Present and Future Land Use*

The Master Plan Community Survey solicited reactions to the results of the build-out estimates. Just over half of the respondents, 56%, indicated they are neutral (okay with growth projected as it is); 14% of respondents were very favorable to new growth; and 30% reacted unfavorably, preferring to discourage growth. Information collected from public forums and survey responses provided insight into the following topics:

### *Valued Attributes in New London's Landscape*

There was strong public support for maintaining New London's rural character and the following attributes were highly valued:

- ◆ Landmarks and historic buildings
- ◆ Agricultural lands and uses
- ◆ Stone walls and tree lines
- ◆ Lakes and ponds
- ◆ Scenic views and vista
- ◆ Sense of community pride
- ◆ Colby-Sawyer College campus
- ◆ Recreational opportunities
- ◆ Good Schools

### *Future Land Uses*

Public response regarding future land uses tended toward protecting what were most valued in the landscape:

- ◆ Preserve and protect sightlines of ridgelines, scenic areas, and scenic views for public appreciation

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- ◆ Conserve and maintain land that contributes to the town's rural character
- ◆ Encourage land uses that enable individual choices to travel using different transportation modes (e.g. – private car, bus, bicycle, walking)

## *Residential Land Uses*

The existing land use analysis indicates that residential development in New London occupies the most land area. The public values diversity in housing types for a range of incomes for various reasons:

- ◆ Workforce housing, with costs that are no more than 30% of a household's gross income
- ◆ The appearance of new housing development should not degrade community appearances
- ◆ Residential development should be concentrated in the existing village centers to utilize water and sewer networks
- ◆ Land use regulations should allow residential-scale renewable energy options

## *Non-Residential Land Uses*

Public responses about non-residential development were directed toward encouraging commercial/industrial/institutional development that would meet community needs without a push to expand the commercial base in town:

- ◆ New commercial development should focus on services and businesses with the least impact on the community character and landscape
- ◆ Maintain the existing commercial development centers – do not expand the commercial development to new areas in town
- ◆ Avoid low-density commercial development near existing interstate exits
- ◆ Develop regulations to allow alternative energy sources for businesses

## **Community Land Use Goals**

Based on public opinions expressed in several public meetings and the results of the Community Survey, the Planning Board developed the following land use goals:

- ◆ Remain a rural residential community with uncrowded and quiet living conditions and a scenic, pollution-free natural environment.
- ◆ Preserve and protect the natural and cultural resources and the desirable characteristics of the traditional land use settlement pattern.
- ◆ Improve accessibility to existing village centers with emphasis on development of a network of walking trails, sidewalks and bike lanes.
- ◆ Serve as a sub-regional retail and service center, but not to expand in this capacity.
- ◆ Ensure future development is consistent with the existing infrastructure and natural resource constraints.

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- ◆ Protect the natural environment by:
  - ◆ preserving remaining farms, fields, and forests;
  - ◆ protecting the scenic resources including hilltops, slopes and shorelines;
  - ◆ encouraging an attractive, consistent built environment.
  - ◆ protecting special natural and geologic features that provide habitats for rare and endangered plants and wildlife;
  - ◆ protecting New London's water and air resources.
  
- ◆ Integrate land development and growth with preserving rural character and the environment through:
  - ◆ A commitment to environmentally sound planning and zoning;
  - ◆ Increase citizen awareness and participation in land conservation, town initiatives and volunteerism;
  - ◆ Increase public access to recreational resources.
  - ◆ Provide a safe, adequate, affordable, and balanced supply of housing for residents of all ages and income levels.
  - ◆ Aesthetically pleasing development

## Recommendations for Future Land Use Policy

- ◆ Rezone those areas deemed viable for expanding the number of village size residential lots, particularly within town sewer and precinct water.
- ◆ Accommodate housing needs within the village to permit rentals, housing over businesses in the Commercial District and conversion of large single family homes into multiple units.
- ◆ Provide opportunities for clean, non-polluting light industry or high-tech industry by special exception in areas served by town sewer and precinct water.
- ◆ Preserve the town's scenic quality and rural character along roads leading into New London and around interstate interchanges with a gateway protection ordinance.
- ◆ Develop building site and design guidelines to include aesthetic criteria.
- ◆ To minimize potential pollution of aquifers develop an Aquifer Protection Overlay District.
- ◆ Preserve New London's rural character and natural historic resources with innovative land use practices.
- ◆ Conduct a feasibility study to identify future Water and Sewer Service areas and define sewer line extension policies.

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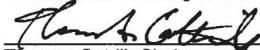
We hope that this Master Plan Executive Summary provides an abridged, yet comprehensive over view of the New London Master Plan. The full document of 283 pages including appendices is available at the town website at [www.nl-nh.com](http://www.nl-nh.com) or at the town offices or town library.

## MASTER PLAN ADOPTION STATEMENT

The Planning Board of the Town of New London, New Hampshire, in accordance with the provisions and procedures of RSA Chapter 675:6, including conducting a public hearing on December 27, 2011, does hereby adopt the Town of New London Master Plan of 2011. The goals and recommendations contained in this plan are designed to aid the Planning Board and other town boards in the performance of their respective duties for the purpose of guiding and accomplishing the coordinated and harmonious development of the Town of New London, New Hampshire.

Date Adopted: December 27, 2011

New London Planning Board:

  
Thomas Cotrill, Chair



