

Town of Raymond, NH
CTAP Community Planning Road Map



**Prepared for the I-93
Community Technical Assistance Program**

**Adopted by Board of Selectmen
May 18, 2009**

Introduction

The development of this **Community Planning Road Map** is part of the I-93 Community Technical Assistance Program (CTAP). The CTAP program is a New Hampshire Department of Transportation (NHDOT) **5 year** initiative to assist **26 communities** that will be affected by the rebuilding and expansion of Interstate 93. These 26 communities include: Allenstown, Atkinson, Auburn, Bedford, Bow, Candia, Chester, Concord, Danville, Deerfield, Derry, Dunbarton, Fremont, Goffstown, Hampstead, Hooksett, Hudson, Litchfield, Londonderry, Manchester, Pelham, Raymond, Salem, and Sandown (see following Attachment A, CTAP area map).

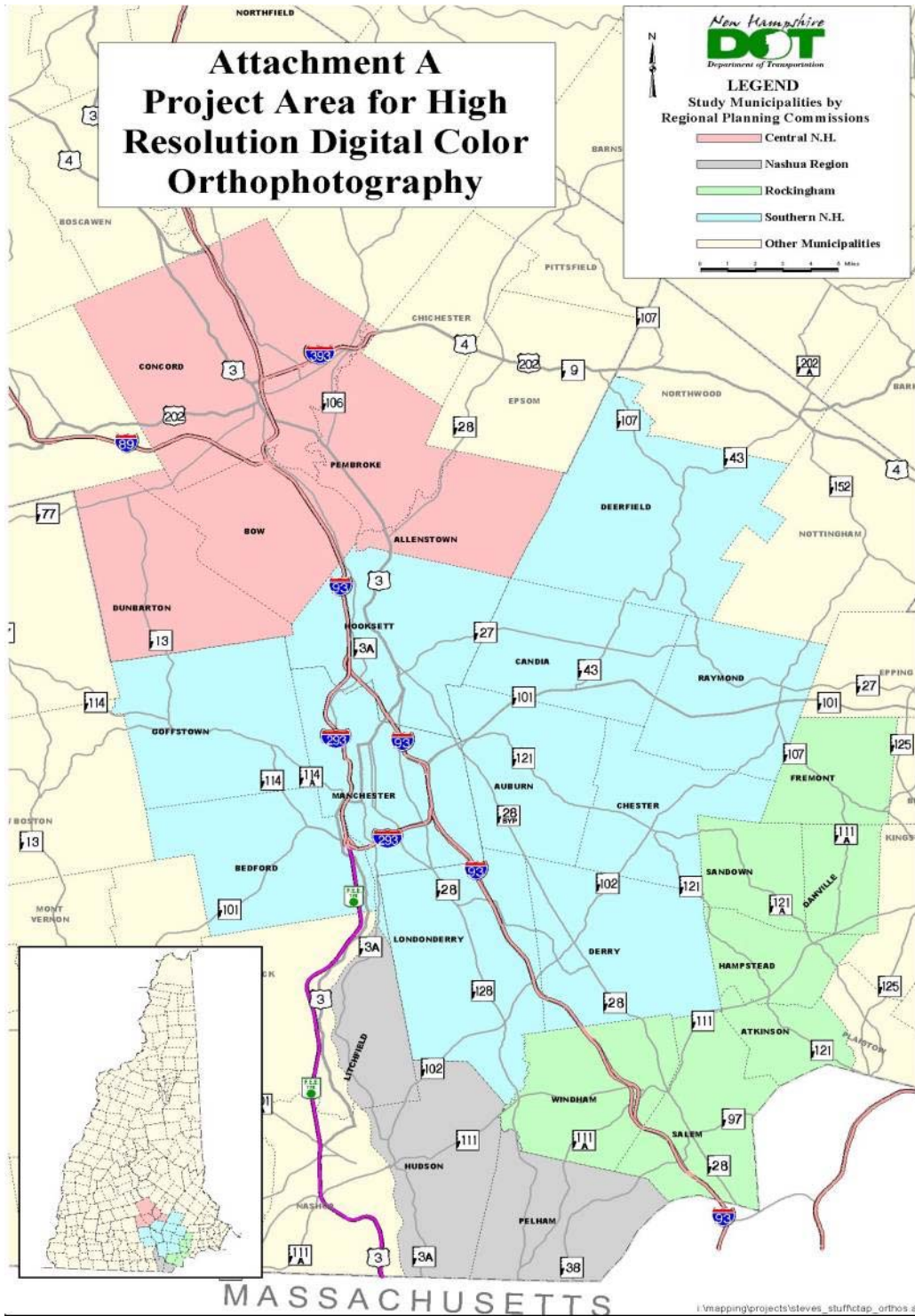
The purpose of CTAP is to promote beneficial patterns of growth among all 26 communities to minimize the negative effects of growth on community services, open space, school systems, traffic, environmental quality, and existing residential and commercial development. More information about the CTAP program is available at the NH DOT website at: www.nhctap.com and in the attached CTAP brochure.

CTAP is coordinated by NH DOT, four of the state's regional planning commissions (Central, Nashua, Rockingham and Southern New Hampshire), as well as a number of non-governmental organizations such as the Society for Protection of New Hampshire Forests as directed by a CTAP Steering Committee made up of representatives from each of these groups.

CTAP consists of three main planning stages:

- 1. Community Planning Assessment**
A questionnaire designed to help communities determine where they are on the planning curve and where their current planning and zoning will take them in the future.
- 2. Visioning and Planning**
The process in which a community pictures the future it wants and plans how to achieve it.
- 3. Implementation**
Utilizing the community assessment and existing community plans actions are developed and implemented that move the community forward to its ultimate vision.

Currently, the CTAP program is moving into the Visioning and Planning and Implementation stages via the **CTAP Community Planning Road Map**. The CTAP Community Planning Road Map is designed to engage communities in evaluating how they can achieve their planning goals using the planning products, resources and services available to them through the CTAP program.



This **CTAP Community Planning Road Map** prepared for the Town of Raymond identifies and sets forth recommendations and priority actions to guide the town's current and future participation in the CTAP program.

Because Year One of the CTAP program is nearing completion (Year 1 of the program officially ends as of April 2009), this Community Planning Road Map is designed to guide and help assist the Town of Raymond in applying for future CTAP grant funds and utilizing future CTAP resources.

Road Map Planning Process

Development of the CTAP Community Planning Road Map consists of three simple steps:

1. Initial Community Engagement Meeting

This meeting is held in each community to: (1) reintroduce CTAP to community officials; (2) evaluate CTAP products that have been developed for each community to date; and (3) develop a prioritized action plan for the community.

2. Road Map Planning Process

Communities select either the "Plan A" or "Plan B" planning process:

- Plan A: Consists of a pre-meeting review and screening of the Community Planning Assessment; facilitating a public workshop to evaluate recommendations; and developing an action plan.
- Plan B: Consists of an internal review process in which town officials, planning board members, the regional planning commission, CTAP representatives and planning commissioners met to complete a Road Map Plan for the community.

3. Concluding Presentation

The purpose of the concluding presentation is to present the CTAP Community Road Map to the public at an all boards meeting and to describe what it consists of and how it can be implemented.

Raymond's CTAP Community Planning Road Map

The Town of Raymond's Community Planning Road Map is provided in the following attachment. A summary of the Road Map and how it was developed follows.

TOWN OF RAYMOND, NH COMMUNITY PLANNING ROADMAP

Assessment

Completed

- Community Planning Assessment
- Enhanced GIS-based Information
- Conservation Commission Institute
- Open Space Assessment

In Progress

- Land Use/Transportation Connection
- Open Space Planning

Future

- Build Out Study
- Community Survey (Discretionary CTAP Grant)

Visioning/Planning

Completed

- Community Survey

In Progress

- Master Plan Update
- Open Space Planning
- Economic Development Planning
- Source Water Protection Plan

Future

- Village Plan—Mixed Use
- Open Space Plan
- Aquifer/Wellhead Protection Ordinance Update
- Riparian Buffer Ordinance

Implementation

Short term (1–3 years)

- Lamprey Elementary School
- Industrial Zoning
- Economic Development Plan
- Waste Water Treatment Plant
- GIS for Planning Department
- NRI/ Stormwater management/O.S.P.
- Village District Ordinance

Medium term (3–5 years)

- Grant Writing
- Energy Conservation
- Agricultural Commission/Audit
- Update, Prime Wetlands/Flood Regulations/ Water Plan
- Riparian Buffer
- Update Road Standards

Longer term (5–10 years)

- Affordable Housing

Developing Raymond's Community Planning Road Map

In developing Raymond's CTAP Community Planning Road Map, town officials selected the "Plan A" road map planning process. The "Plan A" road map process consisted of an internal review and screening of the Community Planning Assessment (see following Executive Summary and Summary of Recommendations as well as the following Impact/Feasibility Grid) to create the Road Map. This Road Map was then presented to the Board of Selectmen and the public as part of a concluding presentation held on May 18, 2009.

The following Raymond Board of Selectmen and Planning Board members, town staff, Raymond's CTAP representatives and planning commissioners, and staff of the Southern New Hampshire Planning Commission participated at a facilitated public meeting held at the Raymond High School on February 9, 2009:

Timothy Auclair, Chair, Board of Selectmen
John Barnes, Vice Chair, Board of Selectmen
Cheryl A. Killam, Board of Selectmen
Joyce Wood, Board of Selectmen
William Cantwell, Planning Board Chair
Frank Bourque, Board of Selectmen Chair
Gretchen Gott, Planning Board
Jonathan Wood, Planning Board and Conservation Commission
Carolyn Matthews, Planning Board
Chris Rose, Town Manager
Ernest Creveling, Community Development Director
Jack Munn, Southern New Hampshire Planning staff
Seth Spain, Southern New Hampshire Planning staff

As a result of this meeting, the following important planning goals and projects for the Town of Raymond were identified and discussed, including:

- Economic Development Plan and strategy for Exit 4 and 5
- Economic Development website (in progress)
- Village District Plan and Ordinance
- Industrial Zoning Map Revisions
- Agricultural Commission & Audit – Farmers Market
- Affordable Housing Study – zoning revisions
- Update Groundwater/Aquifer Protection (in progress)
- Update Road Standards – include CSS and traffic calming techniques
- Update Stormwater Standards – include LID techniques
- Update Open Space Plan
- Energy Conservation Plan & Audit – consider tax incentives
- Conduct Natural Resources Inventory – include NSN and WAP
- Develop Prime Wetlands Inventory/Map & Ordinance (RFP in progress)
- Develop Riparian Buffers – zoning revisions (in progress)
- Update Emergency Management Plan (in progress)
- Update Floodplain Mapping/Ordinance (in progress)

- Corridor Studies: Rt. 107; Rt. 27; Rt. 102; Rt. 156
- Prepare Grants – EDA/USDA – Business Incubator/Business Parks
- Update 1993 Water Resources Management Plan
- Implement GIS capabilities in Planning Department
- Lamprey Elementary School Feasibility Study (high priority)
- Wastewater Treatment Plant (in progress)

Also recognized at this meeting are the CTAP work products which have been completed for Town of Raymond to date, including the Community Planning Assessment; enhanced GIS-based information (land use and aerial photo mapping); build out studies; Conservation Commission Institute workshops, and a recent open space planning assessment prepared by the SPNHF. In addition, SNHPC staff described the CTAP work products currently in progress, including the master plan update and a power point presentation on the connection between land use and transportation.

Key Elements of Raymond’s CTAP Community Planning Road Map

Raymond’s CTAP Community Planning Road Map is divided into three parts: projects which have been completed; projects in progress; and future projects (Short Term, Medium Term and Longer Term).

In the Short Term (1-3 years), the Road Map recommends that the Town of Raymond implement GIS capabilities in Planning Department, perform Corridor Studies on various state routes through town, develop a Village District Plan and Ordinance, update stormwater standards, update groundwater/aquifer protection, update Open Space Plan, develop Prime Wetland Inventory, Update Flood Regulations, update water resource management plan, develop Riparian Buffers, update road standards, and develop a Economic Development Website.

The Town of Raymond has already applied for a \$15,000 discretionary grant to conduct a community survey and to update the master plan. The Town of Raymond intends to apply for a \$10,000 CTAP discretionary grant and a \$10,000 CTAP collaborative grant as well as seeking an update to the Open Space Plan.

Raymond’s CTAP Community Planning Road Map also recommends several additional Short Term projects, including:

- Economic Development and/or Village District (the Town of Raymond intends to seek assistance by applying for a \$10,000 CTAP Target Grant upon completion of the master plan update);
- Corridor Study development under a CTAP collaborative grant; and
- Update Open Space Plan with CTAP assistance.

IMPACT:
How much
will it matter?

High	<p>Lamprey Elementary School</p> <p>Industrial Zoning</p> <p>Economic Development Plan</p>	<p>Waste Water Treatment Plant</p>	<p>GIS for Planning Department</p> <p>Corridor Study</p> <p>NRI/Storm Water Management/Open Space Plan</p> <p>Village District Ordinance</p>
Moderate		<p>Grant Writing</p> <p>Energy Conservation</p> <p>Agricultural Commission and Audit</p>	<p>Update Prime Wetlands</p> <p>Update Flood Regulations</p> <p>Update Water Plan</p> <p>Riparian Buffers</p> <p>Update Road Standards</p> <p>Economic Development</p> <p>Economic Development Website</p>
Low	<p>Affordable Housing</p>		
	Low	Moderate	High

FEASIBILITY: How possible is it in our community?



In the Medium Term (3-5 years), the Road Map recommends that the Town of Raymond consider Updating the Waste Water Treatment Plant, Energy Conservation plan and Audit, Natural Hazards Plan, and Prepare Grants. .

In the Longer Term (5-10 years), the Road Map suggests that the Town of Raymond pursue an Affordable Housing study, Industrial Zoning Regulations, Economic Development Plan, Lamprey Elementary School.

A summary of current available CTAP programs and resources is provided in the following attachment.

COMMUNITY TECHNICAL ASSISTANCE PROGRAM



CTAP: helping communities in the I-93 corridor to proactively plan for growth

The **Community Technical Assistance Program (CTAP)** provides resources and tools to help NH communities take a proactive role in achieving the future they desire. CTAP is designed to assist communities with the changes that will arise from the I-93 expansion as well as ongoing growth in the region. By taking a proactive approach to planning, CTAP helps communities to minimize the negative effects of growth on community services, remaining open space, schools, traffic patterns, environmental quality, and existing residential & commercial development.



The CTAP process follows three main stages, each with its own set of programs and resources. The first stage is **Assessment**, which helps communities to determine where they are and where their current planning and zoning will take them in the future. Once assessments have been made, communities can use this information to begin the second stage, **Visioning and Planning**. Visioning is the process in which a community pictures the future it wants and plans how to achieve it. The final stage of the CTAP process is **Implementation**. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

ASSESSMENT PROGRAMS

Assessment is the first stage in the CTAP process. It helps communities to determine where they are and where their current planning and zoning will take them in the future.

Community Planning Assessment ~ an expert analysis of your community's current planning status and a roadmap to help you make the best use of CTAP programs. Assessments review a wide range of information including existing zoning and regulations, capital improvement plans, open space plans, and master plans.

Economic Assets Profile ~ an inventory of local assets is key to a solid economic development plan. This program will inventory all assets in your community and incorporate additional data to provide a regional snapshot that will help formulate a long range strategic economic plan.

Community Build-out Analysis and Alternatives ~ using enhanced GIS, this program provides build-out views of your community based on current zoning regulations as well as alternative scenarios under different zoning options. These community analyses will be combined to show how the entire region will be affected by the I-93 expansion and local growth decisions.

Open Space Assessment ~ the Regional Planning Commissions and the Society for the Protection of NH Forests (SPNHF) will work with your community to identify and map land that should remain undeveloped and create ecologically, financially, and legally viable strategies for the protection of these lands.

Enhanced GIS-based Information ~ using the latest land use and conservation GIS data, this program will prepare an updated Natural Services Network for the CTAP region that identifies critical natural services such as water supply, flood control, forestry and agricultural soils, and wildlife habitat. Your community can then use this information to guide both development and conservation practices.



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VISIONING & PLANNING PROGRAMS

Once assessments have been made, communities can use this information to begin Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it.

Transportation & Land Use Integration Planning ~ this program assists communities in developing a better way to integrate and deliver transportation and land-use planning in and across local and regional master plans.

Open Space & Conservation Planning ~ by identifying open space locations and recommending methods to preserve them, this program will assist your community in improving, enhancing, or creating an open space plan that fits seamlessly into your Master Plan.

High Priority Natural Resource Protection Plan ~ using zoning, regulatory, and voluntary techniques that have worked elsewhere, this program provides the most up-to-date methods to protect high-priority natural resources identified in your Open Space Plan. A public outreach and education component is available to help others see the value of future land use planning.

Agricultural Resources Assistance ~ training and startup technical assistance is available through CTAP for newly formed Local Agricultural Commissions, whose purpose is to promote, protect, and enhance local agriculture and agricultural resources. In addition, a mini-grant program can help your community to create an Agricultural Commission or develop and implement work plans for an established Commission.

Local Government Workshops ~ designed for 3-4 towns to identify and discuss common planning problems and solutions, including those that cross regional boundaries. Workshop topics can be geared to your specific needs.

Conservation Commission Institute ~ a year long series of regional training sessions for those serving on Conservation Commissions. Topics vary based on community needs, but may include land conservation, support for working landscapes, and preservation of local agriculture. A regional environmental protection roundtable will be established to encourage communication, education, and a regional approach to environmental issues.



IMPLEMENTATION PROGRAMS

The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

Innovative Training for Local Government Officials ~ this program provides your local government officials with customized training on topics that address the interests and needs of your community. Innovative delivery methods will be utilized, including discussion boards, post-training support, customized 1-on-1 training, and peer-to-peer training.

Discretionary/Targeted Local Funding ~ your community has access to upwards of \$10,000 for activities that are consistent with CTAP goals but not already covered by CTAP funding. Your local Regional Planning Commission will counsel you on how the funds may be spent.

Local CTAP Collaborative Grants ~ funding is available for two or more local governments to pursue a collaborative project that addresses an immediate concern to their communities and helps to achieve the broad goals of CTAP.

Grant Writing Assistance ~ a Grant Resources Guide, grant workshops, and grant consultation are available to help you prepare proposals for non-CTAP grants that support goals & objectives identified in the CTAP strategic planning process.

Affordable Housing Initiatives ~ the Inclusionary Zoning Implementation Program (IZIP) was created by the NH Housing Finance Authority to provide communities with direct technical assistance grants to address shortages in workforce housing by developing and adopting inclusionary zoning ordinances. CTAP funds will be used to leverage IZIP technical assistance for CTAP communities on a competitive basis.



EXECUTIVE SUMMARY

Community Planning Assessment Report

This report is a summary of the CTAP Community Planning Assessment which was completed using the gathered information from the Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Final Summary

History and Purpose:

The Community Technical Assistance Program (CTAP) is in the second year of a five-year process. The New Hampshire Department of Transportation (NHDOT) initiated CTAP to provide support to communities projected to experience growth as a result of the Interstate 93 Expansion Project which stretches from Salem to Concord. The goal of the first phase of the program is to conduct Community Planning Assessments of those municipalities designated by the NH DOT as most likely to be affected by the expected increase in population. There are 26 CTAP-designated communities along the I93 corridor and a Community Planning Assessment has been conducted for each town. Eleven of these municipalities are located within the Southern New Hampshire Planning Commission Region and include Auburn, Bedford, Candia, Chester, Deerfield, Derry, Goffstown, Hooksett, Londonderry, Manchester, and Raymond. The primary purpose of the Community Planning Assessment is to identify the policies and regulations these municipalities currently have in place to effectively prepare and manage growth.

Process:

The Community Planning Assessment consists of more than 100 questions. The survey is centered around the following four major planning themes:

- Theme A. – Community Infrastructure and Regional Cooperation
- Theme B. – Environmental Protection, Land Use, and Open Space
- Theme C. – Downtowns, Village Centers, and Community Vitality
- Theme D. - The Local Economy

The CTAP Steering Committee determined that the questions developed from these themes should address most of the growth concerns of municipalities affected by the Interstate 93 Expansion Project. The attached Community Planning Assessment for the Town of Raymond, New Hampshire was completed through a review by Town officials, Planning Board members, and staff at the Southern New Hampshire Planning Commission. The results are intended to provide community leaders and municipal officials with a basis to make decisions concerning the implementation of policies to address potential growth issues. These results are identified in this Executive Summary.

Findings:

The major planning needs and weaknesses identified by the Community Planning Assessment prepared for the Town of Raymond, New Hampshire are listed as follows:

Key Recommendations:

- 1. Add Traffic Calming Techniques to town land use regulations**
- 2. Consider providing tax exemptions for alternative energy use**
- 3. Consider the creation of an Open Space Committee**
- 4. Explore an infill development policy or ordinance**
- 5. Consider design guidelines for future commercial and residential development**
- 6. Create a strategy for protecting farmlands**
- 7. Reference Right to Farm Law in zoning ordinance**

CTAP COMMUNITY ASSESSMENT REPORT

Part I

Introduction

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help member communities grapple with potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to conduct Community Planning Assessments of those municipalities most likely to experience growth due to the expansion of I-93. The ultimate goal of the Community Planning Assessment process is to determine whether communities have policies and regulations in place to manage potential growth effectively.

The I-93 expansion is projected to last until 2012. In an effort to minimize the effects of potential growth, the New Hampshire Department of Transportation (NH DOT) identified 26 municipalities stretched out along the I93 as areas most likely to be impacted.

Some of the potential growth impacts that the CTAP communities could experience include, increased population, traffic, and a greater demand for housing. Consequently, if growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

More than 100 questions were developed by professional planners and municipal officials involved in the CTAP process in an effort to determine if CTAP communities have policies and regulations in place to adequately address potential growth issues. These assessment questions were answered by reviewing existing town web sites, ordinances, regulations and city policies. The assessment questions were also answered with assistance from the municipal planners and other officials in each community.

Many of the assessment questions provide insight as to the status of the community's growth policies and the vision of the CTAP community towards its future development. The questions deal with many different planning issues including land use and mixed-use policies, zoning, minimum-lot requirements, historical preservation, open space, environmental protection, housing, water quality, economic development, and transportation. Furthermore, the assessment is designed to gauge the level at which public participation is present in each of the communities.

Prior to the publication of this report, municipal officials and Planning Board members of the Town of Raymond were asked to review the preliminary findings of the community planning assessment and any possible growth issues that may have come to light as a result of the survey. This was accomplished at a

regular scheduled meeting of the Raymond Planning Board. The assessment questions provided discussion venues where municipal officials and planning board members could voice concerns and ask questions.

In developing this report, the SNHPC considered the insights, concerns, and recommendations offered, as well as other communications provided throughout the process and has included these where appropriate. As a result, this report should be viewed as a starting point or as a guide for future planning activities and goals. A copy of the Community Planning Assessment prepared for Raymond is attached.

Part II

Theme A

Community Infrastructure and Regional Cooperation

The purpose of this theme is to determine how CTAP communities have planned for the future in terms of the provision and funding for municipal services. This may include new facilities and other infrastructure improvements to help meet these needs. In addition, Theme A considers how effective CTAP communities have been, and will be, regarding regional cooperation with other local municipalities in an effort to better serve constituents. Special attention is given to communication strategies and cooperation initiatives between communities within the region.

Theme A generated 42 questions dealing with the funding and delivery of municipal services, regional cooperation among local governments, housing, and transportation.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

Goals

- Promote the establishment of consistent funding approaches to help pay for improved and expanding public infrastructure and services. Local governments should make certain that their funding strategies are adequate to meet the new level of service provision to meet projected growth needs.
- Evaluate the need for regional cooperation between local governments. Regional approaches can often embellish the delivery of public services and environmental quality, avoid the possible duplication of services, and better allocate financial resources.
- Plan for an adequate supply of housing. The housing stock should reflect local needs and priorities and include housing for a range of income levels.
- Implement strategies to promote safe and efficient multi-modal transportation systems.

Findings:

- The town of Raymond regularly participates in mutual aid agreements for police and fire. However, the Town of Raymond does not have mutual aid

agreements for solid waste or water.

- Raymond's Capital Improvement Program (CIP) was revised in 2007 and projected through 2012
- Raymond does use TIF districts
- Raymond currently uses Impact Fees for schools and is considering adding Impact Fees for police and fire facility improvements
- The town of Raymond has an Age Restricted Housing ordinance and Elderly Tax Exemptions
- Raymond lacks an Inclusionary Housing Ordinance for affordable and workforce housing
- There are currently no on road bicycle facilities or accommodations.
- Current land use regulations do not require sidewalks or bicycle paths within new residential or commercial developments
- Lack of Traffic Calming Techniques contained within the town's land use regulations or Master Plan.

Recommendations:

The lack of an Inclusionary housing ordinance will be addressed in the Master Plan update being completed by the SNHPC. The creation of a bicycle pathway throughout town along with other pedestrian paths will help the make the community more walkable. Perhaps requiring trails or pedestrian connections between developments in the plan review process should be explored. Specific traffic calming techniques should also be explored by the town. Affordable housing is currently being discussed and researched in detail as a part of the new master plan update.

Theme B

Environmental Protection, Land Use, and Open Space

The purpose of this theme is to determine how CTAP communities have planned for the protection of land in a way that is consistent and compatible with future growth trends. To achieve these goals communities must focus on future land use strategies and determine how these would help to promote the preservation of natural resources, open space, and environmental protection.

Theme B generated 38 questions dealing with natural resources, green infrastructure, parks and recreational opportunities, rural character, and the preservation of agricultural lands and forests.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

Goals

- Promote the preservation and protection of natural resources when addressing the economic needs of the community and region.
- Protect natural resources and the environment including ground water, aquifers, wildlife, and wildlife corridors.

- Establish and conserve an interconnected green infrastructure and ensure public access to open space, parks, and other recreational opportunities.
- Maintain rural character whenever possible especially forests and farms.

Findings:

- Current land use regulations do provide for a range of lot sizes from one-half acre, two acres, and three acres
- The Town of Raymond has two zoning districts that allow for a mix of residential and commercial uses
- The town does not provide property tax exemptions for alternative energy use
- The town does not currently have a Natural Resources Inventory, however the Raymond Conservation Commission recently voted to implement a Natural Resources Inventory in the near future
- The town has a Conservation Overlay District which acts to protect wetlands
- The community lacks wetland buffer requirements
- Raymond has storm water management and erosion control regulations in effect
- The State Shoreland Protection Act applies to portions of the Lamprey River and several Great ponds in town.
- Raymond lacks an Open Space Committee
- 50% open space is mandated in the conservation subdivision regulations and mixed use business park.

Recommendations:

The Town of Raymond has been active in environmental protection and developed many land use regulations pertaining to protection of wetlands, open spaces, and water source and quality protection. One step the town could take to encourage energy conservation and greater environmental awareness is to provide property tax exemptions for alternative energy use. The town should pursue a Natural Resources Inventory. Wetland buffer requirements are another regulatory tool that could be a corollary to existing water protection ordinances. The town should also consider the formation of an Open Space Committee.

Theme C

Downtown/Village Centers and Community Vitality

The purpose of this theme is to determine how the CTAP communities have planned for the development and preservation of vibrant community centers which would include an extensive array of cultural and recreational resources. The overall intent is to enhance public participation by establishing areas for community activities around the downtown or common community village center which would add rural character and promote a sense of vitality to the village center.

Theme C generated 16 questions dealing with the development of village center districts and the promotion of walkable downtown areas in an effort to maintain the small town New England community tradition. Special emphasis was given to the development of main streets, historic preservation, and landscaping.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

Goals

- Develop or enhance downtowns and village centers through the reuse of existing infrastructure and the rehabilitation of buildings with historic value.
- Promote the development of walkable downtown areas which are consistent with historic patterns.
- Enhance Main streets and promote a small, New England town atmosphere.

Findings:

- The Town of Raymond lacks a downtown zone or village district zone
- Lack of policy to locate new public buildings near the community center
- Lack of infill development policy or ordinance
- Mixed uses are not allowed in the central village area
- Lack of design guidelines for new commercial and residential development.
- The community's ordinance does require the installation of street trees and landscaping for new and enlarged developments
- Residents and business owners are aware of the town Master plan through references in town reports and studies as well as through the town website.

Recommendations:

The Town of Raymond should study the feasibility of amending the zoning ordinance to include a village district zone. This would promote a walkable downtown area concept which, with the extension of bicycle paths, could become a viable alternative means of local travel. Infill development is another regulatory tool that assures growth patterns do not engender greater sprawl, through density requirements and efficiency in land use development. The Town of Raymond should consider these land use changes as a way of protecting the town's aesthetic quality and protecting open spaces and environmentally sensitive lands.

Theme D

Local Economy

The purpose of this theme is to determine if the CTAP community has enacted policies that promote economic viability, foster a prosperous business environment, and support agricultural development. The development of a strong local economy should result in increased local employment opportunities and livable wages.

Theme D generated 15 questions dealing with the development of economic development strategies, commercial and agricultural development, and tax incentives to attract new business development.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

Goals

- Support sustainable and balanced economic growth that reflects the current tax base.
- Strengthen local agriculture and forestry through the support of related infrastructure and economic systems.
- Support the development of new jobs and livable wages.

Findings:

- The Town of Raymond is currently working towards development of an Economic Development Plan as a goal for 2007/2008
- Raymond does not participate in the Main Street program
- Multifamily development is permitted within the C-2 zone
- The Town of Raymond does not provide tax incentives for business to locate in the community center (this is mainly due to significant septic and sewer issues within the town center)
- The town currently lacks a strategy for protecting farmlands
- The mapping of farm locations and prime agricultural lands will be a part of the new master plan update
- Lack of Agricultural Inventory
- Lack of districts that are restricted for agricultural use
- Right to farm law not referenced in zoning ordinance

Recommendations:

The Town of Raymond has not planned for the preservation of farmlands and local agriculture. The town should develop a comprehensive strategy for protecting farmlands which should include the mapping of current farm locations and prime agricultural lands. This would help in the creation of an agricultural inventory much akin to the idea of a natural resources inventory. Protecting farmlands is vital to assuring the sustainability of local agriculture and the culture and rural community character of the Town of Raymond.

Summary

Overall Findings:

- 1. Add Traffic Calming Techniques to town land use regulations**
- 2. Consider providing tax exemptions for alternative energy use**
- 3. Consider the creation of an Open Space Committee**
- 4. Explore an infill development policy or ordinance**
- 5. Consider design guidelines for future commercial and residential development**

- 6. Create a strategy for protecting farmlands**
- 7. Reference Right to Farm Law in zoning ordinance**