

**Hillsborough Master Plan Update**  
**Future Land Use/Zoning/Land Use Regulation Recommendations**  
**3-1-17**

**#1** Align boundaries of commercial zoned areas along south and east sides of the Contoocook River coincident with the 100-year floodplain and in some cases wetlands, with the exception of existing developed areas. Wetlands and hazards associated with flood plain makes this land unsuitable for large scale commercial development.

Eliminate isolated commercial areas landlocked and removed from main roads by the construction of NH 9/US 202.

**#2** Land locked parcels north of NH 9 and east of NH 31 and the Franklin Pierce Homestead Historical site. No direct access to highway. Much of the commercial Zone area is either unsuitable or unavailable for development. Change from Commercial to Rural Residential.

**#3** Old Railroad Drive commercial area isolated from either from Henniker Street or NH9/US 202 and Henniker Street. Existing land use is mix of conservation land and low density single family residential uses adjacent to the Contoocook River. No direct access to either highway. Much of the commercial zoned area is unsuitable for development. Recommended use is low density residential/conservation/riverwalk in the Rural Zoning District.

**#4** Rezone existing Commercial/Industrial developed property between Grimes Field and Hillsborough Sewer Treatment Facility from Rural Residential to a Commercial or Industrial District. Existing use and location not suitable for Rural zoning.

**#5** West Side of West Mill Street from Contoocook Woolen Mill South to Town Line. Central Business District inappropriate for the existing low density residential uses along both sides of West Mill Street and the very limited redevelopment opportunities resulting from the very limited amount of useable land and the rail to trail corridor located between Mill Street and the Contoocook River.

**#6** Eliminate existing isolated Commercial Zone in the Hillsborough Upper Village. Convert to Village Residential. The Village Residential District already allows far more commercial activity than is now found in the village area. Could lead to increase in the value of properties in the village with the elimination of potential intrusive and nuisance uses allowed by right in the Commercial District.

- #7** Reduce area of residential district zoning north of NH 9/US 202 to exclude conservation lands (Fox State Forest) and highway rights of way. Land not available for development. Including small land lacked parcels between the highway and Fox State Forest. Change the zoning from Residential to Rural Residential District.

### ***Opportunity Areas***

- #8** Consider expanding existing commercial area west of entrance to the Public Works Facility (PS 404 Entrance) both northward and southwesterly to wetland area and stream opposite of Marina Road. Residential strip should be left south of Sulphur Hill Road for existing and infill rural residential development. Environmental assessment needed to properly ascertain north and southwest boundary.
- #9** Two commercial parcels exist north of the Henniker Street Interchange with NH9/US202. One parcel contains the existing NH DOT Park and Ride lot and one is undeveloped between interchange and Old Henniker Road. Consider expanding commercial area westerly of Old Henniker Road to include the rest of the existing farm. Could be ideal location for a small office park if zoned appropriately.
- #10** Potential for Medium Density Residential Use immediately north of NH 9/US 202 along both sides of Center Road. Area is constrained to the north, east and west by conservation areas and wetlands. Area is also constrained to the north by existing single family residential subdivision. Municipal water is already available to the area and sewer service can be readily extended north of NH9/US 202 along Center Street. Several moderate sized parcels could be converted to medium density residential housing.
- #11** Large commercial area along east side of NH 202 is the site of a recently approved retail complex. The area zoned will be only partially utilized for this development the entirety of the area is not likely to be needed for commercial development in the foreseeable future. The rear of this commercial area has potential to be developed with a mix use of medium to high density residential and compatible retail, office and recreational development. Ideal for an upscale mixed use development.
- #12** Consider splitting the existing commercial District into a General Commercial District and a Light Industrial/Service District. Over time this could improve the appearance and value of properties along Henniker St and West Main Street and provide opportunities for Light Industrial and open lot service operations away from prime street frontage.
- #13** Consider converting the existing and potential Commercial Zoned areas along the east end of Henniker Street, along NH9 west of NH 31, and west of NH 202 to a Mixed-Use Commercial/Residential District.

- The Rural District has a multitude of permitted or special exception uses that are high intensity commercial, institutional and industrial uses, if allowed to develop, could adversely impact existing residences and could reduce the value of any future residential development. These type of uses, if allowed to develop, could divert economic activity from the core commercial areas in the community. The same is also true in the Lower Village Residential and the Village Districts.
- Maximum Coverage (lot): Defined as only buildings. Very high for the Rural District at 30%, should be 10-15% at maximum. Too low for the Central Business District, should be 85-90% if sufficient on-street and off-site parking is provided/available.
- Lot coverage should also be regulated by amount of impervious surface allowed instead of building area, buildings, paving, and compacted gravel/stone dust/reclaimed pavement areas (nearly identical runoff coefficient to pavement). Rural should be no less than 15%, residential areas should be 25-35%, commercial/industrial areas should be 70-80%, Central Business Districts should be 95%, with provisions for green roofs, roof top drainage capture for irrigation and infiltration, and district wide storm water treatment facilities.
- The Telecommunication and Accessory Housing provisions need to be updated to address recent changes in NH RSA's.
- Language to address solar installations need to be provided. This would support existing administrative procedures.
- The regulations for and the approval process for sand and gravel excavations, as well as dimensional stone, could be updated to protect aquifers, and to better expedite the revegetation and reuse of these properties.
- Establish parking and drainage requirements in Zoning with design standards in Site Plan Review/Subdivision Regulations to effectively manage the stormwater and flooding impacts from new and redeveloped properties.
- Authorize minor site plan review and set thresholds in order to expedite minimum impact developments.
- Establish Aquifer Protection Regulations to better protect this essential community resource.