

Smart Growth Audit: Moultonborough, NH

June, 2006



Prepared by the Lakes Region Planning Commission in consultation with the Moultonborough Master Plan Committee and Planning Board. Support for the project was provided by NH Department of Environmental Services, Regional Environmental Planning Program.

Table of Contents

I. The Need for Smart Growth	2
II. What is Smart Growth?	4
III. What is a Smart Growth Audit?	5
IV. Smart Growth in Moultonborough	6
a. Population, Development, and Land Use	
b. Moultonborough's Smart Growth Principles	
c. Smart Growth and Moultonborough's Master Plan	
d. Smart Growth and Moultonborough's Ordinances and Regulations	
V. Suggestions for a Smart Growth Future for Moultonborough	18

I. The Need for Smart Growth

Since 1999, New Hampshire has grown at a rate of more than 16,000 people each year¹. Economically, this growth is often perceived as good for New Hampshire; it brings new jobs, new people, and new ideas. At the same time, however, it also brings new challenges.

Unmanaged, this growth can become sprawl, which threatens to destroy the very qualities that make New Hampshire a great place to live. The term ‘smart growth’ is sometimes substituted for policies and techniques that prevent or counteract sprawl.

“Sprawl is a pattern of development that results when:

- we use more and more land for various human activities;
- the places where we conduct activities are farther apart, and tend to be in homogeneous rather than mixed-use groupings; and
- we rely on automobiles to connect us to those places.

Development or change in land use contributes to sprawl when:

- it increases the need or demand for motor vehicle trip miles per housing unit in the community;
- it increases the per-person or per-unit amount of land space devoted to cars; and
- it otherwise increases the per-person or per-unit consumption or fractionalization of land areas that would otherwise be open space.”²

“Sprawling growth moves away from our town centers, leaving downtowns struggling. It spreads residential development across the rural landscape on large lots, eliminating the farms and woodlots of the working landscape - the pieces that are the very essence of rural character. The resulting pattern of development leaves islands of single uses widely spread apart from each other. In many areas the automobile becomes the only logical way of reaching these far-flung districts. Instead of the traditional mixed use patterns of development, where at least some residential development was directly accessible to downtowns that provided a variety of commercial, industrial, and institutional activities, we have residential subdivisions and office parks far outside of downtown. Instead of small-scale retail centers, we have stores and retail complexes hundreds of thousands of square feet in size, surrounded by acres of parking. In doing so, we are losing any traditional, distinctive New Hampshire character.”³

¹ NH Office of Energy and Planning webpage, <http://nh.gov/oep/programs/DataCenter/Population/PopulationEstimates.htm> (visited 6/15/06).

² NH Office of State Planning, *Annual Report to the General Court and the Governor on Growth Management*, December 2001 p.2.

³ NH Office of State Planning, *Report to Governor Shaheen on Sprawl*, December 1999. p. 1.

Sprawl in its simplest terms is growth of land use that exceeds growth of population. Sprawl is expensive because it increases the cost of municipal services and thus taxes; it destroys the traditional land uses of forestry and agriculture; it makes us more dependent on the automobile, thus increasing traffic, congestion and air pollution; it increases water pollution through increased pavement; it reduces wildlife habitat; and it destroys the small town, rural character that is so important to many of New Hampshire's communities.

Sprawl occurs not because of the ill will of developers or the ineffectiveness of government. Developers respond to market forces within the rules established by state and municipal governments. At times, however, the rules are not coherent, consistent or logically linked to the goals they are intended to realize. Sometimes rules designed for one desirable purpose have unintended, undesirable consequences. For example:

- Two acre zoning intended to preserve a rural setting results in the fragmentation of wildlife habitat;
- Land use regulations regulating odors intended to protect health in a residential area results in limits on farming that hastens the loss of large tracts of working open space.

The central focus of a Smart Growth Audit is to provide a useful link between the Principles of Smart Growth and their application in municipal land use practice.

This report is a first step for providing that link for the town of Moultonborough. For Smart Growth to be effective implementation is required and it has to be dynamic with updates occurring at least every 10 years along with the Master Plan.

II. What is Smart Growth?

Change is occurring in New Hampshire - more people, more traffic, changing jobs, higher taxes, and various stresses on the environment. Given these pressures, it is understandable that taxpayers and communities often respond with a loud “STOP!” Growth management, tax caps, and budget cuts are all natural responses to situations that appear overwhelming.

Smart Growth says, “First, decide on your vision. Then explore the possible ways to achieve it.” In practical terms, Smart Growth consists of evaluating and shaping all new development and re-development initiatives according to the following eight principles:

1. Maintain traditional **compact settlement** patterns to efficiently use land, resources and infrastructure investments;
2. Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a **human scale** of development that is comfortable for pedestrians and conducive to community life;
3. Incorporate a **mix of uses** to provide a variety of housing, employment, shopping, services and social opportunities for all members of the community;
4. Provide **choices and safety in transportation** to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles;
5. Preserve New Hampshire’s **working landscape** by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts;
6. Protect **environmental quality** by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire;
7. **Involve the community** in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community; and
8. Manage growth locally in the New Hampshire tradition, but **work with neighboring towns** to achieve common goals and address common problems more effectively.

Text in Sections I and II is adapted from *Grow Smart NH Tool-Kit Project*, 2002, NH Office of Energy and Planning and Planning Decisions, Inc..

http://nh.gov/oep/programs/SmartGrowth/docs/chester_report.pdf pp. 3,4.

III. What is a Smart Growth Audit?

A Smart Growth Audit is an assessment of where the community stands regarding the Smart Growth Principles. To accomplish this several steps must be taken:

- Recent changes in the municipality's population and development are compiled along with projections for these trends.
- The community reviews the eight NH Smart Growth Principles and identifies which of these they support,
- The most recent Master Plan goals and objectives are reviewed for statements that support Principles,
- The current Ordinances and Regulations are reviewed for consistency with the Smart Growth Principles.
- Suggestions are made regarding what steps the community might take to better implement the identified Smart Growth Principles.

This audit is based upon the most current documents available; Master Plan, 1991; Water Resources Management and Protection Plan, 1991; Zoning Ordinances, 2006; Subdivision Regulations, 1999; Site Plan Review Regulations, 1997. Because these documents span a time period of 15 years it is important to recognize that some of the goals and objectives from the Master Plan may have been achieved or statements from the Water RMP Plan may have been addressed. As the committee updates the Moultonborough Master Plan, this Audit can be a useful tool for identifying and reviewing these goals, objectives, and statements.

IV. Smart Growth in Moultonborough

A. Population and Development Trends

In the 1980s, the population of New Hampshire increased by 20%; then slowed to an 11% increase in the 1990s. The Lakes Region population grew at 17.6% in the 1980s and 15.8% in the 1990s. During this same timeframe, Moultonborough grew at a much faster pace, 34.0% in the 1980s and 51.7% in the 1990s.⁴ According to the NH Office of Energy and Planning (NH OEP) estimate, Moultonborough's 2005 population was 4,960. NH OEP projects that the state population will grow at a rate of approximately 10% each decade through 2025, while Moultonborough's population is projected to increase by approximately 20% each of the next two decades, resulting in an additional 1,990 residents in Moultonborough.⁵

NH OEP demographic projections are only available at the state and county levels.⁶ Statewide the percent of the population over 64 years of age is projected to double by 2025, while the actual number of people under 25 is predicted to decrease. A similar pattern is anticipated for Carroll County with a decrease in the number of people under 25 while the percentage of Carroll County residents over 64 is projected to increase from 18.5% to 41.0%.

In 2000, Moultonborough had the second highest median home value in the region. At the same time, Moultonborough had 4,523 housing units, an increase of 17.5% from 1990. More than half (55.7%) of these units were seasonal, compared to the Lakes Region average of 29.8%. Although duplexes, multi-family, and manufactured housing exist in Moultonborough, single family housing represents 95% of the housing stock⁷. Between 2000 and 2004 Moultonborough granted an average of 91 residential permits a year. In 2004 the town issued 11 commercial permits and 89 permits for single family homes, which was the third highest number of residential permits in the Lakes Region.⁸

B. Moultonborough's Smart Growth Principles

The Moultonborough Master Plan Committee reviewed the eight Principles of Smart Growth outlined by the NH OEP that apply to New Hampshire communities. The Committee agreed to support all of the Principles, recognizing that a few of the Principles are more limited in their application to Moultonborough than others. For example, when discussing Principle #5 "Preserve New Hampshire's working landscape..." it was pointed out that there is a very small number of working farms in the town. The support for all eight Principles was echoed by the Moultonborough Planning Board.

⁴ *Lakes Region Demographic Profile*, Lakes Region Planning Commission, 2003.

⁵ <http://nh.gov/oep/programs/DataCenter/Population/documents/pub05.xls>

⁶ <http://nh.gov/oep/programs/DataCenter/Population/documents/populationforcountiesbyageandsex.xls>

⁷ *Lakes Region Demographic Profile*, Lakes Region Planning Commission, 2003.

⁸ *Development Activities in the Lakes Region: 2006 Annual Report*, Lakes Region Planning Commission.

C. Smart Growth and Moultonborough's Master Plan

In this section, each Principle is restated followed by supporting references in local planning documents and ordinances/regulations. References are identified as follows (MP – Master Plan, WP – Water RMP Plan, ZO – Zoning Ordinance, SD – Subdivision, SP - Site Plan). The Analysis section addresses some of the impediments to implementing Smart Growth and makes some suggestions for addressing this.

Smart Growth Principle 1:

Maintain traditional compact settlement patterns

Maintain traditional compact settlement patterns to efficiently use land, resources and infrastructure investments.

Summary:

The Moultonborough Master Plan recognizes that growth will continue and calls for planning so that the town's rural character, natural and cultural resources, and tax rate will not be adversely impacted. The growth referenced in the plan refers not only to residential but also commercial and industrial growth.

The Water RMP Plan acknowledges the fact that Moultonborough's Bay District near Center Harbor is serviced by public sewer and that this is the only area of town where municipal sewer exists. It also expresses concern regarding development activity, especially along NH Route 25.

Goals, Objectives, and Statements:

- Plan for reasonable residential and nonresidential growth (MP C1. Population).
- Encourage the development of uses, such as high density affordable residential development and commercial activities in those areas serviced by the existing (sewer) system (MP C4. Community Facilities: Bay District Sewer System).
- Provide a growth scenario for the Town which will accommodate future residential growth and permit additional commercial and industrial development to occur that is harmonious with the landscape. This plan must reflect the Town's desire to retain its rural ambiance and provide adequate protection to its numerous significant natural resources (MP C6. Land Use).

Ordinances and Regulations:

- Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design (SD 7.1.E.1 Design Standards for all Subdivisions).

Analysis:

Moultonborough's Zoning Ordinance calls for a minimum lot size of 40,000 sq. ft. in all areas of town. Commercial lots have a maximum allowable coverage of 50%. Strict adherence to these limits will restrict the town's ability to encourage higher density

development in some areas. The town does allow residential clustering and may wish to explore implementing Conservation Subdivision as a tool for using resources even more efficiently. Expansion of the sewer line and relaxation of the minimum lot size in areas served by sewer is one option that the town may wish to consider to accommodate population growth. Limits on commercial lot coverage and the 150' frontage minimum may also encourage sprawling growth.

Smart Growth Principle 2:

Foster a human scale of development

Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.

Summary:

The Master Plan expresses a desire to encourage Multi-Family housing, utilize existing facilities, serve all residents and provide accessibility to recreation, and to develop safe transportation networks. Two items addressed in the Water RMP Plan are the need for zoning performance standards and the existence of municipal sewer service in part of Moultonborough could allow for higher density development.

Goals, Objectives, and Statements:

- Establish provisions for multi-family housing in the zoning ordinance (MP C2. Housing)

Ordinances and Regulations:

- Because Route 25 is a highly visible tourist route it is important that all proposed uses have attractive landscaping and signs, and other aesthetic qualities. The height and locations of structures should ensure that the scenic views in the area are protected. Driveways and other points of access should be located in the safest possible location (ZO VI (2) Commercial Uses: General).
- The purpose of cluster development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems (ZO VII.A(2) Miscellaneous: Multi-Family And Cluster Development).
- Due regard shall be shown for all natural features such as large trees, water courses, scenic points and similar community assets (SD 7.2.C. Road Design and Construction: Natural Features).

Analysis:

This Principle is focused on the scale of development; are there neighborhoods, can pedestrians get around town? In Moultonborough there are neighborhoods, however, to access services a vehicle is needed. In an effort to limit sprawl, the Land Use chapter of the Master Plan suggests that development occur on side roads and that there be greater commercial setbacks along the NH Route 25 corridor. The development of side roads is a good strategy; however the shallower commercial lots can actually encourage more of a village atmosphere. To encourage walkable neighborhoods, the town should consider allowing for flexibility in road width; in some areas an 18' width may not be necessary.

Smart Growth Principle 3:

Incorporate a mix of uses

Incorporate a mix of uses to provide variety of housing, employment, shopping, services and social opportunities for all members of the community.

Summary:

Both the Housing and the Community Facilities and Recreation chapters of the Moultonborough Master Plan contain statements regarding the desire to develop a more diverse housing stock and ensure that facilities and services are available to all in the community. There are several objectives that address affordable housing, accessory apartments, and multi-family housing. The Water RMP Plan points out that the Bay District can accommodate higher density residential and commercial activity.

Goals, Objectives, and Statements:

- Provide a more diverse housing stock, one that would permit individuals of all income levels the opportunity to live in the community (MP C2. Housing).
- Support local affordable housing initiatives (MP C2. Housing).
- Encourage accessory (in-law) apartments (MP C2. Housing).
- Develop more explicit standards guiding the conversion of older single family homes into duplexes (MP C2. Housing).
- Provide an adequate level of community facilities and services to meet the existing and future needs of Moultonborough residents (MP C4. Community Facilities).
- Moultonborough should assure that all areas of town are served by parks and other passive and active recreational facilities (MP C4. Community Facilities: Recreational Facilities).

Ordinances and Regulations:

- Single family residential, two-family residential and agricultural uses are allowed throughout the Town of Moultonborough. Accessory uses which are incidental to and subordinate to the principal use of the property are allowed (ZO III. General Provisions).
- Home occupations which are accessory to and incidental to the principal use of a residence are permitted (VIIA (4) Miscellaneous: Home Occupations).
- Commercial use is permitted within the Residential/Agricultural Zone if the owner of the property obtains a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board (ZO VI.A. Commercial Uses: General Provisions).

Analysis:

In the Commercial Zones mixed uses are permitted, residential may be mixed in with commercial activity. Commercial may also be allowed in the Residential/Agricultural Zone by Special Exception. It appears that a number of the laudable objectives stated in the 1991 Master Plan have yet to be implemented through ordinances and regulations.

Smart Growth Principle 4:

Preserve New Hampshire's working landscape

Preserve New Hampshire's working landscape by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.

Summary:

The Planning Board supported this Principle in spirit but felt that it had limited application in Moultonborough. None of the Master Plan goals address the 'farm and forest land' portions of this Principle; however there are several objectives that address 'contiguous tracts of open land'.

Goals, Objectives, and Statements:

- The town should ... encourage the creative use of the cluster option and donations of easements to ... protect open space areas within the community (MP C5. Conservation and Preservation).
- Maintain scenic vistas (MP C5. Conservation and Preservation).
- A number of environmental overlay ordinances should be adopted as well as performance standards and setback requirements (ZO VIII.C.7: Recommendations).
- A program to protect existing wildlife and natural resources should be implemented (ZO VIII.C.12: Recommendations)

Ordinances and Regulations:

- None

Analysis:

The Water RMP Plan notes that the town does not have a program in place for accepting donations of land and must rely upon private organizations for this. With land values increasing, more pressure is placed on farmers to convert working land into subdivisions. The Planning Board should consider adopting an Agricultural Ordinance.

Smart Growth Principle 5:

Provide choices and safety in transportation

Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.

Summary:

NH Route 25 is a major east-west corridor in the northern portion of the Lakes Region that carries an average of 12,000 vehicles per day. Both of Moultonborough's commercial zones, including most of the town's municipal facilities are in the NH Route 25 corridor. The Master Plan discusses the "safe, efficient movement of goods, and services, and people within and through Moultonborough". To achieve this, it recommends deeper commercial lots and limitations to development along congested roads such as NH Route 25. The Water RMP Plan expresses concern about sprawling development in this area. Development of a hiking network throughout the community is a recommendation of the plan that is compatible with this Principle.

Goals, Objectives, and Statements:

- The town should encourage the proper siting of multi-family units to take advantage of existing facilities and services (MP C2. Housing).
- Encourage a cost effective transportation network which will meet the mobility needs of local residents and will provide for the safe, efficient movement of goods and services and people within and through Moultonborough (MP C3. Transportation).
- Support all regional transportation planning efforts and regional transportation systems, to develop more effective networks and facilitate greater mobility throughout the region (MP C3. Transportation).
- Prepare and maintain a Transportation Improvement Plan (TIP) and incorporate this program into the existing Capital Improvements Program (CIP) (MP C3. Transportation).
- The town should establish a hiking network throughout the community (MP C4. Community Facilities: Recreational Facilities).

Ordinances and Regulations:

- The capacity of the existing roads and highways to carry related traffic shall be adequate....Additional conditions may include... (3) Control of location and number of vehicular access points to the property (ZO VI.E (7) Commercial Uses: Special Exceptions).
- The primary factor governing commercial lot frontage requirements is safety. There is some flexibility so long as it satisfies the Zoning Board of Adjustment (ZO VI.F Commercial Uses: Requirements for Commercial Uses).
- Due regard shall be shown for all natural features such as large trees, water courses, scenic points and similar community assets (SD 7.2.C. Road Design and Construction: Natural Features).
- Internal networks for large subdivisions are required (SD 7.3.F. Protection of Public Thoroughfares from an Excessive Number of Access Points).

Analysis:

Walkability is a challenge for Moultonborough. The goals and objectives identified above are worthwhile and should be pursued. Efforts to address vehicular access and encourage nodal commercial development should be encouraged as this can result in safer, less sprawling development.

Smart Growth Principle 6:

Protect environmental quality

Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.

Summary:

Environmental quality is an important focus of both the Master Plan and the Water RMP Plan. The Master Plan addresses maintaining rural character, protecting natural resources through innovative Land Use Controls, setting standards for high density development, and supporting increased recreational opportunities. Also discussed are the development of a network of hiking trails in town, clustering and open space protection, protection of waterfront land, and the need for implementation and enforcement.

The Water RMP Plan points to the existence of municipal sewage treatment in part of town as well as the effort by the town to address waste issues as positive efforts.

Goals, Objectives, and Statements:

- Plan for reasonable growth that does not alter the town's rural character or its cultural and natural assets (MP C1. Population).
- Encourage future residential development only in those areas of the community where the natural characteristics, particularly soils, will support housing (MP C2. Housing).
- It should be town policy to promote environmentally sound and cost efficient solid waste disposal programs (MP C4. Community Facilities).
- The town should protect those areas indicated as supporting unique, rare and/or exemplary species and habitats (MP C5. Conservation and Preservation).
- Adopt and implement Innovative Land Use Controls. Environmental characteristics zoning should be used to protect critical natural resources, such as wetlands, floodplains, aquifers and steep slopes; other controls such as transfer of development rights and performance standards should be used to ameliorate the existing zoning ordinance (MP C5. Conservation and Preservation).
- The Bay District Commission Wastewater Treatment Facility provides a safe alternative to septic systems (WP VD. Infrastructure: Public Wastewater Treatment Facility).
- Wellhead protection database developed (WP VIII.A 9. Recommendations).

Ordinances and Regulations:

- Minimum lot sizes can protect water quality (ZO IVB. Waterfront Property).
- Limits on coverage of lots by impervious surfaces can reduce the impact on water quality (ZO VI.F Commercial Uses: Requirements for Commercial Uses: (3) Lot Coverage).
- Wellhead protection areas for multi-user well systems (SD 8.3.E. Special Conditions: Conversions to Condominiums or Time Sharing Units: Water Quality, 8.4.A. Special Conditions: Protective Well Radius for Community Water Systems).

Analysis:

Development of regulations which address erosion, surface water, and flood control are recommendations from the Water RMP Plan. Additionally, habitat preservation, the inventorying and monitoring of resources, and the absence of wetland and aquifer overlays are also identified as areas that could be improved. Although stated as a recommendation in the 1991 Master Plan, very few of the Innovative Land Use Controls have been implemented.

Smart Growth Principle 7:

Involve the community

Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.

Summary:

Regarding community involvement, the Master Plan simply mentions that enforcement and implementation of regulations is necessary. The Water RMP Plan states that there is a need to keep residents abreast of “all water-related issues confronting the community” and points out that this can be challenging with so many seasonal residences.

Goals, Objectives, and Statements:

- If Moultonborough is to be developed in accordance with its regulations, then its municipal regulators must properly implement and strictly enforce all present and future state and local regulations (MP C6. Land Use: Implementation).
- Due to its high seasonal resident population, Moultonborough must make an additional effort to keep these residents informed of all water-related issues confronting their community (WP VIII. A. 2. Recommendations: Need for Public Education).

Ordinances and Regulations:

- Not addressed

Analysis:

As Moultonborough begins work on updating its Master Plan it is essential to get local input on important places and features in the community. This information should be incorporated into all future development activities.

Smart Growth Principle 8:

Manage growth locally in the New Hampshire tradition, but work with neighboring towns

Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and more effectively address common problems.

Summary:

Several areas of the Master Plan refer to coordinating efforts with local, regional, and state entities, including the school system, LRPC, and NH OEP. Topics addressed include transportation, land protection, and development. Because water quality is such an important issue to Moultonborough and one that is regional in nature, the Water RMP Plan speaks to the need for outreach to all residents regarding all water related issues.

Goals, Objectives, and Statements:

- Work with LRPC on Transportation, Natural Resource, and Waste issues, take advantage of regional education and networking opportunities (WP VIII.A.1. Recommendations: Nonregulatory Programs: Regional Planning).
- Work with other Squam Lakes communities on Natural Resource issues (WP VIII.A.3. Recommendations: Nonregulatory Programs: Coordination with Adjacent Communities).

Ordinances and Regulations:

- None

Analysis:

Moultonborough has worked with neighboring communities and regional organizations on projects in the past, this should continue into the future. Transportation, Natural Resources, and Economic issues often cross municipal boundaries. It may be useful for the town to develop clear guidelines for Determinations of Regional Impact.

V. Suggestions for a Smart Growth Future for Moultonborough

The 1991 Master Plan and Water RMP Plan for Moultonborough contain numerous goals, objectives, and statements supporting a variety of Smart Growth Principles, especially regarding environmental protection.

Moultonborough's ordinances and regulations are the rules that govern the activities of residents, land owners, developers, and the Planning Board regarding the use of land. These are the tools that the community uses to achieve its goals. Although these documents contain a number of rules encouraging Smart Growth, there also appear to be many regulations, especially ordinances that discourage Smart Growth Principles.

There are three steps that the town should consider if it wishes to better implement Smart Growth Principles.

There are several situations where the Master Plan and Water RMP Plan support the Smart Growth Principle but there are ordinances or regulations which hinder the implementation of those goals, objectives, or statements. The Planning Board should address these inconsistencies through changes to the ordinances or regulations.

As the Master Plan Committee updates the 1991 Master Plan and Water Resources Management and Protection Plan, those goals, objectives, and statements which have been identified as inconsistent with Smart Growth Principles should be carefully evaluated to determine whether these are things which the town really strives to attain. Any necessary changes should be made during the Master Plan update process.

Upon adoption of the new Master Plan, any Ordinances and Regulations which may work contrary to the new goals and objectives should be updated.

Specific areas to focus on include:

- encouragement of higher density development and preservation of interconnected open space through flexibility of minimum lot requirements and possible expansion of the public sewer service;
- natural resource protection by developing wetland and aquifer overlays;
- encouraging infill development by adjusting commercial lot depth requirements.

Examples of how other communities in New Hampshire have implanted Smart Growth Principles can be found at the NH OEP Smart Growth website <http://nh.gov/oep/programs/SmartGrowth/smart-growth/principles.htm>.

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
Principle 1: Maintain traditional compact settlement patterns to efficiently use land, resources and infrastructure investments.							
C1. Population	Plan for reasonable residential and nonresidential growth, so that the increased demand on services does not necessitate a significant increase in the tax rate, does not alter the town's rural character or its cultural and natural assets	III.A. General Provisions: Minimum Lot Size	Square footage is set forth as the minimum per dwelling unit required, and no less than 40,000 square feet shall be permitted for each lot, whether or not the lot contains a septic system....The Town is divided into residential/agricultural zone and two commercial zones, as defined in Article VI.	7.1.C Design Standards for all Subdivisions: Minimum Lot Size	Each lot shall be in conformance with Table I in order to assure adequate space for safe, long term operation. In no case, however, shall any lot contain less than 40,000 square feet of usable land area, exclusive of land area designated for street purposes.	11.C.4. Design Standards and Required Improvements: Landscaping	The applicant must demonstrate conformance with Article III, paragraph H of the Zoning Ordinance " Lot Coverage. The coverage of each lot used for commercial purposes including buildings, parking areas, drives, and any impervious surfaces shall not exceed 50% of the parcel.
C4 Fire Dept.	Encourage the installation of dry hydrants in less accessible areas. Whenever possible, subdividers should be asked to contribute their fair share of the installation costs	III.J. General Provisions: Lot Dimensions	A dwelling, structure, or building may be located, constructed, and used only on a lot having the minimum area for the soil and slope conditions as set forth at table i. Lot length shall not exceed the width of the lot by a multiple of more than 4.	7.1.E.1 Design Standards for all Subdivisions: Clustering: Density	Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 1. Where clustering or multiple dwelling units are permitted, the minimum lot size shall be as determined by the Board based upon the character of the land involved, the type of housing proposed and other pertinent factors. The total usable area in the subdivision must still equal the minimum lot size requirements as determined by using the soils and slopes table times the number of lots or units planned. The area which has not been built upon shall be consolidated into open space. The total number of units to the acre shall remain substantially the same overall density as required in a conventional subdivision layout with all requirements of the Subdivision Regulations and the Policies of the Board being met.		
C4. Community Facilities: Bay District Sewer System:	Encourage the development of uses, such as high density affordable residential development and commercial activities in those areas serviced by the existing system.	VI.A. Commercial Uses: General Provisions	Commercial use is permitted within the Residential/Agricultural Zone if the owner of the property obtains a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board.	7.1.E.2 Design Standards for all Subdivisions: Clustering: Open Space	Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 2.The common open space shall be designed as an integral part of the development and used for recreation, conservation or park purposes and open at least to the owners and occupants of the lots in the cluster development.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C5. Conservation and Preservation	The town should prepare a series of overlay maps which would be used to evaluate proposed development activity and its impact upon significant resources.	VI.B(1) General Requirements for Uses in both Commercial Zones: Minimum Lot Sizes	Minimum lot sizes will be determined in accordance with Article III, A.				
C6. Land Use	Provide a growth scenario for the Town which will accommodate future residential growth and permit additional commercial and industrial development to occur that is harmonious with the landscape. This plan must reflect the Town's desire to retain its rural ambiance and provide adequate protection to its numerous significant natural resources.	VI.E(7) Commercial Uses: Special Exceptions	To require that in cases of conversions of existing structures into two (2) or more dwelling units or lodging units or into a more intensified use, the lot or land area is sufficient in size to support an adequate subsurface sewage disposal system according to the soil and slope provisions set forth in table 1 above.				
C6. Land Use	To improve the quality of land use regulation, the deficiencies and recommendations of the existing regulations outlined in the Land Use chapter, must be addressed.	VI.F Commercial Uses: Requirements for Commercial Uses	The following requirements and standards shall apply to all commercial uses throughout the Town. (1) Frontage. All new commercial lots shall have a minimum of 150 feet of frontage. All other existing lots (for commercial use) under 150 feet shall satisfy the Zoning Board of Adjustment that they meet the following criteria: a. The lot is aesthetically appropriate b. Traffic congestion would not be a factor c. A safe sight distance exists d. Safety would not be jeopardized by the Volume of use				
C6. Land Use	If Moultonborough is to be developed in accordance with its regulations, then its municipal regulators must properly implement and strictly enforce all present and future state and local regulations.	VI.F Commercial Uses: Requirements for Commercial Uses: (3) Lot Coverage.	The coverage of any lot, by buildings, inventory and equipment, storage areas, parking and driveway area and any impervious surfaces, shall not exceed 50 percent of the lot, and the open area shall be devoted to landscaping or natural growth. Any easement for public use, such as a pathway or walkway through the lot shall not be counted in the 50 percent lot coverage calculation.				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C6. Land Use	With the passage of HB 391, the town should design a sound methodology to determine satisfactory impact fees to be requested of developers reflecting their fair share of their proposed activity, relative to existing and future community facilities and services.	VII.A(2) Miscellaneous: Multi-Family And Cluster Development	For the purpose of this ordinance, cluster development shall be the grouping or clustering together of dwelling units and/or other structures without strict compliance with all provisions in this ordinance, provided the groups or clusters are separated from other property and/or from each other by land area owned in common by the owners of units in the development. The purpose of such a development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems....d. Developer shall provide for a community water system and a community septic system adequate to meet current standards and shall ensure its future maintenance.				
C6. Land Use	The location of future development activity should be closely monitored to assure that critical resources and water quality are not being severely impacted by the activity.	VIIIA(2) Miscellaneous: Marina Condos	Minimum lot area of 40,000 square feet plus 4,000 square feet per boat slip or per dry storage space for use during boating season.				
C6. Land Use	Require development along the Route 25 corridor and its collector roads to have greater setbacks or be located off sideroads with shared access points.						
Principle 2: Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.							
C2. Housing	Establish provisions for multi-family housing in the zoning ordinance. The town should encourage the proper siting of multi-family units to take advantage of existing facilities and services.	III.A. General Provisions: Minimum Lot Size	Square footage is set forth as the minimum per dwelling unit required, and no less than 40,000 square feet shall be permitted for each lot, whether or not the lot contains a septic system.	6.2.D. General Requirements for the Subdivision of Land: Easements for Utilities, Access, and Public Service	The Board may require open spaces and/or parks (not to exceed 15% of total area of the subdivision) suitably located for recreational purposes and of appropriate area and physical characteristics for this use. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by a covenant in the deed whether or not required by the Board, shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C3. Transportation	Encourage a cost effective transportation network which will meet the mobility needs of local residents and will provide for the safe, efficient movement of goods and services and people within and through Moultonborough.	III.J. General Provisions: Lot Dimensions	A dwelling, structure, or building may be located, constructed, and used only on a lot having the minimum area for the soil and slope conditions as set forth at table i. Lot length shall not exceed the width of the lot by a multiple of more than 4.	7.1.C Design Standards for all Subdivisions: Minimum Lot Size	Each lot shall be in conformance with Table I in order to assure adequate space for safe, long term operation. In no case, however, shall any lot contain less than 40,000 square feet of usable land area, exclusive of land area designated for street purposes.		
C4. Community Facilities	Provide an adequate level of community facilities and services to meet the existing and future needs of Moultonborough residents. All expansions of services and facilities should be conducted in a coordinated and cost efficient manner. Provide better access to the lakes for those residents who do not own shorefront property nor have access to it.	III.H. General Provisions	It is the specific intent of this ordinance to minimize impact created by use of property upon adjoining property, and specifically, but not limited to, proper provisions for parking, loading and unloading, noise, dust, glare from lights of vehicular traffic and/or illumination of site.	7.1.E.1 Design Standards for all Subdivisions: Clustering: Density	Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 1. Where clustering or multiple dwelling units are permitted, the minimum lot size shall be as determined by the Board based upon the character of the land involved, the type of housing proposed and other pertinent factors. The total usable area in the subdivision must still equal the minimum lot size requirements as determined by using the soils and slopes table times the number of lots or units planned. The area which has not been built upon shall be consolidated into open space. The total number of units to the acre shall remain substantially the same overall density as required in a conventional subdivision layout with all requirements of the Subdivision Regulations and the Policies of the Board being met.		
C4. Community Facilities	Secure a permanent, adequately sized Police Headquarters facility.	IV.C. Waterfront Property: Minimum Lot Dimensions	Minimum lot dimensions for each waterfront lot shall be as follows: (1) Minimum shore frontage shall be 150 feet for the first dwelling unit to be granted access. (2) An additional 150 feet of frontage is required for each additional dwelling unit after the first unit, where the additional unit is to be located within 250 feet from the reference line established by RSA 483-B, as amended. (3) An additional 50 feet of frontage shall be required for each additional dwelling unit to be located beyond 250 feet from the reference line established by RSA 483-B, as amended. (4) The same frontage may not be allocated more than once.	7.1.E.2 Design Standards for all Subdivisions: Clustering: Open Space	Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 2. The common open space shall be designed as an integral part of the development and used for recreation, conservation or park purposes and open at least to the owners and occupants of the lots in the cluster development.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C4. Community Facilities	The town should assure that the town offices be adequate for the efficient operation of all town departments. If overcrowding continues to be a problem, the town should consider allocation of office space and relocating some agencies.						
C4. Community Facilities	The town should inventory its properties to determine if any possible sites exist for future recreational facilities. If so, it should start planning for a future fiscal investment into a facility.	VI.C1a. Boundaries of Commercial Zones and Permitted Uses	Commercial Zone "A" shall include all land within 500 feet of the edge of the right-of-way on either side of Route 25 from the Moultonborough / Center Harbor Town Line to the intersection of Blake Road.				
C6. Land Use	With the passage of HB 391, the town should design a sound methodology to determine satisfactory impact fees to be requested of developers reflecting their fair share of their proposed activity, relative to existing and future community facilities and services.	VI.A(3) Commercial Uses: General Provisions	Commercial use is permitted within the Residential/Agricultural Zone if the owner of the property obtains a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board.				
C6. Land Use	The location of future development activity should be closely monitored to assure that critical resources and water quality are not being severely impacted by the activity.	VI.F Commercial Uses: Requirements for Commercial Uses	The following requirements and standards shall apply to all commercial uses throughout the Town. (1) Frontage. All new commercial lots shall have a minimum of 150 feet of frontage. All other existing lots (for commercial use) under 150 feet shall satisfy the Zoning Board of Adjustment that they meet the following criteria: a. The lot is aesthetically appropriate b. Traffic congestion would not be a factor c. A safe sight distance exists d. Safety would not be jeopardized by the Volume of use				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C6. Land Use	Require development along the Route 25 corridor and its collector roads to have greater setbacks or be located off sideroads with shared access points.	VII.A(2) Miscellaneous: Multi-Family And Cluster Development	For the purpose of this ordinance, cluster development shall be the grouping or clustering together of dwelling units and/or other structures without strict compliance with all provisions in this ordinance, provided the groups or clusters are separated from other property and/or from each other by land area owned in common by the owners of units in the development. The purpose of such a development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems....d. Developer shall provide for a community water system and a community septic system adequate to meet current standards and shall ensure its future maintenance.				
		VIIA(2) Miscellaneous: Marina Condos	Minimum lot area of 40,000 square feet plus 4,000 square feet per boat slip or per dry storage space for use during boating season.				
Principle 3: Incorporate a mix of uses to provide variety of housing, employment, shopping, services and social opportunities for all members of the community.							
C2. Housing	Provide a more diverse housing stock, one that would permit individuals of all income levels the opportunity to live in the community., Future locations of residential development should be closely monitored and regulated to protect existing natural resources from significant impacts associated with development.	III. General Provisions	Single family residential, two-family residential and agricultural uses are allowed throughout the Town of Moultonborough. Accessory uses which are incidental to and subordinate to the principal use of the property are allowed..... Commercial uses are permitted in the commercial zones, and allowed by special exception throughout the Town.	7.1.E.2 Design Standards for all Subdivisions: Clustering: Open Space	7.1.E.2. - Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 2.The common open space shall be designed as an integral part of the development and used for recreation, conservation or park purposes and open at least to the owners and occupants of the lots in the cluster development.	11.C.4. Design Standards and Required Improvements: Landscaping	The applicant must demonstrate conformance with Article III, paragraph H of the Zoning Ordinance " Lot Coverage. The coverage of each lot used for commercial purposes including buildings, parking areas, drives, and any impervious surfaces shall not exceed 50% of the parcel.
C2. Housing	Create a local housing task force to analyze the community's housing needs in greater detail and to support local affordable housing initiatives.	III.A. General Provisions: Minimum Lot Size	Square footage is set forth as the minimum per dwelling unit required, and no less than 40,000 square feet shall be permitted for each lot, whether or not the lot contains a septic system.				
C2. Housing	Develop standards in the zoning ordinance to encourage accessory (in-law) apartments. N.H. communities have the authority to enact such standards under RSA 674:211(l).	III.K. General Provisions	Minimum shore frontage for a waterfront lot shall be one hundred fifty feet (150').				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C2. Housing	Develop more explicit standards guiding the conversion of oldersingle family homes into duplexes.	IV.B. Waterfront Property: Lot Dimensions	Every lot or parcel of waterfront property to be used in common shall contain a minimum area of 40,000 square feet plus 3,000 square feet for each additional dwelling unit. The area required for the beachfront, water access lot shall not be occupied by any dwelling unit. No portion of the waterfront lot may be counted to satisfy minimum lot size for construction or subdivision.				
C2. Housing	Establish provisions for multi-family housing in the zoning ordinance. The town should encourage the proper siting of multi-family units to take advantage of existing facilities and services.	Waterfront Property: Minimum Lot Dimensions	Minimum lot dimensions for each waterfront lot shall be as follows: (1) Minimum shore frontage shall be 150 feet for the first dwelling unit to be granted access. (2) An additional 150 feet of frontage is required for each additional dwelling unit after the first unit, where the additional unit is to be located within 250 feet from the reference line established by RSA 483-B, as amended. (3) An additional 50 feet of frontage shall be required for each additional dwelling unit to be located beyond 250 feet from the reference line established by RSA 483-B, as amended. (4) The same frontage may not be allocated more than once.				
C2. Housing	Encourage the establishment of a community land trust that can be used to acquire land.						
C2. Housing	Encourage the development of limited equity cooperatives.	VI.C1a. Boundaries of Commercial Zones and Permitted Uses	Commercial Zone "A" shall include all land within 500 feet of the edge of the right-of-way on either side of Route 25 from the Moultonborough / Center Harbor Town Line to the intersection of Blake Road.				
C2. Housing	Consider dedicating certain town owned parcels of land formoderate cost housing.	VI.E(7) Commercial Uses: Special Exceptions	To require that in cases of conversions of existing structures into two (2) or more dwelling units or lodging units or into a more intensified use, the lot or land area is sufficient in size to support an adequate subsurface sewage disposal system according to the soil and slope provisions set forth in table 1 above.				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C2. Housing	Consider creating a special exception process for units dedicated to affordable housing.	VI.F Commercial Uses: Requirements for Commercial Uses	The following requirements and standards shall apply to all commercial uses throughout the Town. (1) Frontage. All new commercial lots shall have a minimum of 150 feet of frontage. All other existing lots (for commercial use) under 150 feet shall satisfy the Zoning Board of Adjustment that they meet the following criteria: a. The lot is aesthetically appropriate b. Traffic congestion would not be a factor c. A safe sight distance exists d. Safety would not be jeopardized by the Volume of use				
C4. Community Facilities	Provide an adequate level of community facilities and services to meet the existing and future needs of Moultonborough residents. All expansions of services and facilities should be conducted in a coordinated and cost efficient manner. Provide better access to the lakes for those residents who do not own shorefront property nor have access to it.	VI.F Commercial Uses: Requirements for Commercial Uses: (3) Lot Coverage.	The coverage of any lot, by buildings, inventory and equipment, storage areas, parking and driveway area and any impervious surfaces, shall not exceed 50 percent of the lot, and the open area shall be devoted to landscaping or natural growth. Any easement for public use, such as a pathway or walkway through the lot shall not be counted in the 50 percent lot coverage calculation.				
C4. Community Facilities: Bay District Sewer System:	Encourage the development of uses, such as high density affordable residential development and commercial activities in those areas serviced by the existing system.	VII.A(2) Miscellaneous: Multi-Family And Cluster Development	VII.A(2) Multi-Family And Cluster Development. For the purpose of this ordinance, cluster development shall be the grouping or clustering together of dwelling units and/or other structures without strict compliance with all provisions in this ordinance, provided the groups or clusters are separated from other property and/or from each other by land area owned in common by the owners of units in the development. The purpose of such a development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems....d. Developer shall provide for a community water system and a community septic system adequate to meet current standards and shall ensure its future maintenance.				
C4. Community Facilities: Public Library	It should be town policy to continue to support the provision of adequate library services to all residents.	VIIA(3) Miscellaneous: Marina Condos	Minimum lot area of 40,000 square feet plus 4,000 square feet per boat slip or per dry storage space for use during boating season.				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C4. Community Facilities: Town Offices	The town should assure that the town offices be adequate for the efficient operation of all town departments. If overcrowding continues to be a problem, the town should consider allocation of office space and relocating some agencies.	VIIA(4) Miscellaneous: Home Occupations	Home occupations which are accessory to and incidental to the principal use of a residence are permitted with the following limitations....				
C4. Community Facilities: Recreational Facilities	To achieve maximum use of existing recreation facilities, the town should continue to promote the municipal and school system facilities. The town should continue to coordinate its recreational programs with those of private organizations and groups.						
C4. Community Facilities: Recreational Facilities	The town should inventory its properties to determine if any possible sites exist for future recreational facilities. If so, it should start planning for a future fiscal investment into a facility.						
C4. Community Facilities: Recreational Facilities	Moultonborough should assure that all areas of town are served by parks and other passive and active recreational facilities. The town should explore the feasibility of providing facilities throughout the community, possibly requesting developers to contribute their fair share where facilities are lacking.						
C4. Community Facilities: Recreational Facilities	The town should upgrade its existing facilities at the playground, particularly the reoccurring drainage problems in the playing fields.						
C4. Community Facilities: Recreational Facilities	Moultonborough should provide additional lake access for both passive and active recreational activities to those residents without lake frontage.						
C6. Land Use	With the passage of HB 391, the town should design a sound methodology to determine satisfactory impact fees to be requested of developers reflecting their fair share of their proposed activity, relative to existing and future community facilities and services.						
C6. Land Use	Require development along the Route 25 corridor and its collector roads to have greater setbacks or be located off side roads with shared access points.						
C6. Land Use	Encourage the development of deeper commercial lots along Route 25.						

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
Principle 4: Preserve New Hampshire's working landscape by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.							
C4. Community Facilities: Recreational Facilities	The town should establish a hiking network throughout the community. The efforts of private organizations and individuals may be enlisted to design and maintain this network.						
C5. Conservation and Preservation	The town should establish a local land trust or formulate an LCIP Committee, or investigate and enlist the support of state or regional land preservation agencies, to accept and maintain land dedications.						
C5. Conservation and Preservation	The town should adopt Scenic Road Standards as authorized by NH State Law. It should also encourage the creative use of the cluster option and donations of easements to - maintain scenic vistas and protect open space areas within the community.						
C5. Conservation and Preservation	The town should prepare a series of overlay maps which would be used to evaluate proposed development activity and its impact upon significant resources.						
C5. Conservation and Preservation	Requests of developers should be made to prepare environmental impact studies in areas where environmentally sensitive features are present.						
C5. Conservation and Preservation	Utilizing the Future Land Use map the town should protect those areas indicated as supporting unique, rare and/or exemplary species and habitats.						
C6. Land Use	With the passage of HB 391, the town should design a sound methodology to determine satisfactory impact fees to be requested of developers reflecting their fair share of their proposed activity, relative to existing and future community facilities and services.						

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
Principle 5: Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.							
C2. Housing	Establish provisions for multi-family housing in the zoning ordinance. The town should encourage the proper siting of multi-family units to take advantage of existing facilities and services.	IV.D. Waterfront Property: Parking	For each dwelling unit to be granted rights of access to the water, one (1) parking space shall be provided at the common use beach area for each such dwelling unit located more than one-half mile (by road) from the public body of water.	7.1.C Design Standards for all Subdivisions: Minimum Lot Size	Each lot shall be in conformance with Table I in order to assure adequate space for safe, long term operation. In no case, however, shall any lot contain less than 40,000 square feet of usable land area, exclusive of land area designated for street purposes.		
C3. Transportation	Encourage a cost effective transportation network which will meet the mobility needs of local residents and will provide for the safe, efficient movement of goods and services and people within and through Moultonborough.	VI(2) Commercial Uses: General	Because Route 25 is a highly visible tourist route it is important that all proposed uses have attractive landscaping and signs, and other aesthetic qualities. The height and locations of structures should ensure that the scenic views in the area are protected. Driveways and other points of access should be located in the safest possible location. The Planning Board shall continue to review commercial uses and changes of use through the Site Plan Review process.	7.2.C. Road Design and Construction: Natural Features	Due regard shall be shown for all natural features such as large trees, water courses, scenic points and similar community assets.		
C3. Transportation	Support all regional transportation planning efforts and regional transportation systems, to develop more effective networks and facilitate greater mobility throughout the region.	VI.C1a. Boundaries of Commercial Zones and Permitted Uses	Commercial Zone "A" shall include all land within 500 feet of the edge of the right-of-way on either side of Route 25 from the Moultonborough / Center Harbor Town Line to the intersection of Blake Road.	7.2.D. Road Design and Construction: Design Standards	[Must be flexible on plan] Minimum width of roadway Collector 22 ft. Local 18 ft.		
C3. Transportation	Monitor and carefully regulate proposed development activity along the Route 25 corridor to minimize traffic impacts resulting from future growth.	VI.E(7) Commercial Uses: Special Exceptions	The capacity of the existing roads and highways to carry related traffic shall be adequate....Additional conditions may include...(3) Control of location and number of vehicular access points to the property....(6) To provide for specific layout of facilities on the property such as the location of the building, parking spaces, and traffic patterns so as to minimize the effect on adjoining properties.	7.3.F. Protection of Public Throughfares from an Excessive Number of Access Points	For proposed subdivision along Town or state roadway frontages that exceed six hundred (600) feet, the construction of an internal street system or service road outside of the roadway right of way will be required to provide greater safety for the development occupants, as well as the highway users.Unusual land conditions may provide the basis for an exception, however, the Planning Board must first review and approve the proposal.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C3. Transportation	Prepare and maintain a Transportation Improvement Plan (TIP) and incorporate this program into the existing Capital Improvements Program (CIP).	VI.F Commercial Uses: Requirements for Commercial Uses	The following requirements and standards shall apply to all commercial uses throughout the Town. (1) Frontage. All new commercial lots shall have a minimum of 150 feet of frontage. All other existing lots (for commercial use) under 150 feet shall satisfy the Zoning Board of Adjustment that they meet the following criteria: a. The lot is aesthetically appropriate b. Traffic congestion would not be a factor c. A safe sight distance exists d. Safety would not be jeopardized by the Volume of use				
C4. Community Facilities: Recreational Facilities	Moultonborough should assure that all areas of town are served by parks and other passive and active recreational facilities. The town should explore the feasibility of providing facilities throughout the community, possibly requesting developers to contribute their fair share where facilities are lacking.	VI.F Commercial Uses: Requirements for Commercial Uses: Lighting.	No commercial use or establishment shall produce strong, dazzling light or reflection of the light beyond its lot lines onto neighboring properties, or onto any town way so as to impair the vision of the driver of any vehicle upon that town way. Lighting shall also comply with the applicable federal and state regulations....(7) Safe Sight Distance. For commercial operations, minimum safe sight distances along the highway providing access to the facilities at driveways and/or entrances thereto shall be as follows:...				
C4. Community Facilities: Recreational Facilities	The town should establish a hiking network throughout the community. The efforts of private organizations and individuals may be enlisted to design and maintain this network.	VII.A(2) Miscellaneous: Multi-Family And Cluster Development	Multi-Family And Cluster Development. For the purpose of this ordinance, cluster development shall be the grouping or clustering together of dwelling units and/or other structures without strict compliance with all provisions in this ordinance, provided the groups or clusters are separated from other property and/or from each other by land area owned in common by the owners of units in the development. The purpose of such a development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems.				
C6. Land Use	Encourage the development of deeper commercial lots along Route 25.	VIIA(3) Miscellaneous: Marina Condos	Marina Condos - d. The application shall demonstrate a plan for safe boat and vehicle traffic.				
C6. Land Use	Limit the location of high traffic generating uses from roads already plagued with congested traffic areas.	VII.B(3) Miscellaneous: Non-conforming lots and properties	In the event the non-conforming structure contains a commercial use, there must be no adverse impact on access, traffic, parking, lighting or other safety or visibility features of the existing structure.				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
Principle 6: Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.							
C1. Population	Plan for reasonable residential and nonresidential growth, so that the increased demand on services does not necessitate a significant increase in the tax rate, does not alter the town's rural character or its cultural and natural assets.	III.A. General Provisions: Minimum Lot Size	Minimum lot sizes. The table below sets forth the minimum lot area upon which a dwelling, structure, building, mobile home, or house trailer may be constructed, or located, or used according to the soil and slope conditions, where the septic system is to be located on that lot. Larger lot sizes may be required in accord with the characteristics of each lot...Septic systems not permitted on slopes of 25% cannot be included in minimum lot size determination....NP Septic systems not permitted on these soils cannot be included in minimum lot size determination	6.2.D. General Requirements for the Subdivision of Land: Easements for Utilities, Access, and Public Service	The Board may require open spaces and/or parks (not to exceed 15% of total area of the subdivision) suitably located for recreational purposes and of appropriate area and physical characteristics for this use. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by a covenant in the deed whether or not required by the Board, shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.	11.C.4. Design Standards and Required Improvements: Landscaping	The applicant must demonstrate conformance with Article III, paragraph H of the Zoning Ordinance " Lot Coverage. The coverage of each lot used for commercial purposes including buildings, parking areas, drives, and any impervious surfaces shall not exceed 50% of the parcel.
		III.D. General Provisions	No persons shall maintain or keep any hazardous or toxic materials, a dump or a junk yard so near to any street, highway, or other public place or adjoining property so as to be offensive to the public or to the adjoining property. For the purpose of this section of this ordinance, junk yard shall include, shall be defined in accordance with RSA 236:112 I, III, IV; 236:112	6.5. General Requirements for the Subdivision of Land: Documentation of Impacts	Pursuant to RSA 674:36, II it shall be the responsibility of the developer, if the Board deems it necessary, to provide an accurately documented environmental and economic impact statement. Such statement may require documentation on drainage, erosion, forest productivity, ground and surface water quality, traffic safety, public services and any other factors that could impact the short and long term well being of the public in Moultonborough.		
C2. Housing	Provide a more diverse housing stock, one that would permit individuals of all income levels the opportunity to live in the community. Future locations of residential development should be closely monitored and regulated to protect existing natural resources from significant impacts associated with development.	III.G. General Provisions	No use of any land or structure in the Town of Moultonborough shall be permitted which generates any toxic waste as defined by the state of New Hampshire until a permit for such operations shall be obtained from the town.	7.1.E.1 Design Standards for all Subdivisions: Clustering: Density	Clustering of housing units may be permitted and is encouraged for the preservation of open space, to promote more efficient use of land, and to provide flexibility in subdivision design. 1. Where clustering or multiple dwelling units are permitted, the minimum lot size shall be as determined by the Board based upon the character of the land involved, the type of housing proposed and other pertinent factors. The total usable area in the subdivision must still equal the minimum lot size requirements as determined by using the soils and slopes table times the number of lots or units planned. The area which has not been built upon shall be consolidated into open space. The total number of units to the acre shall remain substantially the same overall density as required in a conventional subdivision layout with all requirements of the Subdivision Regulations and the Policies of the Board being met.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C2. Housing	Encourage future residential development only in those areas of the community where the natural characteristics, particularly soils, will support housing.	III.K. General Provisions	Minimum shore frontage for a waterfront lot shall be one hundred fifty feet (150').	7.2.C. Road Design and Construction: Natural Features	Due regard shall be shown for all natural features such as large trees, water courses, scenic points and similar community assets.		
C2. Housing	Develop more explicit standards guiding the conversion of older single family homes into duplexes.	III.L. General Provisions	If the exit down slope of the proposed driveway exceeds 6%, 50' back from the driveway 'cut' a driveway plan is required to be approved by the Code Enforcement Officer.	7.2.D. Road Design and Construction: Design Standards	<p>Minimum width of roadway</p> <p>Collector 22 ft.</p> <p>Local 18 ft.</p> <p>[Must be flexible on the plan]</p>		
				8.1. Special Conditions: Subdivisions with Water Access	<p>For subdivisions with water access, and subdivisions for the granting of ownership rights, rights to use easements, rights of way or other privileges permitting use of waterfront property upon which the user does not reside, for uses other than boating, the following requirements shall be met:</p> <p>A. Minimum lot size shall be determined by the soils and slopes table as shown on Table I.</p> <p>B. Every lot or parcel of waterfront property to be used in common shall contain a minimum area of 40,000 square feet plus 3000 square feet for each additional dwelling unit. The area required for the beach front, water access lot shall not be occupied by any dwelling unit. No portion of the waterfront lot may be counted to satisfy minimum lot size for construction or subdivision.</p> <p>C. Minimum lot dimensions for each waterfront lot shall be as follows:</p> <ol style="list-style-type: none"> 1. Minimum shore frontage shall be 150 feet for the first dwelling unit to be granted access. 2. An additional 150 feet of frontage is required for each additional dwelling unit after the first unit, where the additional unit is to be located within 250 feet from the reference line established. 3. An additional 50 feet of frontage shall be required for each additional dwelling unit. 4. The same frontage may not be allocated more than once. <p>D. For each dwelling unit to be granted rights of access to the water, a detailed diagram showing type, extent and location of the access shall be submitted to the Board.</p>		
C4. Community Facilities: Bay District Sewer System	Encourage the development of uses, such as high density affordable residential development and commercial activities in those areas serviced by the existing system.	IV.A. Waterfront Property: Minimum Lot Size	Minimum lot size shall be 40,000 square feet. The provisions of Article II, section A, and Table I of this ordinance shall apply.	8.3.D. Special Conditions: Conversions to Condominiums or Time Sharing Units: Sewage	An inspection of the existing sewage disposal system and a detailed diagram showing type, extent and location of the system, certified by a registered professional sanitary engineer indicating that the system is adequate for its intended and proposed use shall be furnished to the Board.		

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
		IVB. Waterfront Property	Every lot or parcel of waterfront property to be used in common shall contain a minimum area of 40,000 square feet plus 3,000 square feet for each additional dwelling unit. The area required for the beachfront, water access lot shall not be occupied by any dwelling unit. No portion of the waterfront lot may be counted to satisfy minimum lot size for construction or subdivision.	8.3.E. Special Conditions: Conversions to Condominiums or Time Sharing Units:Water Quality	Drinking water supplied from groundwater shall be protected by restricting land use and prohibiting all activity detrimental to water quality and quality within the protective radii based upon the average daily demand on the system as follows: 1) System Demand Protective Radius (Gallons Per Day) (In Feet From Source Of Supply) 400-----75 800 -----125 1200-----150 1600-----175 2000-----200		
C4. Community Facilities	It should be town policy to promote environmentally sound and cost efficient solid waste disposal programs.	IVF. (1). Waterfront Property	Dug-in Boathouses in or over the water shall not be allowed	8.4.A. Special Conditions:Protective Well Radius for Community Water Systems	Whenever a subdivision application involves the creation of four (4) or more lots, to be served by a community water system, the applicant shall provide for a protective well radius.		
C4. Community Facilities	Educational programs should be offered within the school system and to the general public which promote safe waste disposal practices.	IVG. Waterfront Property	Removal of Trees, Shrubs and Vegetation				
		VI.E(7-9) Commercial Uses: Special Exceptions	(7) To require that in cases of conversions of existing structures into two (2) or more dwelling units or lodging units or into a more intensified use, the lot or land area is sufficient in size to support an adequate subsurface sewage disposal system according to the soil and slope provisions set forth in table 1 above....(8) To require further that soil types and slopes be identified on an adequate plan. (9) To require inspection of existing sewage disposal systems and certifications from professional engineers employed by the town at the cost of the applicant to report upon the adequacy of the systems for their intended purpose.				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C4. Community Facilities	Present recycling efforts should be maintained and expanded where possible.	VI.F Commercial Uses: Requirements for Commercial Uses: (3) Lot Coverage.	The coverage of any lot, by buildings, inventory and equipment, storage areas, parking and driveway area and any impervious surfaces, shall not exceed 50 percent of the lot, and the open area shall be devoted to landscaping or natural growth. Any easement for public use, such as a pathway or walkway through the lot shall not be counted in the 50 percent lot coverage calculation....8a. No use of any land or structure in the Town of Moultonborough shall be permitted which generates any toxic waste as defined by the state of New Hampshire until a permit for such operations shall be obtained from the town....b. All commercial uses which may produce cinders, dust, gases, odors, refuse matter, hazardous waste, solid waste, smoke, vapors, electromagnetic or radioactive emission shall be completely and effectively confined within a building or so regulated as to prevent any nuisance or hazard to the public health or safety, and further provided that no unreasonable noise, vibrations, or other disturbance is noticeable at the boundary of the premises.				
C4. Community Facilities: Recreational Facilities	Moultonborough should assure that all areas of town are served by parks and other passive and active recreational facilities.The town should explore the feasibility of providing facilities throughout the community, possibly requesting developers to contribute their fair share where facilities are lacking.	VII.A(2) Miscellaneous: Multi-Family And Cluster Development	For the purpose of this ordinance, cluster development shall be the grouping or clustering together of dwelling units and/or other structures without strict compliance with all provisions in this ordinance, provided the groups or clusters are separated from other property and/or from each other by land area owned in common by the owners of units in the development. The purpose of such a development is to preserve the natural beauty of existing undeveloped land and to encourage less intensive residential development, to allow diversity of housing opportunities with open space areas and increased pedestrian and vehicle safety, and to allow efficient use of land, streets, and utility systems....a. The total number of units shall not exceed the number of units permitted under the soil and slopes provisions of this ordinance, unless the lot is served by municipal sewer and is approved for Multi-family dwelling units....c. The total ground area occupied by structures and required parking shall not exceed 20% of the total ground area of the development....d. Developer shall provide for a				

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C4. Community Facilities: Recreational Facilities	The town should upgrade its existing facilities at the playground, particularly the reoccurring drainage problems inthe playing fields.	VIIA(3) Miscellaneous: Marina Condos	c. Application shall show provision for one (1) men's shower, one (1) men's toilet facility and sink; also one (1) women's shower, toilet facility and sink for each thirty (30) boat slips or fraction thereof. e. The marina condominium shall provide a pumping station facility for the removal of holding tank waste. The facility shall meet minimum standards of the water supply and pollution control commission and all other applicable regulations of the state of New Hampshire.				
C4. Community Facilities: Recreational Facilities	The town should establish a hiking network throughout thecommunity. The efforts of private organizations and individualsmay be enlisted to design and maintain this network.	VIII. Floodplain Ordinance	Floodplain Ordinance				
C5. Conservation and Preservation	Plan for the protection of significant resources that offers present and future generations the opportunity to enjoy the natural heritage unique to Moultonborough						
C5. Conservation and Preservation	The town should establish a local land trust or formulate an LCIP Committee, or investigate and enlist the support of state or regional land preservation agencies, to accept and maintain land dedications.						
C5. Conservation and Preservation	It should be town policy to protect all shorefront areas from inappropriate development. Moultonborough should review the provisions of HB 443 - Shoreland Protection to determine how itcompares with the town's existing regulations. The town should then either adopt the minimum standards of HB 443, or establish more stringents requirements.						
C5. Conservation and Preservation	The town should adopt Scenic Road Standards as authorized by NH State Law. It should also encourage the creative use of the cluster option and donations of easements to - maintain scenic vistas and protect open space areas within the community.						
C5. Conservation and Preservation	It should be town policy to adopt and implement Innovative LandUse Controls, per NH RSA 674:21. Environmental characteristics zoning should be used to protect critical natural resources, such as wetlands, floodplains, aquifers and steep slopes; other controls such as transfer of development rights and performance standards should be used to ameliorate the existing zoning ordinance.						
C5. Conservation and Preservation	The town should prepare a series of overlay maps which would be used to evaluate proposed development activity and its impact upon significant resources.						

Smart Growth Audit Matrix Moultonborough, NH				Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
C5. Conservation and Preservation	Requests of developers should be made to prepare environmental impact studies in areas where environmentally sensitive features are present.						
C5. Conservation and Preservation	C5Obj. Utilizing the Future Land Use map the town should protect those areas indicated as supporting unique, rare and/or exemplary species and habitats.						
C6. Land Use	Provide a growth scenario for the Town which will accommodate future residential growth and permit additional commercial and industrial development to occur that is harmonious with the landscape. This plan must reflect the Town's desire to retain its rural ambiance and provide adequate protection to its numerous significant natural resources.						
C6. Land Use	To improve the quality of land use regulation, the deficiencies and recommendations of the existing regulations outlined in the Land Use chapter, must be addressed.						
C6. Land Use: Implementation	If Moultonborough is to be developed in accordance with its regulations, then its municipal regulators must properly implement and strictly enforce all present and future state and local regulations.						
C6. Land Use	With the passage of HB 391, the town should design a sound methodology to determine satisfactory impact fees to be requested of developers reflecting their fair share of their proposed activity, relative to existing and future community facilities and services.						
C6. Land Use	Moultonborough should establish a better record keeping system to monitor the conversion of seasonal to year round homes. This is significant to the maintenance of water quality in many of the bays and coves of the community.						
C6. Land Use	The location of future development activity should be closely monitored to assure that critical resources and water quality are not being severely impacted by the activity.						
C6. Land Use	Develop more detailed buffer requirements for commercial and industrial development, encourage the maintenance of existing natural vegetation, where possible.						

Smart Growth Audit Matrix		Moultonborough, NH		Black text - supports Principle		Red text - contradicts Principle	
Reference in Master Plan	Master Plan Goals and Objectives	Reference in Zoning Ordinance	Zoning Ordinances	Reference in Subdivision Regulations	Subdivision Regulations	Reference in Site Plan Regulations	Site Plan Review Regulations
Principle 7: Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.							
C4. Community Facilities	Municipal residents should be encouraged, by the Town, to volunteer their time and talents to the Recreation Department.						
C6. Land Use: Implementation	If Moultonborough is to be developed in accordance with its regulations, then its municipal regulators must properly implement and strictly enforce all present and future state and local regulations.						
Principle 8: Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and more effectively address common problems.							
C1. Population	It should be town policy to coordinate town population data with the Moultonborough School System, the Lakes Region Planning Commission, N.H. Office of State Planning and the U.S. Census Bureau.						
C3. Transportation	Support all regional transportation planning efforts and regional transportation systems, to develop more effective networks and facilitate greater mobility throughout the region.						
C3. Transportation	Monitor and carefully regulate proposed development activity along the Route 25 corridor to minimize traffic impacts resulting from future growth.						
C5. Conservation and Preservation	The town should establish a local land trust or formulate an LCIP Committee, or investigate and enlist the support of state or regional land preservation agencies, to accept and maintain land dedications.						