

# 3 Implementation

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**Purpose:** **Use of the Implementation Chapter**

The purpose of the Implementation Chapter is to help the Town’s boards, committees and residents continually utilize, review, and implement The Plan for Tomorrow. The 2023 Plan for Tomorrow contains the two statutorily required chapters, the Vision chapter and the Existing and Future Land Use chapter. While these two chapters are the foundation of the Plan, other chapters were developed, including Canterbury Today (Demographics), Implementation, Transportation, Housing, Community Facilities, and Natural Features to provide a more rounded and detailed Plan for Tomorrow.

To develop the Implementation chapter, the Planning Board reviewed the many recommendations and identified the highest priorities. Those prioritized recommendations are included in the table beginning on page 3.3, sorted by chapter. For the purposes of this chapter, short-term is identified as through Town Meeting 2026, medium-term is 3 to 5 years, and long-term is 5 years and beyond. It was also noted if it was a priority to undertake the action on an ongoing basis.

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- Elements:** Key Priorities & Implementation: Land Use • Key Priorities & Implementation: Transportation • Key Priorities & Implementation: Housing • Key Priorities & Implementation: Community facilities • Key Priorities & Implementation: Natural Features • Priorities Ranked: Community Input

# *Key Priorities and Implementation*

## LAND USE

In the Existing and Future Land Use chapter, key priorities include the encouragement of the use of the Cluster Development Ordinance by simplifying the ordinance and the consideration of a range of density incentives. This was also noted in the Housing chapter and was initiated with changes approved at Town Meeting 2024. Other key priorities include the consideration of possible changes in the Zoning Ordinances and Subdivision Regulations to direct development away from cleared fields and prime agricultural land to those areas of limited agricultural or conservation use. It is crucial to actively identify, inventory, protect, and maintain the features that define the rural character of the town. These features, such as dirt roads, stone walls, open land, the trail system, and old farm buildings, are of utmost priority.

## TRANSPORTATION

In the Transportation chapter, high priorities include monitoring and participation in project planning activities related to the NH 106 widening and the recently completed US 4 (Hoit Road), Old Boyce Road and Whitney Road Intersection Improvement projects, and the promotion and support of the existing services offered by the Community Action Program Belknap-Merrimack Counties Inc.

In addition, there is support for the exploration of options to improve pedestrian and bicycle safety such as construction of sidewalks and widening shoulders as appropriate and continuing to monitor safety issues in the vicinity of the Kimball Pond Road and Morrill Road intersection.

## HOUSING

In the Housing chapter, high priorities include the previously noted support of cluster developments, support for mixed-use zones in the vicinity of Exits 17 and 18 to accommodate a mix of housing and small-scale retail/office uses, and the update the Zoning Ordinance and Subdivision Regulations to meet the

goals, policies and objectives described in this Plan update. Some of that implementation was addressed at Town Meeting 2024, including support for accessory dwelling units. Finally, there was supported to periodically reevaluate the existing “building permit cap.”

## COMMUNITY FACILITIES

Regarding Canterbury’s Community Facilities, high priorities include continued efforts to improve broadband and cellular service and the exploration of community power with the goal of reducing electrical costs and establishing Canterbury as an energy conscious community.

Furthermore, annual updates to the Capital Improvements Program (CIP), assessment of the Town’s waste management and recycling program (including potential Household Hazardous Waste collections), and regular PFAS-type chemical water quality testing were identified as high priorities.

## NATURAL FEATURES

Key priorities of the Natural Features chapter included:

- Support for the evaluation and improvement of zoning and subdivision regulations to limit cumulative adverse effects caused by scattered development on larger contiguous areas.
- Support for the protection of surface waters, groundwater, and watersheds to ensure clean, drinking water for residents.
- Restricting the use of prime agricultural lands to ensure the ability to produce food locally for the benefit of local people and the economy.
- The conservation of landscapes and habitats that can mitigate climate change or be most resilient in adapting to climate change.
- Maintaining the intangible qualities of rural character such as scenic quality, quiet, and rural roadways.
- Support for plant and wildlife habitat conservation prior to allowing development or changes to the natural environment in priority habitats/natural areas.

## ***Key Priorities and Implementation (continued)***

- The identification of opportunities to conserve streams, riparian corridors, and wildlife corridors that connect open spaces, encouragement for landowners to protect their remaining fields for agricultural use and to conduct operations in a sustainable manner.
- Identification of key town-owned properties along with the development of a stewardship plan to ensure that they are properly managed to enhance their value for outdoor recreation, wildlife habitat, agriculture, forest management, and scenic enjoyment.
- Support for funding for land conservation through continued dedication of 100% of the Land Use Change Tax to acquire conservation land or easements or supporting such projects in town initiated by qualified organizations.

It may be important to note that, while the above are the priorities and implementation recommendations highlighted by the Planning Board, it does not minimize the remaining recommendations found in the Plan. The highlighted tasks should be reviewed annually by the Planning Board to ascertain progress or reprioritize if necessary.



## Priority Ranking: Existing & Future Land Use

### Land Use, Objective One: Encourage a mix of uses and densities in appropriate parts of town.

- ▷ Consider the development of mixed-use zones in the vicinity of Exits 17, 18 and Route 106 to include a mix of housing and small-scale retail/office service business uses.

<u>Priority</u>			<u>Responsibility for Action</u>
Low	Medium	High	
	** ★		Planning Board

*\*\*ongoing/active*

### Land Use, Objective Two: Promote and preserve Canterbury's agricultural heritage.

- ▷ Continue to identify, inventory, protect, and maintain features that make up the rural character of the Town, such as dirt roads, stone walls, open land, the trail system, and old farm buildings.

		** ★	Planning Board/Conservation Commission/Ag. Commission
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- ▷ Consider possible changes in the Zoning Ordinances and Subdivision Regulations to direct development away from cleared fields and prime agricultural land to those areas of limited agricultural or conservation uses.

		★	Planning Board/Conservation Commission/Ag. Commission
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- ▷ Continue identifying land that should be conserved for agricultural activity, forestry, wildlife habitat, water quality and recreation.

	** ★		Planning Board/Conservation Commission/Ag. Commission
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- ▷ Augment agricultural map data with ground truthing to identify properties managed for agriculture and forestry.

	★		Planning Board/Conservation Commission/Ag. Commission
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## Priority Ranking: Existing & Future Land Use (continued)

- ▷ Encourage landowners to make their agricultural land available for others to farm and maintain a list of those landowners willing to participate in such a program.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
	★		Planning Board/Conservation Commission/Ag. Commission

- ▷ Maintain and enhance ordinances that facilitate small-scale agricultural operations.

Low	Medium	High	
	★		Planning Board/Conservation Commission/Ag. Commission

### *Land Use, Objective Three: Continue to promote economic development in areas of town that are well-suited for business*

- ▷ Consider modifications to the Industrial zone to allow for a mix of office, housing, and services businesses, and light industrial uses.

Low	Medium	High	
	★		Planning Board

- ▷ Consider the designation of specific areas along NH 106 and the Exit 18 Commercial/Light Industrial zone as Economic Revitalization Zones (ERZs).

Low	Medium	High	
	★		Planning Board/Future Economic Development Committee

- ▷ Focus redevelopment and brownfields assessment efforts on the former gas station/convenience store site near Exit 18.

Low	Medium	High	
		★	Board of Selectmen/Planning Board/Future Economic Development Committee

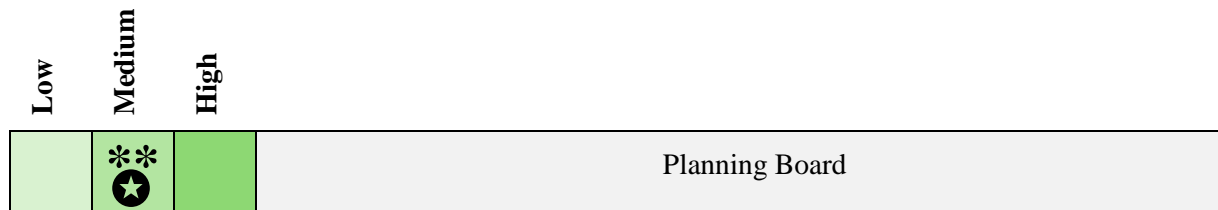
## Priority Ranking: Existing & Future Land Use (continued)

**Land Use, Objective Four: Encourage the construction of housing for residents of all ages and income levels.**

- ▷ *Revise the Zoning Ordinances and Subdivision Regulations to reduce barriers for accessory dwelling units, senior housing, and low-impact outdoor recreation businesses.*

Priority  
\*\*ongoing/active

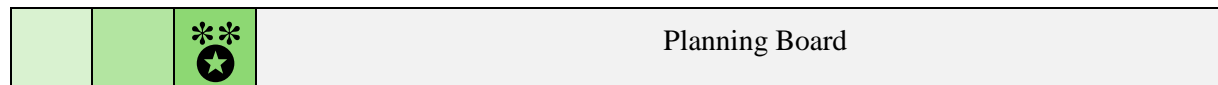
Responsibility for Action



- ▷ *Continue to periodically reevaluate the existing “building permit cap” and adjust a rate of growth that will enable Canterbury to assume its regional responsibilities while avoiding the strain of existing and planned Town services, schools, and roads. This growth rate should not lead to an adverse impact on the quality of life in Canterbury or unreasonable increases in Canterbury’s property taxes.*



- ▷ *Encourage the use of the Cluster Development Ordinance by simplifying the ordinance and the consideration of a range of density incentives.*



- ▷ *Update the Workforce Housing Ordinance to simplify and better promote Workforce Housing at an appropriate scale.*



## Priority Ranking: Transportation

**Transportation, Objective One: Preserve and maintain the existing conditions of the transportation system.**

- ▷ Regularly monitor data on existing roads, sidewalks and paths including surface conditions and drainage.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		** ★	Board of Selectmen

- ▷ Promote and support the existing services offered to Canterbury residents by the Community Action Program Belknap-Merrimack Counties Inc. and CommuteSmart NH.

		** ★	Board of Selectmen
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- ▷ Review NHDOT bridge inspection reports regularly to monitor bridge conditions and ensure that municipal bridges are maintained, repaired and/or replaced when needed.

		** ★	Board of Selectmen
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- ▷ Continue to implement asset management strategies including related to road surface condition and culvert and closed drainage systems.

	** ★		Board of Selectmen
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**Transportation, Objective Two: Address capital improvement projects and studies strategically important to Canterbury's transportation network.**

- ▷ Monitor and participate in project planning activities related to the NH 106 widening and the Us4 (Hoit Road), Old Boyce Road and Whitney Road Intersection Improvement projects to ensure a positive impact in Canterbury.

		** ★	Board of Selectmen/Planning Board
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## Priority Ranking: Transportation (continued)

- ▷ Utilize available traffic count data to evaluate highways and roads that may be adversely impacted by future development trends.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
	*** ★		Board of Selectmen

- ▷ Collaborate with adjacent communities and NHDOT to address maintenance and safety concerns on state-owned roads.

	*** ★		Board of Selectmen
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- ▷ Work with State and regional agencies and surrounding towns to ensure that transportation projects that are eligible for Federal-Aid funding in Canterbury are adequately represented in the Regional TIP and considered for inclusion in the State Ten-Year Plan.

		*** ★	Board of Selectmen/Planning Board
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- ▷ Proactively develop additional hiking and multi-use trails in Canterbury. Consider the formation of a Trails Committee to support the effort.

	★		Planning Board/Conservation Commission/Future Trails Committee
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### Transportation, Objective Three: Prioritize safety for all modes of transportation.

- ▷ Review crash data on an annual basis and work with CNHRPC and NHDOT to identify enhancements that could be made to improve safety.

		*** ★	Board of Selectmen
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## Priority Ranking: Transportation (continued)

- ▷ Continue to monitor safety issues in the vicinity of the Kimball Pond Road and Morrill Road intersection.

Priority  
**\*\*ongoing/active**

Responsibility for Action

Low	Medium	High	
		** ★	Board of Selectmen

- ▷ Explore options to improve pedestrian and bicycle safety such as construction of sidewalks and widening shoulders as appropriate.

		** ★	Board of Selectmen
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- ▷ Consider applying to the Highway Safety Improvement Program (HSIP) when addressing safety concerns.

		** ★	Board of Selectmen
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## Priority Ranking: Housing

### Housing, Objective One: Support a mix of housing densities and types in Canterbury.

- ▷ Consider the development of mixed-use zones in the vicinity of Exits 17 and 18 to accommodate a mix of housing and small-scale retail/office uses.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		*** ★	Planning Board

### Housing, Objective Two: Promote the use of cluster subdivisions and other zoning tools to increase the availability of housing.

- ▷ Update the Zoning Ordinance and Subdivision Regulations to meet the goals, policies and objectives described in the Plan for Tomorrow by utilizing but not being limited to the Innovative Land Use Controls granted by New Hampshire law to the Towns under RSA 674:16.II. and the methods contained in RSA 674:21.

		*** ★	Planning Board
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- ▷ Update the Workforce Housing Ordinance to simplify and better promote Workforce Housing at an appropriate scale.

	*** ★		Planning Board
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- ▷ Encourage the use of the Cluster Subdivision Ordinance by simplifying the ordinance and the consideration of a range of density incentives.

		*** ★	Planning Board
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## Priority Ranking: Housing (continued)

**Housing, Objective Three:** Encourage the development of additional residential units that are smaller and more affordable to accommodate downsizing seniors and young families.

- ▷ *Revise the Zoning Ordinances and Subdivision Regulations as necessary to support accessory apartments and senior housing, and the methods contained in RSA 674:21.*

Priority

\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		** ★	Planning Board

- ▷ *Continue to periodically reevaluate the existing “building permit cap” and adjust a rate of growth that will enable Canterbury to assume its regional responsibilities while not unduly straining existing and planned Town services, schools, and roads. This growth rate should not lead to an adverse impact on the quality of life in Canterbury or unreasonable increases in Canterbury’s property taxes.*

	** ★		Board of Selectmen/Planning Board
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## Priority Ranking: Community Facilities

### Community Facilities, Objective One: Promote planning and implementation of measures related to the Town's infrastructure.

- ▷ Continue to evaluate options for obtaining widely available high-speed internet access, as well as address the need to increase reliable cellular service in town. Community-wide broadband is expected to be available by the end of 2024.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
	** ★		Board of Selectmen

- ▷ Continue to support Community Power options via the newly formed Community Power Committee with the goal of reducing electrical costs for all Canterbury customers.

		** ★	Energy Committee/Canterbury Community Power Committee
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- ▷ Attract telecommunications tower and cellular providers to rural locations in Canterbury to provide complete cellular coverage across the community and update the Zoning Ordinance to ensure easier location and placement towers while blending with rural characteristics.

		** ★	Board of Selectmen/Planning Board
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### Community Facilities, Objective Two: Undertake long-range planning, testing and survey tasks to prepare for future needs.

- ▷ Develop the Capital Improvements Program (CIP) with annual updates to transparently engage in long-term planning for community facility and capital needs projects.

		★	Planning Board
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## Priority Ranking: Community Facilities (continued)

- ▷ Continue to assess Canterbury's waste management and recycling program, including potential Household Hazardous Waste (HHW) collections.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		★	Board of Selectmen/Solid Waste Committee

- ▷ Promote regular water quality testing for contaminants and PFAS-type chemicals by residents at their homes and report the results of the Town water systems and Transfer Station monitoring well testing.

Low	Medium	High	
		★★★	Board of Selectmen

## Priority Ranking: Natural Features

*Natural Features, Objective One:* **Conserve natural resources and habitats for plants and wildlife and to promote climate resilience locally and regionally.**

- ▷ Use improved natural resource data as it becomes available to identify areas of high priority for conservation.

<u>Priority</u>			<u>Responsibility for Action</u>
Low	Medium	High	
	** ★		Planning Board/Conservation Commission/Ag. Commission

*\*\*ongoing/active*

- ▷ Conserve landscapes and habitats that can mitigate climate change or be most resilient in adapting to climate change.

		** ★	Planning Board/Conservation Commission
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- ▷ Ensure funding for land conservation through continued dedication of 100% of the Land Use Change Tax to acquiring conservation land or easements or supporting such projects in town initiated by qualified organizations.

		** ★	Board of Selectmen/Planning Board/Conservation Commission
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- ▷ In priority habitats and natural areas, prioritize plant and wildlife habitat conservation before allowing development or changes to the natural environment.

		★	Planning Board/Conservation Commission/Ag. Commission
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- ▷ Encourage and support good stewardship of private land to support a variety of conservation goals and reduce potential adverse impacts of land management.

		** ★	Planning Board/Conservation Commission/ Ag. Commission
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## Priority Ranking: Natural Features (continued)

- ▷ Evaluate Class VI roads to determine which should be converted to Class A trails or remain unimproved to protect large, unfragmented natural areas for conservation and recreation.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		** ★	Planning Board/Conservation Commission

- ▷ Identify opportunities to conserve streams, riparian corridors, and wildlife corridors that connect open spaces.

		★	Planning Board/Conservation Commission
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**Natural Features, Objective Two: Protect and conserve the resources that contribute to human health and quality of life, including clean air, clean water, and biological diversity.**

- ▷ Conserve large blocks of unfragmented land to support the multiple beneficial roles they play, including wildlife habitat, clean water, outdoor recreation, climate resilience, and economic stimulus to the Town. Where possible, cooperate with adjacent towns to conserve large areas that cross Town borders.

		** ★	Planning Board/Conservation Commission/Ag. Commission
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- ▷ Protect surface waters, groundwater, and watersheds to ensure clean, drinking water for residents.

		** ★	Planning Board/Conservation Commission
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- ▷ Encourage the use of the best technologies and other methods to promote clean air.

	** ★		Bord of Selectmen/Planning Board/Conservation Commission
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## Priority Ranking: Natural Features (continued)

### Natural Features, Objective Three: Conserve working landscapes for agriculture and forestry.

- ▷ Restrict development on prime agricultural lands to ensure the ability to produce food locally for the benefit of local people and the economy.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
		** ★	Planning Board/Conservation Commission/Ag. Commission

- ▷ Encourage landowners to protect their remaining fields for agricultural use and to conduct operations in a sustainable manner.

		** ★	Planning Board/Conservation Commission/Ag. Commission
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- ▷ Support responsible agricultural and forestry endeavors for production of food, wood, and other products for local use and economic benefit.

	** ★		Planning Board/Conservation Commission/Ag. Commission
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- ▷ Accommodate evolving trends in agriculture and consider the unique needs of agricultural operations, especially very small-scale operations.

	★		Planning Board/Conservation Commission/Ag. Commission
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- ▷ Encourage residents to follow best management practices in agriculture, forestry, pollution control, trail building and other activities to minimize adverse impacts on environmental health.

		** ★	Planning Board/Conservation Commission/Ag. Commission
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## Priority Ranking: Natural Features (continued)

- ▷ Evaluate whether any town-owned properties should be designated as Town Forests.

Priority  
\*\*ongoing/active

Responsibility for Action

Low	Medium	High	
	★		Planning Board/Conservation Commission/Ag. Commission

***Natural Features, Objective Four: Conserve land, waterbodies, and landscapes that can maintain the Town’s rural character and beauty and provide and expand opportunities for outdoor recreation for current and future generations.***

- ▷ Identify key Town-owned properties and develop a stewardship plan to ensure that they are effectively managed to enhance their value for outdoor recreation, wildlife habitat, agriculture, forest management, scenic enjoyment, and to demonstrate good stewardship of natural resources.

		★★★ ★	Board of Selectmen/Conservation Commission
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- ▷ Establish a Town Trails Committee to coordinate the preservation and improvement of trails to provide public access to a variety of natural areas and to manage all aspects of trail maintenance and use.

	★★★ ★		Board of Selectmen/Conservation Commission
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- ▷ Encourage landowners to arrange for permanent protection of important habitats, natural areas, and scenic resources.

		★★★ ★	Conservation Commission
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- ▷ Evaluate and improve zoning and subdivision regulations to limit cumulative adverse effects caused by scattered development on larger contiguous areas.

		★★★ ★	Planning Board
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## Priority Ranking: Natural Features (continued)

- ▷ Maintain the intangible qualities of rural character such as scenic quality, quiet, and rural roadways.

Priority  
**\*\*ongoing/active**

Responsibility for Action

Low	Medium	High	
		** ★	Planning Board/Conservation Commission