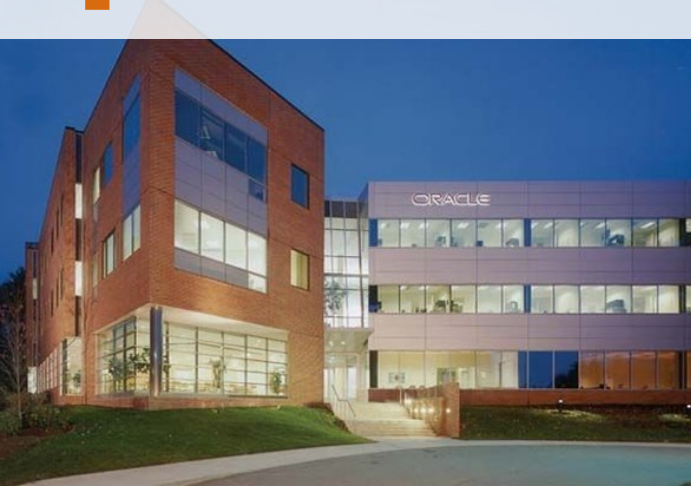


1

Diversified Economic Tax Base



ORACLE, Nashua



Merrimack Premium Outlets

All NRPC Communities mention diversifying the tax base in their Master Plans

EXAMPLES:

MILFORD

"A strong and diversified economic base is necessary for the continued health and prosperity of Milford's citizens, businesses, and neighboring communities."

HUDSON

"In order to maintain and improve Hudson's tax base, the Town should focus on attracting and maintaining those non-residential uses that tend to have the highest assessed value."

BROOKLINE

"Establish infrastructure to areas of Town identified as desired locations to support commercial and industrial development. Ensure costs are distributed between the business/development community and Brookline tax payers so neither group is unfairly burdened."

MASON

"Mason should continue to promote home-based business and support a diverse economic development strategy, which may include the creation of a commercial zone. Mason could partner with local and regional leaders, economic development organizations, government, and private sector businesses interested in maintaining a sustainable Economy."

LITCHFIELD

"Broaden and increase the job and tax base by fostering the growth and development of appropriate non-residential uses."

NASHUA

"Although large companies are an asset to a community, it is dangerous to be overly dependent on one or two firms. With today's economic perspective, diversity equals resiliency."

HOLLIS

"To the extent that is possible, it is also incumbent on the Town to attempt to provide employment and business opportunities for its citizens and to minimize future tax burdens through planning for the development of a sound tax base."

Common Strategies:

- ◇ Expand retail and commercial opportunities where appropriate
- ◇ Attract a variety of businesses
- ◇ Review zoning regulations to ensure they are compatible with desired businesses

2

Encourage Business Development While Retaining Rural Character



Lull Farm, Hollis



General Store, Mont Vernon

All NRPC Communities mention encouraging business development in their Master Plans

EXAMPLES:

AMHERST

"Adopt design standards and guidelines and apply more rigorous site plan review for commercial development."

BROOKLINE

"Brookline residents are attracted to the Town's traditional New England look and feel. Therefore, any decisions about Brookline's economic development must be made in the context of maintaining and enhancing its quaint, rural community character."

HOLLIS

"The Town should seek to maintain small businesses in Agricultural and Business District, the Commercial District, and the Industrial District."

LITCHFIELD

"Promote agriculture as viable and important to community character and the local economy and explore opportunities for farmers outside the area to rent or purchase prime agricultural lands for continued use as farm operations."

LYNDEBOROUGH

"Allow for small home occupations customary to a small rural community."

MILFORD

"The Town of Milford should strive for an aggressive, proactive community growing through beneficial projects. The Town should strive to stabilize its remaining rural character through maximized open space protection."

PELHAM

"Provide for a diversity of zoning districts to meet the community's need to broaden the tax base while retaining the rural/residential character of Pelham."

WILTON

"Protect the economic vitality, employment and tax base of Wilton, by providing for new industrial opportunities which are consistent with available natural resources and the Town's ability to provide public facilities, and are in keeping with the Town's rural residential character"

Common Strategies:

- ◇ Promote home based business
- ◇ Retain agricultural businesses
- ◇ Adopt building design guidelines
- ◇ Retain open space
- ◇ Protect open space and views

Community & Economic Vitality Workshop



COMMON THEMES in MUNICIPAL MASTER PLANS

3

Maintain Downtown and Village Centers



Milford Oval

All NRPC communities address the downtown or village centers in their Master Plans

EXAMPLES:

NASHUA

"The City shall continue and increase its revitalization efforts to ensure that downtown Nashua is a safe, clean, attractive, and accessible urban center that serves as the community's premier social, cultural, recreational, educational and economic marketplace."

MILFORD

"Ensure that downtown Milford (Union Square, the Oval, and adjacent neighborhoods) remains the commercial, social, and community hub of Town by protecting its historic character, promoting and enhancing its economic vitality, and integrating the Souhegan River and its tributaries into the public realm."

WILTON

"The Planning Board should investigate land use, infrastructure and policy options available for commercial and/or industrial zoning district expansion near the downtown. Well-planned commercial zone expansion will bolster the downtown retail and service sector markets and provide local jobs."

Common Elements:

- ◇ Encourage mixed use development
- ◇ Revitalize downtown areas and town centers

4

Protect Historical Resources



Uncle Sam's House, Mason

All NRPC communities address historic preservation in their Master Plans

EXAMPLES:

HOLLIS

"The preservation of these (historic) resources is fundamental to the retention of a sense of place, identity and continuity in Hollis."

PELHAM

"The Town should consider the establishment of a heritage commission to encourage the protection and appropriate use of Pelham's cultural and esthetics as well as historic resources."

MERRIMACK

"Although Merrimack's historic resources are overshadowed by the tremendous amount of construction which has occurred in the past quarter century, the buildings and sites which survive are essential in defining the Town's unique identity."

Common Strategies:

- ◇ Work to get historic features placed on the National and State Register of historic places
- ◇ Form a heritage commission
- ◇ Inventory historic places and resources
- ◇ Use investment tax credits

Community & Economic Vitality Workshop



COMMON THEMES in MUNICIPAL MASTER PLANS



5

Increase Access to Recreational Activities



Road race on the Common, Amherst

In the NRPC Region, 7 out of the 13 communities mention promoting recreational activities and facilities .

EXAMPLES:

AMHERST

“Continue to develop a diversity of informal recreation facilities and programs for the health and benefit of all residents.”

NASHUA

“Provide all City residents with accessible open space, from neighborhood playgrounds to large-scale, regional parks.”

HOLLIS

“A committee should be formed with representation from all groups involved to develop a long range plan for the recreational needs of the town.”

MILFORD

“The Milford Recreation Department goals are to: first, provide a variety of quality recreation and leisure programs for all age groups within the community; second, utilize the existing parks and recreation facilities within the Town to their best advantage establishing formal partnerships between the Town, School District and other providers of facilities; and third develop long range master plans for community recreation.”

Common Strategies:

- ◇ Evaluate current recreational facilities
- ◇ Provide recreational activities for young and old

6

Promote Cultural and Art Events



Concert at Hilltop Café, Wilton

In the NRPC Region, 5 out of the 13 communities mention promoting cultural and art events.

EXAMPLES:

BROOKLINE

“Equally as important as preserving historic sites is preserving traditions through annual celebrations and events that attract Brookline residents and visitors.”

WILTON

“Promoting a more vibrant visual environment through public art installations, development of festival spaces and by providing for civic activity and business marketing in character with the area.”

PELHAM

“A volunteer non-profit organization, perhaps a Pelham Arts Council, could be established to foster the arts as a vital component of Pelham’s community fabric. This council could also provide guidance in the design and management of a future cultural/recreation center to ensure adequate facilities for arts programs in addition to sports and entertainment facilities.”

Common Strategies:

- ◇ Encourage cultural events
- ◇ Provide space for the community to gather