

## Chapter 10: IMPLEMENTATION

### Goals and Objectives

This section presents the town of Ossipee's general goals and specific objectives as they relate to the town's overall development. Rather than serve as a rigid set of rules, they should be considered general guidelines. Periodic study and updating of these goals and objectives is advisable.

These goals have a variety of uses. They are the legal foundation of the zoning ordinance. It should be of use to persons involved in land development in Ossipee. State and Federal agencies should have regard for them in their decisions and actions concerning the town of Ossipee.

#### Overall Goal

Ossipee is working toward an image of being a progressive, hard working, caring town with a high quality of life for residents of all income levels. It desires to promote and manage orderly growth within the capabilities of the town's resources in an equitable manner that is in harmony with the natural environment.

#### Objectives

Maintain our rural atmosphere as well as scenic beauty, while promoting economic development in a reasonable and compatible manner,

Enforce a zoning ordinance and other land use controls to achieve the overall land use goal,

Protect Ossipee's natural features from incompatible development,

Promote a balance of housing opportunities which meet community needs allowing for elderly and low and moderate-income households, as well as all other households.

Promote the development of attractive convenient and safe neighborhoods and maintain existing housing stock where sensible.

### POPULATION CHARACTERISTICS GOALS

Continue to monitor population trends and characteristics in Ossipee and the area.

### HOUSING GOALS

#### Rehabilitation of Existing Structures

Encourage the rehabilitation and preservation of existing structures with careful consideration of their architectural and historic significance. The Historical Society and the Main Street Program are sources of advice on this

#### New Construction

Encourage new development in accordance with the provisions set forth in the Master Plan, the Ossipee Zoning Ordinance, and the relevant regulations. The Zoning Enforcement Officer is also responsible for enforcing the life and safety codes, along with the fire chiefs. Ossipee has recently added an occupancy permit, approval by the Highway foreman for placement of driveways on town roads, and a complete restructuring of the building permit fees. Each of these should be monitored to ensure they are serving the needs of the town.

Promote a variety of housing types compatible with the town's rural atmosphere and discourage strip development. Ossipee's zoning ordinance includes provisions that encourage cluster housing. Non-developable land such as steep slopes, poorly drained soils and floodplains should not be included in determining the number of units permitted.

## Seasonal Homes

Ensure that conversion of seasonal housing to year-round use requires adequate water and sewer provisions as well as structural considerations. The town will need to evaluate the impact such conversions have on demands for town services.

## Affordable Housing

Encourage the provision of safe, attractive, affordable housing for all income levels in Ossipee. The majority of voters in Ossipee vote as though they believe that Ossipee meets its fair share of low-to-moderate income housing. Unfortunately, in the Great Bridges case, the court ruled against the town, saying that our multi-family housing regulations are discriminatory. The town of Ossipee must correct this situation in March 2007 or the Zoning Ordinance will be thrown out.

Some zoning changes have been made, as was recommended in the 1988 Goals and Objectives. It is now legal to have a smaller accessory apartment in a single-family residence. Duplexes and multi-family units are allowed in some districts in the town.

## Building Code

Enforce the state building code to ensure adequate safety, health, and fire protection standards and adequate energy conservation.

## LAND USE GOALS

### Zoning

Enforce the Ossipee Zoning Ordinance. Fine tune the process for making changes in it, and educate citizens about its contents. The last time these goals and objectives were developed, the Zoning Ordinance was not in place. The authors stressed the need for flexibility conditioned by reasonable standards and procedures. It is important to continually examine the zoning ordinance to be sure that it achieves the goals set out in this Master Plan. Because the only way the zoning ordinance can be changed is through a written vote at an election, it is important to secure public support for and understanding of the need for specific changes before they are brought for a vote.

### Subdivision Regulations

Continue the comprehensive review of the Subdivision Regulations by the Planning Board to insure their consistency with the intent of the Master Plan. The town should encourage alternatives to strip and conventional residential development and promote the wise use of land. The Planning Board should encourage developers to set up pre-application meetings with the board to give the town an opportunity for input early in the subdivision process.

Elaborate on the present Site Plan Review Regulations. The Planning Board adopted Site Plan Review Regulations after zoning passed in 1989. The document sets up a procedure for reviewing new or expanded commercial activity in the town. It is a guide and should be reviewed every few years. The Planning Board has worked intensively on developing a checklist to accompany each application, so the applicant is able to be prepared for Site Plan Review. With the intensity of development in Ossipee now, it is time to make the Site Plan Review Regulations more specific.

## Sign Ordinance

Form a special committee composed of members from all of the Boards and the Zoning Enforcement Officer to review the Sign Ordinance for its consistency with the Master Plan. A number of attempts have been made unsuccessfully to revise the present Sign Ordinance in the past. Although the management of signs in Ossipee is controlled by the Selectmen, the Zoning Enforcement Officer handles the applications. He should continue to recommend changes to the Ordinance that are beneficial to the town.

## NATURAL RESOURCES GOALS

### Conservation

Retain 1/3 of the town in a conservation status. Most of these lands would be in the Ossipee Mountain Range. Commercial growth is limited to areas on Route 16, 25, and 28, in addition to the Villages. Areas of good agricultural soil should be spared from development. Performance standards for aquifer protection should be strictly enforced. The most desirable places for new growth are around areas that have already experienced the most development.

### Aquifer Protection

Follow aquifer protection measures that require a Special Use Permit for any kind or density of commercial use that might deteriorate the subsurface resource in the four areas identified as Water Protection Districts. Some commercial development can occur over aquifers provided reasonable precautions and standards are followed. The local Water Resources Management Plan is contained in Article XX of the Ossipee Zoning Ordinance.

### Forest Management

Ensure the long-term productivity of Ossipee's forest resources and help protect its scenic qualities and rural heritage.

Continue to follow-up on enforcing stricter regulations for current use tax exemptions that require a high quality forest management plan.

Continue to implement the Forestry Plan for town owned property provided by the Conservation Commission.

Consider hiring a town forester again to monitor timber cuts.

Investigate ways to encourage landowners to manage their forestlands rather than clear-cut them.

## Wetland Protection

Enforce the town-adopted Article XIX, Wetland Conservation District, in 1990 as part of the Ossipee Zoning Ordinance. The purpose of the Article is to protect the public health, safety, and general welfare by controlling and guiding the use of land areas that are subjected to high water tables for extended periods of time. The goal of these regulations is to:

Prevent the development of structures and land uses on naturally occurring wetlands that will contribute to pollution of surface and ground water by sewage or toxic substances;

Prevent the destruction or significant changes to natural wetlands that provide flood protection;

Protect unique and unusual natural areas; Protect wildlife habitats and maintain ecological balances;

Protect potential water supplies and existing aquifers and aquifer recharge areas; Encourage low-intensity uses that can be harmoniously, appropriately, and safely located in wetlands.

## Lakefront Protection

Protect the water from harmful substances and prevent the over-development of the waterfront property. Article VII of the Ossipee Zoning Ordinance, Waterfront Access, establishes rules for waterfront property that is used in common among property owners. Much of the lakefront protection falls under the jurisdiction of the state of New Hampshire through the Shoreland Protection Act. The state must approve septic system plans and establish required dimensions. Now that Ossipee is under the life and safety codes that apply to the entire state, there is more conformity and local control through local inspections.

## Open Space Preservation

Revise the Subdivision Regulations to include encouraging developers to make donations of open space for the development. Such lands should not be land that normally would not be suitable for development.

Encourage landowners to make easements or fee simple donations of open space to the town.

Identify land that would be important to conserve. In the last update in 1988, priority was given to shorefront properties and scenic uplands. Recently the emphasis has been on land that has a number of important characteristics, saving wetlands for recharging the aquifer and preserving the wetland ecosystems.

## COMMUNITY FACILITIES GOALS

### Library

Upgrade the indoor lighting for better vision and cost efficiency.

Increase the internet capacity for patrons to all twelve computers.

Replace the second heater with a new one.

Set up a committee and do a study of the community needs for library services.

## FIRE PROTECTION

The three fire precincts should develop a long-range plan for maximizing service, while reducing costs created by duplication.

Build a new fire station in West Ossipee in 2008 with 100'x100' apparatus bay, facilities for emergency shelter, and an emergency operations center. Add a two bay addition to the Jewel Hill Station.

In Ossipee Village replace the 1993 engine within ten years. Address needs and space problems at the station.

In Center Ossipee the goal is to move toward paid call members and fulltime fire fighters.

Actively recruit volunteers to meet the needs of the town.

Continue to upgrade tools, equipment, and apparatus according to a capital reserve account.

## Recreation

Set up a Community/Teen center, possibly in a renovated older building.

Continue developing Constitution Park, Bear Camp Recreation Area, and the various boat landing areas in town.

Obtain Public Beach Access on Ossipee Lake.

Create a Town Skateboard Park.

## Town Beach

Continue the search for a town beach on Ossipee Lake. Most resident surveys over the last twenty years place a high priority on this. At this point in time, it looks unlikely that the state will allow the citizens of Ossipee who do not have boats to use the beautiful Long Sands beach, because of environmental concerns. The town should consider buying a large parcel with adequate frontage on Ossipee Lake, if one becomes available.

## Town Hall

Continue to budget money for the repair and renovation of the town hall. Every year about \$20,000 is set aside for the upkeep and improvement of the Town Hall. A building use study should be conducted to meet future needs and consider the possibility of moving some activities out of the town hall.

## Solid Waste

Continue to use the incinerator as long as the state will continue to license it. At the same time, the town should continue to look at ways to recycle waste material to be prepared for an incinerator shut down because of unsafe emissions. Much improvement has been made to the facility in the last few years to try to compensate for the increased cost of hauling rubbish away and protect our environment by increasing recycling.

## Police Department

Increase the police force by three to five additional officers and at least one additional cruiser over the next five to ten years. Hire a fulltime prosecutor to handle the court schedule.

## ECONOMIC BASE GOALS

Encourage the expansion of businesses that will provide employment opportunities and strengthen the town's property tax base.

Encourage diversified economic development that will not be detrimental to the town's existing natural resources and the rural character of the town.

## Economic Base Objectives

Expand the availability of local employment opportunities.

Promote the creation of more highly skilled jobs with opportunities for advancement and increased benefits.

Encourage the provision for adult job training programs and vocational education opportunities in Carroll County.

Recognize the importance of seasonal businesses in Ossipee. Promote the diversification and expansion of Ossipee's commercial sector, especially in the Commercial Nodes and Villages.

Encourage environmentally friendly industries to settle in Ossipee. Vote for efficient use of property tax revenues to provide high quality town services at a reasonable cost.

Promote and maintain an image, or identity, of a progressive, hard-working town.

## HISTORIC RESOURCES GOALS

Identify and preserve Ossipee's cultural heritage, architecture, and character.

## Objectives

Create small local Historic Districts. Several areas of Ossipee would benefit from creating a small local historic district to help protect the attractive setting that now exists. These include: Water Village, Ossipee Village, Center Ossipee, and Pocket Road. These would help protect the rural landscape or create a positive image for downtown revitalization.

Gather information for National Register Nominations. A number of structures in Ossipee should be considered for National and/or state Registration Nominations in addition to those already on the lists, such as:

First Congregational Church  
Chickville Church  
Granite Freewill Baptist  
Grain Elevator

Lafayette Moulton House  
Gingerbread House  
Railroad Stations

Maintain the Ossipee Town Pound located in the Walker Hill area.

Initiate an oral history project, talking with and recording the memories of some of our older residents.

Identify funding opportunities to allow Ossipee residents to access and preserve historical and cultural sites.

## TRANSPORTATION GOALS

Develop town policy to promote a safe road system and an efficient flow of traffic. `

## Objectives

Continue preparing a capital budget and a capital reserve fund so that capital costs are apportioned equally in future years. Maintain the roads currently paved and if possible pave the gravel roads with the most traffic. Given Ossipee's extensive mileage of rural roads, road maintenance and improvement are the major non-school items on the town's budget. Great care must be taken to ensure that these expenditure rates are minimized. The town has been attempting to pave the gravel roads over a number of years while still keeping up the paved roads. Unfortunately, extreme weather has increased the cost of maintaining our roads.

Require developers to pay their share of off-site road improvements resulting from their projects.

Add local bike and pedestrian paths connecting to those already built to increase tourism, reduce fuel consumption , and encourage physical health.

Promote and support a multi-modal transportation network.

Be alert to possibilities to revive the railroad.

Enforce procedures to secure the use of shared driveways and cul-de-sac development to keep residential/commercial access points to a minimum to reduce land clearing, protect the rural environment, and keep traffic moving. New development should front on interior roads whenever possible.

Improve local awareness, understanding, and participation in transportation issues.

Encourage public transportation, especially for the elderly and handicapped.

Identify funding opportunities to help preserve, maintain, and enhance our transportation system.

Develop a schedule for improving bridges, prioritized by the bridges' condition and traffic count.

Update the road inventory.

Get recent traffic counts.

### DOWNTOWN IMPROVEMENTS IMPLEMENTATION

Promote a friendly atmosphere and a positive spirit in downtown Center Ossipee, preserve and restore the historic buildings, and encourage economic diversity.

#### Goals

#### Implementation

Encourage a mixed use of residential and commercial uses in the village.

Create a park in the village area with additional parking. Foster a feeling of community by staging events in the community for residents and nonresidents.

Involve public and private sectors of the community to fund and support the local program. Work with other organizations to maximize the effect of volunteers in a small community.

Encourage and train volunteers for the Main Street Program with its four point, eight principle approach.

Realize that this is an incremental program that will take place over a period of years.

Promote quality design.

Focus on elements of economic restructuring.

Keep long term goals such as sidewalks in mind while tackling smaller projects now.