

**PROSPERITY**

The Hampstead Planning Board believes that planning for economic development should be fully integrated in the planning process. Too often the needs and concerns of economic development are considered separate from, and even at odds with, community planning. Communities need to understand and plan for the development they want, while keeping in mind the development they wish to avoid. Prosperity must be considered both at the broad level of community and region, but also at the individual level of property owner.

Planning objectives must therefore seek to achieve a balance of interests, which is effective in achieving community objectives yet fair to the individual. A prosperous region considers long-term costs and non-monetary values in policy decisions, and employment opportunities are in balance with the cost of living.

Principles to achieve prosperity for the community:

1. Concentrate development in those zones that have been approved by vote of town meeting.
2. Actively support the economic and cultural vitality of regional and local centers by channeling growth toward them and providing the ingredients needed for successful mixed use.
3. Prevent costly problems in the future by carefully considering potential environmental impacts of alternative development scenarios today.
4. Plan for those with limited means to have access to affordable housing.
5. Work cooperatively in the region to support a sustainable diversified regional economy, and support mechanisms to share the costs and benefits of growth.
6. Seek opportunities to benefit from the economies of scale necessary for cost effective high quality infrastructure and services.
7. Conserve the working landscape of rural areas to maintain rural economy and character.
8. Develop a transportation system that supports economic development by being both financially efficient and effective at moving both people and products.
9. Create an environment attractive to employers who offer livable wages.

## **SUSTAINABILITY**

The Hampstead Planning Board believes that a central role of planning is to ensure the long term value and sustainability of the environment that maintains choices for future generations. The dominant form of development we have experienced in the past half century, characterized by sprawl and an inefficient use of land and resources, will not achieve this sustainability. There exists an urgent need, therefore, to redirect future development in ways that conserve land and open space, protect irreplaceable water resources and wildlife habitats, and preserve the basic ecological services that the natural environment provides.

Poorly planned development, whether resulting in too much development too fast, development of the wrong type, or in the wrong place, can have harmful and costly consequences for generations to come.

Principles to achieve sustainability for the community:

1. Preserve environmentally sensitive areas and link them together with other undeveloped open space into a network of beneficial corridors and large land areas for a diverse mix of wildlife and plant to flourish.
2. Encourage in-fill development in appropriate built areas.
3. Promote best forest management practices.
4. Utilize best management practices to minimize construction around prime and important agricultural soils from development so that land will continue to be available for farming.
5. Implement water quality monitoring programs, develop plans to protect those resources, and protect water quantity.
6. Encourage diversity in housing opportunity and promote the logical placement of new housing developments throughout town. Efforts should be taken to ensure that new residential developments are placed near required services. For this reason the town should locate senior housing and to a lesser extent multifamily and affordable housing developments near the town's center in East Hampstead. The town center is roughly considered to incorporate a one-mile radius around the Hampstead Plains. Within this area the town should consider development options such as integrated or mixed use development that incorporates both commercial and residential elements in close proximity.
7. Use low impact development strategies in retrofitting existing developments and in designing new developments.
8. Design new facilities and retrofit existing facilities to provide for efficient energy use and better air quality.

9. In order to prevent depletion of resources, match the intensity of development with the carrying capacity of natural resources.

### **LIVABILITY**

The Hampstead Planning Board believes that good planning principles should be applied to local decisions to direct development in ways that maximize public benefit and contribute to quality of life. The communities we plan for and build are the communities we will live with (and in) for generations. Although future development will be mostly determined, as it has been in the past, by private investment decisions, development should be encouraged to create communities that offer such attributes as town commercial centers with mixed uses, walkable neighborhoods, housing affordable to a wide range of incomes, aesthetically attractive buildings that ‘fit’ the character of the community, the preservation of historical landmarks and scenic landscapes. It also means planning for development that provides ample opportunities for daily interaction and which builds the social and cultural fabric of the community.

Principles to achieve livability for the community:

1. Emphasize development of town and village centers which creates walkable communities.
2. Encourage building size, architecture, signage and site design that enhances the aesthetics of the built environment.
3. Promote infill development and redevelopment to bring vitality to Town center and to maximize use of built-up areas.
4. Encourage appropriate mixed use in the existing town commercial center, and in new planned developments to increase opportunities for residents to work close to home. The town center.
5. Create well integrated network of sidewalks, walking trails and bicycle facilities to create safe alternative modes for short distance travel and for recreational use.
6. Identify and preserve key natural, historic, cultural and scenic resources to help preserve the appearance and character of places even as they grow and change.
7. The town should attempt to match growth in housing to growth in area employment in as much as the town has the ability to impact market forces outside of municipal boundaries, and take steps to allow new housing that includes a balance of styles, densities, and a distribution of prices that are affordable to a range of income levels.
8. Identify and conserve a system of open space and conservation areas in Hampstead to protect wildlife habitat, scenic vistas and endorse passive recreational opportunities.

9. Preserve, improve and create public spaces, pocket parks, and playgrounds to provide for civic and cultural gatherings.

## **MOBILITY**

Hampstead Planning Board believes that to have prosperous and livable communities, we must have a transportation system that provides for the safe and efficient movement of people and goods. Our transportation system creates the connection that makes our regions and communities work. That system also plays a major role in influencing how and where future development occurs. To date, the system consists almost exclusively of roads and highways for the automobile. As our communities have grown larger, more congested and more dispersed it has become increasingly difficult to “keep up” with the need to expand the capacity of those facilities.

We must move toward a more balanced transportation system which makes appropriate use of other modes of travel to meet our needs, such as bus, rail, pedestrian and bicycle modes for moving people, and freight rail for moving goods. We must create and plan development in ways which reduce the need for travel rather than accelerate it. We must also increase investment in local and secondary roads and highways to increase capacity in congested areas and reinforce the existing regional process for prioritizing these needs.

1. Advocate and plan for the most efficient use of the existing and future transportation systems.
2. Develop a true multi-modal transportation system with appropriate support for the pedestrian, bicycle, transit and passenger rail modes.
3. Regional decision making processes should have a meaningful role in selecting and prioritizing transportation improvements.
4. Place a high priority on transportation system safety.
5. Make transportation investments and land use decisions that are mutually supportive.
6. Support the implementation of land use codes that encourage the use of bicycle and pedestrian modes and reduce the use of the private automobile for short local trips.
7. Increase roadway network connectivity and provide additional route choices in all new development.
8. Implement access management techniques that will preserve existing roadway capacity.
9. Support adequate investment in all modes of transportation within the system.