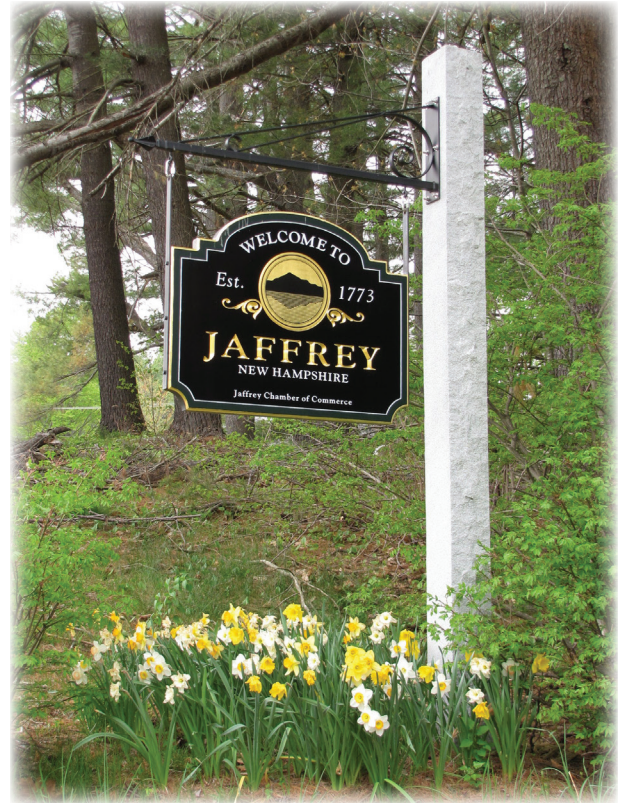


TOWN OF JAFFREY, NH



Master Plan
~ 2023 ~



~ The Master Plan ~

Provides a vision and framework to guide development regulations, capital improvements and the annual municipal budget. The vision and principles set forth in this Plan will chart a course for future planning priorities and responsible growth for Jaffrey. These planning tools ensure that the development decisions made are consistent with the community's expectations and vision to move community development forward while maintaining the unique character and environment that ensures a sustainable, high quality of life in Jaffrey.

~ VISION ~

The people of Jaffrey have affirmed that we remain a small, attractive New Hampshire town that supports a diversity of citizens and their families. We strive to provide a high quality of life for all residents while welcoming visitors to our unique Monadnock area setting. Jaffrey has an engaged citizenry and local government that openly promotes health and safety, equality and a strong sense of place; cultivates a vibrant economic climate that achieves sustainable growth; ensures public access to the many natural, historical and cultural resources while preserving these assets for generations to come.

PRINCIPLES

Promote preservation of natural and rural landscapes

Preservation of open space, forests and fields, and wildlife habitats, all of which are integral to our rural character, is of crucial importance. Mount Monadnock, our ponds, lakes, wetlands and scenic vistas are trusts to be passed unspoiled to future generations. We will continue to work with neighboring towns and regional efforts on conservation initiatives to promote unfragmented habitat areas.

Enhance economic advantage

Encourage tourism while ensuring the protection of Jaffrey's natural resources. Improve infrastructure: roads, utilities and especially new communication technologies, to encourage and attract new business enterprises as well as home-based work. Promote green infrastructure and sustainable building and energy practices. We will create a business environment that is attractive to both companies and their employees; where people can live where they work.

Promote improvement and business development in the downtown

Improve and enhance the downtown district through better pedestrian access and vehicular traffic management. Promote establishment of businesses in the downtown and support the improvements to existing property and businesses. Encourage new development in and around the downtown district.

Increase transportation choice and walkability

Improve walkability and pedestrian comfort and safety with easy access to and within the downtown. Promote a Complete Street approach to roadway design and walkable neighborhoods including bike routes and lanes.

Encourage housing diversity

Enable housing choices for people in all stages of life and of different income levels. We will be the town where families, young people and seniors feel welcome and at home.

Foster Educational Services

Promote the educational successes of the schools and efforts to attract young families. We strive to promote better cooperation between school and town government entities. We will ensure a program of continuous improvement for our schools and recreational facilities.

Promote Energy Efficiency and Community Resilience

Recognize the reality of a changing climate and plan for the transformation of energy systems and economic resilience. Anticipate the range of consequences to our Town due to climate change and adopt policies which secure local food sources, manage development pressures, and mitigate risks of flooding, drought, and fire.

The citizens want to retain Jaffrey's small-town atmosphere and protect its rural environs. With a growth rate of between 1% and 2% we can expect to sustain the social character of a "rural town." Key is controlled growth and development with strong land preservation and environmental protection. The Planning Board shall annually review the Master Plan, including implementation, to determine progress and identify issues and report its findings to the town in June each year.

ENERGY & RESILIENCE (2023)

- **Anticipate that energy costs will continue to rise:** re-instate the Jaffrey Energy Committee to promote the vision and implementation of this chapter; encourage municipal and residential energy efficiency and conservation; explore opportunities for municipal demonstration of renewable resources: use the Community Power Plan to support the transition to affordable, clean, and renewable resources.
- **Anticipate that specific energy resources, such as oil and gas, may become less available and more costly in the future:** Plan for reducing and/or replacing oil and gas for transportation, building heating and cooling; educate residents on cleaner renewable energy options and energy efficient technologies; seek opportunities for EV charging stations.
- **Plan for a higher incidence of extreme weather events:** Adopt measures from the Jaffrey Hazard Mitigation Plan which secures our electric grid; seek opportunities for energy storage.
- **Focus on sustainable land use and local food growing systems:** Implement best management practices for forest management and agricultural operations; allow higher density development where water and sewer serves are provided; require best management practices for soil and water conservation for new construction projects.
- **Encourage efficiencies in building energy usage:** Participate in Eversource's Municipal Technical Assistance Program to improve the efficiency of existing municipal buildings; use these practices as an example for business and residential consumers; encourage greater participation in the NHSaves energy program; encourage the adoption of the 2021 IECC for all new construction; educate consumers on material choices and construction strategies with lower energy impacts.
- **Improve waste management practices:** Provide education and opportunities for reducing waste, reusing building materials, recycling and composting.

ECONOMIC DEVELOPMENT (2023)

- **Enhance coordination among local economic development groups in Jaffrey:** In particular, unite the "Golden Triangle" of the Economic Development Committee, TEAM Jaffrey, and the Jaffrey Chamber of Commerce to collaborate on various initiatives, including regular inventory of commercial space and promoting business-friendly policies.
- **Revitalize downtown Jaffrey as a hub for residents, entrepreneurs, and tourists:** Implement the Town of Jaffrey Downtown Plan, mitigate disruption during downtown reconstruction, and develop guidelines for facade maintenance. Lower the barrier to entry for entrepreneurs, engage property owners to lease vacant spaces, expand the farmers' market, and optimize the TIF District for infrastructure improvements. Remediate brownfields for redevelopment.
- **Promote Jaffrey's natural resources for tourism and outdoor recreation:** Connect Mount Monadnock with downtown Jaffrey, possibly through a trolley/shuttle service, and leverage regional branding to highlight Jaffrey as a tourist destination. Review Mountain District Zoning to boost tourism, gather visitor data from Monadnock State Park, and inventory outdoor recreation equipment rental opportunities. Consider a bike share program and the extension of rail trail.

MAIN STREET ENTREPRENEUR, 1910-2001

- **Upgrade and maintain Jaffrey’s physical infrastructure for economic prosperity:** Complete the Cold Stone Springs Water Supply to ensure adequate water for major employers and residents. Plan for necessary capital improvements of aging water and sewer lines. Explore opportunities for 5G data connectivity as well as “community power” energy purchase aggregation.
- **Strengthen Jaffrey’s local workforce:** Advocate for flexible zoning for diverse housing options where water and sewer are available. Collaborate with Conant School District to open opportunities for students to gain local business experience or consider starting their own businesses.

REGIONAL CONTEXT (2018)

- Enhance and protect Jaffrey’s valuable tourist, recreational and economic assets, e.g. Mount Monadnock, by reorganizing, clarifying and better defining the terms and conditions of the Mountain Zone ordinance. This should include improving the definitions in the Jaffrey Land Use Plan and creating a dialogue with surrounding communities with regard to land use in the Mountain Zone. The Planning Board should head this effort with assistance from concerned citizens of Jaffrey and representatives of the other Mountain Zone towns.
- Understand Jaffrey’s unique place in the regional economy, identify the opportunities and attract those businesses that fit with Jaffrey’s Vision.
- Promote development of social capital. Develop a pedestrian friendly downtown. The Planning Board should encourage and promote mixed-use development in the downtown “hub” of Jaffrey aimed at enlivening the center of town and making it a retail and entertainment destination for people from other towns. Correction of the Route 202 dog-leg will be a strong step in that direction.

POPULATION AND HOUSING (2018)

The Population and Housing Committee has concluded that in order to maintain the rural character of Jaffrey, innovative ways of conceptualizing land use needs to occur.

Housing

- Before any future housing and population growth becomes a reality; the town must determine those areas where the density is to be increased, where land is to be protected from dense development, and develop a strategy to manage the expansion of water and sewer.
- Formalize an understanding of Social Capital from the perspective of relationships between people and housing units. The priority is to reinforce a sense of community, enhance the aesthetics of the town, and maintain a rural feel to the town.
- Balance the interplay of those who work and live in town with those workers commuting in. Maintaining that proportion of anticipated new workers commuting in at about a 1:2 ratio requires a forward looking plan for new housing starts.
- Ascertain what kind of housing might appeal to the elderly population of Jaffrey. A survey should be conducted to find out such things as: Is there real interest in a kind of housing such as a retirement village? How dependent upon transportation, private or public would people in elder housing be? How important is emergency health care or the availability of assisted living facilities, and what other services are required? How important are shared facilities?
- Advance opportunities for flexible housing opportunities, evaluate the need for subsidized units for low and very low-income residents.
- Consider raising the income limits for elderly exemptions. Currently the threshold is \$35,000 for a single person and \$45,000 for a couple. (2023)

Natural Resources

- Projected employment growth, and therefore the need for more housing, in Jaffrey and the sub-region will have an impact on the area’s natural resources. There is a balancing act required to protect our natural resources and open space and yet accommodate the inevitable growth of the town.

TRAFFIC AND TRANSPORTATION (2016)



Implement Main Street/Route 202 "through-pass"

- Re-route 202 dogleg from Main Street
- From a transportation standpoint the single most significant issue facing the town of Jaffrey is the Main Street/Route 202 "dogleg." Survey results confirm the earlier Master Planning efforts which seek a solution to the dogleg.

Maintenance and upgrade of Class V roads

- Upgrade and reconstruction needed
- Develop cost effective, equitable, fair maintenance process, through DPW Pavement Management Plan Medium-High

Develop a Sidewalk Management Program

- Plan for new sidewalks
- Maintain and repair existing
- Participate in the Complete Streets Program and Transportation Alternatives funding program of DOT

Continue Rails to Trails from Webster Street to Peterborough town line

- Enhancing some of the downtown paved portion
- Extending to Old Sharon Rd.
- Extending to Peterborough town line
- Continue efforts to secure funding
- Possible low-level lighting will promote safe travel between businesses and shopping
- Complete bridge requirements
- Enlist help from recreational clubs

Develop a GIS Inventory of Transportation Infrastructure

- Complete GIS inventory of infrastructure (signs, culverts, bridges, sewer, waterlines, etc;)
- Ensure accurate base maps for planning purposes
- Helpful for understanding municipal transportation inventory and more accurately estimate cost of repair, maintenance, and new construction
- Will assist with gauging development projects and proposed projects

LAND USE (DOWNTOWN PLAN 2009, DOWNTOWN CHARETTE 2011)

Jaffrey Downtown

- Consider creation of a Central Downtown District consisting of mixed use development that will facilitate housing and commercial expansion in the coming decade and beyond.

Rural Periphery

- Clarify and specify the rules governing what constitutes "developable land."
- The Planning Board is responsible to review the adequacy of ordinances concerning current roadside buffer zones and setbacks around sensitive environmental assets and viewsheds, especially for the protection of surface water, wetlands, floodplains, visual character, and natural forest vegetation.

Industrial District

- Encourage industrial park development in areas currently zoned Industrial through improvement of infrastructure (e.g. water, sewer, communications).

Preserve and protect the natural resources, open space, and rural character of Jaffrey's by encouraging Open Space Development Plans.



NATURAL RESOURCES (NATURAL RESOURCES INVENTORY 2009, OPEN SPACE PLAN – 2010)

- Develop a plan for open space and agriculture designed to protect Jaffrey's natural resources, open spaces, and rural character.
- Create a natural resources section in the new zoning ordinances. Review all ordinances pertaining to these natural constraints and seek expert opinion on how best to protect them.
- Develop a 3-tiered map, 1st tier Unfragmented Rural Land, 2nd tier Other Rural Lands, including agricultural lands, and 3rd tier Targeted Development Areas. This could be done in conjunction with the JCC and would be a helpful guide for decisions concerning conservation and development.



- Direct mixed-use development to the downtown hub area (possibly enlarging it to accommodate residential and commercial expansion).
- Consider a criterion for Open Space Development Plan that any proposals should include consideration of sensitive land.

ELECTRICAL AND COMMUNICATION SERVICES (2007)

- Improve communication services as a part of Jaffrey's infrastructure.
- Investigate Broadband enhancements including satellite, cable, telecommunications and wireless services (2018).
- Petition Public Service to begin replacement of high energy usage street lighting with energy efficient color correct light sources designed to light targeted areas and eliminate "sky glow." This is to be supported by town ordinances

COMMUNITY FACILITIES AND SERVICES (2007)

- Assess and consider the purchase, lease, consolidation, sale, development, construction, renovation and/or expansion of physical facilities to accommodate more efficiently the following Town departments and services:
 - Records storage
 - Fire Department
 - Public works department
 - Recreation department
 - Town Office
- Place increased emphasis on matters of conservation, resource management, energy efficiency and "green" approaches when it comes to public investment in building and remodeling, and in purchasing guidelines and facilities operation.
- As an ingredient in any implementation strategy to accomplish the above, assess and consider the potential for increased regional and multi-town sharing of facilities and services as a strategy to more efficiently and cost effectively meet the needs of the citizens, businesses and institutions of Jaffrey.

RECREATIONAL RESOURCES (2007)

- Consider a Complete Streets corridor from downtown to Jaffrey Center (2018).
- Create a formal recreation resources map for use by residents as well as visitors. Include Class VI roads and Rails to Trails as valuable resources.
- Planning Board should incorporate policies regarding development along Class VI roads as well as view sheds into Subdivision & Site Plan review process. Also consider Class A trails opportunities.
- Continue the development and improvement of Jaffrey's recreational facilities including Shattuck Park, Humiston Field, Rails to Trails, and the Community Center.

HISTORICAL AND CULTURAL RESOURCES (2007)

- Include in the Site Plan and Subdivision review processes and in the building codes a review and comment process for historic interests (e.g. Village Improvement Society, Historical Society, and Historic District Commission).
- Create a historical resources map highlighting the 17th and 18th centuries, including stone walls, cellar holes, and cemeteries. Update walking tours.
- Advocate for regulations to control development impacting public view sheds or Jaffrey's scenic hillsides and protect the slopes and view sheds of Mt. Monadnock, our community's single most treasured feature.
- Adopt and promote the statewide barn tax abatement program
- Acknowledge and protect the uniqueness of historic areas, such as Squantum and Cheshire Village, by promoting the establishment of Neighborhood Heritage Districts.
- Recognize the historical and cultural significance of Jaffrey cemeteries by continuing a high-quality level of grounds maintenance and repair, as well as ensuring that landscaping beyond a cemetery's bounds does not impinge upon or otherwise compromise the usual and traditional solemnity and respectful nature expected of a cemetery.
- Recognize the value of scenic roads in retaining Jaffrey's rural character.



MASTER PLAN 2023

Certificate of Adoption

The Planning Board of the Town of Jaffrey, New Hampshire hereby certifies that the "Town of Jaffrey, New Hampshire, Master Plan, 2023" was adopted by unanimous vote of the Planning Board on **May 9, 2023** as the true Master Plan of the Town of Jaffrey, New Hampshire pursuant to the provisions of RSA 674:2-4, 675:6, and 675:7.

Amy Meyers, Chair

John Peard, Vice Chair

Ed Merrell

Margaret Dillon

Keith Dupuis

Peter Maki

Frank Sterling, Ex. O.

[Handwritten signatures of the Planning Board members over horizontal lines]