

2005 HEBRON MASTER PLAN SUMMARY OF RECOMMENDATIONS

To preserve wetlands, streams and brooks, maintain the water quality of the Newfound Lake watershed, minimize the effect of new development on the Town's natural scenic beauty and its pastoral atmosphere, and be in harmony with zoning ordinances in other Lakes Region communities, we recommend that the Town:

- Support zoning changes that would limit development in areas of steep slopes and in or near wetlands and floodplains.

To ensure adequate and safe housing for all residents, we recommend that the Town:

- Determine the need for affordable housing, including senior housing, and if determined necessary, support zoning changes to ensure the availability of such housing.
- Determine the need for enhanced code enforcement services.

To enhance the Historic District and protect historic resources, we recommend that the Town:

- Explore possible sites and designs for a Community Hall as soon as possible to avoid potential conflicts with other needs (for example, expanded cemetery space).
- Encourage preservation of historic documents, photographs, and artifacts, with public display of selected items.
- Establish a Heritage Commission under the purview of the Historic District Commission. Work with these commissions and local organizations to explore the feasibility and desirability of expanding the Historic District and protecting historic sites outside the District (for example, the Ordway and Ball home sites).
- Maintain public buildings in the Historic District. Enhance public grounds in the Historic District by replacing diseased trees with drought-tolerant varieties and by installing a watering system.

To maintain the rural quality of the Town so valued by its residents and to minimize the effect of development on the Town's natural scenic beauty and pastoral atmosphere we recommend that the Town:

- Encourage land trusts, conservation groups, and private and municipal landowners to hold forests, shoreline, and open space for conservation and public recreational uses, as appropriate, and promote the use of conservation easements and restrictions for these purposes.
- Create a reserve fund, partially funded by change-of-use penalties, for purchasing conservation land.
- Develop an Open Space Subdivision ordinance that would require developers to retain a significant portion of the development for open space/conservation easements.
- Create a Hebron Town Forest.

- Using the *Comprehensive Shoreland Protection Act* as a guide, develop ordinances to protect the Cockermouth River, the major brooks (e.g. Cilley, Fretts, Wise, Tannery, and Georges/Bog brooks) and wetlands.
- Support sound forestry management practices.

To help maintain Hebron's rural character, to prevent further reduction of visibility of the night sky, and to reduce annoying lighting conditions, we recommend that the Town:

- Adopt a lighting ordinance in conformity with the “Dark Sky” guidelines of the New Hampshire Office of Energy and Planning Technical Bulletin 16.

To address the need for expanded recreational opportunities we recommend that the Town:

- Expand recreational facilities on Town-owned lands.
- Work with land trusts, and with private and municipal landowners to create linking trail networks.
- Work with landowners to explore the possibility of a “river walk” along the Cockermouth River.
- Encourage landowners and organizations to maintain lanes for four-season multi-use trails along Class VI roads.

To improve road safety, we recommend that the Town:

- Work with the New Hampshire Department of Transportation to make improvements on NH 3A, North Shore Road, West Shore Road, and Groton Road to improve vehicular and pedestrian safety.
- Maintain and upgrade town roads in keeping with the scenic and historical character of the Town. Add shoulders for safer travel and recreation.

To strengthen communications, we recommend that the Town:

- Post all public notices and related agendas on the Town of Hebron web site. This would not be a substitute for statutory notice.
- Publish a calendar of events and minutes of public meetings on the Town of Hebron web site.
- Publish notices of events and meetings on the local free cable TV channel.
- Continue its practice of holding a summer informational town meeting to better include nonresidents and part-time residents in the civic life of Hebron.