

3. IMPLEMENTATION

The purpose of the Implementation Chapter is to empower the Town of Dunbarton to utilize, review and implement its 2019 Master Plan Update. The updated Master Plan contains the two statutorily required Chapters, the Community Vision (Dunbarton Tomorrow) and Existing and Future Land Use. While these two Chapters are the foundation of the Master Plan, complementary chapters were developed, including History and Culture, Economic Base, Housing, Natural Features, Community Facilities, Energy and Transportation, to provide a more rounded analysis of the Town. The Implementation Chapter then summarizes the recommendations with an emphasis on the highest priorities.

Each of the chapters of the Master Plan Update contains recommendations that seek to implement the plan's goals and objectives. These recommendations range from very broad policies to specific actions that could be undertaken by various boards and committees over the lifetime of the Master Plan. While this list highlights the recommendations that the Planning Board sought to highlight, it does not diminish the remaining recommendations found in the Plan. The recommendations should be reviewed periodically by the Planning Board to ascertain status and direction.

Implementing a Master Plan is truly a long-term effort. The true success of this Master Plan will be in the progress on the identified recommendations.

The priority recommendations are summarized below. They relate mainly to land use, community facilities, transportation and housing

issues. The Master Plan's remaining recommendations then follow in Table 3.1, sorted by chapter heading.

EXISTING AND FUTURE LAND USE

- Develop a three-tiered approach to agriculture by allowing accessory agricultural uses by right, by allowing small scale agricultural uses by right with simplified Site Plan application requirements, and to continue to allow larger agricultural uses, up to a maximum allowable intensity, by requiring a Special Exception from the Zoning Board of Adjustment and Site Plan approval from the Planning Board.
- Reduce many of the non-residential uses allowed by Special Exception in the Low Density and Medium Density Residential Districts in order to protect existing residential areas from incompatible uses, which can adversely impact both the quality of life and property values.

COMMUNITY FACILITIES

- Look for suitable land for the development of a new Town Office as the Town's needs expand.
- Purchase necessary equipment so that the Department can maintain a high level of service on Town roads and fire ponds.
- Evaluate whether it would be more efficient for the Town to hire a full-time Public Works Director.

- Pursue constructing or renovating a structure to be used as a community facility - particularly with a Senior Center component.

HOUSING

- Promote the use of Conservation/Open Space Subdivisions as appropriate.
- Continue to support appropriately scaled multi-family housing as an allowed use in the highway oriented commercial zone to allow for desirable, appropriately sized commercial and institutional uses along NH 13 and NH 77.
- Continue support of the use of Accessory Dwelling Units as one of the methods to meet the changing needs of local residents.

TRANSPORTATION

- Actively engage with the Central New Hampshire Regional Planning Commission and the New Hampshire Department of Transportation to ensure that Dunbarton's transportation needs and priorities are adequately represented in the both the Regional and the Statewide Transportation Improvement Program. A notable example is both short and long-term improvements to the Pages Corner intersection.
- The Town of Dunbarton should identify and prioritize locations on local roads that need improvement on account of safety issues.
- Work with the NHDOT to provide wider shoulders for other state maintained highways for pedestrian and bicycle use.
- Annually review crash locations and determine enhancements that could be made to improve safety.

- Where applicable, the Planning Board should require developers to provide rights-of-way and/or direct access to connect both new and existing developments.

HISTORIC AND CULTURAL RESOURCES

- Preserve the integrity of Town Hall/Town Office Building and Dunbarton Center School.

Table 3.1 - Dunbarton Master Plan, Summary of Remaining Recommendations

Chapter	Recommendation
Community Facilities	Build Town Hall Complex in Dunbarton Center that is ADA accessible and conforms to IBC codes, yet maintains consistency with the current structure and rural character of Dunbarton Center.
Community Facilities	Maintain necessary work and storage environments for Town Office staff.
Community Facilities	Evaluate the need for additional personnel to maintain high level of maintenance of the Highway Department.
Community Facilities	Evaluate the personnel needs and consider adding additional full time employees. [Transfer Station]
Community Facilities	Develop expansion criteria for Dunbarton Center Cemetery.
Community Facilities	Evaluate the cost effectiveness (including staff and equipment demands) of accepting more materials.
Community Facilities	Evaluate yearly the equipment / personnel needs of the department to ensure that department can meet the special needs of the Town, such as senior citizen housing development. [Fire Department]
Community Facilities	Pursue full-time staffing level for Fire and Rescue Department.
Community Facilities	Continue to rotate and acquire vehicles on a timely basis to minimize excessive repair and safety issues for the Police Department.
Community Facilities	Support Dunbarton Elementary School as per School Board Schedule.
Community Facilities	Acquire land for playing fields.
Community Facilities	Maintain necessary work and storage environment for staff. [Transfer Station]
Community Facilities	Encourage landowners to test their wells on a regular basis.
Community Facilities	Acquire additional appropriate cemetery space for the Town.
Community Facilities	Have Highway Department regularly maintain and keep Fire Ponds accessible year-round.
Community Facilities	Hire Fire Inspector to expand department's non-emergency services.
Community Facilities	Hire additional full-time and part time staff as needed for the Police Department.
Community Facilities	Upgrade current Police facilities to include a Sally Port, employee shower, etc. as needed.
Community Facilities	Increase Library staff workspace and storage. [Library]
Community Facilities	Acquire additional space to accommodate Library programs and events and the number of attendees they draw. [Library]
Community Facilities	Pursue wireless technology for Town access.
Energy	Look for opportunities to implement energy improvement plans that increase the efficiency of municipal buildings, and incorporate planned improvements into the municipal budgeting process.
Energy	Continue to work with local officials on funding options for renewable energy installations for municipal buildings.
Energy	Continue to pursue active monitoring of municipal energy usage and costs to track progress resulting from any energy saving initiatives.
Energy	Evaluate existing land use regulations periodically to ensure energy efficient development is addressed.
Energy	Evaluate adequacy of existing regulations for renewable energy installations such as solar arrays.
Energy	Consider formal adoption of RSA 72:61-72 to allow tax exemptions for renewable energy installations.

Table 3.1 - Dunbarton Master Plan, Summary of Remaining Recommendations (Continued)

Chapter	Recommendation
Energy	Periodically review priorities identified through inventories and energy audit reports for energy improvements to municipal buildings.
Energy	Continue to keep apprised of revisions to the Energy Building Code and opportunities for education and training offered for code enforcement officials.
Energy	Maintain existing energy website supported by the Dunbarton Energy Committee to share information with residents and business owner on home energy saving strategies, renewable energy system installation, business energy programs, available financing, tax credits, green building design, etc. Find opportunities to place information and links on the overall Town of Dunbarton's website and at the Library.
Energy	Look for opportunities to sponsor and/or partner with others on workshops or events on energy conservation, efficiency, and renewable energy, and/or notify residents of regional events.
Energy	Continue to support the Energy Committee's programs and initiatives, such as the annual Energy Expo and the Neighbors Warming Neighbors.
Energy	Work with the Energy Committee on energy efficiency projects and seek guidance on ways to improve energy efficiency in the community.
Existing and Future Land Use	Consider revisions to the Village District to increase the intensity of development and the allowable uses by right, or Conditional Use Permit, to encourage more non-residential development and reuse of existing buildings in the village. The District could be widened where appropriate to include at least the second tier of lots away from NH 13. The provision of parking is a key element of any potential revisions in the Village District.
Existing and Future Land Use	Maintain the existing land use change tax set aside for conservation purposes.
Existing and Future Land Use	Develop a highway oriented commercial zone to allow for desirable, appropriately sized commercial and institutional uses along NH 13 and NH 77. Allow compatible and desirable non-residential uses either by right with Site Plan approval from the Planning Board, or by Conditional Use Permit and Site Plan Approval by the Planning Board. The allowable uses should be appropriately sized to preserve the rural atmosphere of the community.
Existing and Future Land Use	Continue to coordinate land protection efforts with state, federal and private agencies interested in protecting both locally, and regionally significant open space, within and adjacent to Dunbarton.
Historic and Cultural Resources	Pursue a permanent easement on the Robert Rogers Homesite.
Historic and Cultural Resources	Continue to require design guidelines for new commercial and residential development.
Historic and Cultural Resources	Document, catalog and preserve historic records in the Town Office Building and make them available to the public, such as through the History Room at Dunbarton's Library.
Historic and Cultural Resources	Consider providing assistance to property owners with tax easements on historic barns and other agricultural buildings through RSA 79-D: Discretionary Preservation Easements.

Table 3.1 - Dunbarton Master Plan, Summary of Remaining Recommendations (Continued)

Chapter	Recommendation
Historic and Cultural Resources	Document, catalog and preserve private and Historical Society collections and make them available to the public.
Historic and Cultural Resources	Keep other Committees, Boards, and community organizations informed of activities and initiatives involving historical and cultural resources in Town.
Historic and Cultural Resources	Expand existing Historical Society Museum/Blacksmith Shop site.
Historic and Cultural Resources	Offer technical assistance to owners of historic structures.
Historic and Cultural Resources	Reach out to our elder citizens to record historic information about the Town's history.
Historic and Cultural Resources	Locate as many photographs, letters, ephemera and items pertaining to our history to preserve and make available to the public.
Historic and Cultural Resources	Continue to locate cellar holes and historic sites and continue to work with private owners to protect sites when possible.
Historic and Cultural Resources	Find a means to promote our history, especially to the newest members of our community.
Historic and Cultural Resources	Continue to investigate preservation easements on historic properties.
Historic and Cultural Resources	Continue to work towards context sensitive solutions for local and state transportation improvements.
Housing	Continue to support appropriately scaled multi-family housing as an allowed use in the highway oriented commercial zone to allow for desirable, appropriately sized commercial and institutional uses along NH 13 and NH 77.
Housing	Address issues related to the provision of "starter homes" in Dunbarton, including the consideration of cottage housing or "Tiny Homes."
Natural Resources	Evaluate the success of the open space subdivision regulations periodically to determine if implementation is meeting the purpose of the open space subdivision.
Natural Resources	Take advantage of opportunities to collaborate with landowners and land trusts to conserve important open space/natural resources in Dunbarton.
Natural Resources	Continue work with interested residents, the state, and private interest groups to control milfoil in Gorham Pond and to prevent its spread to other ponds in Town.
Natural Resources	Encourage land-use decision-making boards to incorporate consideration of wildlife corridors, unique habitats, and contiguous open space and promote development designs that accentuate and protect key natural features on site.

Table 3.1 - Dunbarton Master Plan, Summary of Remaining Recommendations (Continued)

Chapter	Recommendation
Natural Resources	Encourage Planning and Zoning boards to seek feedback from the Conservation Commission during subdivision and site development decision-making process.
Natural Resources	Update regulations and the zoning ordinance to reflect best practices for protecting natural resources through regulatory means.
Natural Resources	Investigate the possibility of incorporating scenic vista (viewshed) protection into the subdivision regulations.
Natural Resources	Locate and permanently protect corridors that connect contiguous areas of protected lands so that wildlife can pass from one conservation area to another.
Natural Resources	Locate large tracts of land or smaller tracts of land that could be joined to create larger tracts that have qualities worthy of protection.
Natural Resources	Ensure future development, including bridges, roads, and buildings, minimizes impacts on water resources, and amend planning and zoning tools if necessary to achieve this end.
Natural Resources	Enhance stormwater management activities to protect against degradation of water resources in the face of changing rainfall patterns, intensities, and duration.
Natural Resources	Review and improve the wetlands overlay district in the Zoning Ordinance.
Natural Resources	Require that development avoids and provides buffers to protect areas where unique or special plant communities or habitat for rare wildlife have been documented.
Natural Resources	Locate scenic vistas (viewsheds) that are most representative of the rural character of Dunbarton and prioritize their protection.
Natural Resources	Educate townspeople about the importance of open space as it affects local taxes, wildlife, rural character, and quality of life.
Natural Resources	Collaborate with diverse organizations to promote appreciation for natural and cultural resources on public lands and trails open to the public.
Natural Resources	Through collaborations help teach residents of all ages about the importance of water resources, wildlife habitat and diversity, and other natural resources issues relevant to our Town.
Natural Resources	Work with Dunbarton Public Library and Garden Club to educate landowners and relevant Town employees about invasive species.
Natural Resources	Support efforts to provide opportunities for outdoor recreation throughout Town.
Natural Resources	Monitor all properties at least annually, and more frequently as necessary for trail maintenance or other issues.
Natural Resources	Ensure all public uses are compatible with overall property goals and the terms of any easements or other documents that define or restrict uses.

Table 3.1 - Dunbarton Master Plan, Summary of Remaining Recommendations (Continued)

Chapter	Recommendation
Transportation	Continue to participate in the CNHRPC traffic counting program. Publish the traffic count on the Town website.
Transportation	As a condition of the Final Approval of a Subdivision or Site Plan Application, the Planning Board, where appropriate, should require the developer to pay a proportionate share of the costs of municipal transportation related improvements, which are necessitated in whole or in part by the development. Such fees shall be limited to capital costs and shall be expended only on new or additional capital facilities. At its discretion, the Board may require the developer to construct capital improvements, as an alternative.
Transportation	Investigate the use of appropriate traffic calming measures to discourage high speeds where the potential for conflict with other roadway users exists.
Transportation	Implement a Road Surface Management System to guide the selection and prioritization of infrastructure improvements and maintenance activities, including road widening, improvements to horizontal and vertical alignments (grading and curves), drainage system improvements, and paving/resurfacing.
Transportation	The Town of Dunbarton should incorporate access management provisions for each functionally classified street in both the Site Plan and Subdivision Regulations.
Transportation	Actively pursue State Bridge Aid grant opportunities to maintain and improve the Town of Dunbarton's transportation network.
Transportation	The Town should inventory all stream crossings and culverts on the Municipal and State road network.
Transportation	Promote a "share the road" campaign to alert drivers to the possibility of pedestrians and bike users at certain locations in Dunbarton.
Transportation	Investigate the use of low cost methods to increase safety and support non-motorized transportation, such as raised crosswalks, striped of colored crosswalks, increased signage, and reduced lane widths to provide larger shoulders for pedestrian and bicycle use.
Transportation	Design, construct and maintain a system of defined bicycle and walking paths.
Transportation	The Town should continue to provide information about the existing scenic roads.
Transportation	The Town should identify if additional roads are suitable for Scenic Road designation.
Transportation	Design, construct and maintain a pedestrian and bicycle route system to maximize transportation opportunities to existing schools and recreation areas.
Transportation	Where applicable, should consider widening, striping, and paving the shoulders of Town roads to accommodate bike lanes.
Transportation	The Town should consider providing financial assistance and continue to promote the volunteer driver programs currently serving Dunbarton.
Transportation	Consider for designation, as Class A Trails, some of the Class VI roads within Town by working with abutting landowners.