Town of Raymond, NH
Updated Master Plan
2009

Prepared for the

Town of Raymond

by

Southern New Hampshire Planning Commission
Under contract with the Raymond Planning Board

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This document may be viewed on the Town of Raymond Website
http://www.raymondnh.gov/
Adoption Signatures
Certification of the Updated 2009 Master Plan
RAYMOND PLANNING BOARD
Raymond, New Hampshire

In accordance with New Hampshire RSA 674:4, Master Plan Adoption and Amendments, and New Hampshire RSA 675:6, Method of Adoption, the Raymond Planning Board held duly authorized public hearing(s) on the Updated 2009 Raymond Master Plan on the following date(s): August 13 and September 10, 2009. The Planning Board hereby certifies that the Updated 2009 Master Plan was adopted by a majority vote on September 10, 2009.

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Carolyn Matthews, Vice Chair
Jim Kent, Secretary
Gretchen Gott
William Cantwell
Doug Vogel
Bill Hoitt, Board of Selectman Representative

Date of Signature by Planning Board
Doris Gagnon, Town Clerk

Date Filed with Town Clerk
Acknowledgements

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I. INTRODUCTION

This Master Plan update was prepared by the Raymond Planning Board in accordance with New Hampshire state law (RSA 674:2 and 674:3).

The adoption and maintenance of a sound master plan is an essential step in the realization of Raymond’s community visions and goals. Without a master plan, there can be no zoning ordinances. Furthermore, a master plan is required, along with a Capital Improvements Plan, to regulate the timing of development in order to manage growth and collect impact fees.

According to RSA 674:2, I the purpose of the master plan is to: (1) 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, (2) aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of the Town of Raymond, and (3) guide the Planning Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.

RSA 674:2, II also states that the master plan shall be a set of statements and land use and development principles for the municipality with accompanying maps, diagrams, charts and descriptions to give legal standing to the implementation ordinances and other measures of the planning board.

In addition, the master plan shall include, at a minimum, the following required sections:

   (a) A vision section that serves to direct the other sections of the plan...this section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement the vision.

   (b) A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms...based on a study of population, economic activity, and natural, historic, and cultural resources...and it shall show existing conditions and the proposed location, extent, and intensity of future land use.

The following vision statement, goals and objectives contain the guiding principles upon which this master plan is based.

Also included within Volume I are the implementation strategies, recommended actions and priorities for carrying out the master plan vision and goals.
II. VISION FOR RAYMOND

As provided by RSA 674:2 II (a), a vision statement serves to direct the other sections of the master plan, articulates the desires of the citizens affected by the master plan, and contains a set of guiding principles and priorities to implement that vision. A vision statement also offers clear future goals toward which short term and long term policies and practices can be shaped.

Raymond’s Vision Statement is specifically crafted from the results of the Town’s 2007-2008 Community Participatory Planning Process and reflects the desires of today’s citizens for tomorrow’s town, hence the title “The Town We Want”.

“THE TOWN WE WANT”
Raymond’s Vision Statement

“Preserving Our Past Preparing Our Future”
(quote accredited to community residents)

The Town of Raymond’s vision for the future reflects New Hampshire’s unique quality of life and culture -- from preserving open spaces and natural resources, to maintaining a vibrant village life, thriving small businesses, and an independent volunteer spirit.
To enhance these elements, we know that we must answer the challenge of growth with planning that will broaden our tax base by adding commerce while safeguarding, especially, our water and floodplains from the stresses that development will bring.

To Raymond citizens, smart growth means a variety of housing choices; with enough vibrant businesses and recreational opportunities that we can work, shop and play at home; quality education for our children; and core light industry that will bring knowledge-based jobs to our community.

Sound planning means that Raymond’s planning board members will dedicate themselves to making careful, studied, holistic decisions that respect our master plan. With these decisions we must inform, educate, and “provide assistance to all citizens.” Planning decisions must also stand the test of time. Above all they must respect the law and strive to reflect the stated will of the people.

Finally, wise resource protection means proactive conservation as well as insuring that every planning decision considers the effect of our choices. Resource protection strives not just to protect, but also to enhance our natural resources so that we leave our children a better environment than we inherited.

**A. Community Character**

Town of Raymond citizens want a future that offers both economic vitality and cultural diversity combined with the qualities of a rural town. In the future, Raymond will capitalize upon its strategic location along NH Route 101 and NH Routes 102/107 and Route 27, attracting appropriate businesses and industry to development locations at Exits 4 and 5, through the provision of infrastructure, including wastewater treatment. Compact, well-designed, low impact business and commercial development appropriate to the town’s character, will also expand along the NH Route 102/107 and NH Route 27 corridors.

Downtown Raymond will be revitalized through a combination of zoning, economic, and cultural initiatives. New stores and restaurants will offer a diversity of choices for shopping and eating out. Internet connection and cable access will be widely available. The Downtown will feature a movie theater and will be home to one or more institutions such as a small educational institution and/or a medical clinic. A new centrally-located community and recreational center offers year-round cultural and recreational activities for all Raymond residents. Theater, concerts, day care, community suppers and teen events will take place at central gathering places throughout the community.

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1 see Carbonneau v. Town of Rye, 120 NH.96 (1980)
B. Natural Resources

The citizens of the Town of Raymond will be successful in preserving its rural character and open lands through wise land use policies adopted in the first decade of the new century. Raymond will be a model in its preservation of open space and creation of natural recreation opportunities such as swimming, fishing, kayaking and canoeing on the scenic Lamprey, Exeter and Pawtuckaway Rivers.

Jessica Scott, Lamprey River Elementary School Grade 4
SNHPC Poster Contest Award 2008

Open space will be preserved strategically throughout Raymond to create wildlife corridors and nature paths for walkers and bikers by linking open space, woods, and park areas. Preservation and wise land use policies will also protect the Town of Raymond’s water bodies and waterways, its public wells and aquifers. Several new parks will be created throughout the Town of Raymond within an easy walk, bike, or short car ride away.

C. Existing Land Use

New residential development will be designed in a manner that preserves open space and fosters pedestrian and bike use. New residential development will be in balance with Raymond’s economic growth. The Town of Raymond will strategically guide its growth away from the floodplain areas and will preserve these floodplains as pristine open space which in turn reduces the risk of flooding. There will continue to be a variety of housing choices available in Raymond that are affordable to a diversity of residents – senior citizens and young people seeking their first home, professionals, and working families.

D. Schools

In the future, the schools of Raymond, long a centerpiece of the community, have made the school district one of the top in the state. An up-to-date elementary school and new sidewalks/bike lanes throughout the downtown will allow children to walk safely to and from school. All Raymond’s school buildings and other public buildings will be
physically sound, well-maintained, and energy-efficient. The elementary school will be one of several new “green” buildings in Raymond using renewable energy for its heat and power. This building will be built with natural and safe building materials that create a healthy interior environment and good indoor air quality. This and other “green” buildings within the community will save Raymond taxpayers thousands of dollars annually in heating and other costs.

E. Economic Development

The Town of Raymond’s balanced economic growth policies will bring about fiscal stability and relief to residential taxpayers by expanding Raymond’s taxable base and hence increasing its revenue. This increased revenue, augmented through a wise revenue investment plan, will help to fund several of the community facilities, recreation and open space projects that have enriched community life for Raymond citizens and young people.

F. Fiscal Responsibility

Fiscal responsibility will be achieved through a variety of innovative methods. A new strategic open space plan will set forth a number of techniques to protect open space, including such methods as promotion of private conservation easements and deed restrictions in addition to land acquisition. Further, both the Town of Raymond and the school district will realize substantial cost savings by changing to more sustainable practices that reduce dependence upon fossil fuels for heat and power and using renewable energy sources. Shared use of resources and facilities as well as the purchasing power of both units of government will help to increase energy efficiency in school and public buildings. Reduced solid waste disposal costs will be realized through continued and expanded community recycling. Expanded public and business education about toxic substances and using alternatives that are safer will bring about cost savings in hazardous waste management. The costs savings resulting from these measures will provide the Town of Raymond with greater fiscal security and increased freedom from costs over which it has had little or no control. This in turn will reduce the burden on residential taxpayers.

CONCLUSION

Twenty years from now the Town of Raymond will look much different than it is today; but the citizens of Raymond want the town to be recognizable as Raymond – its historic village character intact, open space, woodlands, wild river frontage, and rural character preserved - a place for people of all ages.
Guiding Principles

Given the above vision, this Master Plan sets forth the following guiding principles for managing the future growth and development of Town of Raymond.

1. **Preserve Open Space.** Practice proactive conservation by using strategic land acquisition and zoning to protect the Lamprey River and Exeter River, floodplains, other water bodies and waterways, public wells, aquifers and wildlife corridors. Revise and implement Raymond’s 2003 Open Space Plan. Create and publicize access to public conservation land.

2. **Enhance Village Life.** Fund and develop a Downtown Plan. Update the Town’s parking regulations. Maintain a variety of housing choices and small businesses within a revitalized village center. Clean up the Lamprey River and reopen the Town Beach. Create pocket parks. Plan for the eventual construction/renovation of a new elementary school, community center, town hall and police department.

3. **Attract, and Support with Infrastructure, Appropriate Businesses and Light Industry to Raymond.** Direct this growth to compact, well-designed gateway locations at NH Route 101 Exits 4 and 5, as well as other identified areas, like Flint Hill. Encourage green development. Enhance commercial development along NH Routes 107/27.

4. **Reduce and Stabilize Property Tax Burdens.** Utilize effective and aggressive commercial marketing of Raymond’s business opportunities and promote efficiency initiatives such as town and school benchmarking and shared services (intra and extra town).

5. **Educate.** Provide citizens with educational resources through an enhanced town website and local volunteer-staffed welcome center. Provide students with opportunities for off-campus education, internships and job shadowing, and volunteer mentors for college application.

III. GOALS, OBJECTIVES AND RECOMMENDATIONS

OVERALL PLANNING POLICY

The Planning Board shall, on an annual basis, revisit and update the Master Plan as necessary. In addition, the Planning Board shall utilize the following stated goals, objectives and action recommendations in order to implement the day-to-day activities and long range planning functions and strategies of the Town.

Background

The following section contains the key goals, objectives and action recommendations of this Master Plan according to the following categories: Land Use; Regional Considerations; Economic Development; Housing; Community Facilities; Public Utilities and Energy; Transportation; Natural Resources; Natural Hazards; and Historic and Cultural Preservation.

In creating these goals, objectives and action recommendations, the Planning Board considered each Master Plan Chapter (Volume II) of this document; the recommendations generated as part of the citizen’s Topic Group Reports; the community input received as a result of the Master Plan Survey; and the public workshops conducted during the development of this plan.

The Goals set forth in this Master Plan are broad statements representing ideal future conditions desired by the community. The Objectives are action-oriented statements of attainable achievements that can help accomplish the goals.

The Action Recommendations are the specific implementation measures, recommendations and strategies that the Town of Raymond will take to further the goals and objectives and direct the future growth and development of the community.

Following this section is an Implementation Strategy for the Town of Raymond to use which identifies the priority of each action recommendation (Immediate Actions: 1-2 years; Short Term Actions: 3-5 years, and Long Term Actions: 6-10 years) as well as the management approach and responsible party for carrying out each recommendation. This strategy will be helpful in updating the Town’s Capital Improvement Program and implementing the Planning Board’s future work programs.

The Goals, Objectives and Action Recommendations contained in this Master Plan should also be used as the basis for future ordinance revisions, directing future town actions, as well as a guide in the review of various development proposals.
A. Land Use

Goal 1: Expect all new development to preserve and protect Raymond’s valuable natural resources and open space for existing and future generations.

Objective 1.1: Preserve natural features that contribute to Raymond’s character and quality of life such as lakes, rivers, ponds, streams, wetlands, woodlands, wildlife habitats, scenic views, and open spaces.

Objective 1.2: Ensure that future growth is targeted toward areas with existing infrastructure and developed land such as existing commercial, industrial, and mixed use zoning districts.

Objective 1.3: Encourage both mixed-use development and the conservation of natural resources on the same property.

Recommended Actions

LU 1: Identify specific areas as high priority for preservation and develop a priority ranking for the town’s natural resources as part of the Town’s Open Space Plan.

LU 2: Update and implement the Town of Raymond’s 2003 Open Space Plan.

LU 3: Consider utilizing the Natural Services Network (NSN)\(^2\) when planning for future development.

Goal 2: Guide and promote development to identified growth areas in an effort to reduce impacts on natural resources and infrastructure and minimize sprawl.

Objective 2.1: Support and encourage compact, well-designed environmentally friendly and energy-efficient or green development in business corridors NH 107/27 and 102, and Exits 4 and 5 as well as other identified locations within the community, such as Flint Hill.

Objective 2.2: Support and develop mixed-use zoning at both Exits 4 and 5 and other existing commercial/retail growth areas within the community.

\(^2\) The NSN was developed through the I-93 Community Technical Assistance Program (CTAP) to help communities identify the main important areas in the state, region, and the town for conservation to protect essential natural services. See NH GRANIT GIS clearinghouse at: [http://www.granit.unh.edu/](http://www.granit.unh.edu/) and the Natural Resources chapter in Volume II of this plan.
Objective 2.3: Develop local based initiatives to encourage compact, low-density development.

Objective 2.4: Revisit the Town’s existing Home Business regulations to clearly define and regulate home occupations.

Recommended Actions

LU 4: Identify and define Raymond’s business corridors and growth areas.

LU 5: Explore the feasibility of establishing a Town Business License or similar system which can be used to keep track of the home occupations operating in Raymond and to ensure compliance with state and local regulations.

LU 6: Evaluate the effectiveness of the Town’s existing Commercial and Industrial Districts in providing for orderly growth.

LU 7: Zone suitable areas under the Town’s newly created Mixed Use Campus Overlay District (MUBCOD).

LU 8: Establish new mixed-use zoning districts at Exit 4 and 5.

* LU 9: Expand Raymond’s Pooled Mitigation Plan. ³

Goal 3: Revitalize downtown and focus on investment in and redevelopment of public buildings and facilities as well as the protection of historic properties.

Objective 3.1: Protect, promote, and enhance the public buildings, facilities, historic, cultural, and economic features of downtown.

Objective 3.2: Explore implementing RSA 79-E, Community Revitalization Tax Relief Program for downtown properties.

Objective 3.3: Consider participating in the New Hampshire Main Street Program which is currently sponsored by the CDFA to encourage revitalization of the downtown area and to obtain funding assistance.

³ Raymond’s Pooled Mitigation Plan refers to a new wetland mitigation policy created to address wetland mitigation within the Town’s Sewer Overlay District at Exit 4. For more information, see the Natural Resources Chapter in Volume II of this plan.
Objective 3.4: Develop a Village District for downtown Raymond before water and sewer improvements are made to preserve the scale and character of the existing buildings and historic properties, including providing tax incentives for preservation and restoration.

Recommended Actions

LU 10: Develop and fund a Downtown Plan.

LU 11: Support the development of a new Village District ordinance.

LU 12: Develop architectural design guidelines for the Village District.

Goal 4: Create town-wide appearance standards to promote and enhance building design, character, and connectivity, throughout the community.

Objective 4.1: Prepare voluntary appearance standards and/or design guidelines for multi-family and non-residential development.

Recommended Actions

LU 13: Conduct a public workshop to seek input and suggestions and to identify and consider urban design themes and architectural standards for various areas and corridors in Raymond.

* LU 14: Consider developing a “fast track” process for commercial/industrial projects that have been nationally recognized for their “green” building and business practice.

LU 15: Consider establishing a Neighborhood Façade Improvement Program with matching grants on a per building or per retail space basis to help revitalize downtown.
B. Regional Considerations

Goal 1: Match local planning efforts with broader regional initiatives for long range economic development, housing, transportation and natural resource protection.

Objective 1.1: Maintain awareness of planning actions in abutting communities.

Objective 1.2: Assure that zoning and development near town boundaries is compatible and addresses issues of connectivity and continuity in transportation, design and open space.

Objective 1.3: Explore locations and opportunities for shared economic growth and transportation facilities, including park and ride facilities and public transit.

Objective 1.4: Participate in regional economic development initiatives including Metro Center – NH through the Manchester Chamber of Commerce, Rockingham Economic Development and City of Portsmouth programs.

Objective 1.5: Explore potential of expanding capacity and extending utility lines for natural gas, water and electricity to Raymond.

Objective 1.6: Explore regional solutions for municipal waste transfer and recycling to reduce costs.

Recommended Actions

RC 1: Consider amending the Town’s Zoning Ordinance and adopting the planning criteria developed by the Southern New Hampshire Planning Commission (SNHPC) in addressing Developments of Regional Impact.

RC 2: Participate in SNHPC workshops, annual programs and training for planning board, selectmen, and staff to network with Raymond’s neighbors.

RC 3: Seek municipal agreements with adjacent communities for mosquito control, public safety, ambulance service, dispatch and public works services through NH Emergency Response.

RC 4: Seek potential shared septage disposal contract for new wastewater treatment plant.

RC 5: Continue to seek municipal service agreements through SAU for office supplies, oil, and salt cooperatives.
RC 6 Conduct annual meeting/discussions with neighboring communities regarding a variety of regional issues, including floodplain regulations along the Exeter and Lamprey River.

C. Economic Development

Goal 1: Encourage new commercial and industrial growth while retaining existing businesses to help diversify the economic base of the community and create jobs.

Objective 1.1: Attract business growth to Exit 4 as it becomes a mixed use TIF district with infrastructure, including water and sewer.

Objective 1.2: Develop a comprehensive action-oriented Economic Development Plan for the Town of Raymond to promote economic development, business retention, necessary infrastructure including telecommunication and broadband services, and tourism.

Objective 1.3: Identify and establish areas which would benefit from focused economic development/master plans, such as Exits 4 and 5, Flint Hill, and the NH 107/27 and 102 corridors.

Recommended Actions

ED 1: Develop an eco-industrial or business park in Raymond to encourage new green business growth.

ED 2: Establish an Exit 5 Advisory Committee made up of property owners and other stakeholders to examine and make recommendations regarding area traffic circulation, connectivity, build-out potential and other pertinent economic development issues which will assist the Planning Board in the development of an Exit 5 master plan. Advisory committees should be appointed for other master plan areas identified.

ED 3: Create, maintain, and publicize an inventory of available, vacant or suitable properties for business, commercial, and light industrial development as part of the Town’s Economic Development Plan and as a link on the Town’s website.

ED 4: Establish a business incubator in Raymond or affordable live/work environments for professional and business growth and development.

ED 5: Expand and update the Town’s website for economic development.
Goal 2: Control property taxes.

Objective 2.1: Continue to seek a balance and diversity of land use throughout town so that residential property taxes do not become the majority of the town’s tax base.

Objective 2.2: Continue to explore grants, loans, and funding opportunities to help commercial, industrial, and retail growth in Raymond so that residents do not have to provide a disproportionate share of the cost of growth.

Objective 2.3: Continue to assess impact fees for various public facilities to support improvements necessitated by growth, but also examine areas where impact fee tax credits would be helpful to spur economic growth.

Recommended Actions

ED 6: Apply for USDA Rural Development Grants for technical assistance, facility and infrastructure improvements, feasibility studies and revolving loan funds to facilitate direct business growth and development.

ED 7: Establish a mixed use zoning district around and within the Exit 5 corridor.

Goal 3: Create support mechanisms to allow a diversity of economic activities and expand job opportunities.

Objective 3.1: Support local efforts both public and private which invest in green infrastructure and environmentally friendly businesses that create “green collar” jobs.

Objective 3.2: Continue to support Raymond’s Business and Economic Development Council.

Objective 3.3: Encourage the growth of the kind of businesses that will employ workers in high wage jobs such as those in professional offices, light industry, and technology sectors.

Objective 3.4: Continue to provide a mix of economic activities for consumers such as retail, chain restaurants, appropriate big box developers, and tourism related business.
Recommended Actions

ED 8: Expand Raymond’s existing Business and Economic Development Council to promote aggressive marketing of Raymond’s business opportunities.

ED 9: Identify prime locations for new business growth and establish Economic Revitalization Tax Credit Zones (ER-Z) under RSA 162-N.

ED 10: Explore tax relief incentives for downtown redevelopment through Community Revitalization Tax Relief Incentives (RSA 79 E).

ED 11: Promote Wireless internet access for small shops and businesses that help attract highly educated users.

ED 12: Establish connections in Manchester and the Seacoast to attract satellite operations for law practices, tech industries, insurance and real estate, etc. in Raymond.

ED 13: Support and develop mixed use zoning at both Exits 4 and 5 and other existing commercial and retail growth areas within the community.

D. Housing

Goal 1: Diversify and balance housing options for all Raymond residents.

Objective 1.1: Develop and maintain a written inventory of Raymond's existing housing stock and housing conditions.

Objective 1.2: Enable housing diversification through zoning amendments.

Recommended Actions

H 1: Assess the feasibility from a social and cost perspective, of implementing a zoning district near Exits 4 and 5 for the purpose of multifamily housing.

H 2: Identify, monitor and promote workforce, age-restricted, and other housing needs within the community.

H 3: Evaluate the new Workforce Housing legislation and its impacts on Raymond.
H 4: Work with the Southern New Hampshire Planning Commission (SNHPC) on the update of the Regional Housing Needs Assessment, conducted every five years.

H 5: Explore the feasibility of adopting an Inclusionary Housing Ordinance as presented in the Innovative Land Use Guide or the model ordinance developed by the New Hampshire Housing Finance Agency (NHHFA).

H 6: Work with outside resource agencies, such as the SNHPC and NHHFA to determine the level of need for affordable and workforce housing in Raymond.

H 7: Review and modify zoning rules and permitting procedures to remove unnecessary obstacles to housing improvements for disabled persons under Americans with Disability Act standards.

Goal 2: Concentrate on promoting smart growth and minimizing sprawl within the community.

Objective 2.1: Reduce infrastructure costs to the Town and increase social connections within the community through infill development\(^4\) by concentrating development within planned water and sewer service areas.

Objective 2.2: Preserve quality of life by requiring open space in all residential subdivisions.

Recommended Actions

H 8: Apply for grant funding through the New Hampshire’s Housing and Conservation Planning Program (HCPP) to implement sustainable housing policies in Raymond.

H 9: Incorporate techniques to create affordable housing as part of Raymond’s Conservation Subdivision regulations.

H 10: Review the Town’s land use and building code regulations to identify opportunities where revisions can be made to encourage the use of energy efficient housing.

H 11: Review and develop building code revisions to ensure energy efficiency, using the Code Equivalents provided by Architecture 2030.\(^5\)

\(^4\) Infill development is commonly referred to as the development or redevelopment of vacant or under-utilized land.

\(^5\) Architecture 2030 is a U.S. based non-traditional environmental advocacy group focused on protecting our global environment by using innovative and common sense solutions to global warming, including establishing goals and building performance standards which satisfy US EPA’s Energy Star Challenge
H 12: Explore incentives for a Home Energy Rating System (HERS) sticker for all new construction and major building renovations/additions.

E. Community Facilities

Goal 1: Assure that the public health and safety of the town residents are met through the provision of adequate community services and public facilities at the least expense to the taxpayer.

Objective 1.1: Assess the feasibility of constructing, replacing or improving the following community facilities in the following order of importance and priority:

- Lamprey Elementary School;
- Community Center;
- Police/Fire Station/Safety Complex;
- New Town Office;
- Additional Public Works space; and
- Larger Library

Recommended Actions

CF 1: Continue to update the Town’s CIP on an annual basis.

CF 2: Coordinate Master Plan goals with long term capital planning through Raymond’s Capital Improvement Program (CIP).

CF 3: Fund and conduct through the Town of Raymond’s Capital Improvement Program necessary space feasibility studies and cost/benefit analysis to address capital facility needs in the future.

Goal 2: Continue to plan and fund quality community facilities for residents and town employees to address the social, recreational, and educational needs of the community.

Objective 2.1: Direct future community facilities to areas with sufficient infrastructure and public water and sewer.

and the US Green Building Council standards. These standards are designed to result in a minimum 50 percent or greater reduction in fossil fuels used in building construction and operation.
Recommended Actions

CF 4: Continue to plan and provide Capital Reserve Accounts in Raymond’s CIP for future capital needs.

CF 5: Establish an annual Planning Board work session to prepare an annual Planning Board CIP recommendation report on community facilities.

CF 6: Continue to explore the availability of federal and state grants to help fund the construction of local capital projects which could include the construction of new town facilities.

CF 7: Continue to assess and update the Town’s impact fees to help offset the cost of expanding services and facilities impacted by development. Consider developing impact fees for library, public safety and recreation.

CF 8: Utilize energy efficient materials, products and equipment when replacing or updating community facilities, buildings, and/or equipment.

CF 9: Inventory community facilities to see if they meet current Americans with Disabilities Act (ADA) standards and determine guidelines for implementation.

F. Public Utilities and Energy

Goal 1: Provide for adequate utility services (electric, natural gas, sewer, water, fiber optics, wind, solar, and other renewable energy sources, etc) to meet future demand and growth.

Objective 1.1: Continue to explore new drinking water sources (such as new wells and possible use of Onway Lake).

Objective 1.2: Implement plans to provide sewer service and treatment facilities.

Objective 1.3: Explore options at the local, state, and regional level for the delivery and extension of natural gas service to Raymond.

Objective 1.4: Continue to plan for necessary utility upgrades and expansions within the Town of Raymond’s CIP and as part of the development review process looking out ten to twenty years in the future.
Objective 1.5: Explore the feasibility of co-generation and waste-to-energy facilities to enhance renewable energy opportunities within the community and region.

Recommended Actions

PUE 1: Acquire GIS/GPS system and train Public Works/Planning staff to use it for planning, utility, drainage, culvert and other maintenance, town use, etc as recommended in Raymond’s 2009 Updated Hazard Mitigation Plan.

PUE 2: Maintain a database and map showing all existing utility service areas and proposed service area expansions, which can be used for planning and zoning purposes.

Goal 2: Develop an Energy Efficiency Plan.

Objective 2.1: Reduce dependence on fossil fuels and make pledge to join EPA Region One Community Energy Challenge.

Objective 2.2: Invest in an energy efficient future to help reduce operating costs for the Town of Raymond and cut carbon emissions.

Objective 2.2: Explore and encourage use of solar, wind, small hydro, clean biomass, clean fuels and related technologies produced in community-scale facilities.

Recommended Actions

PUE 3: Join the EPA Region One Community Energy Challenge which challenges communities to reduce their energy use by ten to twenty percent.

PUE 4: Develop incentives to encourage use of the practices outlined by the US Green Business Leadership in Energy Environmental Design (LEED), and certification for all major projects.

PUE 5: Review and consider adopting the model Energy Efficient Development Ordinance presented in the Innovative Land Use Guide, or make local modifications to that ordinance.

PUE 6: Consider tax incentives for residents or businesses to utilize wind or solar energy.
PUE 7: Establish a local energy advisory committee to develop a Local Energy Master Plan for the community.

PUE 8: Adopt local wind turbine zoning regulations.

G. Transportation

Goal 1: Develop and maintain an efficient and balanced transportation system that allows for the safe transfer of goods and people through the Town of Raymond while protecting the aesthetic and scenic qualities of the community.

Objective 1.1: Fund roadway improvements based on a systematic approach to road surface management and maintenance. The Road Surface Management System (RSMS) prepared by the Technology Transfer Center at UNH can provide guidance.

Objective 1.2: Continue to participate with the Southern NH Planning Commission (SNHPC), the regional metropolitan planning organization (MPO), and the NH Department of Transportation in order to identify local and state highway and transportation projects.

Recommended Actions

T 1: Plan for high density mixed use development/transportation improvements at Exits 4 & 5 where alternative modes of transportation would work best.

T 2: Develop an access management plan and strategies to minimize the number of curb cuts along the town’s thoroughfares and collector streets.

T 3: Explore the application of “Context Sensitive Solutions” when making transportation decisions and improvements in Raymond.

Goal 2: Promote a multi-modal approach to transportation planning and recognize the impacts and interrelationships of land use, public facilities and transportation activities and decisions.

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6 See http://www.contextsensitivesolutions.org/ “Context Sensitive Solutions (CSS) is a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist.”
Objective 2.1: Provide opportunities for a town wide system of walking, hiking and bicycling paths.

Objective 2.2: Promote pedestrian access and safety by identifying and improving sidewalks in need of immediate repair. Consider the construction of sidewalks in new commercial and residential developments when appropriate.

Objective 2.3: Encourage alternative transportation modes such as public transportation, a car pooling program, a park and ride facility and Raymond’s role in the regional Bicycle Plan.

Objective 2.4: Ensure that any transportation improvement or enhancement is constructed in a manner that retains Raymond’s rural character.

Objective 2.5: Ensure that the principles of access management are utilized when transportation improvements along highway corridors are planned.

Objective 2.6: Encourage connections with the town’s existing road network and the potential connection with sidewalks and a town wide path system when reviewing new commercial, industrial and residential developments.

Recommended Actions

T 4: Develop Traffic Calming Policies\(^7\) and Guidance/Standards in the Town’s land use and transportation regulations.

T 5: Develop a “Complete Streets”\(^8\) Policy and Guidance/Standards in the Town’s land use and transportation regulations.

T 6: Work with NH DOT and appropriate land development proposals to secure and construct a Park and Ride facility at Exit 4 or 5 along or near NH Rt. 101.

Goal 3: Ensure that the long-range transportation needs of the community are addressed while continuing to emphasize the importance of maintaining and preserving the existing transportation system.

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\(^7\) Traffic Calming is referred to as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users, ITE Journal, July 1997, pg. 23.

\(^8\) Complete Streets are roadways which take into account the needs of vehicles, bicycles and pedestrians.
Objective 3.1: During the site plan and subdivision review process, provide and encourage connectivity between properties for pedestrians and vehicles.

Objective 3.2: Seek out and/or create local and regional funding opportunities and solutions to address the community’s transportation infrastructure given reduced funding at the federal and state level.

Objective 3.3: Explore the feasibility of implementing public transportation (bus) service in Raymond.

Recommended Actions

T 7: Increase funding in the Town of Raymond’s CIP and Reserve Accounts for roadway resurfacing, drainage and sidewalk projects within critical areas of the community.

T 8: Reduce the percentage of Raymond Roads in need of repair annually.

T 9: Adopt a Memorandum of Understanding (MOU) with the District Engineer’s Office to secure Town participation in access management and driveway permit decisions.

T10: Update the Town’s Class VI Roads Policy with guidance from “A Hard Road to Travel-New Hampshire Law of Local Highways, Streets, Trails”, a publication of the New Hampshire Local Government Center.

T11: Consider site plan/zoning ordinance revisions to update the Town’s parking standards and encourage parking to be placed behind or at the rear of new commercial and industrial developments.

H. Natural Resources

Goal 1: Protect the community’s groundwater/drinking water supplies for existing and future generations.

Objective 1.1: Prepare and adopt a Source Water Protection Plan for the community.

Objective 1.2: Update the Town of Raymond’s existing groundwater protection district regulations to assure existing and future water quality protection.

Objective 1.3: Protect Raymond’s lakes, rivers, and wetlands as well as wildlife habitats through land use controls and as part of the review of site plans and subdivisions and other planning activities.

Objective 1.4: Adopt zoning regulations to further protect the Town’s wetlands.
Objective 1.5: Update the Town’s earth excavation regulations.

Recommended Actions

NR 1: Complete the study and adopt the recommendations contained within SNHPC’s report on riparian buffers prepared for the Town of Raymond under the Piscataqua Region Estuaries Partnership program.

NR 2: Amend the Town’s zoning ordinance to establish streamside buffers to preserve water quality, protect wildlife habitat, reduce erosion, and increase flood storage capacity.

NR 3: Conduct a prime wetlands inventory and map and develop an appropriate zoning ordinance.


Goal 2: Provide for preservation and connectivity of open spaces.

Objective 2.1: Preserve and protect priority open spaces and forest lands for wildlife as well as recreational activities in designated conservation areas, such as Flint Hill, the Deerborn property and the Cassier Town Forest.

Objective 2.2: Preserve natural features and farmland/agricultural lands through conservation subdivision design, natural resource planning, and land use controls.

Recommended Actions

NR 5: Update and implement the recommendations of the existing 2003 Open Space Plan, as amended 2008 and updated in the future.

NR 6: Develop a comprehensive Forest Management Plan for the Town of Raymond.

NR 7: Seek funding for land conservation and plan for ways to expand the use of the Town’s Conservation Funds for conservation projects, easements and open space protection.

NR 8: Continue to work with non-profit and volunteer organizations to improve recreational opportunities and enhance existing open space areas.
**Goal 3: Preserve Raymond’s forests, farmlands, and prime agricultural soils.**

Objective 3.1: Encourage preservation of existing farmlands and protection of prime agricultural soils for future agricultural uses.

Objective 3.2: Identify and preserve important wildlife corridors and target growth away from these areas.

Objective 3.3: Support local Farmer’s Markets and Community Service Agriculture (CSA) projects in Raymond.

**Recommended Actions**

- NR 9: Amend the Zoning Ordinance to include a clear and concise Right to Farm Ordinance.
- NR 10: Establish a local Agriculture Committee to explore ways to enhance and sustain local agricultural and forest activities.
- NR 11: Complete a Natural Resources Inventory for the Town of Raymond.

**Goal 4: Integrate appropriate innovative land use planning and natural resource protection techniques throughout Raymond’s ordinances.**

Objective 4.1 Evaluate and consider applying the environmental characteristic zoning model ordinances contained within the Innovative Land Use Planning Techniques Handbook.

**Recommended Actions**

- NR 12: Facilitate a public workshop to review the model environmental characteristic zoning ordinances contained within the Innovative Land Use Planning Techniques handbook.
- NR 13: Encourage Natural Resource Inventories (NRI) to be conducted as part of the submittal of both residential and non-residential development proposals to enhance natural resource protection.
- NR 14: Utilize NH Fish and Game’s Wildlife Action Plan and the Natural Services Network (NSN) and other available resources to identify important natural resource areas and to provide for enhanced local wildlife habitat protection.
I. Natural Hazards

Goal 1: Reduce the potential impact of natural and man-made disasters on Raymond’s critical support services, essential facilities, infrastructure, as well as public and private property.

Objective 1.1: Mitigate future flooding events through a more stringent regulatory approach towards development adjacent to rivers, lakes, and steep slopes.

Objective 1.2: Fund maintenance of existing infrastructure as new infrastructure growth occurs in the years ahead.

Objective 1.3: Continue to update and implement the recommendations of the Town of Raymond’s Hazard Mitigation Plan.

Objective 1.4: Adopt the Town’s recently updated Hazard Mitigation Plan of 2009 as part of this Master Plan.

Recommended Actions

NH 1: Implement new buffer regulations to protect shorelands from erosion and reduce development impacts that can lead to flash flooding.

NH 2: Develop a public warning system.

NH 3: Implement culvert analysis to assess inventory, condition, and maintenance. Replace problem culverts.

NH 4: Adopt the model Fluvial Erosion Hazard Ordinance Overlay District (developed as part of the Geomorphic Assessment and Watershed Restoration Plan for the Exeter River).

NH 5: Budget annually for appropriate funding levels for emergency management and infrastructure maintenance and growth through the Town’s Capital improvement Program.

NH 6: Participate in FEMA’s Community Rating System (CRS) to lower floodplain insurance costs to community residents.

NH 7: Conduct annual meeting/discussions with neighboring communities regarding a variety of regional issues, including floodplain regulations along the Exeter and Lamprey River.
Goal 2: Encourage Low Impact Development (LID) stormwater practices for development projects.

Objective 2.1: Reduce stormwater runoff and increase flood storage capacity through low impact development, natural and vegetative landscape features.

Recommended Action

NH 8: Amend the Planning Board’s Stormwater Management, Site Plan and Subdivision regulations as feasible to require Low Impact Development techniques and practices in both public and private construction activities.

Goal 3: Improve the Town’s overall emergency preparedness and hazard mitigation planning.

Objective 3.1: Appoint representatives from all town boards, as well as first responders and interested citizens to be active participants on an Emergency Management Committee that oversees hazard prevention efforts.

Recommended Actions

NH 9: Establish an Emergency Management Committee staffed by Raymond’s Emergency Management Director.

NH 10: Implement the recommendations contained within the Town of Raymond Hazard Mitigation Plan of 2009.


J. Historic and Cultural Preservation

Goal 1: Protect historic buildings and properties in Raymond that are an integral part of the community’s character.

Objective 1.1: Encourage the use of available state and federal grants and tax credit programs such as the National Trust, NH Land and Community Heritage Investment Program, and the Federal Historic Preservation Tax Incentive Program to support and fund local preservation efforts.

Objective 1.2: Support and encourage property owners to grant historic preservation easements on historic properties and buildings in Raymond.
Objective 1.3: Support the nomination of eligible properties and buildings in Raymond to the National and State Registers of Historic Places.

Objective 1.4: Support efforts to identify and protect Raymond’s archaeological sites.

Objective 1.5: Educate the community on the value and importance of protecting the Town’s historic resources.

Recommended Actions

HC 1: Seek funding to support a town-wide historic property survey, including the completion of a town-wide area survey form through the New Hampshire Division of Historic Resources (NH DHR).

HC 2: Determine if the downtown is eligible for the National and State Registers of Historic Places and if so, install historic markers.

HC 3: Seek Town of Raymond participation in the New Hampshire Certified Local Government Program for local historic preservation.

HC 4: Conduct a public workshop on Historic Preservation in conjunction with the Historic District Commission and the NH DHR.

HC 5: Develop a Demolition Review Ordinance before downtown water and sewer improvements are installed.

HC 6: Explore developing a Neighborhood Heritage District Ordinance.

HC 7: Develop incentives within the Zoning Ordinance and Conservation Subdivision Regulations to protect and promote historic properties.

HC 8: Prepare educational brochures about the local historic district, town center or areas of historic pride and importance.

HC 9: Incorporate local historic landmarks and cultural resources into school field trips and curriculum.

HC 10: Support property owner and community participation in New Hampshire’s Old Barn grants program.

HC 11: Encourage an annual work session between the Planning Board and the Raymond Historic Society and Historic District Commission.
Implementation Strategy

The following Implementation Strategy identifies the actions identified by the Raymond Planning Board to help guide the Town in carrying out this Master Plan’s vision and many goals and objectives. All future projects are grouped by the section of the Master Plan in which it was identified.

Major grouping of project types include:
- Land Use
- Regional Considerations
- Economic Development
- Housing
- Community Facilities
- Public Utilities and Energy
- Transportation
- Natural Resources
- Historic and Cultural

Additionally, to ensure effective implementation of each item, the appropriate town department, board, or other agency has been identified to take responsibility for the action. In many situations, multiple groups are identified as sharing responsibility. Those groups identified herein are the:

- Board of Selectmen
- Planning Board
- Zoning Board of Adjustment
- Conservation Commission
- Historic District Commission
- Historic Society
- School Board
- Raymond Economic Development Council (REDC)
- Budget Committee
- CIP Subcommittee
- Public Works
- Building Inspections
- Emergency Management Director
In the following implementation strategy, the individual action items are organized into a three tier priority schedule. The tiers are Immediate Actions (1-2 years), Short Term Actions (3-5 years), and Long Term Actions (6-10 years).

A frequent challenge when drafting master plans is prioritizing the necessary actions. In developing annual work programs, the best approach is to leave the recommended action that the planning board feels is important and needs to be addressed in the immediate action status. This way it is easier every year for the board to develop its work program realizing that it can not possibly do everything and must spread it out over several years.

There is always a tendency to push actions out to later years, but it is better to identify all the important actions and keep them in the immediate priority category, knowing that the board can always come back to them at a later date.

Actions which have less importance are easy to place in the intermediate and long range status and, of course if priorities change in the future, the master plan can always be amended and the action recommendations moved as needed.

It is important to remember that the master plan is only a guide and not the planning board’s annual work program and while they should be somewhat consistent, are not always going to match every year.
### IV. Implementation Strategy

**Immediate Actions (1-2 years)  * Indicates Actions Currently In Progress**

<table>
<thead>
<tr>
<th># Recommendation</th>
<th>Action</th>
<th>Management Approach</th>
<th>Responsible Party</th>
</tr>
</thead>
<tbody>
<tr>
<td>LU 1</td>
<td>Identify areas/priorities for conservation/open space</td>
<td>Updated Open Space Plan</td>
<td>Planning Board and Conservation Commission</td>
</tr>
<tr>
<td>LU 2</td>
<td>Update Open Space Plan</td>
<td>Seek CTAP Funding/Assistance through Southern New Hampshire Planning Commission</td>
<td>Planning Board and Conservation Commission</td>
</tr>
<tr>
<td>LU 3</td>
<td>Utilize the NSN when reviewing future development proposals</td>
<td>Amendment to Land Use Regulations</td>
<td>Planning Board and Conservation Commission</td>
</tr>
<tr>
<td>LU 4</td>
<td>Identify/define Raymond’s business corridors and growth areas (Start with Exit 5)</td>
<td>Public Workshop and Task Force</td>
<td>Planning Board</td>
</tr>
<tr>
<td>LU 5</td>
<td>Establish Town Business License for Home Occupations</td>
<td>Public Workshop/Task Force/Public Hearing</td>
<td>Board of Selectmen</td>
</tr>
<tr>
<td>LU 6</td>
<td>Evaluate Effectiveness of Commercial/Industrial Districts</td>
<td>Public Workshop and Task Force</td>
<td>Planning Board and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>LU 7</td>
<td>Zone areas for MUBCOD (Warrant Article for ordinance is accomplished, but none are created)</td>
<td>Warrant Article - Public Workshop/ Public Hearing</td>
<td>Planning Board and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>LU 8</td>
<td>Establish new mixed use zoning district at Exit 4 and 5</td>
<td>Zoning Amendment - Public Workshop/ Public Hearing</td>
<td>Planning Board, Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>LU 9</td>
<td>Expand Pooled Mitigation Plan</td>
<td>Zoning Amendment - Public Workshop/ Public Hearing</td>
<td>Planning Board, Board of Selectmen</td>
</tr>
</tbody>
</table>
## Immediate Actions (1-2 years)

<table>
<thead>
<tr>
<th>Regional Considerations</th>
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</thead>
<tbody>
<tr>
<td>RC 1</td>
<td>Include developments of regional impact in zoning</td>
<td>Zoning Amendment – Public Hearing</td>
<td>Planning Board</td>
</tr>
<tr>
<td>RC 2</td>
<td>Participate in SNHPC Programs</td>
<td>Workshop Participation</td>
<td>Board of Selectmen, Planning Board, Conservation Commission &amp; Economic Council (REDC)</td>
</tr>
<tr>
<td>RC 6</td>
<td>Conduct annual meetings with neighboring communities regarding a variety of regional issues including floodplain regulations.</td>
<td>Conduct Annual Meetings</td>
<td>Planning Board and Board of Selectmen</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development</th>
<th></th>
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<tbody>
<tr>
<td>ED 2 *</td>
<td>Establish Exit 5 Advisory Committee and Develop an Exit 5 Master Plan</td>
<td>Public Workshop/Task Force/RFP</td>
<td>Planning Board and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>ED 3</td>
<td>Create an Inventory of Available Developable Property for Town’s Website</td>
<td>Grants/CIP Funds/Planning Inventory</td>
<td>Planning Board and Raymond Economic Development Council</td>
</tr>
<tr>
<td>ED 5 *</td>
<td>Expand and Update the Town’s Website for Economic Development.</td>
<td>Grants/CIP Funding/Issue RFP</td>
<td>Board of Selectmen and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>ED 6</td>
<td>Apply for USDA Rural Development Grant</td>
<td>Grant Writing</td>
<td>Board of Selectmen, Planning Board, and REDC</td>
</tr>
<tr>
<td>ED 7 *</td>
<td>Establish Mixed Use Zoning District within the Exit 5 corridor.</td>
<td>Zoning Amendment – Public Workshop/Public Hearing</td>
<td>Planning Board and Raymond Economic Development Council (REDC)</td>
</tr>
</tbody>
</table>
### Immediate Actions (1-2 years)

<table>
<thead>
<tr>
<th>Economic Development</th>
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<tbody>
<tr>
<td>ED 8</td>
<td>Expand Raymond’s Business and Economic Development Council – Aggressive Marketing</td>
<td>Grants/CIP Funding/Issue RFP</td>
<td>Board of Selectmen and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>ED 9 *</td>
<td>Identify Prime Locations for New Business Growth – Establish ER-Z Tax Credit Zones under RSA 162-N</td>
<td>Regional Economic Development Assistance - SNHPC</td>
<td>Board of Selectmen and Raymond Economic Development Council (REDC)</td>
</tr>
<tr>
<td>ED 13 *</td>
<td>Develop Mixed Use Zoning District – Exits 4 and 5</td>
<td>Zoning Amendment/Public Workshop/Public Hearing</td>
<td>Planning Board</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Housing</th>
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<tbody>
<tr>
<td>H 1</td>
<td>Assess Feasibility of Multi-Family Zoning at Exit 4 and 5</td>
<td>Zoning Amendment/Public Workshop/Public Hearing</td>
<td>Planning Board</td>
</tr>
<tr>
<td>H 2 Legislative Requirement</td>
<td>Identify/Monitor Workforce/Age-Restricted/Housing Needs</td>
<td>Planning Inventory</td>
<td>Planning Board</td>
</tr>
<tr>
<td>H 3 Legislative Requirement</td>
<td>Evaluate new Workforce Housing Legislation</td>
<td>Public Workshop</td>
<td>Planning Board</td>
</tr>
<tr>
<td>H 8</td>
<td>Apply for HCPP Grant for Housing</td>
<td>Grant Writing/Issue RFP</td>
<td>Planning Board</td>
</tr>
<tr>
<td>H 9</td>
<td>Incorporate Affordable Housing/Conservation Subdivisions</td>
<td>Zoning Amendment/Public Workshop/Public Hearing</td>
<td>Planning Board</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Community Facilities</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>CF 1 *</td>
<td>Continue to Update CIP Annually</td>
<td>Public Hearing</td>
<td>CIP Subcommittee</td>
</tr>
<tr>
<td>CF 2</td>
<td>Coordinate Master Plan goals with long term capital planning through CIP</td>
<td>CIP Subcommittee</td>
<td>Planning Board, Board of Selectmen</td>
</tr>
<tr>
<td>CF 4 *</td>
<td>Continue Capital Reserve Accounts as part of CIP</td>
<td>CIP Funding</td>
<td>Planning Board, Budget Committee, Board of Selectmen</td>
</tr>
</tbody>
</table>
## Immediate Actions (1-2 years)

<table>
<thead>
<tr>
<th>Community Facilities</th>
<th>Action</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CF 5</strong> *</td>
<td>Establish Annual Planning Board CIP Public Workshop</td>
<td>CIP/Public Workshop CIP Subcommittee</td>
</tr>
<tr>
<td><strong>CF 6</strong></td>
<td>Continue to Explore Federal/State Grants for Capital Facilities</td>
<td>CIP/Budget Planning Board, Budget Committee, and Board of Selectmen</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Utilities and Energy</th>
<th>Action</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PUE 2</strong></td>
<td>Maintain database/map of public water and sewer service areas</td>
<td>Planning/Zoning Planning Board/Public Works</td>
</tr>
<tr>
<td><strong>PUE 3</strong> *</td>
<td>Join the EPA Region One Community Energy Challenge</td>
<td>Public Workshop/Local Energy Advisory Committee Board of Selectmen, Planning Board/Building Inspections</td>
</tr>
<tr>
<td><strong>PUE 5</strong></td>
<td>Consider Adopting Energy Efficiency Model Ordinances Zoning Amendment – Public Workshop/Public Hearing</td>
<td>Planning Board</td>
</tr>
<tr>
<td><strong>PUE 7</strong></td>
<td>Establish Local Energy Advisory Committee Public Meeting</td>
<td>Board of Selectmen</td>
</tr>
<tr>
<td><strong>PUE 8</strong></td>
<td>Adopt Local Wind Turbine Ordinance Zoning Amendment – Public Workshop/Public Hearing</td>
<td>Planning Board</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation</th>
<th>Action</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>T 1</strong> *</td>
<td>Plan for High Density Development/Transportation Improvements at Exits 4 &amp; 5</td>
<td>Traffic Studies/Site Plan Regulations Planning Board/Public Works</td>
</tr>
<tr>
<td><strong>T 2</strong></td>
<td>Develop Access Management Plan for Town’s Thoroughfares/Collector Streets</td>
<td>Corridor Studies - SNHPC Planning Board/Public Works</td>
</tr>
<tr>
<td><strong>T 9</strong></td>
<td>Adopt MOU with District Engineer to secure Town participation in driveway permit decisions</td>
<td>Technical Review Committee/Public Works Planning Board, Public Works</td>
</tr>
</tbody>
</table>
# Immediate Actions (1-2 years)

## Transportation

| T 11 | Update Town’s Parking Standards | Zoning Amendment/ Site Plan Regulations Update – Public Workshop/Public Hearing | Planning Board/Public Works/Inspections |

## Natural Resources

| NR 1 | Complete and adopt SNHPC Riparian Buffer Study Report | Public Workshop/Public Hearing | Planning Board/Conservation Commission |
| NR 2 | Establish Streamside Buffers | Zoning Amendment – Public Workshop/Public Hearing | Planning Board/Conservation Commission |
| NR 3 | Conduct a Prime Wetlands inventory and map and develop an appropriate zoning ordinance. | Grants/Conservation Commission Funding – Public Workshop/RFP | Conservation Commission/Planning Board |
| NR 5 * | Update Town’s 2003 Open Space Plan | CTAP Funding and SNHPC Assistance | Planning Board/Conservation Commission |
| NR 8 | Continue to work with Non-Profit and Volunteer Organizations | Conservation Planning | Conservation Commission/Planning Board |
| NR 9 | Amend Zoning Ordinance add Right to Farm Ordinance | Zoning Amendment – Public Workshop/Public Hearing | Planning Board/Conservation Commission |
| NR 10 | Establish local Agricultural Commission | Appointments | Conservation Commission/Board of Selectmen |
| NR 12 | Review Model Environmental Characteristic Ordinances from Innovative Land Use Guide | Public Workshop with SNHPC | Planning Board, Conservation Commission |
## Immediate Actions (1-2 years)

### Natural Hazards

<table>
<thead>
<tr>
<th>NH 4</th>
<th>*</th>
<th>Adopt Model Fluvial Erosion Hazard Ordinance</th>
<th>Zoning Amendment: Public Workshop/Public Hearing</th>
<th>Planning Board, Conservation Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>NH 8</td>
<td>*</td>
<td>Amend Stormwater Ordinance to include Low Impact Development</td>
<td>Ordinance Amendment: Public Workshop/Public Hearing</td>
<td>Planning Board, Conservation Commission</td>
</tr>
<tr>
<td>NH 9</td>
<td></td>
<td>Establish Management Committee</td>
<td>Appointments</td>
<td>Emergency Management Director, Board of Selectmen</td>
</tr>
<tr>
<td>NH 11</td>
<td></td>
<td>Update the Town and School’s Emergency Operations Plans.</td>
<td>Grants/Assistance SNHPC</td>
<td>Emergency Management Director, School District</td>
</tr>
</tbody>
</table>

### Historic and Cultural

<table>
<thead>
<tr>
<th>HC 1</th>
<th></th>
<th>Seek funding and conduct town-wide historic property survey/inventory</th>
<th>Grants/Budget/Survey</th>
<th>Historic District Commission, Planning Board, Board of Selectmen</th>
</tr>
</thead>
<tbody>
<tr>
<td>HC 2</td>
<td></td>
<td>Determine if downtown is eligible for State and National Register of Historic Places</td>
<td>Survey/Inventory</td>
<td>Historic District Commission, Historic Society, Planning Board</td>
</tr>
<tr>
<td>HC 4</td>
<td></td>
<td>Conduct Public Workshop on Historic Preservation</td>
<td>Public Workshop with NH Division of Historical Resources</td>
<td>Historic District Commission, Historic Society, Planning Board</td>
</tr>
<tr>
<td>HC 5</td>
<td></td>
<td>Develop a Demolition Review Ordinance</td>
<td>Zoning Amendment: Public Workshop/Public Hearing</td>
<td>Historic District Commission, Planning Board</td>
</tr>
<tr>
<td>HC 11</td>
<td></td>
<td>Encourage an annual work session between the Planning Board, Historic District Commission, and the Raymond Historic Society.</td>
<td>Public Workshop</td>
<td>Planning Board, Historic Society, Historic District Commission</td>
</tr>
</tbody>
</table>

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### Short Term Actions (3-5 years)

<table>
<thead>
<tr>
<th># Recommendation</th>
<th>Action</th>
<th>Management Approach</th>
<th>Responsible Party</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LU 10</td>
<td>Develop and Fund Downtown Plan</td>
<td>Seek Grant Funding/CIP Funding/Issue RFP</td>
<td>Planning Board</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LU 11</td>
<td>Develop new Village District Ordinance</td>
<td>Zoning Amendment - Property Owner Workshop/Task Force/Public Hearing</td>
<td>Planning Board and Board of Selectmen</td>
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<td>LU 12</td>
<td>Develop Architectural Design Guidelines for Village District</td>
<td>Zoning Amendment - Property Owner Workshop/Task Force/Public Hearing</td>
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<td>LU 13</td>
<td>Identify Urban Design Themes/Architectural Standards for various areas/corridors</td>
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<td>RC 3</td>
<td>Seek municipal agreements for mosquito, public safety, EMS, dispatch and public works</td>
<td>Memo of Understanding and Mutual Aid Coordination</td>
<td>Board of Selectmen and Town Department Heads</td>
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<td>RC 5</td>
<td>Seek SAU Agreements for purchasing office supplies, oil and salt</td>
<td>Coordination with SAU and adjacent School Districts</td>
<td>SAU, School Board and adjacent School Districts</td>
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<td>ED 1 *</td>
<td>Develop Eco-Industrial/Green Business Park</td>
<td>Grants/CIP Funding/RFP</td>
<td>Planning Board, Board of Selectmen and Raymond Economic Development Council (REDC)</td>
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<td>ED 10</td>
<td>Explore Tax Relief Incentives for Downtown Redevelopment under RSA 79 E</td>
<td>Public Workshop with property owners/Task Force/Public Hearing</td>
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<td>ED 11</td>
<td>Promote Wireless Internet Access</td>
<td>Coordination w/Broadband/Internet Providers</td>
<td>Board of Selectmen and REDC</td>
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<td>ED 12</td>
<td>Attract satellite businesses</td>
<td>Regional Planning</td>
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<tr>
<td>ED 13 *</td>
<td>Support and develop mixed use zoning at both Exits 4 and 5</td>
<td>Planning and Zoning</td>
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<tr>
<td>ED 16</td>
<td>Seek Workforce Development Training Funds to offer companies matching grants</td>
<td>Grant Writing</td>
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<th>Housing</th>
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<tr>
<td>H 4</td>
<td>Participate in Regional Housing Needs Assessment Update</td>
<td>Assist Southern New Hampshire Planning Commission</td>
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<td>H 5 *</td>
<td>Explore Inclusionary Housing Ordinance</td>
<td>Public Workshop with SNHPC and NHHFA</td>
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<tr>
<td>H 6 *</td>
<td>Determine Level of Need – Affordable/Workforce Housing</td>
<td>Public Workshop with SNHPC and NHHFA</td>
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<td>H 7</td>
<td>Review rules to remove obstacles in the way of Americans with Disability Act standards</td>
<td>Public Works/Planning/Building</td>
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<tr>
<td>H 10</td>
<td>Review Land Use/Building Codes to Encourage Energy Efficient Housing</td>
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<td>CF 3 *</td>
<td>Fund/Conduct Feasibility Studies for Major Capital Facility Needs</td>
<td>CIP Funding/RFP</td>
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<tr>
<td>CF 7 *</td>
<td>Continue to assess Impact Fees and consider developing impact fees for library, public safety and recreation</td>
<td>CIP Funding/RFP</td>
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<td>Utilize energy efficient materials, products and equipment – replacing or updating community facilities</td>
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<td><strong>PUE 1</strong></td>
<td>Acquire GIS/GPS system for planning/public works</td>
<td>CIP Funding/Budget Planning</td>
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<tr>
<td><strong>PUE 6</strong></td>
<td>Consider Tax Incentives – Solar and Wind Energy</td>
<td>Budget/Public Workshop</td>
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<tr>
<td><strong>T 3</strong></td>
<td>Explore the application of “Context Sensitive Solutions”</td>
<td>Public Workshop with NH DOT &amp; SNHPC/Technical Review Committee &amp; Highway Safety Committee</td>
<td>Planning Board/Public Works/Board of Selectmen</td>
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<tr>
<td><strong>T 4</strong></td>
<td>Develop Traffic Calming Policies/Standards</td>
<td>Public Workshop with NH DOT &amp; SNHPC/Technical Review Committee &amp; Highway Safety Committee</td>
<td>Planning Board/Public Works/Board of Selectmen</td>
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<tr>
<td><strong>T 5</strong></td>
<td>Develop Complete Streets Policy/Standards</td>
<td>Public Workshop with SNHPC/Technical Review Committee &amp; Highway Safety Committee</td>
<td>Planning Board/Public Works/Board of Selectmen</td>
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<tr>
<td><strong>T 6</strong></td>
<td>Secure Park &amp; Ride at Exit 4 or 5</td>
<td>Coordination with NH DOT and SNHPC &amp; Highway Safety Committee</td>
<td>Planning Board/Public Works/Board of Selectmen</td>
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<tr>
<td><strong>T 7</strong></td>
<td>Increase Funding in CIP/Reserve Accounts for Roads &amp; Sidewalks</td>
<td>CIP/Budget/Public Works &amp; Highway Safety Committee</td>
<td>Public Works, Budget Committee/Board of Selectmen</td>
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<td>T10</td>
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<td>Public Workshop/Technical Review Committee/Planning/Public Works</td>
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<th>Action</th>
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<tr>
<td>NR 6</td>
<td>Develop Comprehensive Forest Management Plan</td>
<td>Grants/Conservation Fund/Timber Tax</td>
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<td>Conservation Commission</td>
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<td>NR 7</td>
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<td>Grants/Conservation Fund</td>
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<td>Conservation Commission/Board of Selectmen</td>
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<td>NR 11</td>
<td>Complete a NRI for the Town</td>
<td>Grants/Conservation Fund</td>
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<td>Conservation Commission</td>
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<td>NR 14</td>
<td>Utilize NH Fish &amp; Game Action Plan and NSN to protect wildlife habitat</td>
<td>Zoning Amendment – Public Workshop/Public Hearing</td>
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<td>Planning Board, Conservation Commission</td>
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<th>Natural Hazards</th>
<th>Action</th>
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<tr>
<td>NH 3</td>
<td>Implement Culvert Analysis/Replace Program Culverts</td>
<td>Public Works/CIP</td>
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<td>Public Works/Budget Committee/Board of Selectmen</td>
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<tr>
<td>NH 5</td>
<td>Emergency management budget in CIP</td>
<td>CIP/Budget/Emergency Management</td>
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<td>Board of Selectmen, Budget Committee/Emergency Management</td>
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<tr>
<td>NH 6</td>
<td>Participate in FEMA Community Rating system</td>
<td>Coordination with NH OEP/FEMA</td>
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<td>Board of Selectmen, Emergency Management</td>
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<tr>
<td>NH 7</td>
<td>Conduct Annual Meetings with neighboring communities regarding floodplain issues</td>
<td>Coordination with Adjacent Municipalities</td>
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<td>Board of Selectmen, Emergency Management</td>
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<tr>
<td>NH 10</td>
<td>Implement recommendations in Hazard Mitigation Plan of 2009</td>
<td>Emergency Management</td>
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<td>Board of Selectmen, Emergency Management</td>
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## Short Term Actions (3-5 years)

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<tr>
<th>Historic and Cultural</th>
<th>Coordination</th>
<th>Responsible Party</th>
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<tr>
<td>HC 3</td>
<td>Seek Town of Raymond participation in NH Certified Local Government Program</td>
<td>Coordination with NH Division of Historical Resources</td>
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<tr>
<td>HC 6</td>
<td>Explore developing a Neighborhood Heritage District Ordinance</td>
<td>Ordinance Review/Development</td>
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<tr>
<td>HC 7</td>
<td>Develop incentives in Zoning/Site Plan and Subdivision Regulations to protect historic properties</td>
<td>Ordinance Review/Development</td>
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<tr>
<td>HC 9</td>
<td>Incorporate local historic tours in school programs</td>
<td>Coordination with School District</td>
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<td>HC 10</td>
<td>Support property owner participation in NH Old Barn program</td>
<td>Public Workshop/Press Release</td>
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<table>
<thead>
<tr>
<th># Recommendation</th>
<th>Action</th>
<th>Management Approach</th>
<th>Responsible Party</th>
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<tr>
<td>LU 14</td>
<td>Develop “Fast Track” process for “Green” buildings/businesses</td>
<td>Zoning Amendment - Task Force/Public Hearing</td>
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<tr>
<td>LU 15</td>
<td>Establish Neighborhood Façade Program</td>
<td>Grant/CIP Funding – Public Workshop</td>
<td>Planning Board/Board of Selectmen</td>
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<td><strong>Regional Considerations</strong></td>
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<td>RC 4</td>
<td>Seek shared septage disposal contracts for new wastewater treatment plant.</td>
<td>Coordination with NH DES</td>
<td>Board of Selectmen and NH DES</td>
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<td><strong>Housing</strong></td>
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<tr>
<td>H 1</td>
<td>Create workforce housing</td>
<td>Zoning Revisions</td>
<td>Planning Board</td>
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<tr>
<td>H 2</td>
<td>Multifamily housing near exit 4</td>
<td>Zoning Revisions</td>
<td>Planning Board</td>
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<tr>
<td>H 3</td>
<td>Monitor housing needs within the community.</td>
<td>Surveys</td>
<td>Planning Board</td>
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<tr>
<td>H 4</td>
<td>Apply for grant to implement sustainable housing policies</td>
<td>Grants</td>
<td>Planning Board</td>
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<tr>
<td>H 11</td>
<td>Review/Develop Building Code for Energy Efficient through Architecture 2030</td>
<td>Public Workshop/Building Inspections</td>
<td>Planning Board/Inspections Department</td>
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<td>H 12</td>
<td>Establish Home Energy Rating System (HERS) Sticker Program</td>
<td>Public Workshop/Building Inspections</td>
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<tr>
<td>PUE 1</td>
<td>Map existing service areas</td>
<td>Planning</td>
<td>Planning Board</td>
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<td>PUE 2</td>
<td>Explore co-generation and waste-to-energy facilities</td>
<td>Energy</td>
<td>Board of Selectmen</td>
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<td>PUE 6</td>
<td>Develop incentives to encourage use of practices of US Green Business Leadership in Energy Environmental Design (LEED) certification</td>
<td>Public Workshop/Building Inspections</td>
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<td>Seek Grants/Issue RFP</td>
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<td>T 8</td>
<td>Reduce percentage of Raymond Roads in need of repair annually</td>
<td>Public Works</td>
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<tr>
<td>NR 13</td>
<td>Encourage Development Proposals to provide/conduct NRI</td>
<td>Zoning Amendment: Public Workshop/Public Hearing</td>
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<td>NH 2</td>
<td>Develop a Public Warning System</td>
<td>Grants/CIP Funding</td>
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<tr>
<td>HC 8</td>
<td>Prepare Educational Brochures – Local Historic Districts</td>
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Town of Raymond
Master Plan Update 2009

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I. Regional Concerns

NH Route 101 traveling through the Town of Raymond
I. Regional Concerns

The Town of Raymond is a part of a larger regional marketplace and network of social and community service providers that can directly impact the health, safety, economic and social well being of the community. It is crucial that the town monitor the growth of its neighbors and its region and seek opportunities to participate in dialogue through local, regional and state affiliations.

Through its membership in local watershed and conservation organizations and regional planning commissions, and by participating in other economic development associations as well as the New Hampshire Office of Energy and Planning (NH OEP) and the Local Government Center activities and training, Raymond can stay informed, have a voice in influencing the future of the region, and better serve its citizens.

In addition, all New Hampshire communities are required, on a timely basis, to notify hear input from, and consider the interests of abutting or affected communities with regard to Developments of Regional Impact (DRI). The Raymond Planning Board is responsible for notifying the regional planning commission (per RSA 36:54-58) of all designated Developments of Regional Impact occurring within the Town of Raymond. Therefore, it is important that the Town of Raymond have in place appropriate DRI guidelines.

A. Housing Growth

Raymond (28.8 square miles; est. pop. 10,786) was ranked in 2008 as the 28th most populous town in New Hampshire, with 374.5 persons per square mile. Raymond’s most populous direct neighbor, Epping (26.1 square miles; est. pop. 6,053) was ranked 56th with just 231.9 persons per square mile. Between 2000 - 2005, the Town of Raymond’s housing unit growth rate (13.8 percent) was exceeded by its neighbors, Deerfield (18.5 percent) and Chester (17.2 percent). However, regionally, Raymond’s housing unit growth rate was comparable to Hooksett (12.3 percent) and Weare (13.8 percent) as was its population growth rate.9 Surrounded by smaller, more rural towns, and strategically located between the two large cities of Portsmouth and Manchester, each about half an hour away, Raymond can expect considerable pressure on its housing demand in the future.

To adjust to growth management pressure and address future capacity of the town’s public facilities, Raymond may need to adopt interim growth management ordinances or innovative land use controls such as timed incentives and phased development. Currently forty towns within New Hampshire have adopted growth management ordinances, and six more have interim growth management ordinances.10 Maintaining an open dialogue can allow Raymond to coordinate such ordinances with its neighbors and conduct the

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9 See Table 39 in the Housing chapter, Housing Unit Growth 1990-2005.
10 OEP, 2008