TOWN OF
HAMPTON FALLS

MASTER PLAN

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CHAPTER 1

Town Hall

VISION AND GOALS

COMMUNITY VISION & GOALS

One of the most important steps in developing a master plan is to determine the community's vision and goals with regard to its growth and development. According to RSA 674:2, II(a), the master plan shall include a vision section that "serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision."

The Vision Statement for the Town of Hampton Falls is as follows:

> ***Our vision is to preserve our rural character, our natural, historical and cultural resources, while providing municipal and commercial services, recreational facilities and housing options which support the needs of the community in a fiscally, socially and environmentally responsible manner.***

As the vision and goals will guide the various sections of the Master Plan and ultimately serve as a blueprint for residential, commercial and industrial development within the Town, it is vital that they reflect the priorities of the community as a whole. The community goals presented below were developed based on results of town-wide surveys conducted by the Planning Board in 1990 and again in 2001. The townspeople's primary goal continues to be maintenance of Hampton Falls' rural character. While the Board realizes that many residents would rather see the Town not grow at all, members recognize that growth is inevitable and that the Town's goals must address how to control and guide future growth.

Goal 1: Plan for and manage growth so as to preserve and protect the rural character of the Town.
The protection of the Town's quality of life and rural history has long been stated as a priority by residents and local officials, and is a main theme of the Master Plan. The Master Plan and associated land use regulations are directed toward maintaining the Town's character as a residential community with a rural atmosphere, balanced by limited commercial and industrial land uses. Because development pressure and growth will continue, Hampton Falls must regularly update its land use regulations to ensure that growth is accommodated and continues in a sensible manner.

Goal 2: Promote agricultural and forestry uses.
Agriculture and forestry have been a tremendous part of Hampton Falls' economy since the Town's first European settlement in 1722. While this is less true today, these lands continue to provide both economic and social benefits to the Town, and in the 2001 Town Survey an overwhelming majority of residents agreed that agriculture and forestry practices should be encouraged. The protection of important agricultural and wooded parcels should be coordinated with open space planning (see Goal 3).

Goal 3: Preserve open space, including wetlands and forests, for ecological and aesthetic reasons.
This goal is based upon the results of the survey which shows maintenance of open spaces and preservation of wetlands to be a top priority of Town residents. The Conservation Commission is the appropriate Town body to develop a strategy for protecting open space and wetlands. By coordinating open space preservation efforts with the need to protect agricultural and forestry uses, natural resources and to provide for passive recreation (see Goals 2, 4 and 5), land can be protected for a variety of reasons and uses.

Goal 4: Protect from degradation important natural areas, water resources and coastal zone areas.
As the majority of property owners in Hampton Falls depend on private wells for domestic, public and business use, the quantity and quality of available groundwater must be protected from contamination and depletion. While the Town does not currently plan to develop a community water supply system, key parcels should be identified to protect any future water supply and wellhead locations. This effort should be coordinated with general open space protection efforts.

Goal 5: Encourage housing which provides an adequate range of housing types for all citizens.
Housing is one of the most important and challenging issues to be addressed in the Master Plan. Housing costs in southern New Hampshire have escalated rapidly over the past decade, and in many communities now exceed the ability of many wage earners to keep pace with the increases. The cost of housing in Hampton Falls is clearly an issue for many residents, having been ranked as the fourth most serious problem in the 2001 Town Survey, after property taxes, loss of open space and housing developments. The Town's land use regulations are key to accommodating and guiding housing development which will provide for a diversity of housing opportunities while maintaining rural character.

Goal 6: Provide adequate areas and facilities for recreation.
Recreation contributes to the general health of a community's population, individual enjoyment and education, and perhaps most importantly, to the overall quality of life and sense of community in Hampton Falls. As the population grows, the Town will need to enhance its commitment to recreation by maintaining the quality of, and access to, all of its existing facilities and programs, and by expanding them as needed to accommodate growth. Survey findings clearly indicate that respondents support the development of conservation land, open space, nature trails, and bike paths for recreational use.

Goal 7: Support programs that preserve and encourage the restoration of important historical and cultural sites.
The Town of Hampton Falls contains a valuable architectural heritage which makes an important contribution to the character of the community. The Town has an active Historical Society, and several roadways in the Town are part of the State of New Hampshire's Scenic & Cultural Byways program. Both organizations seek to protect the historical resources of the Town and to inform the public about those resources.

Goal 8: Maintain the excellent quality and quantity of existing municipal services.
The Hampton Falls Police and Fire Departments, the Free Public Library, Lincoln Akerman School and the Town Offices are the major municipal entities which provide needed services to Town residents. As the Town's population grows, the demand for these and other services will also increase. Future planning is necessary to ensure that the Town continues to provide these services, plus additional services as deemed necessary and feasible.

Goal 9: Maintain and expand the Town's solid waste recycling program to reduce the volume of waste.
The future of solid waste disposal in the region is at a crucial point. As existing landfills approach their capacity, important decisions on which disposal methods are best will need to be made. Hampton Falls should continue its involvement in solid waste planning, and continue its recycling program.

Goal 10: Promote housing patterns that ensure well-designed neighborhoods and roadways that preserve scenic values while minimizing municipal expenditures.
The results of the 2001 Town survey reveal that maintenance of rural character is of very high importance to the Town's residents. As such, the development of housing should be consistent with this goal to be successful. Because housing growth will continue, Hampton Falls must regularly update its land use regulations to ensure that growth is accommodated and continues in a sensible manner.

Goal 11: Support commercial development which will not significantly degrade the quality of the air, water, roadways, or surrounding land and which helps meet the community needs, broadens the tax base, and contributes to a healthy social and economic environment.
Survey results indicate that Town residents support responsible commercial and industrial development. This indicates the need for the Planning Board to monitor and update, as necessary, the Town's zoning, site plan review and sign control regulations. Development in the Town's business district is affected by the lack of public water and sewer service. Although the Town does not plan to install a municipal water or sewer system in the foreseeable future, long-term planning efforts should consider the need for, and feasibility of, arrangements creating public water and/or sewer service.

EXISTING LAND USE

Hampton Falls is a predominantly rural coastal community that lies in the heart of one of the fastest growing regions of New Hampshire. The Town is accessible by several state-maintained highways, including direct access to U.S. Route 1 and State Routes 27, 84 and 88, and indirect access to Interstate 95 and NH 101. Hampton Falls is a community that is feeling development pressures as its larger neighboring towns become more populous and congested. The Town has experienced significant residential growth over the past several decades. Total population increased by 377 residents between the years 1990 and 2000. While this number is relatively small in comparison to growth in larger neighboring towns, it represents a 25 percent increase in total population, and places Hampton Falls ninth out of 37 communities in Rockingham County in terms of percentage growth over the past decade. Commercial development has also increased in Town, primarily along U.S. Route 1.

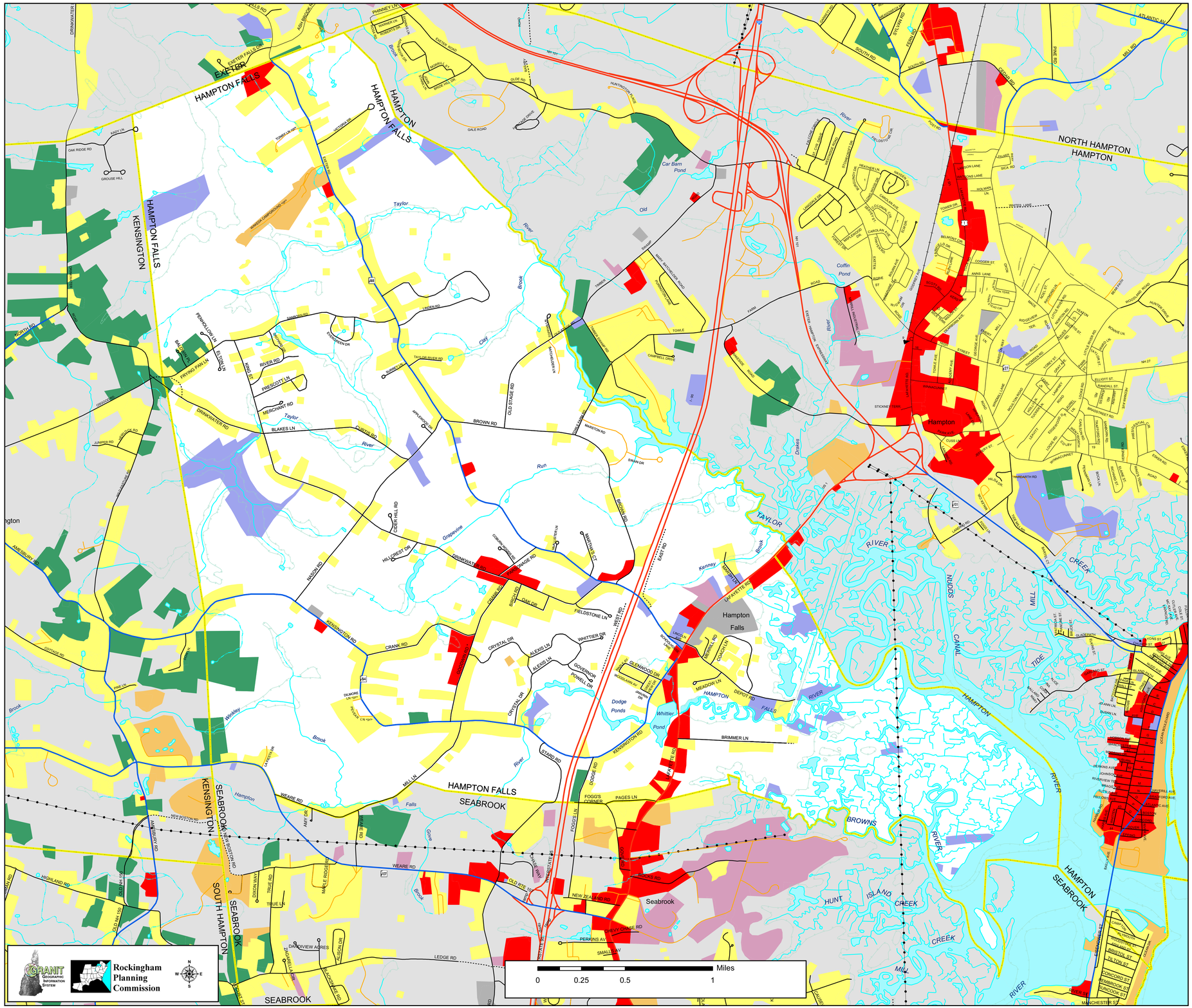
Land use is the result of our interaction with the physical environment. It defines the physical development of the community and therefore is among the most important subjects to consider in the master planning process. One of the primary purposes of a master plan is to study a community's land use patterns and trends in order to guide future development. In order to properly plan for the future, however, the past needs to be understood. By studying today's land use patterns, lessons can be learned about how the community came to be developed under the present land use regulations. This chapter provides information on Hampton Falls' existing land use and analyzes how and why Hampton Falls looks as it does today.

1.0 EXISTING LAND USE SURVEY

The centerpiece of any Existing Land Use Chapter is an existing land use survey and resulting map. The purpose of developing an Existing Land Use Map is to provide a town wide view of specific development activities and the overall pattern and configuration of land uses. The map serves as a "snapshot" of a community at a given point in time. It is important to keep in mind that given the nature of development, even the most accurate land use map is quickly outdated. The map is particularly useful in reviewing land use trends over time and establishing a baseline for future land use objectives.

Land uses for the year 1998 are shown in **Map ELU-1** on the following page. The 1998 Existing Land Use map depicts thirteen land use categories: residential, commercial, government, institutional, educational, transportation, built outdoor recreation, agriculture or other cleared open space, cemetery, brush or transitional forest, forest, surface water and other undeveloped lands. The residential category encompasses both single- and multi-family structures. Commercial includes offices, retail shops or restaurants.

It is important to note that, in most cases, the land use shapes shown on the map are not based on property lines. For example, if a single-family home was located on a twenty acre parcel, only two acres (the minimum lot size in Town) were shown as developed. Thus, in general, only the developed portion of the parcel is shown. For the agriculture category, the entire parcel is shown since the agricultural use relies on the land to be maintained as a viable use. The entire parcel is also shown for the government lands category since it is unlikely that these parcels will be subdivided.



Rockingham Planning Commission Standard Map Set

Land Use Map
Hampton Falls, New Hampshire

Generalized Existing Land Use

June 2003

LEGEND

- Residential
- Commercial
- Government/Institutional
- Industrial
- Transportation/Utilities
- Agricultural
- Other Developed Lands

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private

Political Boundaries
- State Boundary
- County Boundary
- Town Boundary

Railroads
Major Powerlines
Major Pipelines

Surface Water Features
- Stream, Shoreline
- Intermittent Stream
- Apparent Wetland Limit
- Other Water Feature
- Bodies of Water

Adjacent Municipalities

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Generalized Land Use information was derived from interpretation of 1992 and 1993, 1:4800 scale aerial photographs produced by The Agricultural Stabilization and Conservation Service. Land Use polygons on this map attempt to show the general'use' of the land occurring at each location. This information has been processed with 1998 photo based'Developed Area' (see below) delineations to yield an approximation of the existing Land Use of 1998. This data has not been field tested, and RPC welcomes corrections and input from municipal users.

Developed Areas were mapped from manual interpretation of digital orthophotography taken in 1998. Developed areas comprise housing, industrial/commercial areas, parking lots, limited access highways, cemeteries, athletic fields, campgrounds, junk yards etc. Data automation and interpretation performed by GRANIT, Complex Systems Research Center, Durham, NH. Data completed July 2002.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

NOTE: Base features for areas surrounding the Rockingham Region may be shown on this map. These features were automated from USGS 1:100,000 scale digital data sources. This information was provided for reference only. RPC makes no claim to its completeness or accuracy.

THIS MAP WAS FUNDED BY A GRANT FROM THE NH OFFICE OF STATE PLANNING

S:\d-HAMPFALL\d-maps\d-std\LandUse_HF_24x36.mxd

Table ELU-1 below provides a comparison of land use by acreage in 1992 and 1998. According to GIS estimates, from 1992 to 1998 fifty-nine acres of land in town were converted to single-family residential use. The majority of the converted land was agricultural and forested land.

TABLE ELU-1
HAMPTON FALLS EXISTING LAND USE - 1992, 1998[1]

	1992		1998	
LAND USE CATEGORY	**# OF ACRES**	**% OF TOTAL**	**# OF ACRES**	**% OF TOTAL**
Single-family residential	1,018	12.6%	1,077	13.3%
Multi-family residential	2	0.02%	2	0.02%
Commercial - Retail	70	0.9%	70	0.9
Government	8	0.09%	8	0.09%
Institutional or Religious	1	0.02%	1	0.02%
Educational	6	0.07%	6	0.07%
Transportation	60	0.7%	60	0.7%
Outdoor recreation	24	0.3%	24	0.3%
Cemeteries	7	0.09%	7	0.09%
Agricultural / Other cleared open space	1,170	14.5%	1,130	14.0%
Brush or transitional forest	93	1.2%	92	1.1%
Forest	4,264	52.8%	4,251	52.6%
Surface water	357	4.4%	357	4.4%
Disturbed land (construction sites)	5	0.06%	0	0.0%
Other undeveloped lands	993	12.3%	993	12.3%
TOTAL	**8,078**	**100.0**	**8,078**	**100.0**

As Table ELU-1 shows, large portions of Hampton Falls are still undeveloped. This does not mean that all, or even most, of this land is developable. Environmental constraints make much of this land difficult to develop; soil information from the Soil Conservation Service indicates that approximately 39% (3,150 acres) of the soils in Hampton Falls are wetlands. It should also be noted that the amount of undeveloped land is probably overestimated due to limitations in the survey methods.

2.0 LAND USE DESCRIPTION

Hampton Falls' land use pattern is basically rural. Agriculture, both in the past and at present, has tended to keep a significant portion of the Town open with many large land holdings. In the last decade, some of the farmland has been converted to single family residential use. Unlike most other coastal communities, Hampton Falls does not directly border the Atlantic Ocean. Therefore, it does not have the seasonal residential and commercial development as do communities like Hampton and Seabrook. Hampton Falls' coastline abuts the Hampton Seabrook Estuary and is comprised of tidal marshland. Most residential

[1] 1992 and 1998 generalized land use information was derived from interpretation of digital orthophoto images of 1:4800 scale aerial photographs taken in 1992 and 1998 by the Agricultural Stabilization and Conservation Service. The land use classification follows a modified version of the NH Land Use/Land Cover Classification System as provided by the NH Office of State Planning. Interpretation and automation was done by the Rockingham Planning Commission with assistance from municipal staff and officials.

development in Hampton Falls is located west of Route 1. As Table ELU-1 shows, the vast majority of residential development is in the form of single family dwellings. Greater accessibility in the regional highway system and general population growth in southern New Hampshire have made Hampton Falls increasingly attractive to development.

Commercial development in Hampton Falls is primarily located along U.S. Route 1, which runs north and south through the eastern part of the Town. The Route 1 area is the only Business District in Town and is characterized by small retail stores and service establishments. Typical businesses include antique shops, restaurants, automobile dealers, and small specialty stores. In 2000 Town residents voted to expand the Business District near the intersection of Route 1 and NH Route 88 to include the Lincoln Akerman School, and to match the zoning that already exists on the opposite side of NH Route 88.

Hampton Falls has no industrial development. The Zoning Ordinance allows industry in the Business District only after obtaining a special exception from the Board of Adjustment. Front setback requirements increase from the normal 25 feet to 60 feet for industrial uses. Probably the biggest factor for the absence of industry is the lack of municipal water and sewer, which many industries desire or require. Another inhibiting factor is the lack of proximate access to Interstate 95 in Hampton Falls. The nearest exits are in the neighboring towns of Seabrook and Hampton.

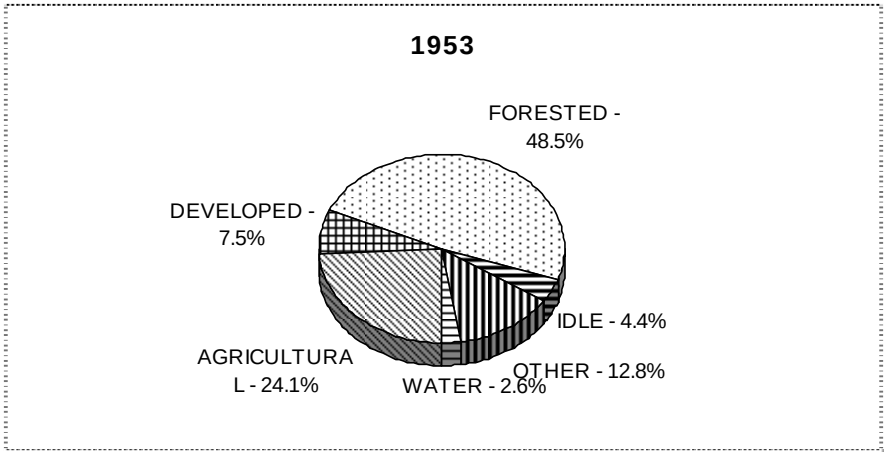
3.0 LONG TERM TRENDS IN LAND USE PATTERNS

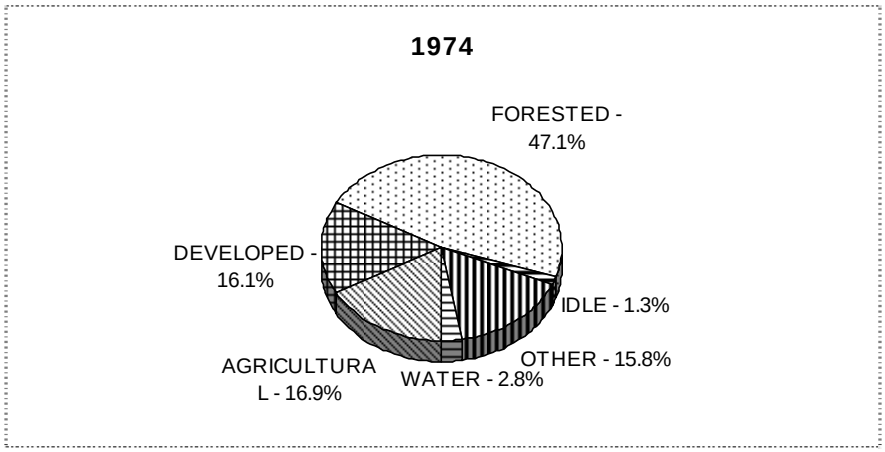
In 1987 a comprehensive survey of land use changes was conducted by the N.H. Agricultural Experiment Station of the University of New Hampshire. Using aerial photographs from the U.S. Agricultural Stabilization and Conservation Service, the report categorized six land use classes for each community in Rockingham County for the years of 1953, 1974 and 1982.

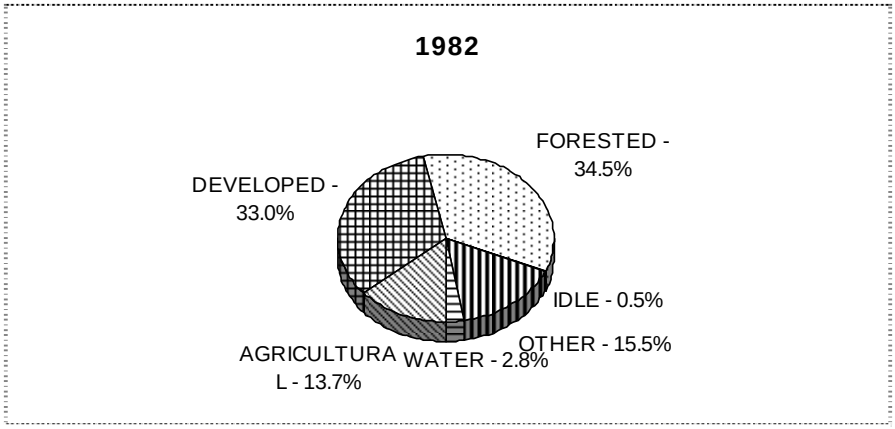
Figure ELU-1 presents data on the change in land uses for each of the three time periods. Several dramatic trends are evident from studying the data. In 1953 developed land represented 7.5% of Hampton Falls' total acreage, and in 1974 that number increased to 16.1%. The report estimated that, in 1982, 33% of the Town's total land area was developed. Of the 2,705 acres of land developed in 1982, over 29% was used for agriculture and 45% was forested land in 1953. The loss of agricultural land is also quite evident. The amount of agricultural land decreased from 24.1% in 1953 to 16.9% in 1974 and less than 13.7% in 1982. That represented a decrease of almost half of the amount of agricultural land in Hampton Falls in less than 30 years.

A similar loss of forested land was also experienced. Forested land decreased from 48.5% in 1953, to 47.1% in 1974, and 34.5% in 1982. That represented a 29% decrease in the amount of forested land. The loss of forested land was less dramatic than that of agricultural land in terms of percentages, but 300 more forested acres were lost to development than that of agricultural land.

FIGURE ELU-1
1953, 1974 AND 1982 LAND USE COMPARISON







One unique characteristic of Hampton Falls that many other communities do not have to contend with is the large amount of wetlands that exist in town. Based on soil information, up to 39% of the land in Hampton Falls is considered to be wetlands. With development restricted in these areas, a large portion of land is virtually unusable for building. If the amount of wetlands is combined with the land already developed (33%), and it is assumed that there is some overlap between the two categories, this leaves less than one-third of the Town remaining for development.

A town-wide buildout analysis conducted for the Town by the Rockingham Planning Commission in 1998 estimated that there were approximately 1,519 acres of potentially buildable acres remaining in the Residential/Agricultural District, and only 16 acres remaining for commercial development in the Business District.[2]

The wise and careful use of the remaining land should be a priority for the Town. This is why land use controls are so crucial to Hampton Falls. Another reason for up-to-date land use regulations is that, traditionally, the best land is developed first, leaving the lesser-quality land for future use. This land has greater limitations for development, a fact that the Planning Board must take into consideration when making land use decisions. The Board's decisions will become more difficult as proposals for development continue and the amount of desirable land decreases.

4.0 COMPATIBILITY WITH ZONING

4.1 Overview

One of the main purposes for conducting a land use survey is to compare existing land use with the zoning districts the Town has adopted. The purpose of zoning is to regulate the location and impact of various types of land use and to maximize the compatibility of adjacent land uses. Zoning is a regulatory tool by which to enact and enforce the community plan for particular land areas.

A community's plan may differ at times from actual land use for several key reasons, including:

- Board of Adjustment granting variances to the established zoning ordinance.
- Pre-existing uses which, after the zoning was enacted, constitute non-conforming uses.
- Difficulty in enforcing the Zoning Ordinance and exploitation of "loopholes" in zoning regulations, although these problems are constantly monitored and corrected by the Planning Board.

In cases where the existing land uses differ substantially from zoning, changes to the zoning ordinance should be considered. Any such changes should be compatible with the policies set forth in the Master Plan. While amendments to zoning ordinances are necessary to reflect changing circumstances, those changes must be based on a thorough investigation of the community's policies and the implications of such changes for the community's character.

[2]"Town-Wide Buildout Analysis For the Town of Hampton Falls, New Hampshire" (July 1998), Rockingham Planning Commission

4.2 Zoning in Hampton Falls

The Hampton Falls Zoning Map was adopted in 1963 and has been amended over the years. There are currently two zoning districts-- Residential/Agricultural and Business, and two zoning overlay districts-- Telecommunications and Floodplain. The zoning districts match up fairly well with the actual land uses. There are some commercial uses in the Residential/Agricultural District along NH 88 which are allowed under the Town's zoning.

5.0 RECOMMENDATIONS

1. The land use classifications should be recalculated using digital data every 5 years, using a standard methodology and the same data sources for purposes of consistency.

Notes:

CHAPTER 3

Swain Drive Horse Fences

FUTURE LAND USE

FUTURE LAND USE

1.0 INTRODUCTION

The intent of the Future Land Use chapter is to describe and establish a broad vision for the Town's future land development. Its preparation requires a careful evaluation and synthesis of all other parts of the Master Plan. This evaluation must take into account many factors, including: community goals; the ability of the land to support development; existing land use patterns and zoning; expectations of property owners and local land use laws and regulations.

This chapter is both general and specific. As a policy document, the Master Plan establishes general policies and goals with which to guide development, and non-development, of the Town. As a Plan it goes further to specify the types of uses appropriate for various areas of Town, as well as the specific measures that will help bring about desired future development. These measures may include changes in zoning and site development regulations, new initiatives in land protection or changes in Town policy.

The Future Land Use chapter provides guidance to private and public entities in their land use decisions. Specifically, town government and school officials and private developers should reflect upon the needs, values and goals outlined in this chapter in making their land use decisions.

2.0 FUTURE LAND USE GOALS

The 1994 Master Plan included a Community Goals chapter, which was developed based on results of a town-wide survey conducted by the Planning Board in 1990. Those goal statements were reviewed and modified by the Planning Board in 2003 to incorporate findings from the Planning Board's 2001 Town Survey. The townspeople's primary goal continues to be maintenance of Hampton Falls' rural character. However, recognizing that growth is inevitable, the goals also address how to control and guide future growth. The revised goals are as follows:

Goal 1: Plan for and manage growth so as to preserve and protect the rural character of the Town.
Goal 2: Promote agricultural and forestry uses.
Goal 3: Preserve open space, including wetlands and forests, for ecological and aesthetic reasons.
Goal 4: Protect from degradation important natural areas, water resources and coastal zone areas.
Goal 5: Encourage housing which provides an adequate range of housing types for all citizens.
Goal 6: Provide adequate areas and facilities for recreation.
Goal 7: Support programs that preserve and encourage the restoration of important historical and cultural sites.
Goal 8: Maintain the excellent quality and quantity of existing municipal services.
Goal 9: Maintain and expand the Town's solid waste recycling program to reduce the volume of waste.
Goal 10: Promote housing patterns that ensure well-designed neighborhoods and roadways that preserve scenic values while minimizing municipal expenditures.
Goal 11: Support commercial development which will not significantly degrade the quality of the air, water, roadways, or surrounding land and which helps meet the community needs, broadens the tax base, and contribute to a healthy social and economic environment.

As referenced above, in 2001 the Planning Board conducted a new Town survey, which included a range of questions related to many aspects of Town demographics, character, services and development. Following are selected statistics that have the most direct relevance to future land use:

Town character:
- 98% of respondents agreed that the Town's rural character should be preserved.
- 89% agreed that agriculture and forestry practices should be encouraged, and 65% agreed that the Town should raise funds to acquire open space.

Commercial development:
- 83% of respondents agreed that commercial and industrial development should be concentrated within a centralized district along Lafayette Rd. (Rte 1), protecting other areas in Town from spot/strip development.
- 75% agreed that the Town should try to attract new businesses to broaden the tax base, but 57% disagreed that the Town should provide public water and/or sewer connections along Lafayette Rd. (Rte 1) to attract businesses.
- Respondents were split on whether businesses should be allowed in a commercial district in another part of Town, as long as they do not degrade the quality of the air, water or surrounding land, and will help meet the community needs and broaden the tax base. 44.6% of residents felt that businesses should be allowed elsewhere under the above conditions; 44.6% disagreed (10.8% had no opinion).
- Types of businesses residents want to see in Town include: restaurants, office/professional parks, small service businesses, retail stores, light industry, medical offices.

Housing:
- 50% of respondents prefer an alternative development pattern for residential subdivisions designed to retain open fields woodlands, scenic views and recreation areas by arranging homes together (termed "conservation" or "open space" subdivisions).
- 52% agreed that the Town should permit construction of elderly housing.
- 12% agreed that the Town should permit construction of low-income housing; 79% disagreed.

Town development:
- In terms of needed development, respondents ranked choices as follows (from most important to least important): restaurants, elderly housing, industry, office buildings, service businesses, retail, single-family housing, affordable housing, hotels/motels and apartments.

Residents in the 2001 survey reiterated many priorities and preferences consistent with the goals outlined in the 1994 Plan.

3.0 1998 TOWN-WIDE BUILD-OUT ANALYSIS

3.1 Background and Data Limitations

In 1998 the Town of Hampton Falls contracted with the Rockingham Planning Commission to conduct a build-out analysis in order to better understand the potential amount of remaining developable land and the general location of future development in Town that would be permitted under the existing zoning ordinance. This analysis was completed for the Business and the Agriculture/Resident districts. The build-out analysis is not intended to be a precise measure of future build-out potential, nor is the data

accurate enough for individual site development. Its primary use is as a tool for town wide planning purposes, such as to determine whether current zoning districts can accommodate further development or to identify potential need and/or surplus of land for various uses.

3.2 Results

As Town digital tax maps were not in a fully usable format at the time of the project, it was not possible to correlate parcel-based information with the build-out analysis. As such, the results of the build-out were limited to identifying existing developed areas, the general patterns of potentially developable land available within the two zoning districts given the current provisions of the Zoning Ordinance, and the development suitability of currently undeveloped land.

TABLE FLU-1
1998 TOWNWIDE BUILD-OUT ANALYSIS

	Agriculture/ Residential District	Business District
Total acres	7,786*	292
Existing developed acres	2,002	148
Steep slopes, acres	128	0
Water / wetlands, acres	2,972	103
Wetland buffer, acres	4,486	54
Floodplains, acres	1,746	66
Potentially buildable acres	**1,519**	**16**

* Categories do not total to 7,786 acres due to overlap.

The final estimates of developable land in the Business and Agriculture/Residential districts were derived through a process whereby the total land area of the Town was reduced according to land availability and development constraints. This was done by first eliminating land areas that were already developed or unavailable for development due to easements or restrictions, then subtracting land characterized by steep slopes, wetlands, surface waters, stream and wetland buffer setbacks, floodplains, roads and roadway setbacks.

Table FLU-1 presents, for each of the two zoning districts, the total acreage of each district, acreage of each of the constraint categories listed above, and a final estimate of potentially buildable acres. Again, this information reflects development conditions and levels as they existed in 1998. According to the analysis, approximately 1,535 acres of land remained that were potentially available for development in Hampton Falls. Of that total, 1,519 acres were in the Agriculture/Residential District and 16 acres in the Business District.

As the Town's tax maps are now fully digitized, a more detailed build-out analysis could be conducted to complete the conceivable subdivision of available, undeveloped land. This would provide a potential number of lots that could be created in both the Business and the Agriculture/Residence districts under the current zoning ordinance. While not part of this Master Plan update, the information would be useful and could be incorporated into any future amendments of this chapter.

Building permits issued, 1998-2003	Total acreage of all parcels issued a permit
78	508

In lieu of an update of the townwide build-out analysis, Town staff came up with a rough estimate of the amount of land in the Agriculture/Residential District that has been "developed" since the 1998 build-out analysis. Based on building permits issued from January 1998 - December 2003, the Town estimates that individual parcels comprising roughly 508 acres of land in the

Agriculture/Residential District have been developed, meaning that the Town has issued a building permit for those parcels. It should be noted that the methodology used to derive the figure of 508 acres is not consistent with, and therefore not directly comparable to the methodology used in the 1998 build-out.[1] Therefore, while the estimate of 508 acres is not directly comparable to the results of the build-out analysis, it does provide and indication of the scale of residential development since 1998.

3.3 Development Constraints

As described above, land not suited for development includes wetlands, buffer areas around wetlands and shoreland buffer areas. The significance of these areas and the Town's zoning requirements are described below:

- Wetlands. The importance of preserving and protecting wetlands is well established in the Town's Water Resource Management and Protection Plan (Chapter 12 of this Master Plan). They are generally recognized to contribute vital natural resource and ecological functions, as well as for their aesthetic value for open space and passive recreation. Future land uses should be directed away from wetland areas to the greatest extent possible. It is equally important to prevent building in such areas because of flood hazards and the potential negative impact on water quality and public health. The Town's existing Wetlands Conservation Ordinance will continue to regulate future development with regard to wetlands.
- Buffer areas around wetlands. A wetlands ordinance that prohibits development in wetlands does not necessarily protect wetlands from harmful uses occurring immediately adjacent to them. For those uses permitted within close proximity to wetlands, adequate buffers are necessary in order to ensure the protection of the wetland. The Town's Zoning Ordinance establishes a 100' buffer around wetlands; prohibited uses include (but are not limited to) structures, impermeable surfaces or parking spaces, waste, septage or sludge disposal, storage of gasoline, fuel oil or other hazardous materials or roadsalt stockpiles and excavations. There is a procedure for obtaining a Special Use permit (for roads and other access ways, pipelines, powerlines and transmission lines) from the Planning Board or a Special Exception (for structures on vacant approved building lots) from the Zoning Board of Adjustment. Natural vegetation should be protected or restored in this area as much as possible to control erosion and sediment from contaminating wetlands.
- Buffers along river corridors. The establishment of buffers along rivers and streams is important for many of the same reasons as wetlands. Protecting river shorelines helps preserve wetlands, reduces flooding damage, serves to maintain important wildlife travel corridors and preserve scenic beauty of the river. The Town does not have a local shoreland protection district, but the State's Comprehensive Shoreland Protection Act (RSA 483-B) applies to the Taylor River, Taylor River Pond and Big Dodge Pond (Whittier Pond). The law requires that a 150 foot natural woodland buffer be maintained along public waters.

Land with limited suitability for development includes 100-year flood hazard zones, aquifer recharge zones, areas with low potential for septic systems, and water supply protection areas. Of these areas, the Town currently regulates development within flood hazard zones only.[2] There are currently no public water supply sources in Hampton Falls. The significance of the other areas is described as follows:

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[1] The Town's estimate of development since 1998 is based on parcel boundaries and assumes that a lot of any size, once built on, will not be further subdivided. The 1998 analysis did not consider parcel boundaries, but rather assumed that any land suitable for building under the Town's regulations at that time could be developed.

[2] See Chapter 12 "Water Resource Management and Protection Plan" for a comprehensive discussion and recommendations regarding the protection of water supplies.

- 100-Year Flood Hazard Zones. Floodplains are undesirable locations for development because of the associated risks to life and property. In addition, construction in the floodplains worsens flood hazards downstream and the inundation of subsurface sewage disposal systems can cause water pollution and a public health hazard. As part of its Zoning Ordinance, the Town of Hampton Falls has adopted specific regulations for development in special flood hazard areas as prescribed by the Federal Emergency Management Agency (FEMA). Development should continue to be limited within these flood hazard areas to those land uses compatible with areas prone to flooding and in conformance to the regulations imposed by FEMA.
- Aquifer recharge zones. Maps prepared by the US Geological Survey (1977) identify three stratified drift aquifers in Hampton Falls. These aquifers are recharged from precipitation and run-off that infiltrates from land directly above the aquifer. As such, aquifer recharge zones are not suited for any type of development that caries a high risk of contamination. Once contaminants leak into the ground, they can spread rapidly through an aquifer and destroy it as a water supply. While there are currently no public water supplies within Hampton Falls' aquifer recharge zones, numerous private wells in Town depend on these aquifers. The land over Hampton Falls' aquifer recharge zones is currently zoned for agriculture/residential development; the Town's Zoning Ordinance does not provide additional guidelines for development over these areas. Chapter 12 of this Master Plan, entitled "Water Resource Management and Protection Plan", addresses this issue in more detail.
- Areas with low potential for septic systems. As the Town of Hampton Falls does not have a public sewer system, the ability to adequately place a septic system on parcels is a critical consideration for determining development suitability. The Town's Zoning Ordinance currently requires minimum lot sizes of two acres in an attempt to ensure that parcels can accommodate on-site septic systems. The Rockingham County Conservation District (RCCD) has developed a system to indicate the relative potential of a soil for siting a septic system. This system objectively and scientifically rates a soil's potential on a five-level scale ranging from very high to very low. Areas containing soils that have very low or low potential for the successful siting of septic systems are due to severe slope, shallow depth to bedrock, depth to seasonal high water table or slow percolation rate. Should the Town adopt soil-based lot sizing in the future, the suitability of soils for septic systems would need to be taken into consideration in updates to this chapter.

4.0 FUTURE LAND USE - FINDINGS AND RECOMMENDATIONS

In this section, future land use findings are presented for major categories of land uses. These include: Residential; Business; Industrial; Government/Institutional; Open Space/Conservation.

4. 1 Agriculture/Residential District

4.1.1 Findings

The majority of Hampton Falls is zoned for Agriculture/Residential uses. This district requires a minimum lot size of two acres, including a 20,000 sq. ft. receiving area for septic systems. As listed in the Zoning Ordinance, permitted uses in the "A District" include:

- Single-family homes
- Multifamily development (permitted in Multi-Family zoning overlay district only)
- Manufactured housing, mobile homes and trailers
- Accessory housing units
- Home occupations and professional offices of persons residing in buildings in which offices are located
- Public buildings, schools, parks and recreation areas
- Family day care and private schools (10 pupils or less per session)

- Churches and other places of worship, including parish houses, parsonages, rectories and convents
- Agricultural operations, including cultivation of crops, dairy operations, breeding and raising of animals or fowl, orchards, greenhouses and nurseries
- Roadside stands solely for the sale of agricultural or nursery products
- Stables or riding academies
- Temporary sawmills
- Golf courses
- Barber and/or beauty shops
- Nursing homes and hospitals
- Bed & breakfast establishments
- Funeral homes

As detailed in the Housing chapter of this Plan, Hampton Falls has a relatively limited housing supply, having a smaller percentage of multi-family and manufactured homes than other communities in the surrounding region. The Town's Zoning Ordinance was amended in March 2004 to allow multi-family and elderly/age-restricted developments in designated zoning overlay districts of the Town. While significant growth of these types of housing developments may be unlikely in the current real estate market that strongly favors high-end single-family development, the adoption of zoning to allow these types of developments will allow Hampton Falls to fulfill its responsibility for accommodating its share of regional housing for residents of all ages and income levels. It will also provide the opportunity for a more diverse mix of new housing and redevelopment.

The Town has recently seen an increase in the development of stables and riding academies in the Agricultural/Residence district. While permitted by right and supported by the Planning Board, the Board should consider possible zoning amendments to clarify the issue of horse shows and accessory uses.

4.1.2 Recommendations

1. The Planning Board should work with the Board of Selectmen and review the allowed use of stables and riding academies, particularly to define what accompanying uses are considered allowed accessory uses, and, if necessary, present a zoning amendment to voters.
2. The Planning Board should develop an open space ordinance, to preserve open space as well as provide an incentive for the development of more moderately priced housing.
3. The Planning Board should consider proposing an amendment to the Zoning Ordinance that specifies that minimum lot sizes be determined by the soil types found on the lot. Soil-based lot sizing, which is discussed in greater detail in the Housing Chapter, ties the allowable density to the soil conditions of the lot, and can be used in conjunction with open space zoning to produce an environmentally safe development.
4. Local concerns about the potential impact from residential growth include the loss of Hampton Falls' rural character, loss of open space, increased traffic and congestion, impact on the tax base and the risk of undermining the Town's quality of life. In 2003 the Planning Board adopted an impact fee methodology and formula for assessing impact fees to offset school capital cost impacts of new residential development. The Town should continue to review other impacts occasioned by growth in the community, and explore the need to assess additional impact fees to offset these resulting costs.

4. 2 Business

The Town has one Business District, located along Route 1/Lafayette Rd, which is comprised primarily of those lots fronting on Rte 1. The district was expanded in 2000 near the intersection of Rtes 1 and 88 to include the Lincoln Akerman School, and to match the zoning that already existed on the opposite side of Rte 88.

As listed in the Zoning Ordinance, permitted uses in the Business "B" District include:

- Any use permitted in the "A" District
- Multi-family/elderly housing development (permitted in Elderly/Multi-Family zoning overlay district only)
- Parking area
- Retail shops, including personal service shops
- Offices for business, professional or banking
- Laundry and dry cleaning drop off and pick up only
- Wholesale business and storage
- Service stations, including automotive repairs
- Motor vehicle sales and service, including repairs (not to be located within 1,000' of any other lot permitted)
- Establishments serving food and beverages
- Inns, motels and cabins
- Transportation, including bus stops, ticketing and waiting areas
- Family daycare and private school
- Industry and adult uses (by Special Exception)

Two land uses are currently prohibited in the Business "B" District: establishments providing nude dancing and tattoo parlors.

4.2.1 Findings

As identified in the 1998 Town-wide Build-out Analysis, approximately 16 acres of potentially developable land remain in the Business District. This provides relatively little opportunity for future growth, and the accompanying expansion of the tax base and provision of needed services that are created by development.

While Town Survey results indicated strong local support for business development to broaden the tax base, support for options to encourage business growth were mixed. For example, development of public water service along the Rte 1 corridor would make the corridor more attractive to prospective industrial and commercial development; however, a majority (57%) of respondents in the 2001 Town Survey felt that the Town should not provide public water and/or sewer connections along Rte 1 to attract businesses.

Although the Town does not plan to install a municipal sewer system or a wastewater treatment facility within the foreseeable future, the Town should explore the creation of public sewer service. Several alternatives include permitting privately developed central sewer systems, creation of a defined sewer district area, or an expansion of the Hampton and/or Seabrook public sewer systems to serve the Business District.

The Town is rightfully concerned about the type of development that occurs in the remainder of the existing Business district, and recognizes the need to attract high quality development. In light of these debates, the Town may want to consider creating a business development committee to explore some of these issues and provide support for appropriate future economic development.

Survey respondents were evenly split on the idea of creating a commercial district elsewhere in Town, even if the development would not degrade the quality of the air, water or surrounding land, and would help meet the community needs and broaden the tax base. Commercial development in Hampton Falls is regional in nature, dictated primarily by the Business District's location along a regional transportation corridor and its distance from the majority of the Town's residential development. There is currently no opportunity for the development of smaller scale, more "local" commercial establishments in closer proximity to residents to supply the daily needs of a household.

Like many New Hampshire communities, development patterns in Hampton Falls segregate residential, commercial and industrial uses. This is different from traditional New Hampshire communities, which were typically developed with a more dense, mixed-use town center surrounded by increasingly less dense residential development and large tracts of agricultural lands and open space. The concept of mixed-use or nodal zoning offers an opportunity to guide development to town centers by increasing density in targeted areas while offsetting this more dense development by a similar decrease in density in other, more sensitive areas of town. This type of development was previously impossible absent municipal wastewater disposal; however, new on-site septic disposal technologies should allow for the creation and success of ordinances to allow and guide its development.

4.2.2 Recommendations

1. Although the Town does not plan to install a municipal sewer system or a wastewater treatment facility within the foreseeable future, the Town should explore the creation of public sewer service. Several alternatives include permitting privately developed central sewer systems, creation of a defined sewer district area, or an expansion of Hampton's and/or Seabrook's public sewer systems to serve the Business District.
2. The Town should consider arrangements to secure the extension of public water service to the Route 1 corridor.
3. The Town should consider creating a business development committee to explore some of the issues surrounding support for appropriate future economic development of the existing Business district.
4. Local concerns about the potential impact from business growth include increased traffic and congestion, aesthetics and the risk of undermining the Town's quality of life. To address some of these concerns, the Town should continue to carefully review site plan applications with regard to traffic impacts, architectural standards, landscaping and signage, as well as consider appropriate impact fee methodologies to offset the increased cost of any public facility expansion costs that are associated with this growth.

4.3 Industrial

4.3.1 Findings

While the Zoning Ordinance allows industry in the Business District by Special Exception, Hampton Falls currently has no industrial development. Probably the biggest factor for its absence is the lack of municipal water and sewer, which many industries desire or require. Another inhibiting factor is the lack of access to Interstate 95 in Hampton Falls; the nearest access points are in Seabrook and Hampton.

Town survey responses indicated strong support for business development, which may be assumed to include industrial development. However, as discussed above, the majority of respondents did not

support Town provision of public water and/or sewer connections along Lafayette Rd. (Rte 1) to attract businesses. Again, while the Town does not plan to install a municipal sewer system or a wastewater treatment facility within the planning horizon of this Master Plan, the Town should explore the creation of public sewer service. Several alternatives include permitting privately developed central sewer systems, creation of a defined sewer district area, or an expansion of Hampton's and/or Seabrook's public sewer systems to serve the Business District.

As was recommended above, the Town may want to consider creating a business development committee to explore some of these issues and to develop strategies to attract industrial development to the community, if that is identified as a priority.

4.3.2 Recommendations

1. The Town should explore the creation of public sewer service. Several alternatives include permitting privately developed central sewer systems, creation of a defined sewer district area, or an expansion of Hampton's and/or Seabrook's public sewer systems to serve the Business District.
2. The Town should consider arrangements to secure the extension of public water service to serve the Route 1 corridor.

4.4 Government/Education

4.4.1 Findings

Government and education land uses are an important part of the Town's development pattern. As the Town continues to grow, existing community facilities can be expected to become stressed beyond capacity, and additional land will be required to accommodate new facilities. The Town's recently constructed Public Safety Complex and Library will fulfill Town needs into the foreseeable future. The Municipal Complex Study Committee is continuing to study the feasibility of a land purchase to allow for any needed future expansion.

Enrollments at Lincoln Akerman School have been increasing since the 1988 building addition was constructed, with a current enrollment of 254 students (Fall 2003). In 1996 the Hampton Falls School Board determined the capacity of the school to be 310 pupils. At the March 2004 Town Elections, residents approved a warrant article authorizing the School District to raise and appropriate $1,210,000 for the purchase of approximately 22 acres of land adjacent to the existing school property, to be used to expand school facilities.

Finding suitable property for public facilities is becoming increasingly difficult, and therefore it is advisable for the Town and School District to acquire suitable property in anticipation of future needs. In seeking sites for government and other public facilities, it should be the goal of the Town to locate them close to the Town Municipal Complex or along Rte 88 or another major collector road.

4.4.2 Recommendations

1. The Town should continue to explore the feasibility of land purchase(s) for municipal facilities.
2. The School District should continue to develop plans for expanding Lincoln Akerman School.

4.5 Open Space and Conservation

4.5.1 Findings

The Town's undeveloped lands provide important benefits and values to the community – ones that are often difficult to measure in monetary terms. These benefits include flood storage and control, maintenance of water and air quality, farming and food production, wildlife habitat and ecological diversity, as well as recreational opportunities and scenic enjoyment.

Numerous communities in the region and the State are moving towards open space protection, with an increasing number voting to support local bonds for the purchase of conservation lands or easements. Like residents in many communities, residents of Hampton Falls see open space protection as important. Respondents to the 2001 Town Survey overwhelmingly ranked expanded conservation efforts as a high priority. Hampton Falls has made an effort to protect vital natural resources and preserve open space, most notably through its Zoning Ordinance and creation of the Wetlands Conservation District and associated buffer protection. In addition, the residents of Hampton Falls voted in 2000 to dedicate 100% of the current use change tax to the conservation fund, and upheld this vote again in 2001. Most recently, in March 2004 voters approved a warrant article authorizing the Town to raise and appropriate (through the issuance of bonds or notes) $2,500,000 for the purchase of conservation lands or easements.

The Conservation & Preservation chapter of this Master Plan acknowledges the importance of preserving blocks of conservation land, as well as providing corridors between protected lands. Future open space land use should build on the following principles:

- Protect the natural resources that support wildlife and important ecological functions;
- Protect key agricultural lands;
- Preserve parcels of land that add to large contiguous parcels of open space;
- Develop corridors to connect open space lands;
- Protect waterways; and
- Develop passive recreational uses within certain open space areas where they are compatible with conservation objectives.

There are primarily two methods to accomplish the above-mentioned principles. The first is to continue to review and amend, as appropriate, the Town's zoning ordinance, subdivision and site plan review regulations in order to provide maximum protection of undeveloped lands. The second method is to protect important conservation areas through a variety of land protection techniques including acquisition, conservation easements, purchase of development rights and other land protection measures. The Town should continue to look for ways to protect and preserve valuable undeveloped lands.

4.5.2 Recommendations

1. The Conservation Commission should develop a local open space plan to identify land protection priorities, support future grant funding opportunities, and offer a review of land protection progress over time.
2. The Town should explore additional means of generating local funds for open space protection.
3. The Planning Board should continue to review and recommend changes, as appropriate, to the Zoning Ordinance, Subdivision and Site Plan Regulations in order to promote the preservation of open space.
4. The Planning Board, Conservation Commission and Recreation Committee should work together to identify any future areas of land to support the open space recreational needs of the community.

5. The Water Resource Management and Protection Plan recommends the adoption of two important natural resource protection ordinances: aquifer protection and shoreland protection ordinances. Both

of these measures would serve to reduce the potential for future degradation of Hampton Falls' water resources and preserve additional open space.

Notes:

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CHAPTER 4

Pelton Farms

HOUSING

HOUSING

Housing is one of the most important and challenging issues to be addressed in the master planning process. When the Master Plan was last updated in 1994, New Hampshire's economy had just begun to turn around from the 1988-1991 recession. Since that time, many new jobs have been created and housing development has increased, but the availability of affordable housing has not kept pace. Over about the same time period, New Hampshire communities, especially those in the southern tier of the State, have received legal challenges on whether their zoning ordinances and land use regulations were exclusionary and failed to provide for a wide range of housing needs--housing which serves the requirements of a wide spectrum of age and income groups, including low and moderate income households. Two Rockingham County Supreme Court cases (*Britton v. Town of Chester* and *Soares and Lewis Builders v. Atkinson*) have led to the requirement that towns assess the housing needs of all income groups and adopt zoning and land use regulations that do not have the effect of pulling up the drawbridge to certain income, age or ethnic groups.

Housing costs in southern New Hampshire have escalated rapidly over the past decade, and in many communities exceed the ability of many wage earners to keep pace with the increases. The cost of housing in Hampton Falls is clearly an issue for many residents, having been ranked as the fourth most serious problem in the 2001 Town Survey, after property taxes, loss of open space and housing developments. Housing affordability has become a major issue for the entire region as steep housing costs put home ownership out of the reach of even middle income households.

This chapter of the Master Plan assesses the existing housing stock and housing costs of Hampton Falls in comparison to surrounding communities, reviews the Town's existing residential zoning requirements, and considers the results of the 1994 Regional Housing Needs Assessment prepared by the Rockingham Planning Commission. Recommendations regarding policies and actions to address present and future housing needs of the Town are also presented.

1.0 HOUSING DEMOGRAPHICS

1.1 Growth in Housing, 1980 - 2000

The development mosaic in Hampton Falls can be best described as residential beyond the Route 1 corridor, with a small number of commercial enterprises interspersed throughout the rest of the Town. As a result of limited commercial and no industrial developments throughout the Town, Hampton Falls has become a predominantly bedroom community, and its housing history confirms this trend.

According to the U.S. Census, there were a total of 533 occupied dwelling units of all types in Hampton Falls in 1990. Hampton Falls' average annual population increase of 2.3% between the years 1990 and 2000 resulted in an average annual increase of 2.8% in new housing units during the same period. As seen in **Table H-1**, approximately 170 new housing units were constructed in Hampton Falls between the years 1990 and 2000, providing housing for the 380 additional residents in Town.

Table H-1
Occupied Housing Units and Persons per Unit
1980, 1990 and 2000 U.S. Census

TOWN/AREA	Occupied housing units			Avg. Annual Growth Rate		Avg. Persons per Unit	
	1980	1990	2000	'80-'90	90-'00	1990	2000
Hampton Falls	**462**	**533**	**704**	**1.4%**	**2.8%**	**2.82**	**2.67**
Exeter	4,182	4,975	5,898	1.8%	1.7%	2.51	2.38
Hampton	4,086	5,046	6,465	2.1%	2.5%	2.43	2.31
Kensington	434	559	657	2.6%	1.6%	2.92	2.88
North Hampton	1,207	1,387	1,671	1.4%	1.9%	2.62	2.55
Seabrook	2,394	2,808	3,425	1.6%	2.0%	2.32	2.32
Stratham	805	1,812	2,306	8.5%	2.4%	2.73	2.76
Area Total	**13,570**	**17,120**	**21,126**	**2.4%**	**2.1%**	**2.51**	**2.43**
Rock. County	**65,951**	**89,118**	**104,529**	**3.1%**	**1.6%**	**2.76**	**2.65**
New Hampshire	**323,493**	**411,186**	**474,606**	**2.4%**	**1.4%**	**2.70**	**2.60**

Source: 1980, 1990 and 2000 U.S. Census

Between 1990 and 2000 Hampton Falls' housing supply grew at a higher rate than all of the surrounding communities, attributable in part to the Town's small housing supply. However, from 1980 to 1990, approximately 71 dwelling units were added to the Town's housing stock, compared to 171 units added from 1990 to 2000.

Hampton Falls' place in the region in terms of providing housing should also be evaluated in light of interpretations provided by the New Hampshire Supreme Court. The interpretation of New Hampshire Statutes by the State Courts suggests that towns are responsible for both accepting a fair share of population growth and housing, and providing opportunities for a variety of housing types to be built throughout town. Hampton Falls' ability to provide housing for all its residents can best be analyzed by examining the types of housing and the economic status of the Town's residents.

1.2 Ownership and Occupancy

As can be seen in **Table H-2**, the proportion of renters versus owners among the occupied housing units in Hampton Falls is typical of communities its size, though lower than the region's average. That average is pushed up by the larger communities which typically have a much higher percentage of rental units, as well as by the neighboring communities of Hampton and Seabrook, which both have a significant amount of seasonal housing.

Table H-2
Housing Ownership and Occupancy, 2000

Town / Area	All housing units	Occupied units	Owner-occupied # units	Owner-occupied %	Renter-occupied # units	Renter-occupied %	Vacant # units	Vacant %
Hampton Falls	**729**	**704**	**629**	**89.3%**	**75**	**10.7%**	**25**	**3.4%**
Exeter	6,107	5,898	3,980	67.5%	1,918	32.5%	209	3.4%
Hampton	9,349	6,465	4,402	68.1%	2,063	31.9%	2,884	30.8%
Kensington	672	657	597	90.9%	60	9.1%	15	2.2%
North Hampton	1,782	1,671	1,456	87.1%	215	12.9%	111	6.2%
Seabrook	4,066	3,425	2,154	62.9%	1,271	37.1%	641	15.8%
South Hampton	308	301	270	89.7%	31	10.3%	7	2.3%
Stratham	2,371	2,306	2,057	89.2%	249	10.8%	65	2.7%
Area Total/Avg.	**25,384**	**21,427**	**15,545**	**72.5%**	**5,882**	**27.5%**	**3,957**	**15.6%**
Rock. County	**113,023**	**104,529**	**78,992**	**75.6%**	**25,537**	**24.4%**	**8,494**	**7.5%**
New Hampshire	**547,024**	**474,606**	**330,700**	**69.7%**	**143,906**	**30.3%**	**72,418**	**13.2%**

Source: 2000 U.S. Census

The vacancy rate of 3.4% for all housing units in Hampton Falls is generally in line with the neighboring communities, with the exception of Hampton and Seabrook, which again, have a significant amount of seasonal housing. Hampton Falls' vacancy rate is lower than the County and State rates.

1.3 Housing Types

Single family residences compose the bulk of the housing stock in Hampton Falls, supplemented by a small percentage of multi-family and manufactured dwellings. **Table H-3**[1] illustrates the Town's housing stock relative to the surrounding communities. The table reveals that Hampton Falls provides a smaller proportion of both multi-family and manufactured housing than the neighboring towns.

The diversity of housing constructed in Hampton Falls suggests that additional variety is necessary, as only 6% of its residents live in multi-family housing and 2% in manufactured homes. This is significantly lower than Rockingham County as a whole, as well as the State of New Hampshire. While Hampton Falls has demonstrated some regulatory success in providing opportunities for a variety of housing types, the statistical reality is that single-family residences are the dominant housing type throughout Town. While statistics are helpful in quantifying Hampton Falls' housing stock, they fail to recognize the most important factor driving residential development decisions - economics. Two-acre minimum lot size requirements, a zoning ordinance which does not permit creative housing alternatives, high land prices, current use-penalties, development/permitting costs and the lack of sewer and water service have, in effect, encouraged the development of large, expensive single family homes in lieu of other options necessary to help Hampton Falls meet its share of the regional housing need.

[1]Note: A discrepancy exists between the total number of housing units per town shown in Tables H-2 and H-3. This discrepancy is due to the different years and different data sources used to generate each table.

Table H-3
Housing Distribution by Type, 2001

Town / Area	Total	Single Family # units	Single Family %	Multi-Family # units	Multi-Family %	Manufactured # units	Manufactured %
Hampton Falls	**753**	**721**	**95.8%**	**22**	**2.9%**	**10**	**1.3%**
Exeter	6,173	2,985	48.4%	2,123	34.4%	1,065	17.3%
Hampton	9,444	5,761	61.0%	3,409	36.1%	274	2.9%
Kensington	706	640	90.7%	36	5.1%	30	4.2%
North Hampton	1,859	1,438	77.4%	127	6.8%	294	15.8%
Seabrook	4,247	1,857	43.7%	1,313	30.9%	1,077	25.4%
South Hampton	317	304	95.9%	10	3.2%	3	0.9%
Stratham	2,462	2,056	83.5%	391	15.9%	15	0.6%
Area Total/Avg.	**25,961**	**15,762**	**60.7%**	**7,431**	**28.6%**	**2,768**	**10.7%**
Rock. County	**114,609**	**80,617**	**70.3%**	**26,358**	**23.0%**	**7,634**	**6.7%**
New Hampshire	**553,595**	**370,809**	**67.0%**	**146,735**	**26.5%**	**36,051**	**6.5%**

Source: "Current Estimates & Trends in New Hampshire's Housing Supply", Update - 2000
NH Office of State Planning, November 2000

Although the development trend in Hampton Falls has predominantly resulted in the construction of single family homes, this is not inconsistent with the community's desires. The results of the 2001 Town survey reveal that maintenance of rural character is of very high importance to the Town's residents. As such, the development of the housing stock should, therefore, be consistent with this goal to be successful. Because housing growth will continue, Hampton Falls must regularly update its land use regulations to ensure that growth is accommodated and continues in a sensible manner. A careful review of the Town's current land use regulations, contained in Section 3 below, will be valuable in developing recommendations to best accommodate and guide housing development in Hampton Falls. This will ensure that the Town provides for a diversity of housing opportunities, while maintaining its rural character.

Table H-4
Median Housing Value and Gross Rent
2000

Town / Area	Median Value, owner-occupied housing (owner estimate)	Median Gross Rent, renter-occupied units
Hampton Falls	**$266,300**	**$821**
Exeter	$170,000	$702
Hampton	$190,400	$682
Kensington	$201,900	$825
North Hampton	$211,300	$706
Seabrook	$181,900	$686
South Hampton	$210,300	$1,000
Stratham	$207,200	$865
Area Total/Avg.	**$234,186**	**$898**
Rock. County	**$164,900**	**$717**
New Hampshire	**$133,300**	**$646**

Source: 2000 U.S. Census

1.4 Housing Cost

Since the early 1990s Hampton Falls and the Seacoast region have been experiencing an explosive real estate market. This has been fueled by several factors, but most notably by the rapid expansion of employment opportunities at Pease International Tradeport and in the Seacoast region overall, as well as in the Boston metropolitan area; by continued population growth; and by limited single-family and apartment construction over the last decade. The combined effect of this sharp increase in demand and a shortage of supply has been an escalation in the price of homes as well as rental rates.

This chapter makes use of two different data sources to analyze housing costs in Hampton Falls--the U.S. Census Bureau's decennial census and local real estate sales data. While the U.S. Census Bureau provides data on home values, it is important to note that these data are reported by the homeowner and as such may not accurately reflect true housing values. According to the 2000 Census, the median value of owner-occupied housing in Hampton Falls was approximately $266,000. As shown in **Table H-4**, this is well above the reported median value in neighboring communities, Rockingham County as a whole and the State. Median gross rent in Hampton Falls, while higher than the County median, is lower than in several of the abutting communities. Neighboring communities such as Exeter, Hampton and Seabrook have significantly larger rental housing supplies and would naturally tend to have a greater variation in rental rates.

An analysis of residential real estate transaction data in Hampton Falls and surrounding communities for the period January-October 2002 is summarized in **Table H-5**.[2] This data supports the Census data findings that owner-occupied housing costs in Hampton Falls are in the higher range for the region.

1.5 Resident Income

Like housing stock mix and cost, measures of income can be important indicators of the openness of a community for providing housing opportunities to individuals and families of all income levels. Data from the 2000 Census, shown in **Table H-6**, indicates that Hampton Falls had a higher median family income than the average for surrounding communities or for the County. In 1999 (the income reporting year for the 2000 Census), the median household income in Hampton Falls was $86,229, compared to $66,345 for all of Rockingham County. In the same year the Town had a per capita income of $35,060, the fourth highest in the County.

[2]The Rockingham Planning Commission purchased real estate transaction data from Real Data Corp., geoprocessed the data and summarized the information to town level. The data set includes single-family and condominium home sales.

Table H-5
Residential Real Estate Sales Data: January – October 2002

Town	Average Residential Sales Price	# of Residential Sales Reported
Hampton Falls	$361,417	45
Exeter	$247,889	328
Hampton	$273,488	423
Kensington	$357,697	45
North Hampton	$416,046	90
South Hampton	$287,890	14
Stratham	$297,772	165
RPC Region	$306,335	3,881

Table H-6
Median Family Income and Per Capita Income

Town / Area	1989		1999		PCI rank, Rock. Co., 1999
	Med. Family Income	Per Capita Income (PCI)	Med. Family Income	Per Capita Income (PCI)	
Hampton Falls	**$58,814**	**$23,736**	**$86,229**	**$35,060**	**4**
Exeter	$42,556	$18,531	$63,088	$27,105	17
Hampton	$45,447	$18,371	$66,000	$29,878	10
Kensington	$47,083	$17,645	$72,679	$29,625	11
North Hampton	$53,873	$23,672	$72,500	$34,187	5
Seabrook	$31,484	$14,515	$47,718	$20,992	35
South Hampton	$50,331	$24,837	$75,778	$28,287	16
Stratham	$57,350	$23,104	$81,391	$33,270	6
Area Total/Avg.	**$55,277**	**$23,487**	**$80,769**	**$34,058**	
Rock. County	**$46,942**	**$17,694**	**$66,345**	**$26,656**	
New Hampshire	**$41,628**	**$15,959**	**$57,575**	**$23,844**	

Source: 1990, 2000 U.S. Census

2.0 AFFORDABLE HOUSING NEED

The high cost of housing in southeastern New Hampshire is challenging the popular belief that affordable housing means low-income housing. The term "affordable housing" simply means housing that does not cost more than approximately one-third of a family's income. Indications are that the affordability challenge is becoming more widespread, affecting workers earning middle incomes, and is becoming a barrier to labor force development.

The following table provides an illustration of local housing costs relative to local wages for an average government employee and service sector employee household, both with one wage earner and with two wage earners in the same employment sector. When a comparison is made between these households' maximum supportable housing purchase price and the average sales price of a single-family home in Hampton Falls in 2002 (Table H-5), it becomes very clear that home ownership in Town is out of reach of many middle-income households.

Employment sector	Avg. weekly wage	Annual household income		Maximum supportable housing purchase price*	
		With 1 wage earner	With 2 wage earners	With 1 wage earner	With 2 wage earners
Local gov't employee	$592	$30,784	$61,568	$84,656	$169,312
Service sector employee	$759	$39,468	$78,936	$108,537	$217,074

Source of wage data: NH Employment Security
* Supportable price assumes purchase price = 2.75 times income

Understanding and recognizing the relationship between housing and jobs is important because the long-term economic sustainability of the region will depend in part on the region's ability to provide adequate housing for its employees. For the region to continue to expand its employment opportunities and to achieve economic sustainability, a significant number of housing units at varying price levels must be built to both fill the existing need and to provide housing for an expanding population.

New Hampshire RSA 674:2 requires that the housing chapter of a town Master Plan include an assessment of local housing conditions and a projection of future housing needs of residents of all levels of income and ages in the municipality and the region, as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47, II. The following section of this Master Plan satisfies this statutory requirement.

In 1989, the Rockingham Planning Commission (RPC) prepared a Regional Housing Needs Assessment as a component of its regional master plan in accordance with RSA 36:47. The statute mandates that all regional planning commissions prepare a regional housing needs assessment which "...shall include an assessment of the regional need for housing for persons and families of all levels of income". The RPC updated the Regional Housing Needs Assessment in 1994 to include data from the 1990 US Census; the 1994 update forms the basis of this section.

The purpose of the RPC Needs Assessment, in addition to complying with statutory requirements, is to quantify the size and distribution of the need for affordable housing in the region, and to provide communities with the information needed for their own affordable housing needs assessments. The RPC assessment includes a calculation of each town's "fair share" of the region's affordable housing need; however, the assessment clearly states that this information is meant to be used only as a general indicator of the distribution of housing needs in the region, not as a quantification of units required in a particular town.

Table H-7 documents the results of the 1994 RPC Fair Share Housing Needs Assessment. The following steps were involved in developing the regional assessment:

1. Quantify need for affordable housing: Called "indigenous" housing, this is defined as the number of renter households earning less than 80% of the region's median income who spend more than 30% of their gross income on rent. Column A of Table H-7 identifies 6 renter households in Hampton Falls which meet this criteria.

2. Assign a proportionate share of housing need: The next step was to distribute a portion of the region's total indigenous housing need (5,350 units) to each community. This distribution is based on each community's percentage share of the region's total year-round housing units. Hampton Falls, with 533 year-round housing units (Table H-7, Column B), had approximately 0.89% of the region's 59,560 occupied dwelling units in 1990. This percentage was multiplied by the region's total affordable housing need of 5,350 units, resulting in 48 units (Column C) that the Town of Hampton Falls should accommodate based on an equal distribution.

3. Identify "Excess Need": Excess need occurs when the number of units identified for a town as indigenous need (Column A) exceeds that community's proportionate share of the regional need based on existing housing units (Column C). As shown in Column D of Table H-7, in 1994 Exeter, Hampton, Portsmouth and Seabrook were the only communities in the region whose indigenous need exceeded their fair share of low- and moderate-income housing when distributed equally.

4. Distribute "Excess Need" and calculate each town's "fair share": The next step was to redistribute the region's total excess housing need (1,282 units, total of Column D) to the remaining communities with no excess need. This redistribution was based on the following five factors, which were presumed to reflect each community's capability of absorbing some number of the region's excess low- and moderate-income housing need:

   - Employment in the community - Jobs create a demand for housing.
   - Equalized assessed value - This is a measure of a town's ability to absorb low valued housing without undue impact on the tax rate.
   - Vacant developable land - This is a measure of the town's physical limitations to develop affordable housing based on the land area available for development.
   - Income - This is a measure of a town's balance, or imbalance, of income groups.
   - Number of existing housing units - Larger communities can be expected to absorb larger numbers of new affordable housing units.

   The factors resulted in a fair share factor average, shown in Column E. A factor of 0.035 was calculated for Hampton Falls, which was then applied to the region's total excess need of 1,282 units (Column D) to arrive at a figure of 45 excess units allocated to Hampton Falls (Column F). This total added to the 6 units from Column A resulted in a fair share calculation of 51 units for Hampton Falls (Column G).

5. Adjust for housing credits: The final step is to subtract "credits" from the fair share allocation for communities in which affordable housing units have been added since the 1990 US Census. Credits include mobile home building permits, units rehabilitated for rent assisted housing and units rehabilitated under the Community Development Block Grant (CDBG) program. Between 1990 and 1994 (the year the Regional Housing Needs Assessment was conducted), Hampton Falls qualified for no credit (Column H).

Hampton Falls is one of many communities in the region with additional housing needs, and would need to add approximately 51 additional units of affordable housing (Column I) to meet its fair share assessment. This equated to 9.6% of the Town's total stock of year-round occupied dwelling units in the year 1990 (Column J)

This result is consistent with the findings of the housing distribution data presented in Tables H-2 through H-5 above. Hampton Falls is similar to most other communities in Rockingham County where increasing land and construction costs have placed home ownership out of the reach of many. These economic factors notwithstanding, the Town should continue its efforts to increase the availability of affordable units.

The Rockingham Planning Commission is currently updating its Regional Housing Needs Assessment. The update will incorporate a methodology which will identify an appropriate balance of housing types at both the regional level for all income ranges, and which will allow individual communities to assess their role in the provision of adequate housing in a regional context. This Housing Chapter should be amended to incorporate the updated Regional Housing Needs Assessment upon its completion in 2003.

TABLE H-7
1994 FAIR SHARE AFFORDABLE HOUSING NEEDS APPORTIONMENT
Prepared by the Rockingham Planning Commission per RSA 36:47

	A	B	C	D	E	F	G	H	I	J
Community	Indigenous Housing Need	Year Round Occupied Dwelling Units	Housing Need if Equal Distri-bution	Excess Need	Fair Share Factor Avg**	Excess Units Allo-cated	Fair Share	Credits	Total Fair Share	Fair Share as % of 1990 Housing Units
Atkinson	62	1774	159	-	0.037	47	109	0	109	6.2%
Brentwood	28	755	68	-	0.032	40	68	1	67	8.9%
Danville	24	895	80	-	0.027	35	59	1	58	6.5%
E. Kingston	15	463	42	-	0.024	30	45	6	39	8.5%
Epping	114	1846	166	-	0.043	55	169	5	164	8.9%
Exeter	615	4975	447	168	-	0	447	0	447	9.0%
Fremont	36	865	78	-	0.031	40	76	4	72	8.3%
Greenland	85	1010	91	-	0.041	52	137	0	137	13.6%
Hampstead	107	359	212	-	0.041	53	160	3	157	6.6%
Hampton	621	5046	453	168	-	0	453	0	453	9.0%
Hampton Falls	6	533	48	-	0.035	45	51	0	51	9.6%
Kensington	13	559	50	-	0.028	35	48	0	48	8.7%
Kingston	65	1911	172	-	0.042	54	119	1	118	6.2%
Newcastle	25	345	31	-	0.031	40	65	0	65	18.8%
Newfields	11	312	28	-	0.028	36	47	0	47	15.2%
Newington	23	296	27	-	0.087	111	134	0	134	45.4%
Newton	81	1198	108	-	0.027	34	115	0	115	9.6%
N. Hampton	74	1387	125	-	0.041	52	126	0	126	9.1%
Plaistow	220	2601	234	-	0.052	66	286	0	286	11.0%
Portsmouth	1771	10329	928	843	-	0	928	52	876	8.5%
Rye	143	1905	171	-	0.041	53	196	0	196	10.3%
Salem	652	9185	825	-	0.157	201	853	0	853	9.3%
Sandown	60	1304	117	-	0.032	41	101	2	99	7.6%
Seabrook	355	2808	252	103	-	0	252	10	242	8.6%
S. Hampton	2	257	23	-	0.025	31	33	0	33	13.0%S
Stratham	70	1812	163	-	0.044	56	126	18	108	6.0%
Windham	72	2830	254	-	0.057	73	145	0	145	5.1%
Total (Average)	5350	59560	5350	1282	1.000	1282	5350	103	5247	8.8%

**The "fair share factor average" includes relative measures for five factors: employment, equalized assessed valuation, vacant developable land, median income, and total housing units valuation.
NOTE: The Housing Needs Apportionment is intended for use as part of an overall Regional Housing Needs Assessment as required by RSA 36:47. The RPC does not support the use of this table to identify specific housing needs units to individual communities due to the inherent imprecision of any such apportionment method. It should be used only as a general indicator of housing needs within a region and as a reference in the preparation of local housing needs analysis.
Source: Rockingham Planning Commission Regional Housing Needs Assessment, table H, page 3-17.

3.0 ANALYSIS OF EXISTING ZONING AND LAND USE REGULATIONS

3.1 Zoning Districts

The Town's current zoning ordinance permits residential uses in both of the two (non-overlay) zoning districts. The general residential provisions of the zones are as follows:

- Agricultural - Residence District ("A" District): This is the basic underlying district in Hampton Falls. The intent is to promote agricultural and low density residential uses. Permitted residential uses include single family units, manufactured housing, mobile homes and trailers (provided these are placed on solid foundations and connected to water, sewer and other utilities and services), accessory housing units and nursing homes.

  A second dwelling unit is allowed on any approved building lot provided that it does not exceed 1/3 of the assessed square foot area of the living area of the entire dwelling (both units) - to a maximum living area of 1,500 square feet for the secondary unit. While the property owner is required to occupy one of the units, the other unit can be used as an accessory apartment for family members or as a rental unit to non-family occupants.

  Home occupations are allowed in the Agriculture/Residential district, provided they meet the standards outlined in the Zoning Ordinance. The topic of home occupation is addressed in Chapter 3 (Future Land Use).

- Business District ("B" District): The district includes all land within 300' of both sides of US Route 1, the entirety of any parcels that front US Route 1, and all lots fronting on NH Route 88 northwest of US Route 1 to Governor Weare Park, including the Lincoln Akerman School. In addition to the prescribed allowed uses, the district allows any use permitted in the "A" District.

Duplexes and multi-family residences have been omitted from the Zoning Ordinance although accessory living units are permitted. The ordinance does not address elderly or affordable housing, although the accessory apartment ordinance could benefit homeowners who wish to generate additional income from the rental unit, as well as elderly residents who wish to downsize from a home into a rental unit.

3.2 Development Density

The current zoning ordinance requires a minimum of two acres of land for each residential lot. Lots which fall within the Wetlands Conservation District may require greater acreage, as very poorly drained land cannot be used to meet the minimum two acre lot size.

This requirement, while simple to administer, sets a somewhat arbitrary lot size that, in reality, can be either too large in the case of excellent soils, or too small in the case of wetter soils. This can result in wasteful use of open land in those instances when one acre is adequate to handle the septic system, and can also be destructive of water quality in those instances when two acres is not large enough to safely process waste from the on-site septic system. It also does not take into consideration the actual capabilities of the soil-slope complex in which the lot is to be located. The result is equally sized lots with little or no consideration for those areas that can accommodate higher density or those that require lower densities.

3.3 Impact Fees

The Town adopted an Impact Fee Ordinance at the March 2001 Town Meeting. The primary purpose of enacting the Ordinance was to promote the public health, safety, welfare and prosperity of the Town, and ensure that the proportionate cost of new municipal and school capital improvement infrastructure impacts are paid for by those creating the demand. The Planning Board is authorized to adopt a methodology for assessing impact fees, and in August 2003 adopted a methodology and formula for assessing impact fees to offset school capital cost impacts of new residential development. The Town should continue to review other impacts occasioned by growth in the community, and explore the need to assess additional impact fees to offset these resulting costs.

3.4 Evaluation

It is important that Hampton Falls provide reasonable and practical opportunities for the development of affordable housing. While it is not necessary or expected that the Town take steps to construct such housing itself, it is important that a realistic opportunity exist for private individuals and developers to fill the need for lower cost housing. At the same time, communities have an obligation to ensure that development standards are adequate to protect public health, safety and environment and to protect against future public expenditures to correct for faulty design or construction. These standards inevitably, but necessarily, raise the cost of building houses. A reasonable test for the fairness of a community's land use regulations is that, when taken together, they do not place such stringent conditions on development so as to effectively discourage or preclude the development of lower cost housing.

The Town should consider the following land use strategies to encourage a mix of housing options:

Soil Based Lot Size Determination: Soil based lot size determination is the most scientifically sound way to determine appropriate density for a development. Lot sizes are determined by the actual soil type (or combination of soil types) of which the lot is comprised and that size is determined by the soil's hydraulic capabilities, purification capabilities and physical constraints. The soil based method recognize the limitations that are placed on lot sizes by slopes (such as the difficulty of designing and building adequate absorption fields on steep slopes, erosion problems associated with steep slopes and others). Lot sizes are, therefore, adjusted for any particular soil according to the capacity of its slope.

While many towns in the region[3] use a version of soil based lot sizing, political realities have pressured most, if not all, of these towns to use the method incorrectly by also adopting a minimum lot size larger than what might be supportable under the soil based methodology. It is recommended that Hampton Falls adopts a soil based lot sizing system which uses lot size guidelines established by the New Hampshire Department of Environmental Services and the Rockingham County Conservation District.
The Planning Board should propose an amendment to the zoning ordinance that specifies that lot sizes would be determined by the soil types found on the lot, along with appropriate lot frontage and setback requirements. Under the RCCD methodology, the smallest lot possible could be 35,500 square feet on the best soils, with the actual lot size determined by a table of soil types and corresponding lot sizes to be included in the Subdivision Regulations.

Open Space or Conservation Development: As an alternative to the pattern dictated by conventional lot dimension requirements, the principle of open space or conservation development allows for the grouping of dwelling units closer together on a given tract of land in exchange for a specific minimum amount of

[3] Atkinson, Brentwood, Epping, Fremont, Hampstead, Kensington, Newton, Salem, Sandown, Stratham, Windham

land dedicated by deed for permanent open space. The overall density resulting from open space development need not be greater than that of a conventional subdivision, but a density "bonus" can be incorporated into the ordinance to serve as an inducement for developers to utilize this type of alternative development. The open space principle is applicable to all types of residential structures: single family, duplex or multi-family.

Open space development offers advantages to both the Town and the developer. The Town benefits because environmentally sensitive land can be left undisturbed and, generally, the development can be better tailored to the land. This is an important consideration in a Town where much of the remaining undeveloped land is of marginal quality. Other advantages to the Town are: open space development can be more easily shielded from incompatible nearby land uses by the utilization of wide buffer strips; it encourages the development of back land instead of consuming frontage along existing roads; and such development requires less linear feet of road construction, thus reducing the Town's future plowing and roadway maintenance expenses.

Today there appears to be wider acceptance and support for open space developments. Many communities in Rockingham County adopted open space ordinances in the 1990s, and now have developments in place. While the adoption of an open space ordinance failed in Hampton Falls in 1985 and again in 1989, results of the 2001 Town Survey indicate that the public attitude has changed. The survey presented side-by-side diagrams of a conventional residential subdivision and open space subdivision, and asked residents which they preferred. Of those responding, 50% indicated a preference for the open space subdivision, 44% indicated they did not prefer the open space subdivision, and 6% did not answer.

In light of overwhelming local interest in preserving open space, concern about the continued level and character of development in the Town, and results of the Town Survey, the Planning Board should consider crafting an open space ordinance for single family, duplex, multi-family and/or senior housing developments and presenting it at Town Meeting.

Duplexes: Duplexes are two dwelling units contained in one structure that can be either side-by-side or up and down. Duplexes can be designed so that they are hardly distinguishable from a single family house. Design criteria can be adopted to ensure consistency with neighborhood characteristics such as requiring facades to remain as a single entrance and screening of off-street parking. With this in mind, it is recommended that duplexes be allowed in the residential district provided that septic capacity also be increased proportionately to protect the health of residents.

Multi-Family Housing: Hampton Falls should provide the opportunity for multi-family housing to be built in Town. These types of units are more affordable because the increased number of units typically allowed per acre reduces the cost of developing the units. Providing for multi-family housing with no municipal sewer system does require that extra care be taken to ensure that septic systems are adequately sized to handle the increased effluent flow.

There are several controls that could be put in place in allowing more multi-family housing. First of all, the number of units per building could be limited to avoid the huge complexes that are often times unattractive and out of character with the existing residential uses. A limit on the maximum number of bedrooms per structure could also be identified to limit the size of the required septic system leachfield; this still allows design flexibility for the developer to decide on the mix of unit sizes. The actual feasible size should be defined by environmental impact analysis.

In the late 1980s and again in the mid-1990s, the public, non-profit New Hampshire Housing Finance Authority (NHHFA) initiated discussion with the Town on a proposed affordable multi-family development on a 56 acre parcel of state-owned land between Brown Road and I-95. The Board of Selectmen, Planning Board, and a Citizen's Committee on Affordable Housing were involved in discussions on various designs of the project, which ranged from 24 to 48 units in an open space development concept. However; a formal application was never submitted to the Planning Board for the project.

Elderly/Age-Restricted Housing: The need for elderly housing in Hampton Falls is clear and it will continue to increase as the population ages. Currently, elderly residents who wish to transition to a smaller residence and stay in Town have few housing options, and many will be forced to relocate to other communities. Results of the 2001 Town Survey indicate local support for the development of elderly housing in the Town. Approximately 52% of survey respondents agreed that the Town should permit the construction of elderly housing; 42% felt the Town should not permit its construction.[4] When asked to prioritize the need for additional development of certain uses/facilities in Town, survey respondents ranked elderly housing fifth, after open space, wetland protection, recreation facilities and restaurants.

Allowing multi-family housing in Town would open up greater opportunity for the construction of housing projects designed for the elderly. However, many communities have responded to the existing and projected need for elderly housing by adopting ordinances specifically structured to guide the development of age-restricted housing developments. In addition to providing housing options for an increasing percentage of the population, the creation of elderly housing does not increase demand on schools. As with open space developments, there are numerous examples of successful elderly housing projects in the region. The Planning Board should develop an elderly housing ordinance and present it to voters at Town Meeting.

In summary, it is important that Hampton Falls provide reasonable and practical opportunities for the development of affordable housing. However, while development regulations and policies can be made unnecessarily restrictive in an attempt to discourage growth, it must be recognized that the high market value of land is a basic issue in the cost and type of housing in many Seacoast area communities. Increasing land costs, due to high demand and low availability in a prime Seacoast location, will clearly continue to place home ownership out of the reach of many.

4.0 RECOMMENDATIONS

The following recommendations are designed to further Hampton Falls' effort to provide needed housing, promote community goals and ensure compliance with relevant state and federal legislation. The 1994 Master Plan contained a number of recommendations which the present Master Plan Committee believes remain, in whole or in part, valid. In addition, several new recommendations are made.

4.1 General

1. As an overall goal, the Town of Hampton Falls should encourage housing patterns that preserve and protect the Town's rural characteristics, while providing a variety of housing alternatives.

[4] 6% did not answer the question.

2. The Planning Board should amend the Housing Chapter as appropriate to incorporate the RPC's updated Regional Housing Needs Assessment, upon its completion in 2003.

3. A committee of the Planning Board should be created to implement the recommendations in section 4.2 below.

4.2 Land Use Regulations

1. The Planning Board should develop a proposed amendment to the zoning ordinance to allow duplexes and multi-family developments in the Town, along with guidelines to be utilized in their design, and present it to voters at Town Meeting.

2. The Planning Board should develop a proposed amendment to the zoning ordinance that specifies that minimum lot sizes be determined by the soil types found on the lot (soil-based lot sizing) and present it to voters at Town Meeting.

3. The Planning Board should develop an elderly/age-restricted housing ordinance and present it to voters at Town Meeting.

4. The Planning Board should develop an open space ordinance and present it to voters at Town Meeting.

5. The Planning Board should undertake educational programs to inform Town residents about the importance of the efforts described in items 1-4 above.

6. The Planning Board should continue to review impacts occasioned by growth in the community, and explore the need to assess additional impact fees to offset the costs of those impacts.

Notes:

CHAPTER 5

Intersection of Rt. 1 & 84

TRANSPORTATION

TRANSPORTATION

1.0 INTRODUCTION

The Transportation element of the Master Plan is not simply a list of future projects, but is an infrastructure plan that establishes the overall goals and guiding policies for addressing transportation issues within Hampton Falls. Transportation has direct links with the land use, population and housing, natural resources, community services and facilities and recreation sections of the Master Plan. The transportation system and the guiding policies established in this chapter will affect the community's physical, social and economic setting, as described below:

> Physical: The transportation system is one of the chief determinants of physical settlement patterns, and its location, design and modes have major impacts on land usage, air quality, plant and animal habitat, environment, noise, energy use, community appearance and other components.
>
> Social: The transportation system is a primary determinant of the settlement pattern. It has a major impact on the areas and activities which it serves (or does not serve), on the structure of the community, and on the quality of human life. The system should be accessible to all segments of the population, including the young, the elderly and the economically or physically disadvantaged.
>
> Economic: Economic activities normally require circulation for materials, products, ideas or employees, and thus the viability of the community's economy is directly affected by the transportation system. The efficiency of a community's transportation system can either contribute to or adversely affect that community's economy by enabling or hindering this flow.

An important factor in Hampton Falls' future development will be the impact of continued commercial and residential growth on the transportation system. The Town, like many other seacoast area communities, developed along waterways and trails connecting it to larger nearby communities. In contemporary times Hampton Falls has developed with reliance on the automobile and the highway network. Other forms of transportation, though represented, are of lesser consequence.

As Hampton Falls has grown residentially and commercially, the roadway network has expanded to serve newly developed areas. The steady increase in traffic volumes both in and through Hampton Falls has resulted in a rise in congestion, particularly on and adjacent to U.S. Route 1. Maintenance and expansion of the roads, wise planning of the location and extent of further development and increased utilization of alternative modes of transportation will all play an important role in the Town's future.

Many of the transportation challenges facing the Town are associated with U.S. Route 1 and the continued impact of growth along this regional transportation corridor. A town wide survey conducted by the Master Plan Committee in 2001 highlighted several important issues related to transportation. These issues, along with others identified by the Master Plan Committee include the following:

- Traffic congestion on U.S. Route 1, which is believed to be exacerbated by the diversion of traffic from Interstate 95.
- Congestion and safety concerns at the intersections of Route 1 and Routes 88 and 84.
- The lack of transportation alternatives to the private auto.

- The lack of safe bicycle and pedestrian access throughout the community, for both transportation and recreation use.
- Unsafe automobile speeds in residential neighborhoods
- Delays at the I-95 tollbooths in Hampton, and any resulting traffic detours onto U.S. Route 1.

This chapter provides an overview of Hampton Falls' transportation system, identifies major issues the Town is facing and provides recommendations to address those issues.

2.0 ROADWAYS

2.1 Major Roads

Hampton Falls' transportation network consists of approximately 41 miles of roadway, approximately 35% of which are maintained by the State of New Hampshire. Major highways within the state primary system are Route 1 (Lafayette Road), Route 88 (Exeter Road), Route 84 (Kensington Road), and Interstate 95. Route 107 does not actually enter the Town, but it forms the boundary line between Seabrook and Hampton Falls in the southwestern corner of Town. Route 1 and Interstate 95 are north-south highways, while Routes 84 and 88 are east-west highways. Interstate 95 has no exits in Hampton Falls; Exit 1 in Seabrook is to the south and Exit 2 in Hampton is to the north. Drinkwater Road is the only Town road that could be considered a major road, due to the amount of traffic using the road to travel to Kensington. The balance of Hampton Falls' roads are local roads which provide access to state highways or are service roads which serve only adjacent property owners and accommodate little or no through traffic.

2.2 Planning Studies

Traffic conditions along U.S. Route 1 have long been a primary concern for the Town. In 1988 the NHDOT contracted with Kimball Chase Co. to study U.S. Route 1 and determine the feasibility of reconstructing the roadway from Seabrook to Portsmouth. The results were released in 1989 as the U.S. Route 1 Feasibility Study. With regard to traffic and operations in Hampton Falls, the study found that the use of Route 1 through Hampton Falls is more of a through travel way rather than a destination. This was based on the similarity of high traffic counts at both the Seabrook and Hampton town lines, which suggested that the volumes were maintained through Hampton Falls.

The study identified the Route 1/Route 84 (Kensington Rd) and the Route 1/Route 88 intersections as needing improvements. A capacity analysis of the Route 1/Route 84 intersection indicated the intersection operated at failure conditions, due to excessive delays for left turns exiting Route 84 during the morning peak hour and unacceptable delays for the same movement during the evening peak hour. While an analysis of the Route 1/Route 88 intersection found that it was operating at an acceptable level of service, it was noted that Town officials were dissatisfied with the intersection configuration, and that the intersection had a greater number of accidents than any other location on Route 1 in Hampton Falls.

As part of the study, the consultant projected population and traffic volumes to the year 2000 and utilized that data to determine needed long-term improvements. A review of actual 2000 population and traffic count data shows that, at least in the Hampton Falls area, those projections were not achieved by the forecast year. It is not clear whether, or how, lower projections would have affected the study's recommendations for Hampton Falls, summarized below:

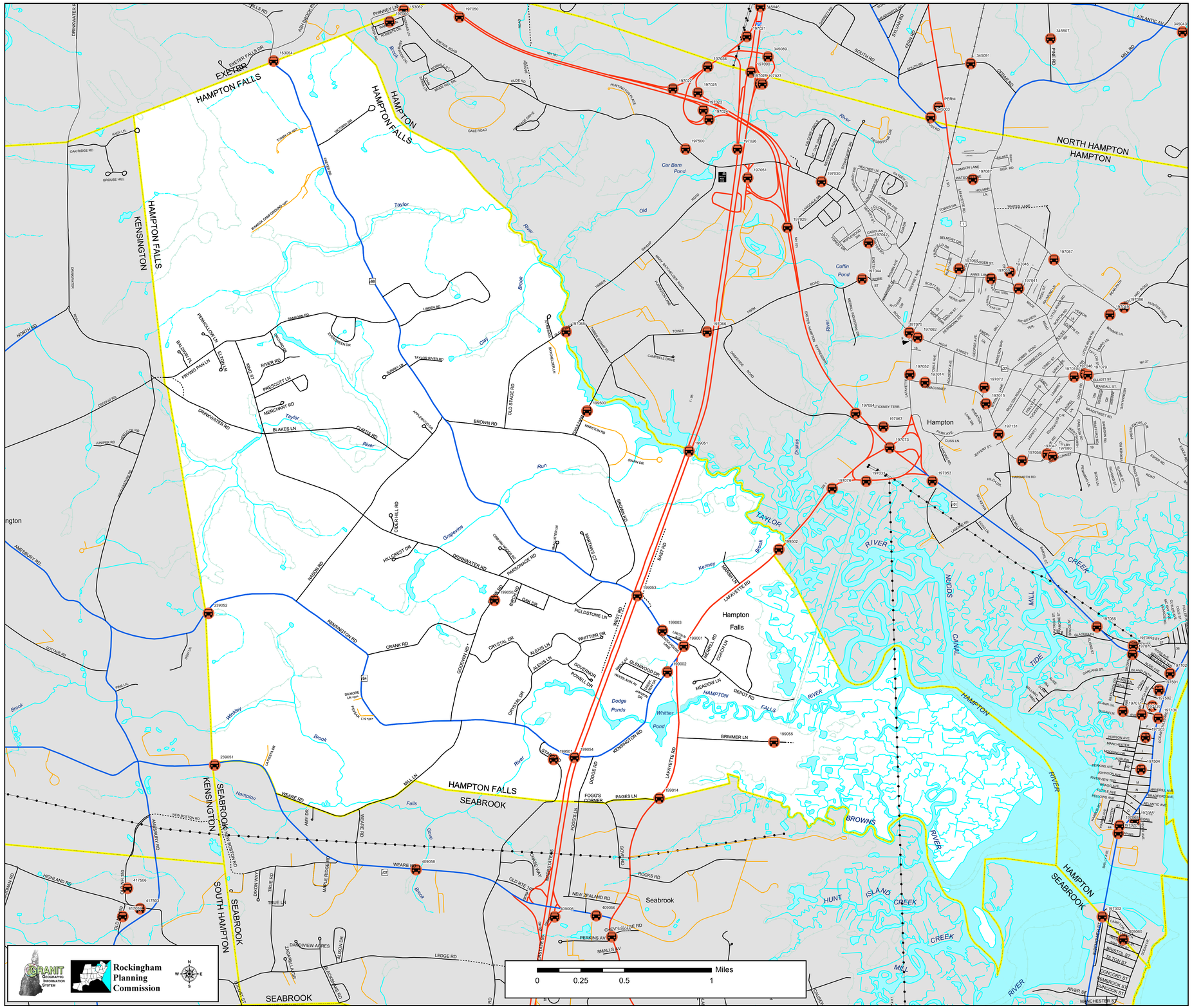
- U.S. Route 1/Route 84 - As a short term improvement, signalize the intersection. As a long range plan, reconstruct the approach to Route 84 to a conventional "T" configuration, and add turn lanes.
- U.S. Route 1/Route 88 -Reconfigure into a standard 4-way intersection with raised medians on both Route 1 approaches. The existing Route 88 eastbound segment would be retained as an exclusive right turn lane for that approach.
- Entire Length of Route 1 - Provide a five lane typical section with raised median throughout the length of Route 1, with breaks in the median at existing and proposed signalized intersections, or at locations where signalization will be provided, to assist in direction reversal.

Many of the recommendations in the U.S. Route 1 Feasibility Study were never implemented, or were superceded by subsequent improvements. At this point in time, the study's usefulness has diminished for several reasons, the most basic of which is that the horizon year for the study (2000) has been reached, and traffic and land use data needs to be updated and the recommendations re-evaluated.

The NHDOT, however, has committed funding to the Rockingham Planning Commission to undertake a major update to the 1989 study. The project will update the major components of the original study, for the purpose of verifying or revising the highway facility recommendations made in the original study. In addition, the update will incorporate consideration of access management, bicycle and pedestrian facilities, and will attempt to analyze traffic diversion from I-95. The study is currently underway and future updates to this chapter should incorporate its findings.

2.3 State Highway Classification

New Hampshire State law adopted in the 1940s serves as the basis for the State Road System Classification that is still in use today. This classification scheme has eight categories of public roads; each roadway is grouped based on the role of the roadway as well as on the entity responsible for its maintenance. Hampton Falls is served exclusively by State-classified Class I, II, V and VI roadways, as shown in **Table T-1** and **Map T-1**.



Rockingham Planning Commission Standard Map Set

Transportation Map
Hampton Falls, New Hampshire

Transit Routes, Park & Rides, Traffic Count Locations

June 2003

LEGEND

Park & Ride Locations

Traffic Count Locations

Transit Routes { COAST Bus Service; Passenger Rail Service -Boston to Portland

(No Routes Within Hampton Falls)

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private

Political Boundaries
- State Boundary
- County Boundary
- Town Boundary
- **Railroads**
- **Major Powerlines**
- **Major Pipelines**

Surface Water Features
- Stream, Shoreline
- Intermittent Stream
- Apparent Wetland Limit
- Other Water Feature
- Bodies of Water

Adjacent Municipalities

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Transit Routes consist of all roads with regularly scheduled bus services and railroads with passenger service. These routes were mapped by RPC, which makes no claim to their completeness or accuracy.

Park & Ride Locations were mapped by RPC.

Traffic Count Locations were mapped by NHDOT and RPC over our standard base map. Traffic Counts were collected by NHDOT and RPC. Traffic count locations are labeled on this map by a unique 'Site Code' value. For traffic count information refer to the RPC Traffic Count Database, available separately.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

NOTE: Base features for areas surrounding the Rockingham Region may be shown on this map. These features were automated from USGS 1:100,000 scale digital data sources. This information was provided for reference only. RPC makes no claim to its completeness or accuracy.

THIS MAP WAS FUNDED BY A GRANT FROM THE NH OFFICE OF STATE PLANNING

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Class I roads are State-maintained trunk line or primary highways. There are presently 6.0 miles of Class I highways in Hampton Falls, comprised of Interstate 95 and U.S. Route 1. Class II roads are State-maintained secondary highways. There are approximately 8 miles of Class II highways in Hampton Falls, comprised of Routes 88 and 84. Class V roads, or "Rural Highways," are Town-maintained roadways. There are 25.1 miles of Class V roads in Hampton Falls, the majority of the Town's roadway network. This category is the only one to have grown appreciably in the last decade, and will continue to increase as new residential subdivision streets are turned over to the Town and become Class V roads. Class VI roads are non-maintained roadways belonging to the Town. There are 1.8 miles of Class VI roads in Hampton Falls.

TABLE T-1
HAMPTON FALLS ROAD MILEAGE BY STATE CLASSIFICATION

STATE CLASS	1993	2002
Class I (State maintained)	6.0	6.0
Class II (State maintained)	7.8	7.9
Class V (Town maintained)	18.5	25.1
Class VI (Non-maintained)	1.2	1.8
TOTAL	**33.5**	**40.9**

NOTE: There are no Class III (recreational) or IV (urban compact) roads in Hampton Falls
Source: 1993 RPC RSMS data, 2002 RPC estimate

2.4 Federal Functional Classification

In addition to the State classification scheme, there is the Federal Functional Classification system. The Federal system consists of 4 primary types of roads, based on the type of service that is intended to be provided by each category. In 1993 the New Hampshire Department of Transportation, in cooperation with the Federal Highway Administration and the regional planning commissions, revised the functional classification of all highways in the State. These classifications, which complement the State classifications, are primarily based on the traffic capacity and volumes attributed to the roads, and are divided into rural and urban systems. They are important because they are used to determine where and under what conditions Federal highway funds may be utilized. Roads that have a functional class of Collector or higher are eligible for Federal highway funds.

There are four classes, each represented in Hampton Falls as described below. **Table T-2** contains a listing of all Hampton Falls roadways classified as Collector or above.

- *Principal Arterial*: Serves major centers of activity, the highest traffic volume corridors and the longest routes. In addition, they generally carry the major portion of traffic entering and exiting the community.

- *Minor Arterial*: Links and supports the principal arterial system. Minor arterials are roads which place a greater emphasis on land access than the principal arterial and therefore offer a lower level of mobility. They serve as links between larger and smaller towns or as connections between collectors and the primary arterials.

- *Collector*: Provides access to land uses along the roadway and circulation within residential neighborhoods, and/or to commercial and industrial areas. It differs from the arterial system in that the facilities on the collector system may penetrate residential neighborhoods. Conversely, the collectors also collect traffic from the local streets in residential neighborhoods and channel it into the arterial system.

TABLE T-2
FEDERAL FUNCTIONAL CLASSIFICATION

Roadway	FEDERAL FUNCTIONAL CLASSIFICATION		
	Principal Arterial	**Minor Arterial**	**Collector**
Interstate 95	√		
U.S. Route 1		√	
NH 88			√

Source: NHDOT

- *Local Roads*: Comprise all facilities not on any of three systems described above. Their function is to primarily provide direct access to abutting land and access to the higher order systems. They offer the lowest level of mobility, and service to through traffic movement is usually deliberately discouraged. Local roads are generally not eligible for federal funding for improvements or maintenance.

2.5 Traffic Volumes and Growth

Roadways in Hampton Falls have exhibited increases in traffic volumes over the past several decades. In an effort to monitor changes in traffic volumes, the NHDOT and RPC conduct annual traffic counts using automatic recorders at varying locations throughout the region. The NHDOT maintains a network of permanent counters at key locations around the State to monitor long term trends, and conducts additional traffic counts during the summer months, or in response to community requests for special counts. The State has no permanent traffic counters in Hampton Falls. The nearest one on Route 1 is installed in North Hampton, just north of the Hampton town line. Another permanent counter is located at the tollbooths on Interstate 95 in Hampton. Other possible sources of traffic count data are studies performed or commissioned by NHDOT.

Recent traffic counts for locations in Hampton Falls are shown in **Table T-3**. The volumes shown are Annualized Average Daily Traffic, or AADT, which have been adjusted to eliminate seasonal fluctuations.

The growth in traffic regionwide has increased steadily over the past decade. Traffic counts on I-95 in Hampton indicate that traffic volumes increased by a total of 42% from 1990 to 2000. Traffic volumes grew by 11% between 1999 to 2000.

TABLE T-3
TRAFFIC COUNTS IN HAMPTON FALLS

Counter Location	Source	1990	1997	1998	1999	2000
I-95 @ Hampton town line	NHDOT	55,600	68,000	69,800	71,000	79,000
Rte 88 over I-95	NHDOT	3,700[1]	4,400	--	--	4,300
Rte 84 over I-95	NHDOT	--	2,500	2,800	--	2,800
Rte 1 @ Seabrook town line	NHDOT	--	--	20,000	18,000	--

[1] 1991 count

Source: Rockingham Planning Commission, NHDOT

While it may be on the increase, it is estimated that the traffic volume on local streets has not kept pace with the major state highways. If Hampton Falls maintains its growth pattern, the Town's road improvement system should be able to be continued, particularly as new roads are built to current standards to assure a long term service for the Town. To assure proper standards, the Town should review its present construction requirements. This should be done to make allowance for different road classifications based on projected traffic volumes.

2.6 Traffic Circulation

U.S. Route 1 (Lafayette Rd.) and NH Route 88 act as the central routes for travel in Hampton Falls, connecting the Town to Kensington to the west, Exeter to the northwest, and Hampton and Seabrook to the east. While I-95 runs through Hampton Falls, there are no exits within the Town (Exit 1 in Seabrook is to the south and Exit 2 in Hampton is to the north).

Traffic conditions along Rte 1 have been a major concern of the Town for many years. Since Hampton Falls does not have an exit off of I-95, Rte 1 is used to travel north and south and by commuters to access I-95. One consequence of the heavy traffic and poor traffic flow on Route 1 is that local side streets, such as Brown Road, Nason Road, Towle Farm Road, Mill Lane and Dodge Road, are used as alternate north-south routes. Residents have become concerned about the increased traffic on these residential streets.

In addition, NH Route 84 and Drinkwater Rd. provide east-west connections to many of the other local roadways in Hampton Falls and abutting communities. Brown Rd. and Towle Farm Rd. also provide an alternative entry to Hampton and are used by many to avoid congestion on U.S. Rte 1.

2.7 Roadway Conditions

Overall roadway conditions in Hampton Falls are good. The Town is fortunate in that a high percentage of its roads (approximately 35 percent) are state highways and are in fair condition, thereby relieving the Town of considerable maintenance responsibilities. The Highway Department's budget is supplemented with money from the State's Highway Block Grant Program, which totaled $38, 683 in 2001. Highway Block Grant Aid Funds are apportioned to all cities and towns on a yearly basis for the construction, reconstruction, and maintenance of Class IV and V highways Each year the Road Agent determines which roads are most in need of repair and improves as many as possible with the available funding.

In addition to the intersections discussed above, the Highway Agent and Highway Safety Committee have identified additional problem locations. The Committee considers the following intersections as areas where safety problems exist:

- Crank Road/Goodwin Road
- Drinkwater Road/Exeter Road
- Sanborn Road/Exeter Road
- NH 88/Brown Road/Nason Road

One funding source which many communities across the country, including some in New Hampshire, are utilizing are road impact fees. These are fees collected from the developer to pay for part of the cost of infrastructure on particular roads. The recent trend of shifting the burden to the private sector can be attributed to not only reduced federal assistance but also to the realization by municipal officials that new development is not paying its way, resulting in the burden being placed upon the residents of a community instead.

In 1991 the state Legislature passed enabling legislation allowing communities to assess impact fees under certain conditions, which are detailed in RSA 674:21 V. The Town of Hampton Falls adopted an Impact Fee Ordinance at the 2001 Town Meeting, which authorizes the Planning Board to assess impact fees. While the ordinance language does not currently include roadway improvements as an item for assessing fees, many communities do impose a fee for this item. Essentially, future deficiencies are identified by traffic and fiscal impact studies, which in turn are the basis for the community to negotiate a financial contribution with the developer that would be used to pay for improving roads or other infrastructure ultimately needed by those residing in the development.

As part of the Capital Improvement Program, the Road Agent and Board of Selectmen should continue to prepare a prioritized list of roads in need of repairs. This will not only provide a long term improvement plan but it would assist the Planning Board in assessing developers their fair share of future road improvements.

2.8 Commuting Patterns

As primarily a residential community, many of Hampton Falls' citizens commute out of town for work. According to the 2000 U.S. Census, a total of 979 Hampton Falls residents reported being employed; 185 worked in Town while 794 commuted to jobs elsewhere. The ten most common work destinations for Hampton Falls' workers in the year 2000 are listed in **Table T-4**, along with a comparison to 1990 data. There were no significant changes in commuting patterns between 1990 and 2000.

While Hampton Falls has a reputation of being a bedroom community for the Boston metropolitan area, detailed Census data indicates that 70% of the Town's employed residents work in New Hampshire as compared to 26% who work in Massachusetts. Information from the 2000 Town Survey generally supports the place of work data shown in Table T-4.

TABLE T-4
TOP WORK DESTINATIONS IN 1990 AND 2000
EMPLOYED HAMPTON FALLS RESIDENTS

	1990		2000	
Place of work	**# of H. Falls residents**	**As % of all employed residents**	**# of H. Falls residents**	**As % of all employed residents**
Hampton Falls	144	19.0%	185	18.9%
Hampton	98	12.9%	100	10.2%
Seabrook	70	9.2%	99	10.1%
Exeter	46	6.1%	66	6.7%
Portsmouth	62	8.2%	60	6.1%
Boston, Mass.	23	3.0%	41	4.2%
North Hampton	25	3.3%	35	3.6%
Stratham	12	1.6%	23	2.3%
Andover, Mass.	6	<1.0%	19	1.9%
Salisbury, Mass.	5	<1.0%	17	1.7%

Source: 1990 and 2000 U.S. Census

Table T-5 summarizes commuting modes of travel for employed Hampton Falls residents as reported in the 2000 Census, and compares this to data for all of Rockingham County and the State of New Hampshire overall, as well as to the 1990 data for Hampton Falls. According to the 2000 Census, 83% of employed Hampton Falls residents drive alone to work, up from 81% in 1990. At the same time, however, transit usage by employed residents increased from 0.3% in 1990 to 0.9% in 2000. This percentage is higher than transit usage for both Rockingham County and the State of New Hampshire overall. This is likely due in part to the improvement of intercity bus service from Hampton and Newburyport, and the extension of MBTA commuter rail service to Newburyport.

Other alternative forms of travel saw a decrease in use since 1990. Approximately 5% of Hampton Falls residents reported carpooling to work in 2000, down from 10% in 1990. The figure of 5% in 2000 is significantly lower than the 8% of commuting trips via carpooling for all of Rockingham County. The number of residents who walked to work also decreased between 1990 and 2000, dropping from 2% to less than 1%.

Another interesting statistic is the significant increase in the number of employed Hampton Falls residents who work at home. In 2000, 9.4% of residents reported working at home, up from 4.7% in 1990. This is significantly higher than the 4% of employed residents overall in both Rockingham County and the State of New Hampshire who reported working at home.

TABLE T-5
COMMUTE MODE OF TRAVEL AND MEAN TRAVEL TIME
1990, 2000

	H. Falls, 1990	H. Falls, 2000	Rock. Co, 2000	State of NH, 2000
Drove alone	81.4%	83.4%	84.8%	81.8%
Carpooled	10.4%	4.9%	7.8%	9.8%
Public transit (incl. taxi)	0.3%	0.9%	0.8%	0.7%
Walked	2.1%	0.9%	1.7%	2.9%
Other means	1.1%	0.5%	0.8%	0.8%
Worked at home	4.7%	9.4%	4.1%	4.0%
Mean travel time to work (min.)	22.3	30.2	28.6	25.3

Source: 1990 and 2000 U.S. Census

The average travel time to work for Hampton Falls' workers in 1990 was 22 minutes. This increased to 30 minutes in the year 2000, nearly 2 minutes longer than the commute time for Rockingham County overall.

2.9 Public Safety and Highway Accidents

According to the Hampton Falls Police Department, there were 312 reported motor vehicle accidents in Town from 1996 to 2000, as shown in **Table T-6**. The State of New Hampshire maintains a statewide database using reports submitted by local and State police, but a review of the database in 2002 found some evident coding problems, apparently resulting in an "under-assignment" of the Town's reported accidents. The Hampton Falls Police Department began the process of computerizing its accident reporting process in 2001. However, while the Department currently maintains its accident reports on paper (for reporting to the State of New Hampshire), the new computer database does not yet contain all accident reports prior to 2002. In lieu of a complete and accurate database of reported accidents in the Town, the analysis of accident data presented in this section is based on the 61 accident reports written by the Hampton Falls Police Department and entered into the Town's computer database between February 2001 and May 2002. Because of the limited data, the following analysis should not necessarily be considered a representative picture of motor vehicle accidents in Hampton Falls.

TABLE T-6
MOTOR VEHICLE ACCIDENTS

Year	# Motor vehicle accidents
1996	77
1997	73
1998	47
1999	50
2000	65

Source: Town Reports

Table T-7 provides a summary of the accident locations. The Rte 1 corridor, characterized as a high traffic corridor with multiple curb cuts, has the highest number of accidents in the Town. The intersection of Rte 1/Rte 88 was the Town's highest single accident location. The intersection is actually a split intersection served by two traffic signals. The Rte 1/Rte 84 intersection is the second highest accident location. The intersection is not signalized; Rte 84 enters at an oblique angle rather than the standard 90 degree approach.

TABLE T-7
MOTOR VEHICLE ACCIDENT LOCATIONS
HAMPTON FALLS POLICE DEPT. DATABASE
1/1/2001 TO 5/7/2002*

Location	# accidents in database
Rte 1 - various locations (non-intersections)	20
Intersection of Rte 1 / Rte 88 (Exeter Rd.)	12
Rte 88 (Exeter Rd.) - various locations	9
Rte 84 (Kensington Rd.) - various locations	8
Intersection of Rte 1/Rte 84 (Kensington Rd.)	4
Other	8
Total	**61**

Source: Hampton Falls Police Dept.

* Includes only those accidents entered into the Department's computer database. Does not include all reported accidents during this time period.

As shown in **Table T-8**, the number of accidents during any particular day generally increased through the day to a peak in the afternoon commuting time (from 2:00 p.m. to 4:00 p.m.). Hampton Falls police officers are generally off duty overnight (i.e. midnight to 6:00 a.m.) and State Police assume enforcement duties during that time. Table T-8 does not include information on any accident reports filed by State Police. While accident reports spiked on Tuesdays and Fridays, it is not clear from the available data whether there is a discernible trend in accidents by day of the week.

TABLE T-8
ACCIDENTS BY TIME OF DAY / DAY OF WEEK
HAMPTON FALLS POLICE DEPT. DATABASE
1/1/2001 TO 5/7/2002*

Time of Day	Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Total
Midnight - 1 am	0	0	0	0	0	0	0	**0**
1:00 am - 1:59 am	0	0	0	0	0	0	0	**0**
2:00 am - 2:59 am	0	0	0	0	0	0	0	**0**
3:00 am - 3:59 am	0	0	0	0	0	0	0	**0**
4:00 am - 4:59 am	0	0	0	0	0	0	0	**0**
5:00 am - 5:59 am	0	0	0	0	0	0	0	**0**
6:00 am - 6:59 am	0	0	0	0	0	1	0	**1**
7:00 am - 7:59 am	0	0	1	0	0	0	0	**1**
8:00 am - 8:59 am	0	0	0	0	0	0	0	**0**
9:00 am - 9:59 am	1	0	1	0	1	0	0	**3**
10:00 am - 10:59 am	0	1	1	2	0	2	0	**6**
11:00 am - 11:59 am	0	0	1	0	0	0	3	**4**
12:00 pm - 12:59 pm	2	0	0	0	0	0	0	**2**
1:00 pm - 1:59 pm	0	0	0	0	0	0	0	**0**
2:00 pm - 2:59 pm	1	2	2	0	1	3	2	**11**
3:00 pm - 3:59 pm	0	5	2	0	0	4	0	**11**
4:00 pm - 4:59 pm	1	0	2	3	0	1	0	**7**
5:00 pm - 5:59 pm	0	0	2	1	0	1	1	**5**
6:00 pm - 6:59 pm	0	0	1	1	1	1	0	**4**
7:00 pm - 7:59 pm	0	0	1	0	0	0	1	**2**
8:00 pm - 8:59 pm	0	0	0	0	0	0	0	**0**
9:00 pm - 9:59 pm	1	0	2	0	0	0	0	**3**
10:00 pm - 10:59 pm	0	0	0	0	0	0	1	**1**
11:00 pm - 11:59 pm	0	0	0	0	0	0	0	**0**
Total	**6**	**8**	**16**	**7**	**3**	**13**	**8**	**61**

Source: Hampton Falls Police Dept.

* Includes only those accidents entered into the Department's computer database. Does not include all reported accidents during this time period.

More detailed accident data was not available for the preparation of this chapter, but would allow for more analysis including the type of accident (collision vs. non-collision, collision with other vehicle, bicyclist, pedestrian, animal, etc.), accident location (intersection, at driveway, in parking lot, etc.), and contributing factors (i.e. road surface conditions, weather, lighting).

There is also growing concern about pedestrian and bicyclist safety due to the lack of adequate pavement width on many of the more highly traveled roadways in Town. Narrow pavement (i.e. less than 14' total travel lane width) becomes a safety issue on higher volume, higher speed roadways when there is not enough room for a motorist to pass a bicyclist or pedestrian without having to cross over the centerline of the roadway. As bicycle and pedestrian usage on these roads increases, so will the potential for conflict between roadway users. However, it is important to note that national studies found that 80% of accidents involving cyclists do not involve a motor vehicle, but rather a fall or a collision with another cyclist or some object.[1] About 10% of all pedestrian-auto crashes nationally involve a pedestrian walking along or working or playing in the road.[2]

2.10 Scenic Roadways and Corridors

2.10.1 Scenic Roads

Another transportation issue is scenic roads, which is addressed in RSA 231:157. Any road in a town, other than a Class I or Class II highway, can be designated as a scenic road. This is done either upon petition by persons who are either voters of the town or who own land which abuts a road mentioned in the petition (even though not voters of the town) or by a warrant article inserted by the Board of Selectmen. In turn, the town votes on it at any regular or special Town Meeting. Voters can rescind the designation of a scenic road at a regular town meeting upon petition or by a warrant article inserted by the Board of Selectmen.

The Town of Hampton Falls Zoning Ordinance has provisions for scenic roads. There are two potential benefits for the Town in designating scenic roads. First, it establishes a procedure for protecting the rural landscape within a public right-of-way. Secondly, it can demonstrate the public's interest to preserve the rural qualities of a road. Both can help preserve the scenic quality of the road in the event that changes to the road are proposed (i.e. widening, removal of walls and trees).

The effects of designating a road scenic are detailed in RSA 231:158. Included are restrictions upon the repair, maintenance, reconstruction or paving work which is done to the road. Two important facets of the designation are that it does not affect the eligibility of the Town to receive construction, maintenance, or reconstruction funds, or affect the rights of any land owner with respect to work on his own property. Article IX, Section 3 of the Zoning Ordinance lists the roads which have been designated as scenic roads and indicates that cutting of branches is permitted within six feet of transmission wires. Generally the scenic roads are older roads that are maintained by the Town.

[1] *Bicycle Transportation: A Handbook for Cycling Transportation Engineers*, John Forester, M.S., P.E. (1994)
[2] *Pedestrian Crash Types: A 1990s Informational Guide*, Federal Hwy. Admin. (April 1997)

The Town's locally-designated scenic roads are listed below:

Blake's Lane	Dodge Road	Nason Road
Brimmer Lane	Drinkwater Road	Old Stage Road
Brown Road	Frying Pan Lane	Parsonage Road
Crank Road	Goodwin Road	Sanborn Road
Curtis Road	King Street	Stard Road
Depot Road	Mill Lane	Towle Farm Road

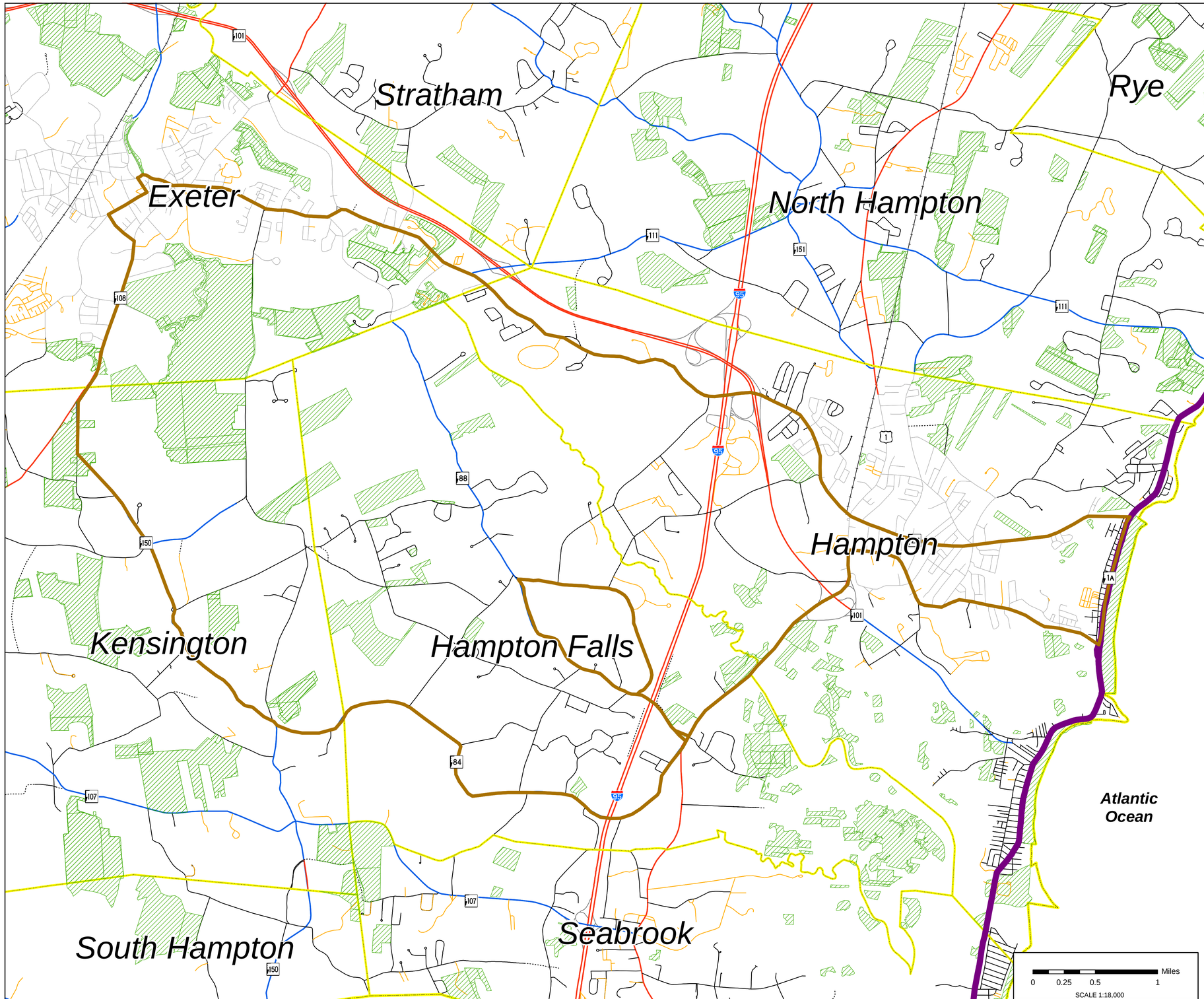
Residents who responded to the 2001 Town Survey expressed strong support for retaining the scenic roads ordinance. 80% of survey respondents agreed that the ordinance should be retained, and only 3% did not support its continuation.

2.10.2 American Independence Scenic Byway

The southeastern corner of New Hampshire is home to some of the most scenic and culturally significant roadways in the State, and also to two of New Hampshire's fourteen designated Scenic and Cultural Byways. One of these--the American Independence Byway--passes through Hampton Falls. The American Independence Byway was formally designated by the NH Scenic and Cultural Byways Program in 1994. The Byway route is shown in **Map T-2**.

Scenic and Cultural Byways in New Hampshire are designated by the New Hampshire Scenic and Cultural Byways Program, and have a different purpose than locally-designated scenic roads. The Program was established in 1992 under RSA 238:19, "...to provide the opportunity for residents and visitors to travel a system of byways which feature the scenic and cultural qualities of the state within the existing highway system, promote retention of rural and urban scenic byways, support the cultural, recreational and historic attributes along these byways and expose the unique elements of the state's beauty, culture and history". New Hampshire's Scenic and Cultural Byways Program, administered out of the New Hampshire Office of State Planning, is one of many now in place nationwide. These statewide programs are tied directly to the National Scenic Byways Program and, as such, are eligible to seek federal TEA-21 funds. Eligible projects include interpretive centers, scenic overlooks, safety improvements and marketing materials. The scenic byway designation does not preempt local planning and zoning authority, and does not bind any municipality.

In 1999, funding was received from the Federal Highway Administration to develop a management plan for the Byway. The Program contracted with the Rockingham Planning Commission to conduct a comprehensive study and develop a Management Plan for the Byway. A central element of the study was the formation of a Byway Advisory Committee, comprised in part of appointed representatives from each of the four Byway communities, and an extensive public participation effort.



Map T-2
American Independence Byway

January, 2004

LEGEND

- American Independence Byway
- Coastal Byway
- Conservation Lands (2003)

BASE FEATURES

RPC Regional Roads
- Limited Access Highway
- Ramp
- State Highway
- Public Road, municipally maintained
- Public Road, not maintained
- Private Road
- Trail

Railroads

Political Boundaries
- State Boundary
- Town Boundary
- County Boundary

Surface Water Features
- shoreline
- stream
- intermittent stream
- marsh or swamp outline
- other water feature
- Bodies of Water

Areas outside of Rockingham Planning Region

MAP DATA SOURCES

Scenic Byways
The American Indpendence Byway and the Coastal Byway were designated under the New Hampshire Scenic and Cultural Byways Program in the early 1990's.

Conservation Lands are from the NH GRANIT database. This database includes parcels of land of two or more acres that are mostly undeveloped and are protected from future development. The data was developed from the records of the Society for the Protection of NH Forests (SPNHF), many of the state agencies, and original research from deeds and tax maps. The last update was completed in June of 2003 by NH GRANIT at UNH, Durham. Additional parcels presented here are the result of more recent mapping work by RPC in an effort to collect other known conservation lands that are not currently listed in the GRANIT database.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

GRANIT Geographic Information System

Rockingham Planning Commission

N W E S

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The purpose of the Management Plan is to document inventories of significant historic, natural, cultural and other resources on the Byway, and develop community-based strategies to both promote and protect the Byway and the resources that make it a special place. It is hoped that the communities will use the Plan as a guideline for ensuring use of the roadway and conservation of the surrounding resources and qualities. The following recommendations are made relative to transportation:

- Support for consistent state and local enforcement of posted speed limits.
- Encourage community participation in regional transportation planning activities.
- Support for paved roadway shoulders on the Byway route, as possible, to serve cyclists and pedestrians as well as to extend pavement life.
- Encourage communities to incorporate bike storage racks in town centers and at key tourist sites and commercial centers.
- Support for privately-funded trolley service to the Exeter train station.

Support and involvement from the Town of Hampton Falls, as well as the other three Byway communities, will be key to implementing the Management Plan's recommendations.

2.11 Cul-de-sac Length Limit

There are currently twenty-three cul-de-sac or dead-end roads in Hampton Falls. The Town's Subdivision Regulations limit the length of dead-end or cul-de-sac streets to 1,200 feet unless a near future connection is possible. A greater road length could better balance true public safety concerns with the rights of property owners to more fully utilize their property. The 1,200' length limit may not take into account realistic fire suppression and emergency capabilities. The probability is that a downed tree or power line (the Town's Subdivision Regulations require underground utilities) is not likely to block access at a time when emergency response is required. At some point, long cul-de-sacs are an inefficient road design and present a safety concern, yet that length is likely well beyond 1,200'. Some communities tie cul-de-sac length to a number of homes on the proposed cul-de-sac road and to road length. The Planning Board should re-examine its cul-de-sac road length regulation and consider whether any length limitation should incorporate a maximum number of homes limit as well as a linear feet limit.

3.0 PUBLIC TRANSPORTATION

This section presents an examination of existing public transportation service available to Hampton Falls residents, from which recommendations for improving service to Hampton Falls residents will be developed. For the purpose of this document, public transportation is defined as any transportation service available to the general public.

When available, public transportation clearly plays an important role in addressing the traffic issues that a community may be facing. It represents a more efficient use of the existing road network by carrying passengers that otherwise might be driving their own vehicles. A successful public transportation system can remove a significant number of vehicles from the roadway and offer social benefits by providing a reliable means of travel for those who are unable or otherwise choose not to drive themselves.

3.1 Public Bus Service / Demand Responsive Service

There is currently no fixed-route bus service available in Hampton Falls. The Cooperative Alliance for Seacoast Transportation (COAST), the region's public transit operator, currently operates very limited bus service along the Route 1 corridor between Seabrook and Portsmouth/Newington, but there are no designated stops in Hampton Falls. Service is limited to one northbound and one southbound trip on Fridays only. COAST recognizes a demand for increased service in the corridor, but the lack of funding has prevented the agency from expanding the service. However, COAST recently applied for and was awarded federal Access to Jobs funding to improve transportation for those traveling to work. One of the improvements receiving consideration is increased bus service along the Route 1 corridor. It is not currently known when any such service would begin.

Demand response service in the Hampton Falls area is provided by a variety of health and human service agencies, each of which vary in their schedule and clientele. However, these agencies typically limit service to their own clients and/or patients. Lamprey Health Care operates public demand-response service to all communities in Rockingham County, but service is limited to residents who are either disabled or 55 years of age or older. Residents must call Lamprey Health Care in advance to schedule their ride.

3.2 Intercity Bus Service / Park & Ride Lots

The NHDOT has constructed 21 Park & Ride lots around the State to encourage individual efforts to carpool and to support private intercity bus carrier service. There are no such lots in Hampton Falls; however, the NHDOT maintains a lot on Route 27 in Hampton, near the I-95 toll plaza. This lot is well-situated to serve Hampton Falls residents who commute via I-95. The lot was upgraded and expanded to include lighting and a public telephone; it has the capacity for approximately 100 cars. The Coach Co. provides bus service from the lot to downtown Boston and Logan Airport. Two round trips per day are offered on weekdays, but there is no weekend service.

In 1999 the NHDOT opened a Park & Ride lot and intermodal bus terminal on Pease International Tradeport property adjacent to Exit 3 on I-95. C&J Trailways provides hourly weekday commuter bus service to downtown Boston and Logan Airport, along with frequent weekend service. This lot is likely not used extensively by Hampton Falls residents as it would require traveling north in order to access travel services to Boston.

Probably the most convenient intercity bus service and park & ride lot location for Hampton Falls residents is from the Massachusetts Highway Department's Park & Ride lot off I-95 (Exit 57) in Newburyport, Mass. The 460-parking space lot is served by three intercity bus companies, providing regular service to downtown Boston and Logan Airport.

Organized ridesharing is also an important opportunity for residents who commute long distances to their jobs. The NHDOT, in cooperation with the Seacoast Metropolitan Planning Organization (MPO) and COAST, has initiated ridematching services in order to help commuters find potential ridematches. In addition, the Massachusetts-based Caravan For Commuters assists groups of commuters to organize vanpools for ridesharing. The Town should assist in promoting such services as a way to reduce overall peak hour traffic congestion on the region's roadways.

3.3 Passenger Rail Service

The long-awaited return of passenger rail service to the Seacoast region occurred on December 15, 2001, with the start of Amtrak service on the B&M Main Line between Portland, Maine, and Boston. Rail service is operated by Amtrak under contract to the Northern New England Passenger Rail Authority (NNEPRA), the Maine State agency responsible for operation of the service. Service is currently limited to four round trips per day, with stops in New Hampshire in Dover, Durham (weekend service only) and Exeter.

Hampton Falls residents can access the service by driving to the Exeter station. COAST currently provides service to the Exeter station on its Route #7 which connects Exeter to Portsmouth and Newington via Stratham and Greenland. While there are currently no plans to develop public transit service from the Exeter train station to the Hampton and Hampton Beach area, it is hoped that the private sector will develop shuttle service, at least on a seasonal basis. Such service might be used by Hampton Falls residents if intermediate stops were designated.

Since its start on December 15, 2001, the Downeaster has enjoyed great popularity. More than 14,000 passengers rode during the last two weeks of December 2001, and more than 20,000 passengers rode in January 2002. Based on the initial ridership figures in what are traditionally slow travel months, NNEPRA officials expect that the initial projections of 320,000 riders for the first year of operation will be exceeded.

Commuter-based train service is also available from the MBTA train station in Newburyport, Mass. There are thirteen inbound and twelve outbound trips per day, as compared to four inbound and four outbound trips per day on the Amtrak train.

There has long been interest in establishing commuter rail service to coastal New Hampshire, and more so in recent years since the extension of the MBTA commuter rail service to Newburyport. An abandoned portion of the Eastern (Hampton Branch) rail line runs through Hampton Falls, closely paralleling Route 1. The portion of the rail corridor from the Massachusetts border three miles into New Hampshire is owned by the State of New Hampshire. From that point north the line remains in private ownership and in active use, although freight activity is low. The line is in poor condition and supports maximum speed of only 10 m.p.h.

In 1999 the RPC published a study which examined the feasibility of developing an extension of passenger rail service from Newburyport. The study identified several major deficiencies which would need to be addressed in order to restore service. These included the need for all new track, ties, ballast and signals, and numerous bridge and grade crossing improvements. It was estimated that capital costs would range between $77 and $104 million, with an additional annual operating subsidy of between $1.5 and $7 million, depending on service levels. Federal Transit Administration "new starts" funding, along with significant State and/or local funds, would be needed. Other issues involved in the development of a new service include station siting, operating issues, growth impact concerns, benefits and cost of service, funding issues and institutional issues.

In early 2001 the NHDOT and the Rockingham Planning Commission secured federal transit funding for development of an Alternatives Analysis study for the Hampton-Kittery corridor. The purpose of the study is to evaluate a variety of public transit options in the corridor (including rail, bus and/or some combination), develop a comparison of the costs and benefits of the various options, and recommend a preferred alternative. Town officials should participate in the study. The study is not yet completed but once the preferred alternative is selected, the NHDOT, the RPC and affected communities will need to work to develop a "new starts" proposal and identify a state/local funding plan.

4.0 FREIGHT / GOODS MOVEMENT

Freight transportation and goods movement in Hampton Falls are characterized by a limited number of services. Ocean, rail, truck and air cargo services are all within a relatively short distance of the Town, and provide access to services and markets worldwide. In Hampton Falls the users of freight transportation services are comprised primarily of businesses along Route 1.

As the area grows, additional truck traffic can be expected. In order to ensure that trucks use the proper roads, the Town should enforce RSA 47:17, Section VIII "Traffic Devices and Signals" which empowers the Board of Selectmen:

> "To make special regulations as to the use of vehicles upon particular highways, except as to speed, and to exclude such vehicles altogether from certain ways; to establish stop intersections, erect and provide for the control of traffic by, stop signs or other traffic devices or signals which shall conform to standards set by the highway commissioner and shall be approved by him as to type, size, installation and method of operation."

In 1998 the Board of Selectmen adopted an ordinance which prohibits through trucks with a weight in excess of 16,000 pounds (gross vehicle weight) from the following streets: Brown Road, Crank Road, Goodwin Road, Nason Road and Sanborn Road. Trucks making local deliveries and those traveling from a permanent base of operation in Hampton Falls to a designated truck route are exempted. Seasonal weight limits on local roadways are enacted as needed.

The Town should continue to enforce both the seasonal and permanent weight restrictions in order to protect the breakdown of certain Town roads that were not designed for use by heavy trucks.

5.0 NON-MOTORIZED TRANSPORTATION

5.1 Pedestrian Travel

Walking, while not used extensively as a mode of travel in Town, is nonetheless part of the transportation mix and should be included when planning improvements to the Town's transportation system. While the Town has no sidewalk system, 2000 Census data indicated that just under 1% of employed residents walk to work. Additionally, there is some potential for some children to walk to and from school.

Results of the 2001 Town Survey found that while only 23% of respondents expressed support for sidewalk construction (46% disagreed that more sidewalks are needed), there was strong support for walking paths/nature trails and bike paths (67% of respondents supported). This may suggest that residents are less interested in traditional sidewalks, but rather in hiking trails or multi-use trails separated from roadways.

In general, the Town has not encouraged the construction of sidewalks in new residential subdivision construction, primarily because the dispersed residential development occurring in Hampton Falls does not warrant their construction and maintenance, and because the Public Works Department has not had the available workforce to maintain sidewalks. However, the Town should consider adding sidewalks in areas with the greatest potential for pedestrian and child bicycle usage. Examples include in the Business District along Route 1, along roads connecting to the Lincoln Akerman Elementary School and in the Town center.

5.2 Bicycle Travel

Bicycle transportation represents a seasonally dependent alternative to motorized transportation as well as a popular recreational activity. According to the 1990 Census, few Hampton Falls residents---less than 1%--utilized bicycles to travel to and from work. However, the popularity of cycling as both a travel mode and recreational activity has increased over the past ten years, making the potential usage higher than previously experienced. In fact, results of the 2001 Town Survey suggest strong local interest in bicycling. Over 50% of survey respondents indicated that they support the development of bike paths in Town.

The NHDOT and Seacoast Metropolitan Planning Organization have jointly developed a regional bicycle plan which is designed to create a basic network of bike routes statewide. The network was developed with extensive input from experienced cyclists throughout the State, and includes several roads in Hampton Falls. One connection is created to Kensington and Hampton using Drinkwater Road, Rte 88, Brown Road, Towle Farm Road and Crank/ Goodwin Road. A second connection from Kensington to Seabrook is formed via Rte 84 and Stard Road and Mill Lane. Crank Road/Goodwin Road are utilized to connect both routes. These roads were identified because they offer lower traffic volumes and thus reduced conflict between motorists and bicyclists.

Drinkwater Road, Goodwin Road and Towle Farm Road have low enough traffic volumes that dedicated bicycle facilities (i.e. paved shoulders, bicycle lanes) are not necessary; however, the routes should be signed as part of the State bicycle network.

A potential multi-use trail facility through Hampton Falls exists in the form of the abandoned Hampton Branch railroad right of way from the Massachusetts border into Hampton. The State of New Hampshire owns three miles of the corridor from the Massachusetts border north into Hampton. The NH Department of Transportation has a policy of purchasing and "railbanking" abandoned railroad corridors when possible, thus preserving the corridor for future use. In certain cases, when funding is available, the corridor is maintained for trail use until such time as it is need for other transportation purposes. While there has long been interest in establishing commuter rail service to the Seacoast along the former Hampton Branch corridor, it is a long-range effort. Until such time as the corridor would be developed for passenger rail service, it is "managed" by the NH Department of Resources and Economic Development's Division of Parks and Recreation Trails Bureau. At this time the State has not developed the corridor for trail use.

Many communities in New Hampshire have had success with developing bicycle facilities and sidewalks through the federal government's Transportation Enhancement funding program. While the funding program is very competitive, numerous projects in the Seacoast region have been awarded, with only a 20% match required from the applicant. To aid in the development of funds for the required local match, a few communities have chosen to implement a local option vehicle registration fee, as allowed under RSA 261:153, for the purpose of building a transportation improvement fund for matching funds for projects. Town residents were asked in the 2001 Town Survey whether they would be willing to pay an additional vehicle registration fee of $5.00 or less per vehicle if the money would remain in Town to fund local transportation projects such as road/bridge improvements, bicycle/pedestrian facilities or public transportation. Sixty percent of the respondents indicated that they would be willing to pay the additional registration fee.

6.0 CONGESTION TOOLBOX

6.1 Access Management

One approach that has been successful nationwide in dealing with the effects of traffic congestion is known as access management. The idea is essentially that greater control be exercised in the spacing, location and design of driveways, medians and median openings, intersections and traffic signals. Some general access management techniques involve:

- Physically restricting left turns
- Restricting curb cuts and direct access driveways
- Encouraging the use of shared driveways
- Separating obvious conflict areas

The primary benefits of implementing access management strategies are a reduction in traffic accidents and improvements in traffic flow along arterial roadways. Access management is not without costs, and the most frequently cited is the negative impact on businesses that can occur with restricted access.

In Hampton Falls' case, the logical application of access management techniques would be on the Rte 1 corridor, which is a State-maintained roadway. Several communities in the NH 125 corridor have worked with the NHDOT to develop a memorandum of understanding regarding access management within the corridor. Such a plan might identify points for curb cut consolidation, and establish a driveway access protocol with the NHDOT to ensure consistency of permitting with the management plan.

Traffic problems on Route 1 will likely continue to increase as development continues, not just in Hampton Falls, but along the entire corridor. The Town should work proactively with the NHDOT to develop a plan for controlling access along Route 1, possibly through the Rte 1 Corridor Study update. Additionally, the Town should work to create a Memorandum of Understanding with the NHDOT which outlines a coordinated approach to reviewing development proposals which include proposed curb cuts on all State roadways in Town.

A current problem is the number of driveways onto the highway. In reviewing site plans for development along Route 1, the Planning Board should continue to carefully scrutinize the driveway design. Not only should the number of access points be reduced, but the installation of curbing to properly direct the vehicles to follow the traffic flow pattern is crucial.

Hampton Falls has an active Highway Safety Committee composed of citizens and representatives of the Police Department, Fire Department and Highway Department. All development proposals that have the potential to cause traffic problems should be reviewed by the Highway Safety Committee. The Planning Board should continue to review their recommendations before making any final decisions.

6.2 Traffic Calming

A second approach for dealing with traffic congestion is known as traffic calming. There are many different approaches to traffic calming, but the primary method is to reduce the speed of traffic by altering the street. Limiting cars to more appropriate and safe speeds has the effect of reducing noise and air pollution, lowering the number and severity of traffic accidents, as well as increasing the capacity of the roadway to handle more vehicles.

This type of traffic calming has two general approaches: active and passive. Active techniques, such as a barrier forcing the vehicle to turn off a street, force drivers to change their behavior and thereby enforce speed limits. Passive controls, such as speed limit or other traffic signs, do not physically require a change in behavior, but instead rely on a driver's decision to comply with local and state laws.

Another approach is to change how the street is perceived by the driver. By replacing wide, open streets with more narrow travel lanes, broken sight lines, and generally a more "closed in" feeling, drivers will have a tendency to slow their speed.

7.0 FEDERAL AND STATE TRANSPORTATION PLANNING

7.1 Transportation Efficiency Act of 2001

The enactment of the national Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA), the Clean Air Act Amendments of 1990 (CAAA), and the 1997 reauthorization of ISTEA as the Transportation Equity Act for the 21st Century (TEA-21), have significantly changed the way transportation planning and project programming are done in New Hampshire.

These changes were most significant for communities such as Hampton Falls which are not part of existing "metropolitan areas" but are within the area considered as not being in attainment for meeting federal clean air standards. The basic thrust of ISTEA and TEA-21 was to increase and elevate the importance of local decision making in the regional, state and federal transportation planning process. Under the ISTEA and TEA-21 legislation, state-designated "metropolitan planning organizations" (or MPOs) have a greater role and responsibility in programming highway and transit projects. The legislation charges MPOs with the responsibility of developing comprehensive, project-specific and financially realistic transportation plans with 20 year horizons. These plans serve as the vehicle from which virtually all federally-funded transportation projects are selected and implemented.

Hampton Falls is included in the study area of the Seacoast Metropolitan Planning Organization study area, which covers 35 communities in Rockingham and Strafford Counties. The MPO is staffed jointly by the Rockingham and Strafford Regional Planning Commissions. Participation in the Seacoast MPO is meaningful to the Town in several ways. First, the MPO is responsible for developing a regional transportation plan and a prioritized list of capital improvements for transportation. Hampton Falls has the opportunity to participate in this planning process through town-appointed representation on the MPO's Technical Advisory Committee and Policy Committee. These two committees oversee and approve the transportation planning activities, including specific traffic, corridor and transit studies, that can be carried out in the region. Further, the Town can participate in the Coastal Communities Corridor Transportation Committee, an ad-hoc subcommittee of the MPO.

In addition, the Town can request transportation planning assistance and traffic counts from the MPO. Last, and perhaps most importantly, the Town can ensure that any eligible transportation improvements advocated by Hampton Falls, that involve federal funds, are considered in the MPO transportation planning and programming process.

7.2 MPO Project Selection and Planning Process

As stated above, TEA-21 transportation planning requirements call for the development of a regional project-specific long range transportation plan, covering a twenty year horizon. The MPO plan draws heavily on the transportation components of local master plans and will identify conceptual transportation improvements needed in the region. From the regional long range plan, the MPO develops a Transportation Improvement Program (TIP) on an ongoing two-year cycle. The TIP is developed as a prioritized list of projects for implementation.

Under the federal rules for metropolitan planning, at least the first three years of projects in the MPO TIP and the State TIP must be consistent. Given the importance of both the MPO Plan and TIP in defining the future transportation system in the region, it behooves the Town to remain actively involved in the MPO--both at the Technical Committee and Policy Committee levels. The Town should work with the MPO during each TIP development cycle to develop and submit a specific list of needed transportation improvements eligible for federal funding.

8.0 RECOMMENDATIONS

The following recommendations are based on the information and analyses presented in this chapter, and incorporate the recommendations from the 1994 Master Plan that continue to be valid.

It is a fundamental goal of the Town of Hampton Falls to achieve and maintain a safe, efficient transportation system which supports the rural character of the community, and which is adequate to support the transportation needs of the community. To attain this goal both now and in the future, the following recommendations are made.

8.1 General

1. The Town should work with the NHDOT to develop and adopt a Memorandum of Understanding for a coordinated review procedure for driveway permits on State roadways.
2. In reviewing site plans for development along Route 1, the Planning Board should continue to carefully scrutinize the driveway design. Not only should the number of access points be reduced but the installation of curbing to properly direct the vehicles to follow the traffic flow pattern is crucial.
3. All development proposals that have the potential to cause traffic problems should continue to be reviewed by the Highway Safety Committee. The Planning Board should continue to review their recommendations before making any final decisions.
4. The Town should evaluate the need for assessing a road impact fee as per its Impact Fee Ordinance. If a roadway impact fee is desired, the Town should seek assistance of a professional transportation engineering consultant to prepare a needs analysis of the roadway system in Hampton Falls as a basis for assessing fees.
5. The Planning Board should re-examine the cul-de-sac length limit presently set forth in the Subdivision Regulations, while still requiring that streets be arranged to afford the opportunity for future through road connections.
6. The Town should investigate the feasibility of establishing a local fund for transportation improvements. In addition to any money raised by the Town for specific projects, the Town could assess a fee up to $5.00 per motor vehicle registration for transportation purposes. This money could be used to provide a local match for state and federal projects, fund local road improvements or public transportation.

7. The Town should work with the Rockingham Planning Commission and the three other Byway communities to prioritize and implement transportation-related recommendations in the *American Independence Byway Management Plan*.

8.2 Highways

1. The Town should actively participate in the upcoming Rte 1 Corridor Study update and coordinate with the NHDOT on timely implementation of recommendations to be developed in the study.
2. The Town should continue to actively participate in the Seacoast MPO transportation planning process and should develop and submit to the MPO a prioritized list of needed transportation improvements eligible for federal funding for consideration during all future TIP development cycles.
3. As part of the Capital Improvement Program, the Road Agent and Board of Selectmen should continue to prepare a prioritized list of roads in need of repairs. This will not only provide a long term improvement plan but it would assist the Planning Board in assessing developers their fair share of future road improvements.

8.3 Public Transportation

1. The Town should coordinate with the Cooperative Alliance for Seacoast Transportation (COAST) and other communities along the Rte 1 corridor to formalize support and funding for any future fixed route transit service serving the Town.
2. The Town should assist in publicizing NHDOT ridematching and Caravan for Commuters vanpool matching services as a way to reduce peak hour traffic congestion on the region's roadways.
3. The Town should coordinate with the NHDOT, the Rockingham Planning Commission and other affected communities to work towards establishing passenger rail service on the former Hampton Branch rail corridor. Next steps would include participation in the recently-funded Alternatives Analysis study, and the subsequent development of a "new starts" proposal and identification of a state/local funding plan.

8.4 Freight / Goods Movement

1. The Town should continue to monitor changes in truck traffic patterns in the community and work to address issues as they may arise.
2. The Town should continue to set and enforce seasonal truck weight limits on local roads as appropriate and permanent truck weight limits on Brown, Crank, Goodwin, Nason and Sanborn Roads.

8.5 Non-Motorized Travel

1. The Town should coordinate with the NHDOT on implementing any necessary and appropriate improvements (i.e. signage) on Town roads designated on the State bike network.
2. The Planning Board should continue to review commercial development proposals and require sidewalks as appropriate.
3. The Town should identify potential bicycle and/or pedestrian improvement projects and submit applications to the NHDOT for consideration in the biennial Transportation Enhancement and Congestion Management/Air Quality funding cycles.

8.6 Congestion Toolbox

1. The Town should explore the feasibility of developing an access management plan for Rte 1 as part of the Rte 1 Corridor Study update.
2. The Planning Board and Road Agent should explore a) the feasibility of traffic calming applications in neighborhoods where excessive automobile speeds are a problem, and b) the development of alternative road standards for new residential streets (i.e. narrower lanes, curvilinear streets) to help reduce traffic speeds.

Notes:

CHAPTER 6

Seabrook Station Transmission Lines

PUBLIC UTILITIES

PUBLIC UTILITIES

1.0 INTRODUCTION

Utilities and public services have a direct and significant impact on the future development of a community and therefore are an important consideration in the Master Plan. Utility capacity and location are often decisive in determining how and when land will be used. In considering future plans for utility development or expansion, it is important to consider these effects. Even though Hampton Falls does not have municipal systems for water, sewer or other utilities, it does have the ability to influence their development through its zoning and land use regulations. This chapter briefly discusses the status of water, sewer, gas and telecommunication utilities in Hampton Falls at present, and the land use implications of their future development.

2.0 WATER SERVICE

Hampton Falls residents receive their water entirely from groundwater sources; mostly through the use of on-site domestic water wells. The Seabrook Water Department does supply water to 35 homes along the Seabrook border. There are, however, eleven wells in Hampton Falls which are considered "public water systems" as defined by RSA 485:1. All of the water systems are non-community, transient systems as defined by the N.H. Water Supply Engineering Bureau. Each of the water systems obtain their water from wells and serve only their businesses. For a full description of the public water systems, the reader is referred to the “Description of the Infrastructure” section of the Hampton Falls Water Resource Management and Protection Plan, incorporated as Chapter 12 of this Master Plan.

The protection and wise use of water resources are of critical concern, both locally and regionally. With the majority of property owners in Hampton Falls dependent on private wells for domestic, public and business use, the quantity and quality of available groundwater must be protected from contamination and depletion. This concern is heightened by the potential siting of commercial production water wells in Hampton Falls. While the Town cannot prevent the location of these wells in Town, water protection measures can be developed and adopted to ensure that no adverse impacts to surface and groundwater supplies result. Chapter 12 - Hampton Falls Water Resource Management and Protection Plan contains a more detailed discussion about local water resources and the need for their protection.

The Town has maintained a strategy for land development that avoids the necessity of developing a municipal water system. This is achieved primarily by requiring all development to provide adequate on-site water supply and relatively large lots. There has been interest from the business community in the development of public water and sewer service in the Business District of Town. Such service would allow for more intensive development in the Business District. In addition, the lack of municipal water and sewer, which many industries desire or require, is probably the biggest factor for the absence of industry in Town.

3.0 SEWER SERVICE

Currently, Hampton Falls does not have a municipal sewer system or wastewater treatment facility. As with water supply, the Town requires all development to provide adequate on-site sewer disposal provisions and relatively large lots, thus avoiding the necessity of developing a municipal sewer system.

The Town intends to continue to support this policy by carefully selecting locations for home sites and septic systems. It is imperative that natural resource information, especially soils types, be utilized in order to assure the continued safe and sanitary disposal of the community's sewage wastes. Although the Town does not plan to install a municipal sewer system or a wastewater treatment facility within the planning horizon of this Master Plan, several alternatives could be considered, including:

- Permitting privately developed central sewer systems
- Developing a conventional municipal system to serve a defined sewer district area
- Working with the towns of Hampton and/or Seabrook to explore the expansion of public sewer systems to serve the Route 1 corridor

4. 0 ELECTRICAL SERVICE

Hampton Falls is supplied electricity by the Exeter & Hampton Electric Company (subsidiary of Unitil, Inc.). Under its franchise agreement with the N.H. Public Utilities Commission (PUC), it and all other utilities are required to meet the demand for all areas within their territory.

Exeter & Hampton Electric has five 34.5 KV transmission lines that pass through Hampton Falls. One runs north/south through the middle of Town; two cross through the northern part of town in an east/west direction from the Hampton switching station to the substation in East Kingston; and two run east/west through the northern tip of Town from the Hampton switching station to the Exeter substation. It is expected that the Exeter & Hampton Electric Company will be able to provide an adequate supply of electricity to meet local demand for the near future.

Public Service Company of New Hampshire has three 345 KV transmission lines that originate from Seabrook Station in Seabrook and run through Hampton Falls. One runs north out of Seabrook Station, across the salt marsh into Hampton. Two of the lines run west from Seabrook Station and pass through the southern section of Town into Kensington. No new transmission lines are expected to be built in Hampton Falls in the near future.

The present development regulations in Hampton Falls require that electric, telephone and cable utilities in new subdivisions be installed underground.

5. 0 NATURAL GAS SERVICE

5.1 Local Service

Natural gas service is provided to a small portion of Hampton Falls by Northern Utilities, Inc., a public utility regulated by the N.H. PUC. A 4 to 6 inch transmission line runs from the main transmission line in East Kingston, through Hampton Falls along Route 107 to Seabrook. Only one Hampton Falls residential customer in this area is served by a distribution line along Weare Road. A distribution line runs from Exeter along Route 88 for a short distance to service a horse farm/riding stable in Hampton Falls. A few

businesses near the Seabrook town line have expressed an interest in having Northern Utilities extend a distribution line north along Route 1. The company is investigating the feasibility of such a line extension for the near future. Unlike electric and telephone utilities, the gas company has some flexibility in deciding whether or not it will expand its services to a given area. Therefore, it may be some time before Northern Utilities decides it is economically feasible to expand into any other areas of Hampton Falls.

5.2 Regional Transmission

A major high-pressure interstate gas transmission pipeline was completed through Rockingham County in 1999. This line does not run through Hampton Falls. This 30-inch diameter line, which is jointly owned by the Portland Natural Gas Transmission System and Maritimes Northeast Pipeline L.L.C., is part of a major transmission facility providing access to gas production facilities in eastern Canada and off Nova Scotia. It was constructed parallel to the existing 6-inch and 8-inch lines to minimize additional utility corridor impacts.

6. 0 SOLID WASTE DISPOSAL / RECYCLING

According to the document entitled, Southeast Regional Solid Waste District - Solid Waste Management Plan, prepared by the Rockingham Planning Commission in February 1991, Hampton Falls produces approximately 1,610 tons of solid waste per year. This total included both residential and non-residential waste. While a more recent estimate of total residential and non-residential waste disposal is not available, the current residential tonnage of solid waste is 790 tons/year (Year 2000).

The Town contracts with a private hauler for curbside trash pickup and delivery to the Turnkey Landfill in Rochester, NH, which is projected to be open until the year 2010. The private hauler also collects the recycled material at the curbside for the Town's existing mandatory recycling program, which has been in operation for eleven years. Materials collected in this program include all types of paper, glass, aluminum and steel cans, food wastes, and plastics. In the year 2000, the Town recycled 187 tons of material. Commercial establishments are responsible for their own arrangements for waste disposal.

The only solid waste disposal facility in Hampton Falls which has a permit from the State is the Town brush dump. The Town holds semi-annual collections at the brush dump for tires and bulky wastes, and now chips rather than burns brush at the dump (providing free mulch for Town residents). According to the DES Waste Management Division, there are no existing permit violations at the brush dump site. The Town does not have any plans to upgrade or expand the brush dump site at this time.

The Town of Hampton Falls is a member of the Southeast Regional Refuse Disposal District (RSA 53-B District), which works on solid waste disposal solutions for the region. The State of New Hampshire requires that towns plan for solid waste management within their respective boundaries (RSA 149-M: 23); towns can participate in planning efforts either as a single town or as part of a solid waste management district (RSA 149-M:24)

The State's requirement for septage disposal planning at the local level under RSA 53-B was eliminated in 1990. However, State law requires each municipality to either provide, or assure access to, a state-approved septage facility for its residents for a minimum of a five year period (RSA 485-A:5-b).

According to the Southeast Regional Solid Waste District plan developed in 1988 (Kimball-Chase Co., Inc.). Regional Solid Waste District plan developed in 1988 (Kimball-Chase Co., Inc.), Hampton Falls generated 124,000 gallons of septage in 1986 and was projected to generate 175,300 gallons in 2006. Septage disposal from residential and commercial septic systems is handled by private arrangement between property owners and septage waste haulers. The town has an agreement with the Hampton Wastewater Treatment Plant to guarantee access by haulers carrying waste from Hampton Falls.

The future of solid waste disposal in the region is at a crucial point. As existing landfills approach their capacity, important decisions on which disposal methods are best will need to be made. Hampton Falls should continue its involvement in solid waste planning, either by continuing its participation in the Southeast Regional Refuse Disposal District or by developing its own approved solid waste management plan. In addition the Town should continue its recycling program.

7. 0 TELECOMMUNICATIONS FACILITIES

7.1 Telephone Service

Residents of Hampton Falls receive telephone service from Verizon (formerly Bell Atlantic and NYNEX). The Town does not have its own telephone exchange, but is part of the Hampton and Exeter exchanges. Due to the deregulation of the telephone industry, the choice of long distance and in-state long distance telephone service providers is up to the individual customer.

7.2 Wireless Telecommunication Service

The growing demand for wireless telecommunication (i.e. Internet, cellular phones) is creating a surge in demand for the installation of wireless telecommunication towers and antennae all across southern New Hampshire. Although the need for these facilities is fully recognized by the Town, the towers themselves can be unsightly and a nuisance to surrounding property owners. The unregulated nature of the industry which provides and markets these services means that multiple towers serving the same geographic market can and probably will be sited in the same area, greatly and unnecessarily exacerbating the impact of the towers. This problem has become more acute with the advent of PCS systems which require a more dense network of antennae ("cells") to function than do conventional cellular phone systems.

To forestall the kinds of negative impact to the landscape that a proliferation of antenna would create, Hampton Falls enacted a Telecommunications Facility ordinance at the 1997 Town Meeting. Although the Federal Telecommunication Act of 1996 limited the ability of Towns to prohibit the siting of such facilities, it does allow the exercise of reasonable local control over siting. Hampton Falls' ordinance establishes a telecommunications overlay district, which limits the siting of towers to within the U.S. Route 1 corridor. This area is where towers are needed and where they would minimally impact residential neighborhoods.

7.3 Cable Television Service

Cable television system franchises are regulated by N.H. RSA Chapter 53-C. Each community has the right to grant a franchise to one or more companies after holding a public hearing. In Hampton Falls, the franchise was granted to AT&T Broadband.

Telecommunications infrastructure, which includes telephone service, wireless telecommunications and cable service, is a key element of the municipal infrastructure, affecting the Town's quality of life, as well as any local economic development efforts. In that much of the infrastructure is located within public rights of way, it is important that the Town recognize right of way as an important public asset to be managed, just as it manages its other infrastructure.

8.0 RECOMMENDATIONS

8.1 Water

The Town of Hampton Falls should protect existing and potential public water supply sources, especially those areas and supplies identified as aquifers, from adverse impact from development and from commercial exploitation, which may affect existing residential water wells.

1. The Town should develop an aquifer protection district and augment it with provisions to prohibit potentially hazardous land uses, establish performance standards for compatible land uses, limit the amount of impervious surface allowed, and adopt specific provisions for retaining, treating and discharging of surface water runoff above the aquifers' surfaces.
2. The Town should consider the purchase of land or development rights for key parcels to protect future water supply and wellhead locations. This effort should be coordinated with general open space protection efforts.
3. The Town should consider establishing a local shoreland protection district and ordinance to establish building and septic system setbacks, restrictions for timber removal, minimum frontage requirements, and to prohibit certain high risk land uses. While the State's Shoreland Protection Act currently covers several water bodies in Hampton Falls, a local ordinance would also apply to all perennial brooks and streams which appear on U.S.G.S. quandrangle maps.

8.2 Sewer

Development in town, particularly commercial and industrial development, is affected by the lack of public water and sewer service. Although the Town does not plan to install a municipal sewer system or a wastewater treatment facility within the planning horizon of this Master Plan, the Town should continue to explore an equitable arrangement for allowing the creation of public sewer service.

1. Several alternatives could be considered, including:
   - permitting privately developed central sewer systems;
   - developing a conventional municipal system to serve a defined sewer district area;
   - working with the towns of Hampton and/or Seabrook to explore the expansion of public sewer systems to serve the existing Business District.

8.3 Electric and Gas Utilities

1. The Town should encourage the further expansion of natural gas service areas in Town.

8.4 Solid Waste

1. The Town should continue its involvement in solid waste planning, either through maintaining participation in the Southeast Regional Refuse Disposal District or by developing its own approved solid waste management plan.
2. The Town should continue to promote recycling by residents and businesses as a means of controlling waste disposal costs.

8.5 Telecommunications

1. The Planning Board should review the current Telecommunications Facility Ordinance, monitor changes in FCC rules implementing the federal Telecommunication Act, and make adjustments to local regulations as needed.
2. The Planning Board should participate in any future development of a regional telecommunications plan to help minimize the need for additional telecommunications towers in the Town and region and achieve other common objectives with the surrounding towns.
3. The Town should establish a strategic planning model which acknowledges the public right of way as an important asset and guides its management and use.

Notes:

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CHAPTER 7

Municipal Facilities & Services

MUNICIPAL FACILITIES AND SERVICES

MUNICIPAL FACILITIES & SERVICES

1.0 INTRODUCTION

Municipal facilities are those public facilities which provide a service to the residents of Hampton Falls, as well as to those non-residents who may be visiting, working in, or passing through Hampton Falls. It is important to take stock of such facilities and services to ensure that the community's on-going and future needs are met, and to ensure that existing resources are being utilized efficiently and effectively. This chapter identifies the municipal facilities in Hampton Falls, provides an assessment of these facilities and programs that are offered and recommends future actions. All of the Town's facilities and services are covered in this chapter, with the exception of recreation facilities and programs which are addressed in Chapter 8 – Recreation. **Map MFS-1** identifies the location of the facilities.

2.0 MUNICIPAL COMPLEX

The Hampton Falls municipal complex is composed of five Town-owned parcels comprising a total of four acres near the intersection of Drinkwater Road and Rte. 88 (Exeter Road). The Town Hall, Public Safety Building, Free Public Library and the old Public Library are all located in the municipal complex.

Town leaders recognize that there is very limited space to expand municipal services on the above parcels should, or when, it becomes necessary. As such, in 2002 the Board of Selectmen appointed five residents to serve on a Municipal Complex Study Committee to examine the feasibility of purchasing land abutting the municipal complex to the west. An outcome of that assessment was a recommendation to negotiate with landowners on a purchase.

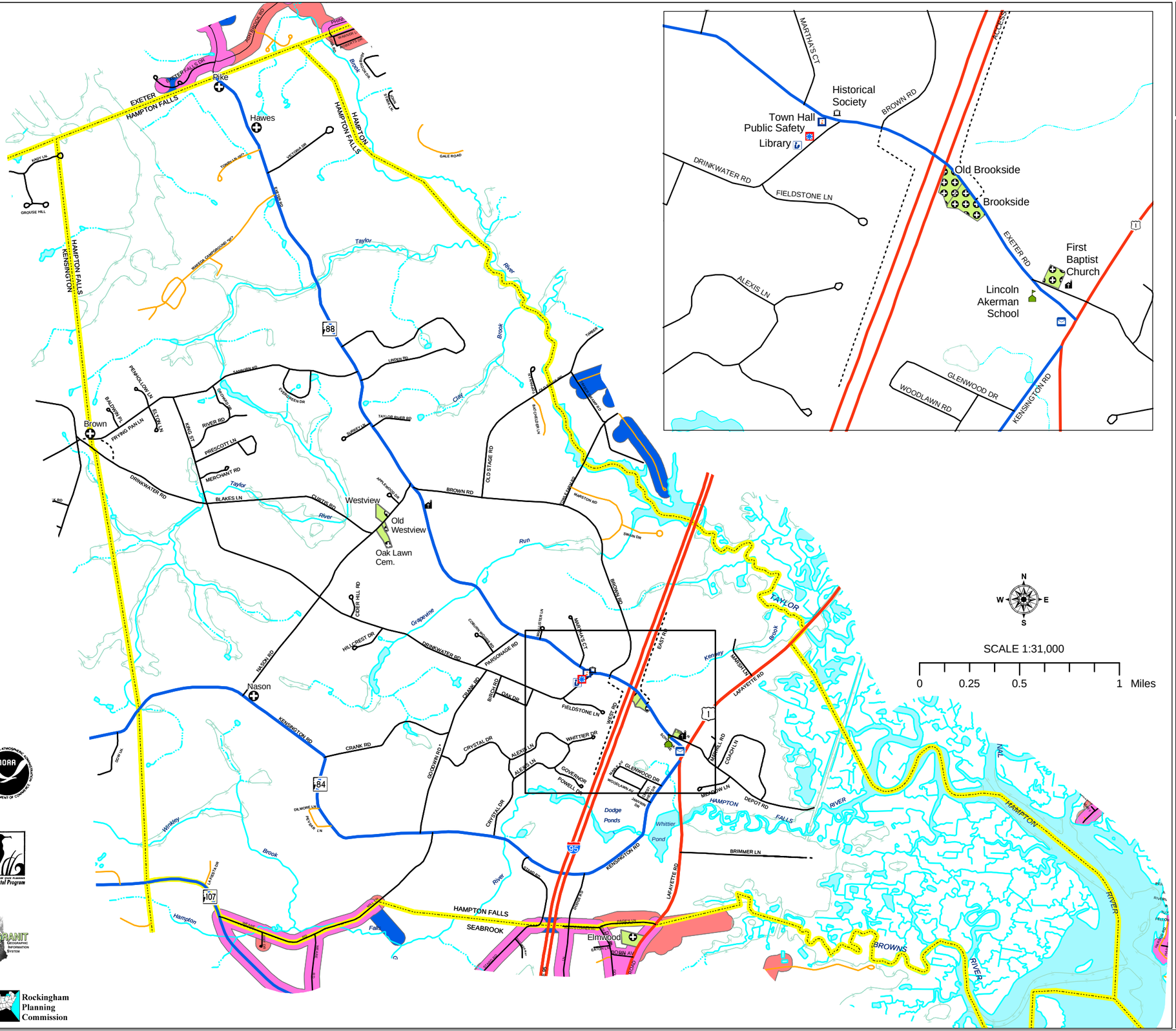
2.1 Town Hall

The Town Hall was built in 1877 and has always been used as a town hall. In 2000, the Town renovated a portion of the Town Hall and constructed an addition on the west side of the building. The addition created a new building entrance and office space for the Town Administrator, Administrative Assistant/Bookkeeper, Town Clerk, Tax Collector and Building Inspector/Health Officer, as well as a small conference room for general use. Two offices in the original part of the building were converted for use, one for storage space and the second for shared use by the Conservation Commission, Supervisors of the Checklist, Trustees of the Trust Fund and Cemetery Trustees.

The renovation project also included restoration of the main hall. This large meeting room is used for Town Elections, Board of Selectmen, Planning Board, Zoning Board of Adjustment and Grange meetings and other Town and civic meetings. The room is also available to residents for rental for private functions. There is a second floor on either end of the Town Hall. The front section of the second floor contains a kitchen for the Grange, while the rear section is utilized as storage space for various municipal departments and committees. A garage on the northern edge of the Town Hall parking lot is used by the Fire and Police Departments for equipment storage.

Map MF-1
Municipal Facilities
Hampton Falls, New Hampshire

August 16, 2004



Town Hall

Public Safety Building

Post Office

Library

Place of Worship

Elementary School

Historical Society

Cemeteries (large and small)

Sewer Service Areas

Water Service Areas

Areas with Water and Sewer Service

State Roadway Class

I

II

V

VI

Private Roads

Stream

Intermittent Stream

Marsh or Swamp Outline

Bodies of Water

Town Boundary

MAP DATA SOURCES

Municipal Facilities mapped by RPC from a variety of sources, generally using local knowledge and aerial photographs. Facilities mapped to 1:24000 base data and/or 1:12000 scale orthophotography.

Cemeteries were mapped by the NH Old Graveyards Association. These features were mapped in GIS as points and/or polygons on 1:24,000 base data by the NH Office of State Planning in 1995. Some areas have been updated by RPC from municipal input.

Water and Sewer Service Areas were provided by the NH Department of Environmental Services. These areas are approximate and were derived from buffering road centerline features by a constant distance for streets having water, sewer or both services available.

Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

This map was funded in part by a grant from the New Hampshire Coastal Program pursuant to the National Oceanic and Atmospheric Administration Award (NA17OZ2342) June, 2004. New Hampshire Office of Energy and Planning and the Rockingham Planning Commission.

s:/d-hampfall/d-maps/d-mp/MF1_MunicipalFacilities.mxd

Rockingham Planning Commission

Services
The Town Hall is the site for numerous key town offices and thus is the point of delivery for municipal services. The building houses offices for, or supports the activities of, the Board of Selectmen, Planning Board, Zoning Board of Adjustment, Town Clerk, Tax Collector, Town Administrator/Welfare Officer, Administrative Assistant/Bookkeeper, Building/Health Inspector, Parks and Recreation, Supervisors of the Checklist, Appraiser, Trustees of the Trust Funds, Cemetery Trustees, Conservation Commission and Recycling/Solid Waste Committee.

2.2 Public Safety Building

The Town's Public Safety Building was constructed in 1992. The building has a total of 8,250 sq. ft. of space which is shared by the Hampton Falls Volunteer Fire Department, Police Department and Office of Emergency Management. Additional detail on the allocation of space between the Fire and Police Departments is provided in sections 3.1 and 3.2 below. The Public Safety Building also has a training/meeting room which is used by the Fire, Police and Recreation Departments, and on occasion for other Town-related meetings. The room is sometimes rented to outside groups.

The Fire and Police Departments have advised the Board of Selectmen that there will be a need for a renovation and addition to the Public Safety Building within the next few years. The Fire Department recommends that an addition be built onto the south side of the building, and the Police Department has recommended the construction of additional garage space. Those recommendations are discussed in greater detail in sections 3.1 and 3.2 below.

2.3 Free Library

The Hampton Falls Free Library on Drinkwater Road was constructed in 2001. The Library had outgrown its prior location (see section 2.4 below) and in 2000 Town residents approved a ten-year bond for a total of $408,000 for construction of the new building. The bond was supplemented by funds from the capital reserve fund and a private donation. In addition to the stacks, public reading space and administrative areas the Library has a meeting room, with a capacity of 50 persons, available for free to residents and local non-profit organizations.

Staff includes a full-time Director and four part-time employees. Funding for additional staff or staff hours would increase the Library's ability to serve the Town's residents.

Collection, Programs and Services
Library services are available on a free basis to all Hampton Falls residents and business owners; library cards are available to non-residents for a small annual fee. The Library's collection currently stands at approximately 15,000 items including books, periodicals, audio books, CDs, DVDs and videocassettes. The Library does attempt to collect items on local history, by local authors and/or of special interest to Hampton Falls residents.

As shown in **Table MFS-1**, the number of patrons and circulation activity has increased significantly in recent years. In the past five years, the number of registered library patrons increased by 58%, while the total number of items in circulation increased by 43%.

TABLE MFS-1
HAMPTON FALLS FREE LIBRARY - LEVEL OF ACTIVITY

	1998	1999	2000	2001	2002	2003
Registered patrons	977	1,075	1,166	1,327	1,444	1,539
Total circulation	13,290	13,591	15,254	16,688	18,923	19,017

Source: Hampton Falls Town Reports

In addition to its lending collection, the Library offers patrons other services and programs, including 3 personal computers for public use, word processing software, Internet access, in-house reference services, children's services and programs, interlibrary loan, separate student and adult book discussion groups and other special activities.

The Library has made strong efforts to reach out to inform residents of the services offered.

2.4 Original Hampton Falls Free Library

The original Hampton Falls Free Library is located near the junction of Drinkwater Road and Rte. 88 (Exeter Road). The structure was originally built in 1835 for use as a church, and was remodeled for use as a library when the Hampton Falls Free Library became an entity in 1901. Since the Free Library vacated the space in 2001, the Town has been leasing the original Library building to the Hampton Falls Historical Society, which uses it as a historical research library and museum.

2.5 Old Schoolhouse

The old Schoolhouse, located next to the Hampton Falls Free Library, was originally located on the west end of the Common. The structure was reconstructed by the Hampton Falls Historical Society and serves as a museum. The Town has given the Historical Society a 99-year lease for the land on which the Schoolhouse is located.

3.0 TOWN DEPARTMENTS

3.1 Volunteer Fire Department

Formed in 1948, the Hampton Falls Volunteer Fire Department provides excellent protection to the Town. It forms the largest branch of the Town's emergency services in that it is responsible for fire, rescue and backup emergency medical service. While Hampton Falls contracts with American Medical Response (AMR), a private company, for emergency medical service, the Fire Department provides service if AMR is delayed. It also assists the Town's Building and Health Inspector with inspections prior to the issuance of Certificates of Occupancy. The Department has mutual aid agreements with 40+ communities in New Hampshire, Massachusetts and Maine should additional emergency assistance be necessary.

Staffing and Activity

The Department is a volunteer organization headed by a full-time Fire Chief who is appointed by the Board of Selectmen. There is no paid administrative support staff to the Fire Department. Under the existing organization, the Fire Chief appoints all firefighters. The Board of Selectmen plans to include a warrant article at the March 2005 Town Meeting to amend the organizational structure so that firefighters are appointed by the Selectmen, upon a recommendation of the Fire Chief. If passed, the change would not go into effect until one year following the vote.

There is currently a roster of about forty volunteer "call" or "reserve" members of the Fire Department. Almost all of the members are certified by the State of New Hampshire as Level 1 firefighters, which requires completion of 120 hours of specialized training. Fifteen of the volunteers are also trained as Emergency Medical Technicians (EMTs), which requires 140 hours of training; typically several new members go through EMT training each year.

As shown in **Table MFS-2**, the demand for Fire Department services has increased over the past several years. Fire and rescue calls to the Fire Department increased by 36% from 1999 to 2003, and service calls increased by the same percentage from 2001-2003. The increase in total service calls is due in part to the growth in population, but also because the Department now has a full-time Fire Chief with office hours. Calls to the Fire Department are expected to continue to increase as residential and commercial growth continues.

TABLE MFS-2
FIRE DEPARTMENT CALL STATISTICS: 1999-2003

	1999	**2000**	**2001**	**2002**	**2003**
Fire/rescue calls	180	211	213	241	245
Service calls	na	na	215	207	292
Total calls	***na***	***na***	***428***	***448***	***537***

Source: Hampton Falls Town Reports

Response times to calls depend on whether volunteer firefighters are present in the Public Safety Building when a call is received. Times range from 4-6 minutes if volunteers are in the building to 10-12 minutes if no members are present at the station. The Hampton Fire Department provides dispatch services through an annual contract. The system works well and there are no plans by the Hampton Falls Fire Department to assume that duty.

In 2003 the Board of Selectmen proposed a warrant article which sought to raise $175,000 to hire six full-time firefighters. During deliberation, voters debated the idea of hiring a consulting firm to study the makeup of the current fire and ambulance services and present options for changes in these services that might be appropriate for a Town of Hampton Falls' size. An amendment was made from the floor to raise $25,000 for such a study and for the Selectmen to appoint five residents to assist in this process. After town meeting Selectmen made the appointments and the new committee was formed, called the "Fire/Ambulance Study Committee." After months of research and meetings, the Committee recommended a specific consulting group be hired to perform this task.

However, the State Department of Revenue Administration later ruled that the March 2003 town meeting appropriation was not allowed, as the original warrant article was amended by introducing new subject matter, a practice which is prohibited by law. In order to proceed with the study, an article was placed on the March 2004 warrant asking if voters would vote to raise and appropriate $25,000 to hire a consulting firm to assess the adequacy of existing fire and ambulance services, to identify any changes deemed beneficial, and to define the associated costs. Voters did not approve the proposal.

Facilities and Equipment

The Department occupies approximately 7,070 sq. ft. of the Public Safety Building which includes an office for the Fire Chief, dispatch room, conference room, kitchen and hose tower. The building has three 80 foot long bays (two of which are drive-through) which house Fire Department vehicles. The Department, along with the Police Department, also uses the garage on the Town Hall parking lot for storage. All of the Fire Department's equipment is owned by the Town.

Through the 2004 CIP, the Fire Department identified the need for additional space and specific improvements to the Public Safety Building. The Department recommends that an addition be built onto the south side of the building to contain the organization's offices and additional vehicle bays. Such an addition would free the offices now used by the Fire Department for renovation as office space for the Police Department.

The Department coordinates with the Town's Capital Improvements Program (CIP) Committee on the annual update of the CIP, routinely submitting equipment requests for consideration.

Additional Programs

The Fire Department has been given the additional responsibilities of "first responder" status and, under the Office of Emergency Management, is responsible for mobilizing personnel and equipment to deal with nuclear, chemical, explosive, biological or natural disasters (described in further detail in section 3.3 below). The Fire Department is also active in several other local programs, activities and professional organizations. The Department belongs to the Seacoast Fire Chiefs Association (40+ community mutual aid agreement) and the Seacoast Technical Assistance Response Team (hazardous materials responders). The Department promotes fire safety education through its annual school and daycare program on fire safety, conducts home fire safety inspections upon request and is available to teach CPR and first aid. The Department currently directs residents who are interested in child safety seat checks to the Hampton Fire Department.

Staffing and funding limitations restrict the amount of time the Fire Chief and/or volunteer members can devote to additional duties and services. With additional support, the Fire Department would be able to increase the amount of time spent assisting the Building and Health Inspector with annual inspections, as well as help develop building codes relating to fire service, perform other necessary administrative work and increase its delivery of local services and programs.

3.2 Police Department

The Police Department is located in the Public Safety Building on Drinkwater Rd. It is responsible for local law enforcement and public safety and serves the Town well in this capacity. In addition to routine patrols and responding to calls, the Department plays a significant role in preparing the community for dealing with catastrophes, most notably potential incidents involving the Seabrook Station. Just as with the Fire

Department, the events of September 11, 2001, added a new dimension to the Police Department's role in ensuring public safety. Along with some additional Federal and State funds for equipment, the Department has had to assume additional training responsibilities, and has seen a significant increase in the number of suspicious persons/activities calls from residents.

Many police departments in the country have adopted what is termed the "Community Oriented Policing (C.O.P.)" philosophy. The C.O.P. philosophy is intended to make a police department more responsive to the needs of the community and to deliver services in a way that will address these needs. While it hasn't formally adopted such a policy, the Hampton Falls Police Department practices the C.O.P. approach. The Department prides itself on interacting well with residents and to that end maintains a public website.

At the request of the Board of Selectmen, a study entitled *A Management Study of the Hampton Falls Police Department* was developed by the NH Association of Chiefs of Police Professional Standards Committee in October 2000. That document provides a detailed review of the Department and its organizational structure, operational practices, personnel and equipment, and contains a list of recommendations to improve the Police Department and its delivery of services. The intent of this section is not to summarize that document, but to provide an overview of the Department and highlight those issues and concerns that are most relevant in the context of this Master Plan.

Staffing and Activity

Police protection is provided by a full time chief, a lieutenant, two regular full-time officers, and five part-time officers (one of which also serves as the part-time Animal Control Officer). The Department is supported by a part-time secretary who assists with administrative work. Hampton Falls has mutual aid agreements with police departments in numerous neighboring communities should additional emergency assistance be necessary, but depends on Hampton, Kensington, Seabrook and Exeter police departments for backup.

The Town currently relies on the Rockingham County Sheriff's office for dispatch services. The system works well and there are no plans by the Department to assume that duty.

As shown in **Table MFS-3,** Police Department activity--both the total amount and the type of activity--fluctuates over time but has seen an overall increase over the past several years. Some of these activities, such as accidents, motor vehicle stops and house checks are related to increases in population and business growth (in Hampton Falls and/or the larger region). Other activities, such as reports of suspicious activity, are more likely in response to greater public vigilance in light of the events of 9-11-01.

TABLE MFS-3
POLICE DEPARTMENT CALL STATISTICS: 1999-2003

Type of call	1999	2000	2001	2002	2003
911	--	12	40	45	48
Accidents	50	65	65	74	74
Alarms	224	181	163	182	189
Arrests	75	57	80	87	50
Assist other PD	145	128	90	145	110
Burglaries	8	8	2	5	5
Citizen assists	--	--	194	309	122
Assist with fire/rescue	101	108	92	90	97
House checks	2,260	2,372	2,279	2,430	2,886
Motor vehicle stops	1,855	1,267	1,627	1,561	1,765
Radar checks	1,378	906	1,319	1,646	1,397
Suspicious activity	9	26	162	165	137
Thefts	25	19	26	47	57
Other*	4,303	4,337	4,491	3,208	3,913
Total calls	*10,433*	*9,486*	*10,630*	*9,994*	*10,850*

* Includes animal calls, assaults, criminal mischief, domestic, lockouts, phone calls, summons, unarmed robbery, unattended death and unwanted person..

Source: Hampton Falls Police Dept.

Staffing levels are a significant concern for the Hampton Falls Police Department. The Department currently provides a police officer on duty for 16 hours a day, generally between the hours of 8 a.m. and midnight. During the hours when there is no officer on duty, calls for assistance are forwarded to the New Hampshire State Police. The State Police's policy is to prioritize and cover all emergency calls (i.e. accident, burglary in progress) in their patrol area of Rockingham County received during communities' off-duty hours. If State police officer coverage is limited, non-emergency calls (i.e. noise complaint, suspicious person or vandalism report) received from Hampton Falls may be passed to an off-duty Town officer, or the caller directed to contact the Hampton Falls Police Department in the morning when officers are back on duty. Response time during the overnight hours can be quite long depending on the location of the State officer when dispatched to Hampton Falls, or the nature of the call and which agency responds.

Continued growth—both residential and commercial—will only increase the demand for police services. In addition, the Town's proximity to Seabrook Station, the Naval Shipyard, Interstate 95 and the cities of Boston, Portland and Manchester presents unique policing challenges in what is otherwise a small and quiet community.

The Department has a short-term goal of increasing local police coverage to 20 hours per day, which would be achieved by increasing the Department staff from a Police Chief and three full-time officers to the Chief and four full-time officers. To this end, a warrant article was placed on the ballot at the 2004 Town Election, proposing that the Town allocate funds to cover the cost of an additional officer. The article failed. It is expected that the Police Department will request that a warrant article be placed for vote again at the 2005 Town Election. Due to hiring and training timelines, it can take up to 12 months from the time funding is received for a newly hired officer to be placed "on the street" and be able to operate independently.

The 2000 *Management Study* notes that the Department is efficiently run and adheres to most recognized modern police practices, but recommends that the Police Department pursue at least Level I of the NH State's Police Accreditation System. Accreditation involves the review of Department operations and implementation of policies that are consistent with national policing standards. The State adopted a 3 level

process of accreditation, level 1 being national accreditation. National accreditation would result in improved department operations and service to the community.

Accreditation is manpower and funding intensive. Since it requires the allocation of additional resources to the Department, it is a goal that must be supported by the community to be completely successful.

Additional Programs

The Department maintains a continual training effort, with officers taking Department-sponsored courses as well as courses sponsored by the New Hampshire Police Academy. Officers take classes on force training, terrorism, prosecution, interrogation, breath test operator, stalking and crime scene response.

The Police Department is involved in a variety of other local programs. The Department is in its 16th year of the Drug Abuse Resistance Awareness (D.A.R.E.) program at Lincoln Akerman School. D.A.R.E. is a partnership between educators and law enforcement which utilizes an officer in the 5th grade classroom for 17 weeks during the school year. The program has many benefits, including educating students about the dangers of drugs, imparting students with greater self-esteem, and personalizing the relationship between the Police Department and the students.

Other activities include animal control (handling incidents involving animals), a vacation watch program, a senior driver program, distribution of free gun locks and participation in the Crimeline for the Hamptons program (a reward program for tips which help solve crimes). Under the vacation watch program, a resident can submit a form indicating dates that their home will be vacant, and Hampton Falls police officers will conduct security checks on the property. The senior citizen driver refresher program is offered once or twice a year for residents aged 55+, in conjunction with the American Association of Retired Persons.

Facilities and Equipment

The Police Department occupies approximately 1,180 sq. ft. of the Public Safety Building. It shares use of the garage on the Town Hall parking lot for storage with the Fire Department. As mentioned in section 2.2 above, the Department has identified the need for additional space. The existing building is constrained in office space, as well as for storage of files, equipment and evidence. There is also a need for a garage to house the police vehicles.

The Department routinely submits equipment requests for consideration in the annual update of the Town's Capital Improvements Plan. For example, the Department attempts to adhere to a patrol car replacement schedule so that vehicles are replaced at the 100,000 mile mark. Other equipment needs involve keeping current with technology. These types of equipment needs, including computer hardware and software upgrades in patrol cars and office computers, and digital car and portable radios, improve the efficiency, effectiveness and ease of policing, but require considerable financial resources.

In the short term, the Department's most critical space issue is the need for secure storage for patrol vehicles, training equipment and evidence. On a longer term, the Department sees a need for a larger facility, particularly in anticipation of the need to add officers over the next 5-10 years in response to a growing population.

3.3 Office of Emergency Management

The events of September 11, 2001, added a new dimension to the importance of local preparedness for natural or man-made emergencies. The Town's Office of Emergency Management is responsible for mobilizing personnel and equipment to deal with nuclear, chemical , explosive, biological or natural disasters. It is also the point of contact for all communications with federal agencies and the State government to mobilize resources or personnel in dealing with these types of disasters. The Fire Chief currently serves as the Emergency Management Director.

The Office of Emergency Management maintains a local emergency plan which addresses many possible manmade and natural disasters, as well as chemical and biological attacks. The Office coordinates with the Nuclear Regulatory Commission and the NH Office of Emergency Management on training in preparation for any emergency situation at the Seabrook Station. The Town conducts a training session, two drills and a graded exercise every year for teams of Fire, Police and Town employees. This exercise is held in each of the 22 communities that are within a ten-mile radius of the Seabrook Station.

3.4 Highway Department

The Highway Department is based out of the Town highway shed at the intersection of Drinkwater and Parsonage Roads. It is headed by a Road Agent appointed by the Board of Selectmen. While the Road Agent is a Town employee, all of the equipment used for roadway maintenance is owned and maintained by the Road Agent. Highway Department employees are part-time and hired as needed. During the winter season, as many as six or seven employees are required. The Town highway shed has only electric and telephone service and has room to house up to three highway vehicles. The property is also used to store gravel, loam and salt. Salt is stored underneath a fabric tent structure; concrete blocks are also used to contain the salt and prevent run-off.

The primary duty of the Highway Department is the maintenance of approximately 26.3 miles of Class V (local) public roadways in Town.[1] This involves: winter snow removal, sanding and salting; maintenance of culverts and drainage swales; replacement of culverts and crosspipes; reclaiming and repaving town roads; roadway patching; sweeping intersections; removing roadside brush; cutting tree limbs and branches along Town roads; and repair and replacement of road signs.

In addition to the above duties, every year the Department reviews and prioritizes its listing of roads in the greatest need of repair. This information is submitted to the CIP Committee for funding consideration in the CIP update process. Lastly, the Department also coordinates the disposal of brush at the brush dump and disposes of litter and large items that are sometimes left along roadways in Town.

The Department works closely with the Town engineer during the development of new subdivision roads, especially when the road is at the stage to be turned over to the Town for ownership and maintenance. Acceptance of these roads requires maintenance during the winter months, which in turn adds to the expense of the Highway Department budget. As additional residential subdivisions are approved and new roads constructed, the number of miles of Class V (local roads) continues to increase.

[1] See Chapter 5 - Transportation for a complete description of the roadway classification and inventory.

One of the future challenges for the Town will be the transition from the arrangement with the current Road Agent upon his retirement. The Board of Selectmen needs to begin discussions about a transition plan in advance of the Road Agent's retirement.

4.0 OTHER FACILITIES

4.1 Cemeteries

There are seven public cemeteries in Hampton Falls: Oak Lawn, Old Westview, Baptist Church, Brookside, Old Brookside, Hawes and Pike Cemeteries (see Map MFS-1). All are maintained by the Town Cemetery Trustees. The newest--Oak Lawn Cemetery--is the only public cemetery with burial plots available for sale. The cemetery is a 6-acre parcel with room to expand. Based upon the remaining land area at Oak Lawn Cemetery, the Town's cemetery needs appear to be met well into the future.

West View Cemetery is another cemetery in Town, owned and operated by a private cemetery association. At the March 2001 Town Meeting voters passed a warrant article giving the Board of Selectmen the authority to accept the West View Cemetery and assume responsibility for maintenance. When the transfer occurs, the responsibility of maintaining the cemetery grounds will pass to the Town Cemetery Trustees.

5.0 SCHOOLS

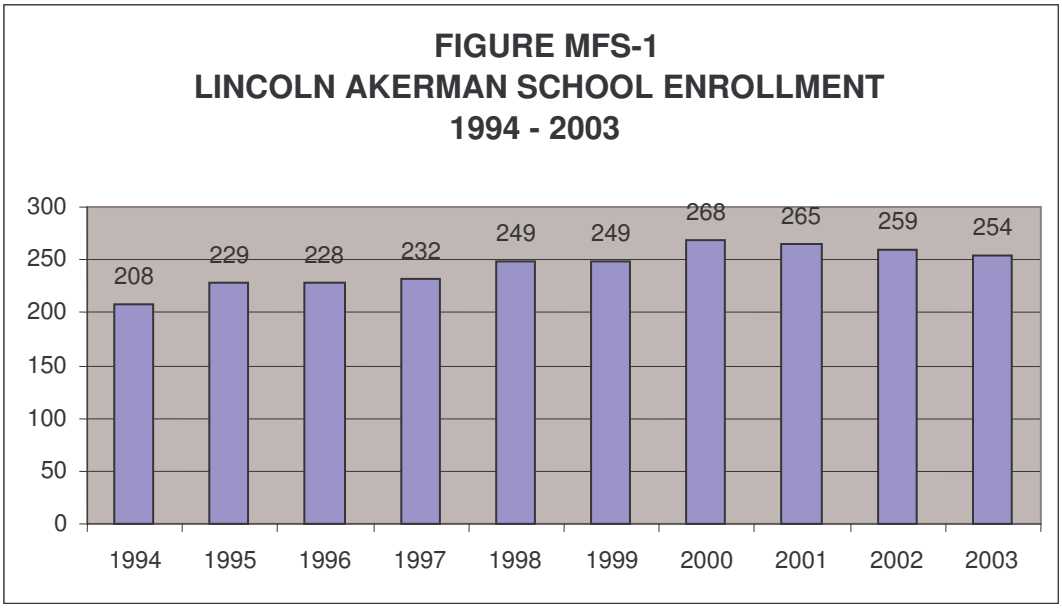
Hampton Falls is a member of School Administrative Unit 21. Students in grades Kindergarten through 8 attend Lincoln Akerman School in Hampton Falls while students in grades 9 through 12 attend Winnacunnet High School in Hampton. There are also numerous private schools in the area. The following sections describe the public schools that accept residents of Hampton Falls.

5.1 Lincoln Akerman School

The Lincoln Akerman School is an elementary school located on Exeter Road (Rte. 88) and is operated by the Hampton Falls School District. The school educates children in grades Kindergarten through 8. In addition to classrooms, administrative/office space, storages spaces and teacher lounges, the school has a library, a gymnasium that doubles as a cafeteria, a resource room and an outdoor playground and sports fields. SAU 21 hosts an Internet website with a link to the Lincoln Akerman School webpage.

Certified staff at Lincoln Akerman for the 2003-04 school year include a principal, an assistant principal/teacher, 25 full-time teachers, two part-time teachers, one full-time and one part-time Guidance staff and a full-time school nurse.

Program capacity of the school, or recommended capacity to allow for adequate instruction, is presently set at 280 students. **Table MFS-4** shows school enrollment trends for Lincoln Akerman School for the years 1994-2003. Enrollment peaked in the year 2000 with 268 students and has shown a slight decline since then.



In 1992, the Hampton Falls School Board adopted class size guidelines of 20 students per classroom for grades Kindergarten – 4, and 25 students per classroom for grades 5-8. These guidelines are still being utilized and help ensure that Hampton Falls students receive a quality education.

Despite a major addition to the school in 1988, enrollment capacity remains a concern. At the 2004 Town Elections, residents passed an article for a 20-year bond to purchase additional land adjacent to the existing school property to allow for school expansion of almost any magnitude. The School Board does not currently have any formal plans for use of the land, but it is expected that the Board will appoint a committee to develop a recommended plan of action.

In the 2000 Town Survey, residents were asked about their level of satisfaction with the current educational programs at Lincoln Akerman School. 24% of respondents agreed that programs in the school should be expanded, 25% disagreed, and 51% had no opinion or did not answer the question. For those that agreed that programs should be expanded, most expressed support for additional art, music, foreign language and industrial arts classes. Since the time of the Town Survey, a full-time music and foreign language program has been added.

5.2 Winnacunnet High School

Hampton Falls students in grades 9 through 12 attend the Winnacunnet High School in Hampton. A cooperative school, it accepts students from Hampton, Hampton Falls, North Hampton and Seabrook. In September 2003, 93 students from Hampton Falls were enrolled at Winnacunnet High School.

In March 2004, voters in the four communities of SAU 21 passed a 20-year bond issue of $26.85 million for the design and construction of a two-story, 23-classroom academic addition to replace modular classrooms now in use and twelve science classrooms to replace current laboratories which are considered to be outdated. Also included in the plan is a new physical fitness building with a 3,000-seat gym, a 500-seat capacity cafeteria and further renovations to the existing building. SAU 21 hosts an Internet website with a link to the Winnacunnet High School webpage.

6.0 PUBLIC INFORMATION / ACCESS

There are a myriad of facilities and programs that contribute to the texture of life in Hampton Falls, and the Town is taking steps to promote these services and resources to residents. A warrant article was passed at the 2004 Town Election to appropriate funds to develop a Town website to improve residents' access to records of public meetings, announcements of events and meetings and information about Town services. With regard to municipal departments and services, currently only the Library, Police Department and SAU 21 host public websites.

As discussed in Chapter 6 (Public Utilities), every municipality has the right to grant a franchise to one or more cable television franchise companies. In Hampton Falls, the franchise was granted to AT&T Broadband. When the Town renegotiates its franchise agreement, it should explore the feasibility of developing a government access network and programming. This would allow the Town the opportunity to televise the various Board and committee meetings and publicize meeting notices and community news, thus increasing public access to community information.

7.0 RECOMMENDATIONS

7.1 Municipal Complex

As recommended by the Municipal Complex Study Committee, the Town should pursue negotiations with property owners to purchase land abutting the existing Municipal Complex.

7.2 Town Hall

The Board of Selectmen should monitor the need for converting storage space to office space.

7.3 Public Safety Building

The Board of Selectmen should begin discussing plans for expanding the existing facility.

7.4 Free Library

The Library should continue to participate in the annual CIP update process by submitting requests for technical equipment purchases.

7.5 Original Hampton Falls Free Library

The Town should continue leasing the property to the Hampton Falls Historical Society.

7.6 Fire Department

1. The Fire Department should continue to participate in the annual CIP update process by submitting requests for equipment purchases.
2. Department resources and staff training should be kept up to date as necessary to comply with Homeland Security measures.

7.7 Police Department

1. The Police Department should continue to participate in the annual CIP update process by submitting requests for equipment purchases.
2. Department resources and staff training should be kept up to date as necessary to comply with Homeland Security measures.

7.8 Office of Emergency Management

The Town should continue its present training program for emergency scenarios and ensure the Town's compliance with Homeland Security measures.

7.9 Highway Department

1. The Highway Department should continue to participate in the annual CIP update process by providing a prioritized listing of roads in need of repair and submitting requests for equipment purchases.
2. The Board of Selectmen should develop a plan for transitioning from the existing arrangement for Road Agent upon the current Agent's retirement.

7.10 Cemeteries

1. The Cemetery Trustees should complete the transfer of property from the West View Cemetery Trustees to the Town.
2. The Cemetery Trustees should develop a program for restoring and repairing old gravestones.

7.11 Schools

The School Board should appoint a committee to develop a recommended plan of action for future needs of the Lincoln Akerman School.

7.12 Public Information / Access

1. The Board of Selectmen should commence the effort to develop and maintain a Town web site to improve public access to records of public meetings, announcements of events and meetings and information about Town departments and services.
2. The Board of Selectmen should explore the feasibility of developing a government access cable television network and programming.

CHAPTER 8

Governor Weare Park

RECREATION

RECREATION

1.0 INTRODUCTION

Hampton Falls, located in the coastal region of New Hampshire, is home to a number of recreational facilities and close to many other regional facilities such as state beaches and parks, which provide residents with opportunities for activities including swimming, picnicking, boating, fishing, skiing and hiking. While these facilities help meet individual recreation needs, additional recreational opportunities in Town are somewhat limited. Although some outdoor facility needs have been met with the development of additional public sports fields and opportunities for participation in organized youth sports, indoor sports facility space and time is limited, due to the availability of only one gym in Town.

In the context of this chapter, recreation includes organized activities and group sports as well as passive outdoor recreation. The importance of recreation to general health and quality of life in a community is widely accepted. Recreation contributes to individual enjoyment and education, and perhaps most importantly, to the sense of community in Hampton Falls. As the population grows, the Town will need to enhance its commitment to recreation by maintaining the quality of, and access to, all of its existing facilities and programs, and by expanding them as needed to accommodate growth. This chapter reviews existing recreation facilities and programs in Hampton Falls, examines whether they meet the needs of the community and recommends improvements.

2.0 RECREATION COMMISSION

Hampton Falls maintains a Recreation Commission to oversee Town sponsored recreational activities and facilities. This section provides an overview of the organization of the Commission, its role and resources, and the programs and activities offered.

2.1 Membership and Role

The Hampton Falls Recreation Commission was created at the 1992 Town Meeting, for the purpose of coordinating recreation programs for the Town. The Commission's mission is to provide residents with opportunities to participate in social, creative and physical activities. The Recreation Commission is comprised of 5 regular members who are appointed by the Board of Selectmen and serve on an unpaid, volunteer basis.

In its first year of existence, the Commission assisted with scheduling non-school usage of the gymnasium at the Lincoln Akerman School and organized programs for youth floor hockey, youth basketball and art lessons. Since then the Commission has modified its offerings in response to changing demands and interests. Current programs are described in detail below.

2.2 Programs Offered and Participation

The Recreation Commission has modified its programs over time in response to resident demand and interest and currently offers a range of activities for youth, families and adults. The Commission currently organizes and operates a Summer Camp program, which has grown from a 4-day to a 4-week program, and a 1-week summer basketball camp. Organized youth soccer, baseball, softball, t-ball and basketball are offered to residents through an agreement with the Hampton Youth Association (HYA). The Town

shares field and indoor gymnasium space in return for the allowance of residents to participate in the programs. Residents still pay a fee to register in the HYA programs; however, this fee is the same as Hampton residents.

Table R-1 below provides information on participation in the youth sports programs. Tracking participation rates over time may be useful in planning additional activities or in deciding on whether to modify current program offerings.

TABLE R-1
LEVELS OF PARTICIPATION IN
ORGANIZED YOUTH ACTIVITIES

Activity	Organizer	# of participants, 2001
Summer basketball camp	Rec. Commission	35
Summer Program	Rec. Commission	30
Baseball	HYA	na*
Softball	HYA	na*
T-ball	HYA	na*
Soccer	HYA	na*
Basketball	HYA	na*

Source: Hampton Falls Recreation Commission, HYA
* HYA estimates that approximately 30 Hampton Falls residents participate in each sport

The Recreation Commission also offers activities and events for families and adults, including summer bandstand concerts (2001 was the first full season of nine Thursday concerts), the Annual Family Free Throw Contest and monthly Senior card parties (September through May).

Additional recreational opportunities are provided by other organizations in Town. The Lincoln Akerman School gymnasium is available for adult pick-up basketball on Wednesday evenings, and reading programs and special events are organized by staff of the Hampton Falls Free Library.

2.3 Recreation Commission Budget

The Town has allocated funding for the Recreation Commission since its inception in 1992. Funds are used for maintenance of the Town Common and Governor Weare Park, Bandstand lighting and musicians for the concert series, part-time employees for the summer programs, promotional flyers for recreation programs and activities, enrollment fee to the Hampton Youth Association for organized youth sports, and other up front costs associated with the various volunteer recreation programs. As shown in Table **R-2**, the budget for Parks and Recreation has increased over time, to a current total of $13,000 per year. Expenditures have generally held close to the appropriated amount, until 2000 and 2001 when the appropriations were significantly underspent.

While there are no permanent part or full-time employees, there is some paid staff for the summer camp programs. The importance of this volunteer spirit is essential in continuing to offer programs and activities for Hampton Falls residents. Advantages of reliance on the volunteer structure are that programs are relatively flexible and thus the Commission is able to respond to changing interests and that most programs are self-sufficient with registration fees offsetting the costs of operation.

TABLE R-2
ANNUAL TOWN BUDGET FOR PARKS & RECREATION

Fiscal Year	Appropriated	Expended
1994	$5,000	$6,108
1995	$6,500	$10,829
1996	$12,500	$11,849
1997	$12,500	$11,571
1998	$12,500	$10,153
1999	$12,500	$11,889
2000	$13,000	$9,389
2001	$13,000	$6,591
2002	$13,000	Na

Source: Annual Town Reports

3.0 EXISTING RECREATIONAL FACILITIES

Hampton Falls has several recreational facilities which accommodate activities from youth sports programs to picnicking. The following is a description of the primary Town-owned, state-owned and other facilities in the Town or surrounding area that are used for recreational purposes.

3.1 Town-Owned Recreation Facilities

Many of the recreation areas in Hampton Falls are natural areas used for passive recreational activities such as walking, hiking and picnicking. The Town owns a number of these parcels of land which are open for public use. In recent years the Town has made strides toward creating additional recreation opportunities for residents of all ages. The following is a description of town-owned recreation areas and facilities.

Town Forest
The largest Town-owned recreation area is the Town Forest located off Drinkwater Road. Purchased by the Town in 1978, the Town Forest consists of 111 acres of forested land. Several small tributaries to the Taylor River run through the property. The parcel was purchased from the Janvrin family using funds from the Town, a Heritage Conservation and Recreational Service grant, a Ford Foundation Grant and a partial donation from the landowner.

Recreational uses in the forest include hiking, cross-country skiing, fishing, hunting and picnicking. There is a single trail loop in the Town Forest which receives occasional maintenance by the Boy Scouts or other volunteers. The Conservation Commission currently has no plans for additional trails. There is no designated parking area for the Forest, very limited on-street parking, and no signs indicating the existence or location of trails or a trail head.

Town Common

The Town Common at the junction of Route 1 and Route 88 is a small parcel of 1.45 acres. The Hampton Falls Veterans Memorial Bandstand, located on the western end of the Common, was dedicated and presented to the Town on June 3, 2000. The Bandstand was constructed entirely with private donations and funds raised by the Hampton Falls Bandstand Committee. The Town Common and Bandstand are used for summer concerts, the Annual Bandstand Yard Sale, Memorial Day services, fairs, parades and other similar events.

Depot Road Boat Launch

This small Town-owned parcel on Depot Road provides public access to Hampton Harbor through the Hampton Falls River, for recreational uses such as fishing, canoeing and pleasure boating. There is a gravel loading ramp for boats and limited auto parking. In addition, the location offers an uninterrupted view across saltmarshes to the ocean. There are no plans for additional improvements.

Governor Weare Park

This 15.7 acre parcel, located on Exeter Road just west of the Lincoln Akerman School, was purchased by the Town in 1995. The Park has been developed with two unlit, regulation soccer and field hockey fields, bench seating and picnic tables. The Recreation Commission plans to develop a baseball/softball diamond in the future. The fields are bordered by several acres of woodlands. Neither the Recreation nor Conservation Commission currently has plans to develop walking trails in the wooded area. The Town provides a portable toilet for the use of outdoor program participants during non-school times.

Fogg Park (Volunteer Fire Association park)

The Hampton Falls Volunteer Fire Association owns this 4 acre park off Route 84. The park is available to residents, by request, for picnicking and ballplaying.

Lincoln Akerman School

The Lincoln Akerman School is one of the major recreational facilities for the community, used for both youth and adult sports and town activities. The school has an outdoor playground and multi-purpose athletic field that is used for school-organized soccer, baseball, softball and field hockey, as well as for soccer, baseball, softball and t-ball organized by the Hampton Youth Association (HYA). Water fountains and restrooms are available inside the school building only when the school is open.

The school has a joint use cafeteria (with kitchen)/gymnasium with a full-size basketball court, used for both youth and adult sports activities. Organized youth basketball is offered by both the school and the HYA, and school officials open the gymnasium for adult pick-up basketball on Wednesday evenings during the school year. In addition to school, HYA and adult sports programs, the school is used for Town meeting and other events.

Scheduling of the fields and gymnasium is handled by Lincoln Akerman School staff, rather than by the Recreation Commission. The HYA and adult basketball programs are not charged a fee for use of the facilities; however, the HYA has contributed funds for improvements.

Whittier Pond

Whittier Pond is a 12.4-acre freshwater public water body located between Route 1 and Route 84. Although it is a public water body, the land surrounding the pond is privately owned and there is no formal public access to the water. The pond is used for fishing, boating and ice skating. A private landowner near the pond allows limited public parking and access to the pond. Because the parking area is not signed, it is likely that most residents are not aware of its existence.

Municipal Center

The Town's municipal center, located at the intersection of NH 88 and Drinkwater Road, is a complex of buildings comprised of the Town Hall, the Public Safety Building, both the new and old Free Library and the old schoolhouse. Two major projects were completed in 2001, including the opening of the new Free Library and an addition to the Town Hall and refurbishment of the meeting room. The Library offers several children's reading and craft programs and an assortment of enrichment programs for adults. In addition, the building has a meeting room which is available for use; it is currently used regularly by local Scout groups.

The Town Hall, new Library and Public Safety Building all have rooms available for public meetings and private functions.

Conservation Commission Land

The Hampton Falls Conservation Commission oversees many acres of land which are used for passive recreation such as hiking, walking, bird watching and picnicking. The Town either owns outright a number of these parcels of land which are open for public use, or the Conservation Commission oversees conservation restrictions or easements for land protection on other properties. Chapter 10 - Conservation and Preservation contains more information on Town-owned conservation land.

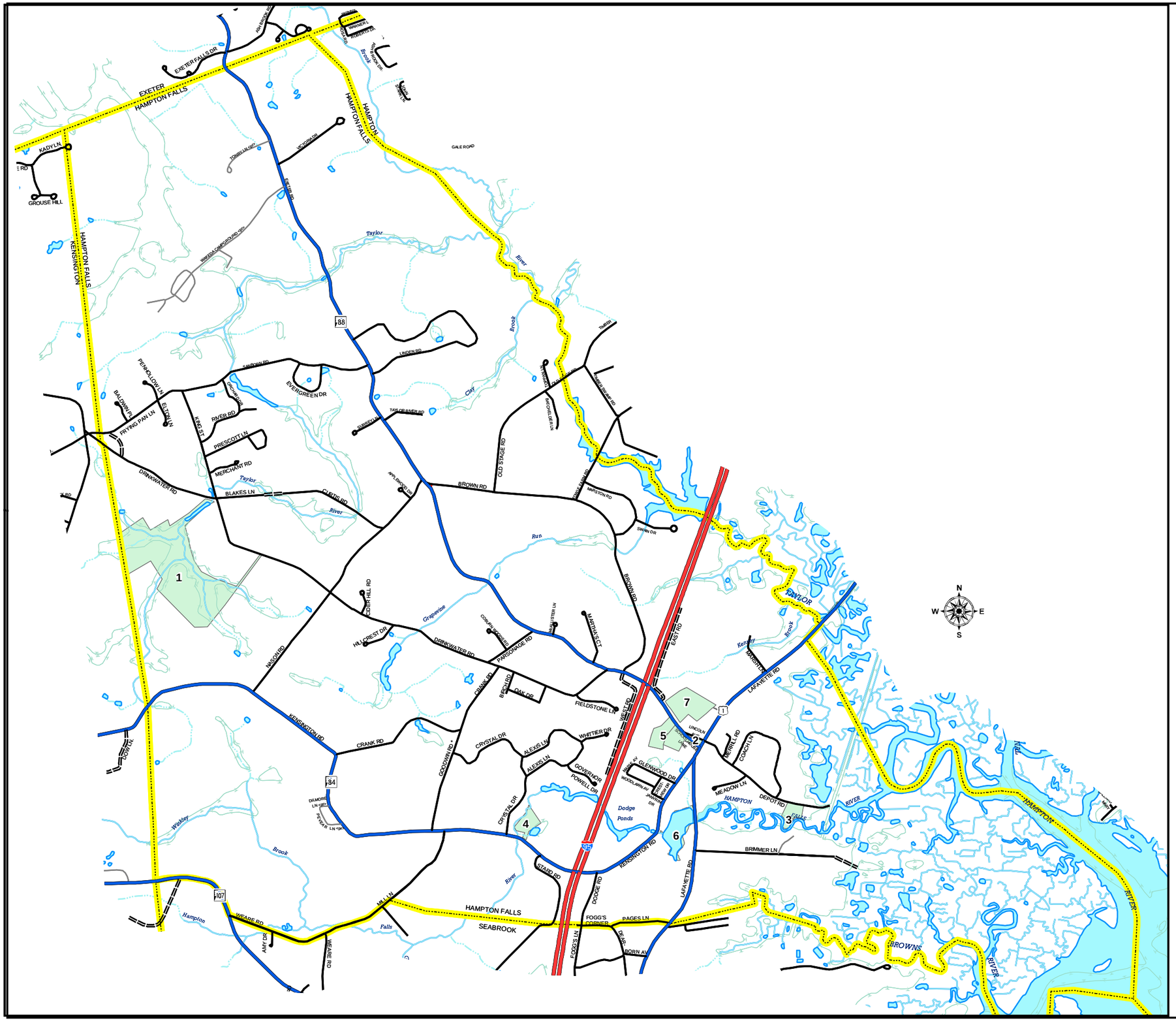
A list of the major recreation lands in the Town is provided in **Table R-3** below. Each of the recreational land areas is shown on **Map R-1**.

TABLE R-3
RECREATION LAND MAP INDEX

Index #	Owner	Tax Map #	Acres	Description
1	Town	4 - 7	111	Town forest
2	Town	8 - 88	1.25	Town Common
3	Town	8 - 84-1	5.7	Depot Road boat launch
4	Volunteer Fire Association	2-9	4	Fogg Park
5	School District	8 - 27 8 - 28-2	10.78	Lincoln Akerman School
6	Public waterbody	-	12.4	Whittier Pond (access through private property)
7	Town	8 - 37-1	15.7	Governor Weare Park

Recreation Land
Hampton Falls, New Hampshire

June 12, 2002



Recreation Lands

INDEX

1 Town Forest
2 Town Common
3 Boat Landing
4 Fogg Park
5 Lincoln Akerman School
6 Whittier Pond
7 Governor Weare Park

LEGEND

- Limited Access Highway
- Highway
- Public Road, municipally maintained
- Public Road, not maintained
- Private Road
- Stream
- Intermittent Stream
- Marsh or Swamp Outline
- Bodies of Water
- Town Boundary

MAP DATA SOURCES

Base Features

Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Recreation Land

Recreation lands shown by tax lot as delineated in the Hampton Falls digital tax maps produced by the Rockingham Planning Commission. Hampton Falls digital tax maps were last updated in October 2001.

This map was funded by a grant from the New Hampshire Coastal Program pursuant to the National Oceanic and Atmospheric Administration Award (NA17OZ1129)
June 2002, New Hampshire Office of State Planning, Rockingham Planning Commission

Rockingham Planning Commission

SCALE 1:31,000

0 0.25 0.5 1 Miles

s:/d-hampfall/d-maps/HamptonFallsRecLand11x17.mxd

3.2 State-Owned Facilities

As was noted in Chapter 5 (Transportation), the State of New Hampshire has acquired the stretch of abandoned right of way of the former Hampton Branch railroad from the Massachusetts border into Hampton, which includes the right of way through Hampton Falls. The NH Department of Transportation (NHDOT) has a policy of purchasing and "railbanking" abandoned railroad corridors when possible, thus preserving the corridor for future use. In many cases, when funding is available, the corridor will be maintained for trail use until such time as the corridor is needed for transportation purposes. While there has long been interest in establishing commuter rail service to the Seacoast along the former Hampton Branch corridor, it is a long-range effort. Until such time as the corridor would be developed for passenger rail service, it is "managed" by the NH Department of Resources and Economic Development's Division of Parks and Recreation Trails Bureau. At this time, the State has not developed the corridor for trail use.

3.3 Recreation Opportunities Available in Neighboring Communities

Hampton Falls residents are also able to use other area recreational facilities and programs. Several indoor health/fitness and tennis clubs are located within a relatively short drive of Hampton Falls. The Portsmouth YMCA offers recreational programs and facilities on a regional basis. Town residents can also utilize neighboring towns' recreational facilities and activities as space is available, but typically pay an additional non-resident fee or charge.

4.0 ANALYSIS OF NEED

4.1 Results of 2001 Town Survey

Three questions on the Planning Board's 2001 Town Survey provide information regarding residents' opinions on local recreation issues.[1] Question D.2 dealt specifically with recreation by asking residents to indicate their level of agreement or disagreement with the Town increasing or promoting the following recreational facilities: tennis courts; bike paths; sidewalks; walking paths and nature trails; playing fields and conservation lands / open space areas. A summary of responses is provided in **Table R-4**.

Survey findings clearly indicate that respondents favor the development of conservation land, open space, nature trails, and bike paths over the addition of more traditional recreational facilities such as tennis courts and playing fields. Over 50% of respondents indicated that they support the development of additional bike paths, 68% support additional walking paths/nature trails and 72% support the acquisition of additional conservation land/open space. Alternatively, only 25% think the Town needs public tennis courts (43% do not support), 23% support sidewalk construction (46% do not support), and 23% would like to see additional playing fields (47% do not support). It is interesting to note that respondents do not appear to view sidewalks as a recreational facility for walking or as a place for children to bicycle, as walking paths/nature trails and bike paths received strong support while sidewalks received little.

[1]The survey achieved a response rate of approximately 30% of all households in Town (195 surveys returned out of 634 distributed). Because the survey was household based, not every resident received a survey form. Survey results should be viewed as an indication of residents' opinions.

Two additional questions on the survey also partly addressed recreation. Residents were asked to rank their top five priorities as they related to types of development needed in town, and needed capital improvements. Overall, recreation issues fared moderately well in comparison with other issues. "Recreational facilities" received an overall ranking of third out of thirteen choices in terms of needed Town development; open space and wetland protection were overwhelming top two priorities. When asked to rank the most important capital improvements, respondents ranked "recreational facilities" fifth out of ten choices after conservation land, aquifer protection, town roads, expanded/improved school.

TABLE R-4
SELECTED RESULTS OF 2001 TOWN SURVEY

Question D.2: Hampton Falls should increase and/or promote additional:	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	No response
Tennis courts	17 (9%)	31 (16%)	32 (16%)	43 (22%)	40 (21%)	32 (16%)
Bike paths	36 (19%)	67 (34%)	25 (13%)	25 (13%)	20 (10%)	22 (11%)
Sidewalks	2 (10%)	25 (13%)	26 (13%)	47 (24%)	43 (22%)	34 (17%)
Walking paths and nature trails	56 (29%)	75 (39%)	17 (8%)	15 (8%)	16 (8%)	16 (8%)
Additional playing fields	13 (7%)	31 (16%)	27 (14%)	56 (29%)	36 (19%)	32 (16%)
Conservation land / open space	67 (34%)	74 (38%)	17 (9%)	12 (6%)	11 (6%)	14 (7%)

Note: Totals may not equal 100 percent due to rounding.

4.2 State Standards for Outdoor Recreational Facilities

The New Hampshire Office of State Planning has developed guidelines to assist communities in planning for their recreational needs. **Table R-5** lists recreational facility standards as they appear in OSP's 1989 State Comprehensive Outdoor Recreation Plan, applied to Hampton Falls based on the year 2000 population of 1,880 persons (U.S. Census Bureau).

While these standards can be useful in understanding facility needs in an "average" community of a certain size, they are not meant to prescribe specific needs in a specific community. For example, they may point to a facility need where, due to changing local recreation interests, no such need exists.

TABLE R-5
SELECTED STANDARDS FOR OUTDOOR RECREATION FACILITIES

Facility	Standard per 1,000 pop.	Standard applied to Hampton Falls	Existing facilities in Hampton Falls
Baseball diamonds	1.1	2.1	1
Basketball courts	0.8	1.5	1
Boat / fishing access	1.8	3.4	1
Golf courses (18 hole)	0.04	0.1	0
Gymnasiums	0.25	0.5	1
Ice skating area	0.14	0.3	1
Open space/natural areas (acres)	51	95.9	121
Picnic tables	8	15.0	5
Parks, community (acres)	6	11.3	19.7*
Playgrounds (town & school)	0.5	0.9	1
Playgrounds (acres)	2.0	3.8	1
Skiing (x-country areas)	0.1	0.2	1
Soccer fields	0.16	0.3	2
Swimming beach	0.5	0.9	0
Tennis courts	0.95	1.8	0
Trails, hiking (miles)	2.2	4.2	2

* includes Gov. Weare Park and Fogg Park
Source: "New Hampshire Outdoors, 1994-1999" NH Office of State Planning (1994)

In general, the Town meets or exceeds the standards for the passive recreational areas, but is below standards for the more active recreational facilities. In the past several years, the Town has made some effort to provide additional facilities to residents. As the Town's population continues to grow, these challenges will become greater and the need to expand recreational programs, facilities and support can be expected to increase.

5.0 RECOMMENDATIONS

Based on the existing number and types of facilities and the number of volunteers participating in the creation of the Town's recreational programs, as well as expected further growth in the Town's population, the following objectives and actions are recommended. Unless otherwise noted, these recommendations should be carried out by the Recreation Commission.

5.1 Recreation Commission

1. The Recreation Commission should improve public awareness of the recreational programs offered in Hampton Falls through publication of an informational brochure.
2. The Town should continue its current approach of meeting recreational activity needs with self-supporting, volunteer-oriented programs.
3. The Town should closely monitor the adequacy of existing staffing levels to fulfill residents' recreation needs and respond when necessary by hiring part-time clerical and/or maintenance staff and by enhancing the volunteer program.

5.2 Facility Maintenance

The Recreation Commission should conduct a yearly assessment of the condition of each town-owned recreation facility and include major improvements and upgrades in the Town's capital improvements program.

5.3 New Facilities and Programs

1. The Recreation Commission should periodically review the need to expand or alter existing programs based on demonstrated interest and the ability to gain support for the programs through user fee or other means.
2. The Town should coordinate with the NH Department of Transportation on implementing signs and any necessary improvements on roads designated as part of the State bike network.
3. The Town should coordinate with the NH Department of Resources and Economic Development's Division of Parks and Recreation - Trails Bureau should the opportunity arise to develop the former Hampton Branch railroad corridor for trail use.
4. The Recreation Commission should coordinate with the CIP/Master Plan Committee to develop a component of the Town's capital improvements program for developing new or expanded recreational facilities as needed.
5. The Recreation Commission should work with the Board of Selectmen and other municipal officials to seek funds, including grants, to acquire necessary facilities or additional program support to carry out the objectives of any Recreation Committee projects included in the Town's capital improvements plan.

5.4 Outdoor Recreation/Conservation

1. The Recreation and Conservation Commissions should coordinate on future needs wherever common objectives can be met. Two priorities would be to: a) secure an easement or acquisition of land to improve residents' access to Whittier Pond and b) develop a funding plan for improvements and acquisition of recreational open space.
2. The Recreation Commission should coordinate activities with the Conservation Commission to offer recreational opportunities with an environmental/natural resources focus.
3. The Town should seek to establish a network of trails linking public conservation and recreation by interconnecting lands through easements and other agreements with landowners. The Planning Board should seek to establish trail corridors when reviewing development proposals that include open space set-asides or conservation easements.
4. The Town should work with Conservation Commissions and Recreation Commissions from adjacent communities to develop an interconnected open space and trail network and to pursue other recreational plans and programs on a regional basis as warranted.
5. The Recreation Commission should conduct an inventory of possible recreation land sites that may become available for donation/acquisition and target those that are most desirable for public acquisition.

Notes:

CHAPTER 9

Old Stage Road

CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS

1.0 INTRODUCTION

Beginning in 1989, New Hampshire State law mandated that local master plans include a section which addresses construction materials. The amended statute, NH RSA 674:2, VIII-a requires the following:

> "A construction materials section which summarizes known sources of construction materials which are available for future construction materials needs, including, at a minimum, the location and estimated extent of excavations which have been granted permits under RSA 155-E, as well as reports filed pursuant to RSA 155-E:2, I(d) with respect to non-permitted excavations."

The purpose of this chapter is to identify which construction materials are relevant in Hampton Falls and to depict the general location of such materials on the soil survey of Rockingham County prepared by the Natural Resources Conservation Service (NRCS). Other sources of information are also used as appropriate.

2.0 DESCRIPTION OF CONSTRUCTION MATERIALS

The soil survey identifies deposits of roadfill, sand, gravel, and topsoil as construction materials. Each soil type listed on the soil survey has a name and is shown on the map using a number followed, in most cases, by a letter from A to E. The number indicates the composition of the soil and the letter represents the slope. The letter A is a 0-3% slope, B is a 3-8% slope, C is a 8-15% slope, D is a 15-25% slope, and E is greater than 25% slope.

The NRCS rated the performance of each soil type based on its physical characteristics and test data conducted during the NRCS survey. For each intended use of the soil, a soil potential rating is provided. The ratings of "good", "moderate", "fair", and "poor" are used for roadfill and topsoil. For sand and gravel, the soils are rated as "probable" or "improbable" as to the possibility of sand or gravel being present.

It should be noted that the soil maps are intended for general townwide land use planning. Due to the mapping techniques used, there may be different soil types within a mapped area of another soil type. The smallest soil polygons mapped are usually in the two to three acre range. Because of these limitations, the soil maps should not be used for site specific land use planning. More detailed on-site soil identification is recommended for parcel level work. The information is not designed or intended to be used for definitive identification of construction materials.

The soil types that are likely to contain any of the four construction materials and are found in Hampton Falls are listed in **Table CM-1**. Each soil number and name is provided, as well as the number of acres of that type of soil found in Hampton Falls. The source for the soil information is the NRCS soil map as digitized by Complex Systems of the University of New Hampshire and provided to the Rockingham Planning Commission in digital format. Calculations of the number of acres for each soil type are based

on this digital information. Each of the four types of construction materials are listed in Table CM-1. Soils with a "Good" rating for roadfill are indicated as such. For sand and gravel, only the "Probable" rating is listed. In the case of topsoil, there were no soils which had a rating of "Good", so only the "Moderate" ratings were listed. With the exception of the topsoil category, only the soils that had a good or probable rating in any category were included in Table CM-1. This was done to make the table easier to read.

TABLE CM-1
CONSTRUCTION MATERIALS

Soil Symbol	Soil Name	Acres	Roadfill	Sand	Gravel	Topsoil
26 A, B, C	Windsor	107	Good	Probable		
30 B	Unadilla	16	Good	Probable	Probable	Moderate
42 B	Canton	62	Good			
43 C	Canton	53	Good			
44 C	Montauk	4		Probable	Probable	
62 B, C	Charlton	19	Good			
66 B, C	Paxton	143	Good			
67 B, C	Paxton	94	Good			
115	Scarboro	2		Probable		
140 B, C	Canton[1]	746	Good			
313 A, B	Deerfield	398		Probable		
314 A	Pipestone	86		Probable		
395	Chocura	57		Probable		
497	Pawcatuck	142		Probable		
510 A, B, C, D	Hoosic	1092	Good	Probable	Probable	
546 A	Walpole	80		Probable	Probable	
547 A, B	Walpole	45		Probable	Probable	
597	Hoosic[2]	18	Good	Probable	Probable	
657 B	Canton[3]	5	Good			

[1] Part of a Chatfield-Hollis-Canton complex. Portion of soil that is Canton is unknown.
[2] Part of a Westbrook-Hoosic complex. Portion of soil that is Hoosic is unknown.
[3] Part of a Ridgebury-Canton complex. Portion of soil that is Canton is unknown.
Source: U.S. Department of Agriculture, Soil Conservation Service

2.1 Roadfill

Table CM-1 shows that eleven soils in Hampton Falls are rated as good for use as roadfill. These eleven soils total up to 2,355 acres, but because three of the soils are part of soil complexes, the exact total is less than that. The largest single soil type that is good for roadfill is the 510 A-D, Hoosic, which has 1,092 acres in Hampton Falls.

2.2 Sand

Sand is a very valuable material used in many kinds of construction. There are twelve soil types in Hampton Falls that the NRCS have given a probable rating for the presence of sand. The total size of the potential sand producing soils is 2,044 acres. Since only one of the soils is part of a complex soil, this number is fairly accurate. Once again, the 510 A-D, Hoosic is the largest single soil type in this category, making up more than half of the total.

2.3 Gravel

Gravel is a most sought after construction material for many types of industries. Due to the geology of Hampton Falls and much of the coastal region, gravel deposits are not very plentiful. In Hampton Falls, there are only six soil types where finding gravel is rated as probable. This area covers a total of 1,255 acres. Since only one of the soils is part of a complex soil, this number is fairly accurate. Over 87% of the probable gravel soils are from one soil type - the 510 A-D, Hoosic.

2.4 Topsoil

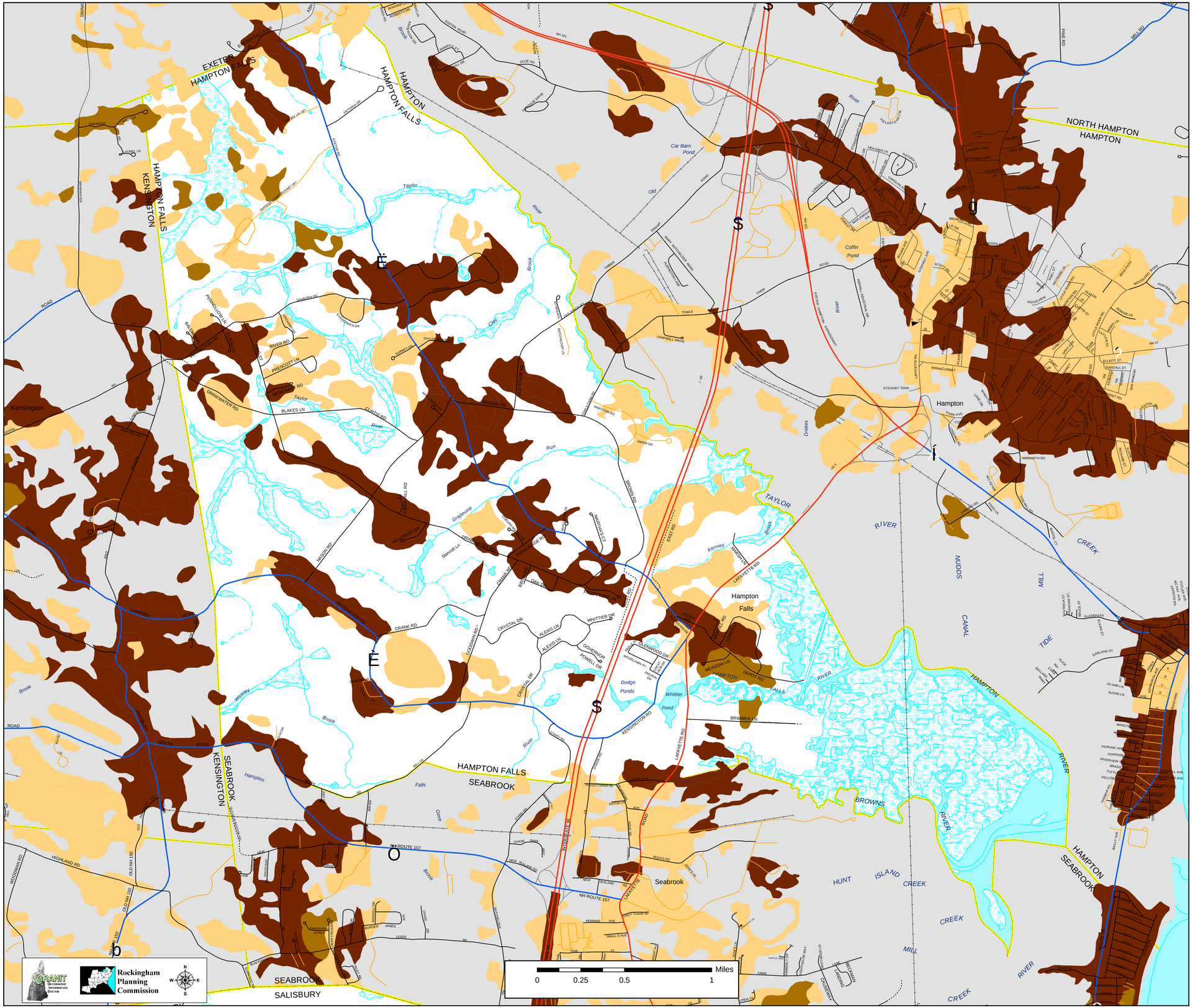
Topsoil deposits are the smallest of the four construction materials found in Hampton Falls. None of the soils were rated good for topsoil and only one, the 30 B, Unadilla, was rated as moderate. Only 16 acres of the Unadilla soil are found in Hampton Falls.

A review of Table CM-1 reveals that Unadilla is the only soil to be rated for all four types of construction materials. Two soils, 510 A-D, Hoosic, and 597, the Hoosic part of the Westbrook-Hoosic complex, are rated for each construction material except for topsoil.

The general location of concentrations of construction materials in Hampton Falls is shown in **Map CM-1**. Rankings were developed to allow a generalized display of soil unit areas that may favorably yield one or more of the construction material types. Each soil unit was ranked according to how many construction material types it may favorably yield out of the four possible types.

3.0 EXISTING EXCAVATIONS

At present, there are no active excavations in Hampton Falls. A small abandoned gravel pit west of Crank Road is the only excavation that is shown on the most recent U.S.G.S. map and is the only pit that local officials could recall. The gravel pit is no longer in operation and houses have been built in the area. There are no active excavations permitted under RSA 155-E in Hampton Falls.



Rockingham Planning Commission Standard Map Set

Construction Materials
Hampton Falls, New Hampshire

November, 2003

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private

Political Boundaries
- State Boundary
- County Boundary
- Town Boundary
- **Railroads**
- **Major Powerlines**
- **Major Pipelines**

Surface Water Features
- Stream, Shoreline
- Intermittent Stream
- Apparent Wetland Limit
- Other Water Feature
- Bodies of Water

Adjacent Municipalities

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Base Features

Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Construction Materials

Construction materials are based on the soil characterization and mapping completed by the Natural Resources Conservation Service, in the Soil Survey of Rockingham County, New Hampshire, published in October, 1994. Mapping scale was 1:20,000.

Construction materials classification is taken from the Soil Survey of Rockingham County, Part 2, Table 12. Each soil unit is characterized for its suitability to yield construction materials of four types: roadfill; sand; gravel; topsoil.

Rankings were developed by Rockingham Planning Commission for the generalized display of soil unit areas that may favorably yield one or more of the construction material types. Each soil unit was ranked (0-4) according to how many construction material types it may favorably yield out of the possible four types. The following table summarizes the values given by Table 12, from the Soil Survey of Rockingham County, Part 2., and how they were used for map display purposes. Rankings shown on the map were derived from the sum of the RPC Ranking Values for all Construction Material Types per soil unit.

Construction Material Type	Natural Resources Conservation Service Ratings	RPC Ranking Value
Roadfill	Good Fair	1
	Poor (null)	0
Sand	Probable	1
	Improbable (null)	0
Gravel	Probable	1
	Improbable (null)	0
Topsoil	Fair Moderate	1
	Poor (null)	0

THIS MAP WAS FUNDED BY A GRANT FROM THE NH OFFICE OF STATE PLANNING

4.0 IDENTIFICATION OF STRATIFIED DRIFT AQUIFERS

The Hampton Falls Water Resource Management and Protection Plan (incorporated as Chapter 12 of this Master Plan) contains information on the stratified drift aquifers located in Hampton Falls. In 1993, the U.S.G.S. completed the most through and accurate study of the region's groundwater resources to date. The report is entitled, Geohydrology and Water Quality of Stratified Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern NH. Three stratified drift aquifers within Hampton Falls are identified in the report and shown on Map F - Aquifers and Wells, of that chapter. The Great Hill aquifer is located around the base of Great Hill and is 110 acres and 52 feet thick. The Newfound Hill aquifer is in the southwestern corner of Town near Newfound Hill and extends into Seabrook. It is 26 feet thick and is 44 acres in size, 34 acres in Hampton Falls. The Crank Road aquifer is a 60 acre deposit west of Crank Road. The gravel pit discussed earlier is located within this aquifer.

As expected, the aquifers match up fairly closely with the sand and gravel soils from the NRCS soils map. An aquifer is formed when sand and gravel deposits are saturated with water. There are, however, many instances where glaciers deposited sand and gravel on the top of hills or on hillsides; these are referred to as eskers or drumlins. These areas would not contain large amounts of groundwater and would not show up on the U.S.G.S. maps. Aquifers will always contain good sand and gravel, but sand and gravel deposits are not always good aquifers.

5.0 EXCAVATION REGULATIONS

In 1991, the Hampton Falls Planning Board adopted new Excavation Regulations that were based on a model developed by the Rockingham Planning Commission. These regulations incorporated all of the required provisions from RSA 155-E. Excavations are permitted in Hampton Falls if the Planning Board issues an excavation permit after obtaining the required excavation and restoration plans and holding a public hearing. Given the scarcity of large amounts of construction materials in Hampton Falls, the existing regulations are more than adequate protection to ensure safe excavations in the future. At some point, however, they could be updated to ensure compliance with any updates in the provisions of RSA 155-E.

6.0 RECOMMENDATIONS

1. Review and revise, as needed, the excavation regulations of the Town of Hampton Falls.

Notes:

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CHAPTER 10

Conservation Easement at the Tonry Tree Farm

CONSERVATION & PRESERVATION

CONSERVATION AND PRESERVATION

Growth issues are critical to Hampton Falls. Due to its location in the fringe of the Boston metropolitan area, development pressure will likely continue to increase over the next decade. The Town is faced with the challenge of creating a balance between desirable growth and the need to protect the ecological, social and economic values that contribute so greatly to the quality of life enjoyed by residents. Clean water and air, open space, biological diversity and a characteristic New England town atmosphere are a few of the cherished values threatened by growth.

As development continues to expand into new areas, Hampton Falls must take steps to ensure that conservation areas, recreational areas and historically significant lands are preserved. For discussion purposes, these areas will be referred to as open space. Open space can be described in a number of ways-- it may contain areas of valuable natural resources like farmland, aquifers, forests, floodplains or wetlands; it may also consist of scenic vistas, recreational areas or historic landscapes.

The protection of natural resources and open space is clearly important to Hampton Falls residents. Results of the town survey conducted by the Planning Board in 2001 revealed overwhelming support for increased open space and conservation land. Respondents ranked the loss of woods/open space as one of the Town's most serious problems, second only to property taxes. An overwhelming 96% of residents who responded to the survey agree that forests, fields and salt marshes should be preserved and protected, and 89% agreed that agriculture and forestry practices should be encouraged. This is further supported by 65% of survey respondents who agreed that the Town should raise money to acquire additional open land for conservation. Town residents appear to support the use of at least some open space for passive recreation. When asked to rank the need for additional town facilities (tennis courts, bike paths, sidewalks, playing fields, trails/paths and conservation land/open space), conservation land/open space garnered the greatest support, followed closely by walking paths/nature trails.

1.0 IMPORTANCE OF OPEN SPACE

Too often people consider open space lands to merely be lands which are not currently being used. In fact, open space can provide many benefits: recreation area; buffer between developments; screens hiding unsightly features; pleasant scenery, visual relief and maintenance of rural character; food production; wildlife habitat; soil, water and other natural resource conservation; air purification and production of oxygen; water retention and recharge; flood control and education.

Agriculture and forestry have been a tremendous part of Hampton Falls' economy since the Town's settlement. While this is much less true today, these lands continue to contribute to the Town's economic well-being both directly and indirectly. Aside from the direct economic activity they represent, they also help reduce the cost of community services that would arise if these open spaces were replaced with residential development. There is still a significant amount of historic farmland in Hampton Falls that is undeveloped. In Seacoast New Hampshire this is a rarity and significant for protection efforts.

It is a common misconception that development, and therefore growth in the tax base, results in lower taxes. Recent economic studies have demonstrated that open space can be, and very often is, an economic asset, leading towns to plan more intensely than ever before for protection of developable open space lands, and to consider significant investments in local land protection efforts. Studies conducted in several New Hampshire communities have conclusively shown that median-valued homes are taxed less in towns with more undevelopable land per year-round resident.

An extensive "cost of community service" study conducted in the late 1990s by the University of New Hampshire Cooperative Extension found that, in the Town of Fremont, for every dollar of tax revenue generated from each of three sectors (residential, commercial-industrial and open space) in 1994, the associated community costs were$1.04 for residential, $0.94 for commercial-industrial and $0.36 for open space. Similarly, in Deerfield, for every dollar of tax revenue raised, the associated community costs were $1.15 for residential, $0.22 for commercial-industrial and $0.35 for open space. While Hampton Falls' blend of land uses and subsequent revenues and expenditures are different than the above examples, the Cooperative Extension study does identify some fiscal consistencies that are likely to apply in most circumstances.

2.0 CONSERVATION COMMISSION

Chapter 36-A of the RSA's establishes the right of a municipality to create a conservation commission for the purpose of "proper utilization and protection of the natural resources and for the protection of watershed resources of said town." The commissions also inventory open space, natural, aesthetic and ecological areas, marshlands, swamps and other wetlands and make recommendations to the selectmen on the use of such lands. In addition, RSA 36-A:4 allows the conservation commissions to receive gifts of property or money that are intended for conservation purposes, subject to the approval of the selectmen. The commission is then responsible for managing the acquired land.

The Conservation Commission, as well as the Selectmen, plays a critical role in the conservation and preservation of open space in Hampton Falls. It is the responsibility of the Conservation Commissions to provide information and instruction to other town officials regarding the open space protection methods described above.

In 1988 the State Legislature amended RSA 79-A and RSA 36-A to allow a municipality to vote to allocate all or a percentage of the current use change tax to the conservation fund. In 2000, Town voters approved the warrant article to dedicate 100% of the current use change tax to the conservation fund, and in 2001 turned down a warrant article to reduce this percentage to 50%. Although with the extremely high land values in Hampton Falls, these funds do not account for much in the way of permanent protection, they can be used to leverage additional funds sought to permanently protect blocks of undeveloped land.

3.0 EXISTING CONSERVATION LAND

There are numerous parcels of land in Hampton Falls that are protected in some form as conservation land by the Town, State or other group. A list is provided below in **Table C-1** and shown on **Map C-1**. Some of these parcels are unused vacant pieces of property that are landlocked. Others may have potential municipal uses for facilities or recreational use. It should be noted that even though a parcel is publicly-owned, it is not necessarily protected forever. Only through the placement of a conservation easement will these properties be permanently protected, even if ownership changes. In order to identify other important areas to focus its preservation efforts, the Conservation Commission should undertake a natural resources inventory. Such an

inventory would identify areas that the Commission should concentrate on protecting. An introductory prioritization of natural, historic and cultural resources was completed in 2000 as part of the RPC's Regional Environmental Planning Program.

As seen in Table C-1, two non-profit conservation groups--the Audubon Society of New Hampshire and the Society for the Protection of New Hampshire Forests (SPNHF)-- own a significant amount of acreage in Town. The Audubon Society owns numerous parcels scattered throughout the salt marsh totaling approximately 154 acres.[1] SPNHF holds conservation easements on two parcels of land comprising approximately 126 acres.

The majority of the protected land in Town is owned by the Town of Hampton Falls. Some of the parcels were obtained through tax sales and others were purchased by the Conservation Commission. A total of 29 lots owned by Hampton Falls are included in Table C-1 and shown on the map. While the exact acreage of several parcels is not available, the Town-owned parcels total over 260 acres. Only one Town-owned parcel (Tract Identifier #073-01 and referred to as the Hamel lot) is totally protected from conversion of the natural land cover, and with a management plan in operation to maintain the land in a natural state.

The largest of the Town's holdings is the Town Forest located off Drinkwater Road, consisting of 111 acres of forested land. The parcel was purchased by the Town in 1978 from the Janvrin family using funds from the Town, a Heritage Conservation and Recreational Service grant, a Ford Foundation Grant and a partial donation from the landowner. Several small tributaries to the Taylor River run through the property. Recreational uses in the forest include hiking, cross-country skiing, fishing and picnicking. While the Conservation Commission has developed a single loop trail in the forest, there are currently no plans for additional trail development. However, the Commission may pursue trail development in the future to increase the passive recreational use of this site.

All Town boards, especially the Conservation Commission, play a vital role in protecting natural resources. The Conservation Commission recently offered a workshop on conservation options for property owners, and has distributed brochures on conservation options as well as proper septic system maintenance. The Commission should continue to be active in educating and informing the public of the importance of the conservation of natural resources.

4.0 NATURAL RESOURCES

4.1 Forests

Forest land is a major renewable resource, providing both commodity (e.g., wood products and maple syrup), and non-commodity benefits (e.g., water resource protection, air quality maintenance, energy conservation, wildlife habitat, recreation and scenic quality). Forest resources serve a dual role, contributing both economically (they may be managed for financial gain from the sale of forest products) and environmentally (they provide reliable, clean sources of water, absorb carbon monoxide from the air, serve as wildlife habitat and help prevent soil erosion).

[1]Tax Map 3, Lot 48 was identified in the 1994 Master Plan as conservation land owned by the Audubon Society of NH. The parcel is not currently included in the State of NH's GRANIT database as conservation land because the Audubon Society has not confirmed ownership of the parcel. As Town records identify Audubon Society as the property owner, the parcel is included under the RPC coding scheme as local conservation land and shown on Map C-1.

TABLE C-1
CONSERVATION LANDS MAP INDEX

Tract Identifyer (TID)	Name	Primary Protection Agency/Organization	Primary Protection Type	Reported Size (acres)	Management Status	Public Access
185-024 -	Hampton Falls Town Forest	Town of Hampton Falls	Fee ownership	111.0	3	Allowed
185-025 -	Niebling	Town of Hampton Falls	Cons. easement	8.0	3	Allowed
185-026 -	Bates	Town of Hampton Falls	Fee ownership	54.1	3	Allowed
185-027 -	Town of Hampton Falls Land	Town of Hampton Falls	Fee ownership	10.0	3	Not allowed
185-028 -	Bryer	Town of Hampton Falls	Fee ownership	6.0	3	Not allowed
185-049 -	Ackroyd	SPNHF	Cons. easement	62.6	3	unknown
185-061 -	Avery	SPNHF	Cons. easement	63.1	9	Restricted
186-006A -	F&G Hampton Falls Saltmarsh - Smith	NH Fish & Game	Fee ownership	na	3	Allowed
186-012A -	ASNH Hampton Falls Saltmarsh - Janvrin	Audubon Society of NH	Fee ownership	2.7	1	unknown
186-012B -	ASNH H. Falls Saltmarsh - Smith, et al.	Audubon Society of NH	Fee ownership	4.0	1	unknown
186-012C -	ASNH Hampton Falls Saltmarsh - Wagner	Audubon Society of NH	Fee ownership	7.0	1	unknown
186-012D -	ASNH H. Falls Saltmarsh - Janvrin (Brown)	Audubon Society of NH	Fee ownership	3.0	1	unknown
186-012E -	ASNH Hampton Falls Saltmarsh - Temple	Audubon Society of NH	Fee ownership	11.5	1	unknown
186-012F -	ASNH H. F. Saltmarsh - Chesterman, et al.	Audubon Society of NH	Fee ownership	8.8	1	unknown
186-012G -	ASNH H. F. Saltmarsh - Chesterman, et al.	Audubon Society of NH	Fee ownership	2.0	1	unknown
186-012H -	ASNH Hampton Falls Saltmarsh - Swain	Audubon Society of NH	Fee ownership	8.0	1	unknown
186-012I -	ASNH Hampton Falls Saltmarsh - Swain	Audubon Society of NH	Fee ownership	2.0	1	unknown
186-012J -	ASNH Hampton Falls Saltmarsh - Swain	Audubon Society of NH	Fee ownership	6.5	1	unknown
186-012K -	ASNH Hampton Falls Saltmarsh - Creighton	Audubon Society of NH	Fee ownership	3.7	1	unknown
186-012N -	ASNH H. Falls Saltmarsh - Cram, et al.	Audubon Society of NH	Fee ownership	10.1	1	unknown
186-012Q -	ASNH H. Falls Saltmarsh - Kimball, et al.	Audubon Society of NH	Fee ownership	1.8	1	unknown
186-012T1-	ASNH Hampton Falls Saltmarsh - Prop. Inc.	Audubon Society of NH	Fee ownership	8.0	1	unknown
186-012T3-	ASNH Hampton Falls Saltmarsh - Prop. Inc.	Audubon Society of NH	Fee ownership	2.0	1	unknown
186-012T4-	ASNH Hampton Falls Saltmarsh - Prop. Inc.	Audubon Society of NH	Fee ownership	7.8	1	unknown
186-012U -	ASNH Hampton Falls Saltmarsh - SPNHF	Audubon Society of NH	Fee ownership	10.0	1	unknown
186-012W2-	ASNH Hampton Falls Saltmarsh - G.F. Kent	Audubon Society of NH	Fee ownership	2.5	1	unknown
186-012W3-	ASNH Hampton Falls Saltmarsh - G.F. Kent	Audubon Society of NH	Fee ownership	4.5	1	unknown
186-012W4-	ASNH Hampton Falls Saltmarsh - G.F. Kent	Audubon Society of NH	Fee ownership	6.0	1	unknown
186-014A -	ASNH to Properties, Inc. - Pelton	Audubon Society of NH	Deed restriction	9.0	1	unknown
186-014C -	ASNH to Properties, Inc. - Chesterman	Audubon Society of NH	Deed restriction	4.0	1	unknown
186-014D -	ASNH to Properties, Inc. - Gowen	Audubon Society of NH	Deed restriction	5.0	1	unknown
186-014E -	ASNH to Properties, Inc. - Harold E. Brown	Audubon Society of NH	Deed restriction	4.5	1	unknown
186-014F -	ASNH to Properties, Inc. - Stevens	Audubon Society of NH	Deed restriction	4.0	1	unknown
186-014G -	ASNH to Properties, Inc. - Sherman	Audubon Society of NH	Deed restriction	10.0	1	unknown
186-014H -	ASNH to Properties, Inc. - Gove	Audubon Society of NH	Deed restriction	6.0	1	unknown
186-016A -	Landing + Vicinity Marsh	Town of Hampton Falls	Fee ownership	2.0	3	Allowed
186-016B -	Former J.H. Sanborn Marsh	Town of Hampton Falls	Fee ownership	14.5	3	Allowed

Source: NH GRANIT database (2002), Town of Hampton Falls

TABLE C-1
CONSERVATION LANDS MAP INDEX

Tract Identifyer (TID)	Name	Primary Protection Agency/Organization	Primary Protection Type	Reported Size (acres)	Management Status	Public Access
186-016C -	Former George Chase Marsh	Town of Hampton Falls	Fee ownership	2.5	3	Allowed
186-016D -	Former Joseph Chase Marsh	Town of Hampton Falls	Fee ownership	2.2	3	Allowed
186-016E -	Former John N. Chase Marsh	Town of Hampton Falls	Fee ownership	3.3	3	Allowed
186-016F -	Former Grant B. Sanborn Marsh	Town of Hampton Falls	Fee ownership	5.0	3	Allowed
186-016G -	Former Dodge Marsh	Town of Hampton Falls	Fee ownership	15.5	3	Allowed
186-039 -	Town of Hampton Falls Land	Town of Hampton Falls	Fee ownership	2.4	3	Allowed
186-040 -	Town of Hampton Falls Land	Town of Hampton Falls	Fee ownership	5.0	3	Allowed
186-041 -	Tamposi, et al.	Town of Hampton Falls	Fee ownership	14.7	3	Allowed
186-042 -	Tamposi, et al.	Town of Hampton Falls	Fee ownership	5.7	3	Allowed
186-046 -	F&G to PSNH - Perkins	NH Fish & Game	Deed restriction	2.5	3	unknown
073-01	Hamel lot	Town of Hampton Falls	Deed restriction	na	2	unknown
073-02	Blake's Lane parcel	Town of Hampton Falls	"Set Aside"	na	3	unknown
073-03	Merchant parcel	Town of Hampton Falls	Fee ownership	na	3	unknown
073-04	Prescott Lane parcel	Town of Hampton Falls	Fee ownership	na	3	unknown
073-05	Governor Weare Park	Town of Hampton Falls	Fee ownership	na	4	Restricted
073-06	Town Common	Town of Hampton Falls	Fee ownership	na	4	Allowed
073-07	Fogg's Field	H. Falls Volunt. Fire Dept.	Deed restriction	na	4	Restricted
073-08	Rte 88 parcel	Town of Hampton Falls	Fee ownership	na	3	unknown
073-09	Audubon parcel	Audubon Society of NH	Fee ownership	150.0	1	unknown
073-10	Chase lot	Town of Hampton Falls	Cons. easement	21.8	1	Allowed

Management Status:

1 = Totally protected from conversion of natural land cover; mgmt plan to maintain land in a natural state. Natural processes allowed to proceed without interference / mimicked through management practices.

2 = Totally protected from conversion of natural land cover; mgmt plan to maintain a primarily natural state, but where uses (vehicular traffic, hunting, etc.) and/or suppression of natural processes may degrade the quality of existing natural communities.

3 = Protected from conversion of natural cover for more than 50% of area, but subject to extractive uses such as timber harvesting or mining.

4 = More than 50% unprotected from conversion of land cover, **or** planned in use for agriculture **or** as open space for active recreation.

9 = Unknown

Source: NH GRANIT database (2002), Town of Hampton Falls

With increasing residential development, Hampton Falls is experiencing a steady loss of forested land. According to the University of New Hampshire's Department of Forest Resources, Hampton Falls had 3,975 acres of forestland in 1953, 3,855 acres in 1974, and 2,825 acres in 1982. The Town should seek to have forest lands of manageable size (greater than ten acres) preserved and utilized for their many aesthetic, environmental and economic benefits. In particular, contiguous acreage is important for useful wildlife habitat.

As discussed above, the Town of Hampton Falls owns approximately 111 acres of Town Forest off Drinkwater Road. Publicly owned forests provide the townspeople with many benefits: areas for outdoor recreation such as hiking, cross-country skiing, snowmobiling etc.; local sources of outdoor education in forestry, nature studies, and wildlife; and a greater sense of community by adding to the quality of community life. In addition, the sale of timber partially covers the cost of managing the forest, while helping to increase the future yield of forest products.

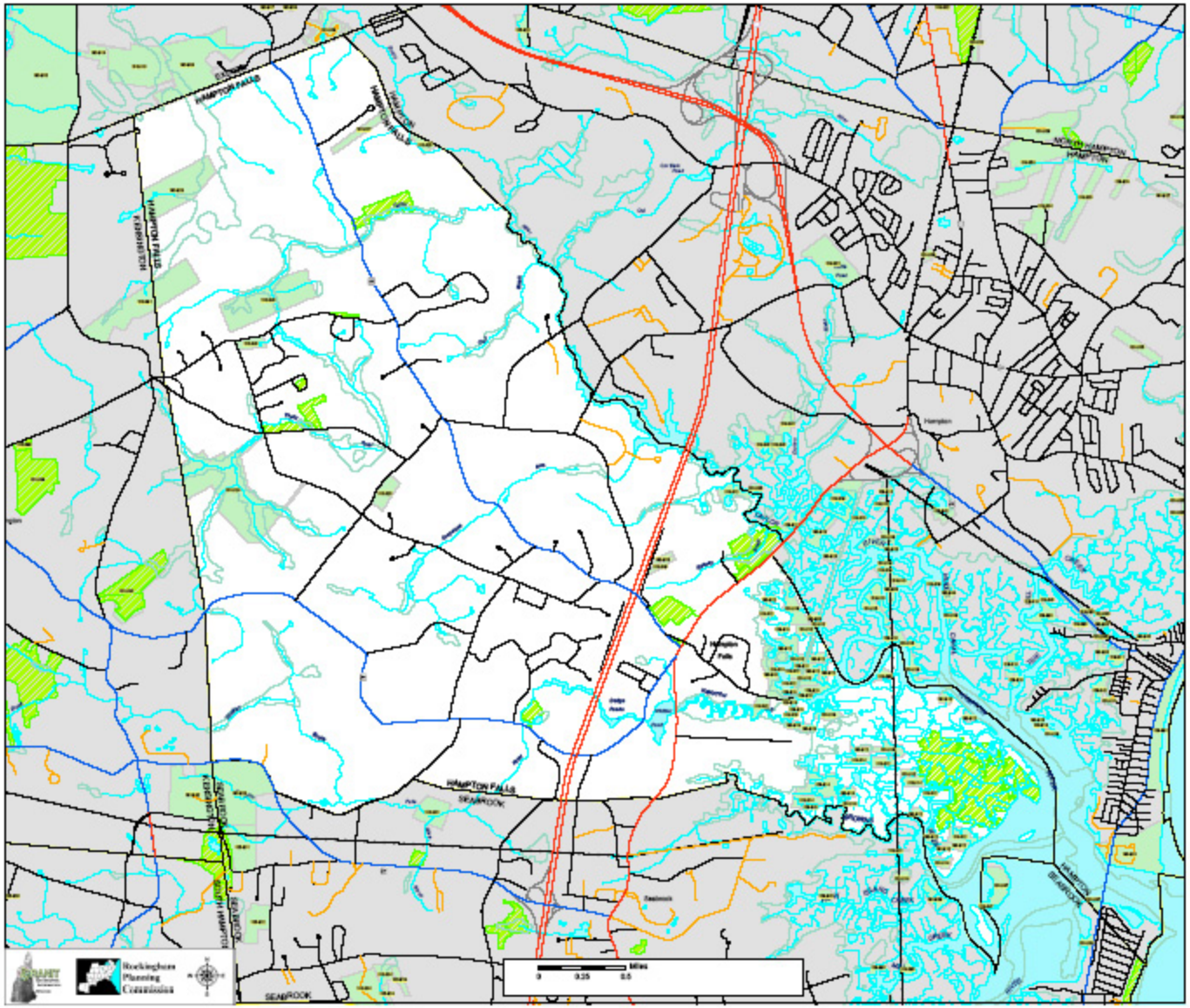
According to an inventory maintained by the Rockingham County branch of the UNH Cooperative Extension Service, there are six designated tree farms within Hampton Falls, totaling approximately 520 acres. The term "tree farm" refers to the National Tree Farm Program sponsored by the American Forestry Association (AFA). In order for a woodland to receive tree farm certification, the owner must prepare a long-range forest management plan approved by a professional forester and submit the plan to the AFA.

Proper management of both public and privately-owned forests allows multiple uses. The goals and strategies of proper management is best described in a forest management plan. A forest plan is important for the following reasons: a) the plan describes to citizens the administration of public resources and provides continuity in the land's management; b) managed forest stands have greater timber yields, thus greater revenues from wood sales; c) a management plan may increase the Town's eligibility for federal assistance for forest management practices through the Agricultural Stabilization and Conservation Service; d) if Town lands are well managed, the townspeople are more apt to support the Town forest activities and may choose to deed their land to the Town, or manage their own lands better.

In addition to UNH, the County Extension Service and the State Forester can assist property owners with the preparation of a forest management plan. The plan will include the location, history, descriptions of timber stands and site factors (i.e. wildlife, water, soils), maps, forest management objectives, management recommendations and a schedule for plan implementation.

4.2 Farmland

Agricultural lands are areas that are capable of producing crops or that can be used for pasturing animals. These areas include orchards, cropland, hayland, pasture and nurseries. Agricultural lands contain some of the best soils in a community for the production of crops. The defined “prime farmland” soils, as well as soils of statewide and local importance, are recognized by the US Natural Resource Conservation Service as a scarce resource in New Hampshire and, in particular, the Seacoast region.



Rockingham Planning Commission Standard Map Set

Conservation Lands Map
Hampton Falls, New Hampshire

June 2003

LEGEND

Newer Conservation Lands (by RPC)

GRANIT Conservation Lands, Statewide

GRANIT Conservation Lands are labeled with unique Tract ID numbers, which relate to attribute database available separately.

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III - State Recreational
- Class IV - Within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private

Political Boundaries
- State Boundary
- County Boundary
- Town Boundary
- Railroads
- Major Powerlines
- Major Pipelines

Surface Water Features
- Shoreline
- Intermittent Stream
- Apparent Wetland Limit
- Other Water Feature
- Stream
- Bodies of Water
- Adjacent Municipalities

MAP DATA SOURCES

Conservation Lands are from the NH GRANIT database. The database includes parcels of land of two or more acres that are mostly undeveloped and are protected from future development. The data was developed from the records of the Society for the Protection of NH Forests (SPNHF), many of the state agencies, and original research from deeds and tax maps. Conservation Lands on this map were released by GRANIT in February 2003.

Base Features
Base features (transportation, political and hydrography) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH, 1990-1995. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

NOTE: Base features for areas surrounding the Rockingham Region may be shown on this map. These features were automated from USGS 1:100,000 scale digital data sources. The information was provided for reference only. RPC makes no claim to its completeness or accuracy.

THIS MAP WAS FUNDED BY A GRANT FROM THE NH OFFICE OF STATE PLANNING

The preservation of farmland soils and operating farms in Hampton Falls offers the following benefits:

- **Economic and social benefits**. The local production of food products reduces the costs of transporting the goods to local markets. With local businesses as the marketplace, the retail trade income is enhanced. Additionally, the operation of a farm requires support industries such as farm equipment sales and service, and the sale of feed, fertilizer, and other supplies. The indirect economic benefits of farming relate to the real estate value of the farmland itself compared to the cost of providing public services to residents. **It is important to remember that farmland conversion is a permanent loss.** Although agricultural lands may be less viable economically than in the past, the farmlands in the region will be needed in the future. In addition, farms in Hampton Falls are identified as a key component of the Town's character, and as such take on added importance in defining community "place."
- **Recreation and scenic values**. Farmlands are typically large, open areas of rolling fields and pastures, provide pleasant scenery and are an important component of the Town's rural character. Agricultural lands are a significant component of the Town's history.
- **Wildlife habitat**. Agricultural lands are very important for wildlife habitat and allow interconnections between different habitats. The habitat requirements of many wildlife species include open fields and the edges between fields and woodlands. Many species in decline or now rare in New Hampshire depend on farmland habitat. Thus, the loss of farmland thereby restricts the habitat and the range of native wildlife populations.
- **Groundwater recharge**. Groundwater supplies are replenished by the infiltration of rainwater through the ground. Agricultural land is a desirable land use within an aquifer recharge area, as it permits the unimpeded flow of water into the ground.

As with forestland, Hampton Falls has experienced a steady loss in agricultural land. According to the UNH study, in 1953 the Town had 1,975 acres of farmland, 1,385 acres in 1974, and 1,125 acres in 1982. The Rockingham Planning Commission estimates that in 1992, there were 856 acres used for agriculture.

Because of the importance of agriculture in the Town both historically and today, with only a few sites containing very good agricultural soil, and less than 5 farms still active, Hampton Falls should act to preserve these areas. The Federal Farm Bill, signed into law in 2002, contains some funding opportunities for protection of key agricultural lands, while allowing the land to stay in agricultural use. The Conservation Commission should work with local farmers and property owners to prioritize important agricultural parcels in Town, and work toward securing funding assistance to protect key parcels.

4.3 Wetlands

Wetlands are transitional zones between surface water and upland sites, and are commonly the sites of very productive ecosystems. Wetlands provide many benefits yet pose significant development constraints. Wetlands severely restrict all types of building development because of high water tables, poor drainage, slow percolation rates for septic systems, highly unstable conditions for foundations and susceptibility to flooding. Costs to overcome these limitations and the associated environmental damage typically prohibit development.

An analysis of Hampton Falls' wetlands and the many benefits they provide are discussed in the Water Resources section of this plan. Briefly, the benefits include: wildlife habitat; silt and nutrient absorption; stabilization of ground and surface water levels; flood water storage; recreation and education and visual aesthetics. The Wetlands Ordinance presently in place serves to protect wetlands from encroachment and preserve a vital natural resource.

4.4 Saltmarshes

Because of its coastal location, Hampton Falls has a large amount of tidal wetlands that are subject to flooding by shallow water at high tide. The coastal ecosystem is one of the most crucial areas in need of preservation. The saltmarsh is a complex ecosystem delicately balanced between marine and terrestrial environments, is extremely valuable fish and wildlife habitat and is an integral part of the coastal food chain. Salt marshes are among the most productive ecosystems in the world, and play a vital role in ocean ecology. Additional benefits include wildlife habitat, aesthetic quality and shoreline anchoring.

The tidal marsh in Hampton Falls is part of the Hampton/Seabrook estuary and encompasses the Hampton River, Taylor River, Hampton Falls River and Brown's River. Hampton Falls' Wetlands Ordinance explicitly includes tidal wetlands. In order to give the wetlands even more protection, the Conservation Commission should undertake a prime wetlands inventory and prepare the material necessary to get certain wetlands designated as prime.

4.5 Shorelands

Shorelands are areas located adjacent to the edges of rivers, streams and waterbodies. River corridors and shoreline areas serve a number of functions. The most significant are: floodwater storage in low-lying areas; wildlife habitat; aesthetic quality; recreation; pollution abatement and filtration; and unique natural features. Because of their scenic quality, these sensitive areas are in very high demand for residential development.

The State's Comprehensive Shoreland Protection Act , which went into effect on July 1, 1994, establishes minimum standards for the future subdivision, use and development of the shorelands within 250' of the State's public waters. In Hampton Falls, the following water bodies are under the jurisdiction of the Act: Taylor River, Taylor River Pond and Big Dodge Pond (aka Whittier Pond). The New Hampshire Department of Environmental Services is responsible for enforcing the standards, unless a community adopts an ordinance or shoreland provisions which are equal to or more stringent than the Act. The Town of Hampton Falls does not currently have a local shoreland protection ordinance or provisions.

4.6 Floodplains

Hampton Falls is subject to periodic flooding as a result of coastal storms. Low-lying areas adjacent to the rivers and brooks provide temporary water storage during floods, thus serving as natural flood control. One of the State's coastal zone policies deals specifically with floodplain protection. It reads:

> "Reduce the risk of flood loss, to minimize the impact of floods on human safety, health and welfare, and to preserve the natural and beneficial value of floodplains, through the implementation of the National Flood Insurance Program and applicable state laws and regulations, and local building codes and zoning ordinances."

On April 15, 1982, the Federal Emergency Management Agency (FEMA) issued Flood Insurance Rate Maps for Hampton Falls. These maps depict the 100-year flood zones and specify flooding elevations. In general, the flood zones surround major water courses and follow the coast. Further development should be located away from these low-lying areas because of the flooding potential and the unstable soil conditions. Hampton Falls has adopted floodplain regulations so that the Town can stay in the Regular Phase of the National Flood Insurance Program. This allows residents to be able to purchase flood insurance if their homes are within the flood zones.

4.7 Aquifers

As discussed in Chapter 12 of this Master Plan (Water Resources Management and Protection Plan), the U.S. Geologic Survey has identified and delineated three aquifers in Hampton Falls. The plan recommends that an aquifer protection ordinance be adopted to safeguard these groundwater resources that are crucial to Hampton Falls. In addition to regulatory means of protection, the Town should consider pursuing source water protection funds from the State to protect undeveloped lands.

5.0 PLANNING APPROACHES FOR OPEN SPACE PROTECTION

5.1 Comprehensive Open Space Planning

The previous section described the benefits of different types of open space lands and some areas of notable value. While the Conservation Commission actively promotes open space preservation and is working on a resource prioritization, no formal plan currently exists for the acquisition of additional open space, conservation or recreation land to meet future needs. Such a plan would be useful in helping the Town establish land protection priorities, support future grant funding opportunities, and help support local effort to go to Town Meeting with a bond request for open space. Additionally, setting up generalized goals and approximate time frames for protection efforts for a five or ten year period can offer a review of land protection progress over time. The Hampton Falls Conservation Commission participated in the development of the Rockingham Planning Commission's *Regional Open Space Plan* (2000), identifying locally-defined natural resources of special significance. The work done for that plan is a good starting point for a more specific resource prioritization and future local open space plan.

Priorities for land protection could then be set based on environmental benefits, imminent threat, accessibility, scenic beauty, recreational potential, fragility and scarcity. The next step would be to piece together a protective strategy using an appropriate combination of approaches. Purchasing land fee-simple will give the Town ultimate control over its use, but may also be the most expensive means of land acquisition. The Town does have some local funding which can be used to assist land owners with conservation, which in turn helps preserve the rural character of the Town, preserves open space, and/or preserves parcels with historical significance. Federal and state matching grants can also greatly reduce purchase costs.

The following options offer varying degrees of land protection and varying degrees of income tax and estate tax benefits:

- **Conservation easement**. This is a legal agreement between a landowner and a land trust or other agency that permanently limits a property's uses while keeping the land under private ownership. A land trust or agency holds the conservation easement, while the landowner continues to own, use and live on the land or sell the land. The land is permanently put into current use and property taxes are paid at the current use rate. Development rights are permanently extinguished except by eminent domain, but the land can be used for active agriculture or forestry practices. Portions of a parcel may be exempt from the conservation easement if the landowner wishes to designate an area for future development. The land trust or agency protects the land by monitoring it annually. A conservation easement counts as a charitable deduction, with income tax benefits spreading out over a maximum of six years. Estate taxes are also reduced.

- **Bargain sale of land**. Land is sold to a land trust or other local, state or federal agency at a price below the appraised fair market value. The land trust or agency then owns and protects the land and may use the land for designated public activities. The difference between the sale price and appraised value counts as a charitable donation for the landowner, thus reducing the capital gains tax. This option provides both income tax and estate tax reductions. Money supplemented by Town conservation funds could defray the "cost" to the landowner from lost profits that would otherwise come from a land sale to a developer.
- **Outright land donation**. Land is donated to a land trust or agency, which then owns and protects the land. This land may then have designated public uses. This option provides the maximum immediate income tax benefit and estate value reduction.
- **Donation of undivided partial interests**. Interests in land are donated to a land trust or agency over several years until the organization has full ownership. Income tax deductions are spread over several years and estate taxes are reduced.
- **Donation of land by will**. Land is donated to a land trust or agency upon the landowner's death. The land trust or agency then owns and protects the land. There are no income tax benefits associated with this option, but estate taxes are reduced.
- **Lease**. Land is leased for a specified number of years to a land trust or individual, with restrictions placed on how the land may be used. This option postpones potential development, but does not provide any income tax or estate tax reductions.
- **Mutual covenant**. This option is an agreement between groups of landowners that share a common resource (i.e. property along a waterfront or bordering conservation land) that puts restrictions on their land use. This option does not necessarily involve a land trust or agency and can be nullified by subsequent owners. There are no income or estate tax benefits.
- **Deed restriction**. This is an inexpensive option to alter one's deed to restrict certain future development, but is not necessarily a permanent option. Deed restrictions can be legally broken for several reasons, such as claims of economic hardship or a change in abutting land use.

Private ownership of the land can be maintained for any of these options if the land trust or agency puts a conservation easement on the land to protect it and then sells the property. Easements and land donations can also be combined to include both a land trust and agency to provide a double layer of protection in case one of the entities "goes under" or cannot fulfill all the ownership or maintenance requirements.

There are costs that go along with most of the options listed above, including survey costs, appraisal costs, legal fees, title search fees, recording fees, land trust agent fees and monitoring fund contributions. In lieu of a land purchase, Town conservation funds may be used to help defray these costs. Other potential funding sources include land trusts, community bonds, state funds (e.g. Land and Community Heritage Investment Program, New Hampshire Fish & Game), federal funds (Farmland Protection Program, Land and Water Conservation Fund, Forest Legacy Fund, North American Wetland Conservation Act) and private funds.

5.2 Regulation and Zoning

Through the adoption of land use regulations, Hampton Falls has already begun to protect environmental quality and public health and welfare. A wetlands ordinance, flood hazard ordinance and earth excavation regulations are all administered by the Planning Board and enforced by the Board of Selectmen. Options for conservation design in new subdivisions have been discussed in the past, but no regulatory amendments to allow this type of development have been adopted by the Town. The Planning Board may need to revisit this discussion to promote the protection of large unfragmented parcels of land.

5.3 Current Use Abatement

In addition to the tax benefits available to property owners described in Section 5.1 above, the Current Use Abatement Program, authorized by NH RSA 79-A, generally provides for reduced property assessments on "natural preserves", recreational land or farmland generating more than $2,500 annually. Typically, land holdings must be at least ten acres, but owners of smaller wetland parcels or land devoted to agriculture may also be eligible.

While current use is an effective tool for reducing financial pressure on landowners to sell or develop their land, it does not afford any measure of permanent protection. Permanent land protection measures are essential if the Town is to retain significant open space for future generations. The Conservation Commission should continue its efforts to communicate with landowners in Town to inform them of community planning objectives, the importance of retaining open space and mechanisms for protecting undeveloped land. In addition, the Commission should develop and implement a plan to ensure that significant resources and agricultural lands are permanently protected.

5.4 State Programs

The following State programs for either resource acquisition or other protection are currently in place:

- Land and Community Heritage Investment Program (LCHIP): Created by the legislature in May 2000, the Land and Community Heritage Investment Program, or LCHIP, is designed to help communities conserve important natural, cultural, and historic resources. The program provides matching grants to municipalities and non-profit organizations to help save locally determined open spaces and historic sites. State agencies are not eligible to receive funding from LCHIP.

  The LCHIP program provides up to 50% of the cost of a conservation or preservation project. Funds can be used to help purchase land for conservation purposes, protect land with a conservation easement, restore a historic building, study the future uses of a historic building, or support the stewardship of already protected resources. All projects are voluntary and are between willing sellers and willing buyers only.

- Designation of Prime Wetland: This program permits towns to designate some wetlands as "prime wetlands" because of their size, unspoiled character, fragility or uniqueness. Once prime wetlands are designated, the NH Wetlands Board is required to give special consideration to these areas. The Wetlands Board will not issue a dredge and fill permit without a public hearing. This program provides municipalities with a stronger mechanism for protecting wetlands.
- Acquisition of Agricultural Land Development Rights: This program is administered by the Agricultural Land Preservation Committee (ALPC) for the NH Department of Agriculture and is designed to save important farmland throughout New Hampshire.

  If the ALPC designates a farmland parcel as an "agricultural preservation restriction area" (after the landowner has applied to the program for consideration), the State will purchase the landowner's development rights in order to limit the land's use to only agricultural production. Criteria used to make this designation include: soils potential and suitability, threat of development, cost of the development rights and the present use of the land.

- Land and Water Conservation Fund: All New Hampshire communities, school districts, and counties are eligible to apply for 50/50 grants for outdoor recreation and conservation land acquisition and park and playground facility development or renovation. Sites must be dedicated to public outdoor recreation use. Project selection for these limited funds is based upon a numerical rating priority system of project applications. The sponsoring government must have local legislative approval by warrant article or budget item for each specific project.
- Pittman-Robertson Act - The NH Department of Fish & Game receives funds which cover 75% of the fair market value of lands acquired by the Department for wildlife protection.

6.0 HISTORIC RESOURCES

6.1 A Brief History of Hampton Falls

The Parish of Hampton Falls was divided from the town of Hampton in 1718 and incorporated in 1722. It became smaller in 1768 and 1816 as parts were set off for Kensington and Seabrook. The economy of the town was mostly farming, but there was significant early mill activity as well. In 1770 the Town was said to be the leading manufacturing town in the state. There were sawmills and grist mills on the Hampton Falls River and others on the Taylor River.

NH Route 88 (Exeter Rd.), which was laid out in 1700, is the main route from Hampton Falls to the town of Exeter. It was a historically significant travel route and as such is home to many noteworthy historic properties.
On the eastern end of the road, the Town Common at the intersection of Routes 1 and 88 was set aside in 1721 for a military training place. The Common is probably the best example of town center design in a common plan in the region. The first meetinghouse was on the Common, but it was not in the geographical center of town which caused some concern. The west end of the Common was the site of a school since 1800; the structure has since been located next to the Public Safety Building and now serves as the home of the Hampton Falls Historical Society. Rockingham Academy, built in 1834 and burned in 1875, was located on the Common. After it burned, the Common was cleared and leveled by the Village Improvement Society, which also set out shade trees. The Baptist Meetinghouse on the north side of the Common was built in 1836, remodeled in 1859, and again in 1892 when it was moved back from the road and raised up for a vestry underneath.

There are good examples of 18th and 19th century residential buildings surrounding the Common, with houses of the Federal, Greek Revival and Italianate styles. One particularly notable home is the Governor Weare house, built in 1735. General George Washington stayed there as a guest of Meshech Weare in 1775. Weare served as New Hampshire's Governor in 1784, but served only briefly due to poor health.

The Common now serves the community as both open space and a gathering place. The Hampton Falls Veterans Memorial Bandstand, located on the western end of the Common, was dedicated and presented to the Town on June 3, 2000. The Town Common and Bandstand are used for summer concerts, Memorial Day services, fairs, parades and other similar events.

The Town Hall and the original Hampton Falls Free Library are located further west on NH 88 (Exeter Rd.) at the town center and at the junction of Drinkwater Road and NH 88 (Exeter Rd.). The Library, originally built in 1835 to serve as the Christian Baptist Meetinghouse, served for some years as the site of town meetings until the Town Hall was built in 1878. The attendance at the Baptist Church declined and in 1901 John T. Brown of
Newburyport purchased it and had it remodeled to serve as the Hampton Falls Free Library. The building is now leased to the Hampton Falls Historical Society, and will be used as a historical research library and museum.

NH 88 (Exeter Rd.) continues west towards Exeter, passing through the extensive fields and orchards associated with Applecrest Farm. This historic farmstead was purchased in 1913 by Walter B. Farmer, who subsequently purchased an adjoining farm and added other parcels, so that it extended along both sides of the road. In addition to the apple crop, Applecrest was one of the largest poultry producers in New England. The historical significance of this farm and its permanent protection is important not just locally, but regionally as well.

This stretch of NH 88 (Exeter Rd.) is an excellent historic area with several large 18th and 19th residences (former farms) that are both architecturally and historically significant. One particularly noteworthy structure is the First Congregationalist Society Unitarian Church, a Greek Revival temple form building constructed in 1838. It is individually listed on the National Register of Historic Places.

Another historical transportation route through Hampton Falls is NH 84 (Kensington Rd.), which was in place by the 1660s. It was once known locally as South Road. Toward the east end, near the center of Town, it passes over a stone arched bridge over the Hampton Falls River leading to Dodge Pond (now Whittier Pond). The falls at this location gave Hampton Falls its name. This river and its falls were the main location of several mills and contributed to the significant 18th century manufacturing activity in the Town. As a result, the intersection of NH Route 1 and 84 (Kensington Road) became densely settled with many houses and shops.

The Town granted mill sites here in 1648 to Henry Green who built dams and ran a sawmill, followed by his son Jacob who also built a grist mill. In the late 1700s the privilege was sold to Nathaniel Hubbard Dodge who rebuilt the dams and added a third one. They are noted for their fine workmanship of unsplit local stones. The sawmill stood on one side of the dam and opposite was a grist mill and a clothing, or fulling, mill where homemade cloth was finished. The sawmill was removed in 1876. The mills were rebuilt for steam power in 1847. A hosiery mill also operated here briefly in the 1890s. The grist mill was rebuilt and continued to operate into the early 20th century. There are several good examples of 18th and 19th century residences along NH 84 (Kensington Rd.).

While this section has focused on the structures which line what were major early transportation routes, there are additional excellent examples of 18th and 19th century architecture throughout the Town. In particular, there are notable homes on King Street, Sanborn Road and Curtis Road. Drinkwater Road from the intersection of King Street east to the crossing of Grapevine Run is flanked by several notable 18th century dwellings.

6.2 Preservation and Protection

The Town of Hampton Falls contains a valuable architectural heritage which makes an important contribution to the character of the Town. The older structures are aesthetically pleasing, as well as being of historical value. Most appear to be in good to excellent condition, and are frequently surrounded by open space (orchards or former farmland). Because much of the modern building has taken place away from the older structures, the streetscapes in the older sections of the Town have not yet been greatly altered. One significant exception is Route 1 north of the Town Center, where there are older houses of significance and a large amount of newer development which is not wholly compatible.

With the exception of a few public buildings, the majority of historic structures in Town are privately owned. As such, the maintenance and very survival of these treasures rests with the desires and inclinations of the owners at any given point in time. Unless a property is listed on the National Register of Historic Places, or protected by some other legal instrument, it can be "here today, gone tomorrow" or modified in such a way as to obscure or mar the very qualities that give it historic significance and appeal.

As authorized by NHRSA 674:46, towns can establish, lay out and define historic districts. Within the district, the municipality is empowered to regulate the construction, alteration, repair, moving, demolition or use of such structures and places. A local historic district commission is charged with preparing the content of the historic district ordinance or amendment and with administering the ordinance and regulations. Historic district ordinances themselves can vary greatly in their degree of control or regulation over alterations to the subject properties.

The Town could begin an effort to protect the visual and historic character of some of its historic structures by establishing historic districts in appropriate areas, or through nomination to the National Register of Historic Places. Prior to taking this step, the Town should undertake an inventory of the proposed districts' structures by noting the historic and architectural significance of each. Areas where there appear to be natural historic districts are:

a) Exeter Road (Route 88) from the Town Center to the Exeter Town Line; Brown Road; Route 1 from Depot Road to Brimmers Lane; Kensington Road (Route 84) from Route 1 to Interstate 95
b) Drinkwater Road from the intersection of King Street/Curtis Road east to Grapevine Run

In 2001, the Rockingham Planning Commission, in conjunction with a locally-appointed Advisory Committee, developed the *American Independence Byway Management Plan*. The plan contains a fairly comprehensive inventory of significant historic resources along the state-designated Byway route, which in Hampton Falls is comprised of Route 1, NH 88 (Exeter Rd.) from Route 1 to Brown Rd., Brown Rd., and NH 84 (Kensington Rd.). The *Management Plan* also contains recommendations for Byway towns (Exeter, Hampton, Hampton Falls and Kensington) to protect historic resources along the Byway route. These recommendations focus on educating residents and individual property owners on the value of retaining the historic character and integrity of historic structures, enactment of local and use regulations which specifically address the visual character of development or redevelopment to prevent incompatible development, and the designation of local historic districts as appropriate. The Town should coordinate with the other Byway communities and the Rockingham Planning Commission on implementing recommendations from the *Management Plan*, as appropriate.

Hampton Falls has a very active Historical Society which seeks to protect the historical resources of the Town and to educate the public about those resources. The Society should be involved in local efforts to inventory and potentially designate historic districts, or other protection efforts.

7.0 RECOMMENDATIONS

It is a fundamental goal of the Town of Hampton Falls to conserve and protect key open space, important remaining agricultural lands and other natural resources of significance, as well as historic buildings and sites. To attain this goal, the following recommendations are made.

7.1 General

It is the policy of the Town of Hampton Falls, through both regulatory and non-regulatory means, to limit and control development in environmentally sensitive areas, including wetlands, floodplains, aquifer recharge areas, steep slopes and areas unable to support on-site sewage disposal.

1. The Planning Board should continue to review and carefully consider resource information pertaining to soil, slope, wetlands, floodplains, and other natural resource and historic resource information as part of its planning and development review.
2. The Planning Board should continue to require site specific research, analysis and mitigation of specific environmental concerns whenever a proposed development appears to impact environmentally sensitive areas.
3. The Conservation Commission should review, evaluate and provide recommendations regarding all development proposals or activities that appear to negatively affect the Town's natural resources and environmentally sensitive areas. They should communicate their concerns and recommendations to the Planning Board, Zoning Board of Adjustment, Board of Selectmen, N.H. Wetlands Board or other body as appropriate.
4. The Planning Board should continue to periodically review and recommend changes, as needed, in the Zoning Ordinance, Subdivision Regulations and Site Plan Review Regulations to be consistent with this policy. Conservation design should be reviewed as another important regulatory mechanism that can promote the protection of large contiguous blocks of undeveloped lands.
5. The Conservation Commission should work with the Lincoln Akerman school teachers, administrators and school board members to assist in environmental education programs to increase awareness of environmental issues specific to Hampton Falls.

7.2 Open Space Land Conservation and Preservation

It is the policy of the Town of Hampton Falls to protect the Town's natural resources, agricultural land and other open spaces by securing the development rights to important open space and conservation lands.

1. The Conservation Commission should take the lead in developing a local open space plan to identify land protection priorities, support future grant funding opportunities, and offer a review of land protection progress over time. The plan should include a specific land protection strategy that will result in the acquisition or other protection of high priority conservation and open space lands. Any local effort should support any regional efforts to identify and protect open space and trail networks and wildlife corridors. The Commission should seek assistance in this effort from the Rockingham Planning Commission, the

Rockingham County Conservation District, the Society for the Protection of NH Forests, the Trust for Public Lands, the Rockingham Land Trust or other groups as appropriate.

2. The Conservation Commission should encourage the Board of Selectmen to put covenants (land restrictions) or conservation easements on critical Town-owned open parcels that contain important natural resources.
3. The Town should continue to support current use assessment as a cost effective means of encouraging the private preservation of open space, forested and agricultural lands.
4. The Conservation Commission should work with the UNH Cooperative Extension and State Forester to develop and implement a forest management plan for the Town Forest.
5. The Conservation Commission should undertake a prime wetlands inventory and prepare the material necessary for applying for key wetlands to be designated as prime.
6. The Conservation Commission should continue its efforts to communicate with landowners in Town, and to inform them of community planning objectives, the importance of retaining open space, and provide information on conservation easements, estate planning and best management practices to educate property owners who hold large undeveloped parcels.

7.3 Agricultural Land Conservation and Preservation

1. The Town, the Historical Society and the Conservation Commission should work together to establish incentives for the preservation and maintenance of the agricultural character and the historic ambience of the Town.
2. The Conservation Commission should work with local farmers and property owners to develop an agricultural lands inventory, prioritize important agricultural parcels in Town, and work towards applying for federal funding to protect key parcels.
3. The Town should consider funding and purchasing agricultural development rights for key agricultural lands as part of its open space protection efforts.
4. The Conservation Commission should contact all remaining farmers and agricultural property owners in the community to determine what actions the community could take to enhance the viability of agriculture in Hampton Falls and make recommendations to the Town accordingly.
5. The Planning Board should review the Zoning Ordinance and possible alternatives to further protect important farmland either through a separate zone or specific site criteria and recommend changes, as appropriate.

7.4 Historic Resources

The historic buildings and sites in Hampton Falls contribute to the Town's unique heritage, and thus it is in the public interest to protect them.

1. Hampton Falls should foster an increased awareness and appreciation of the history of Hampton Falls and its historic assets through public education. The Historical Society should continue to develop public displays, historic markers and other outreach and education efforts to enhance the identification, preservation and repair of historic houses and structures.
2. The Town should develop an inventory of all public and private landmarks, including areas, sites and structures, and identify buildings which may be eligible for inclusion on the National Register of Historic Places. This information should be used to explore the feasibility of establishing a historic district, or districts, in appropriate areas.

3. The Town should coordinate with the Rockingham Planning Commission and other communities along the American Independence Byway on implementing recommendations from the Byway *Management Plan*, as appropriate.

CHAPTER 11

Weare Monument

COMMUNITY PROFILE

COMMUNITY PROFILE

1.0 INTRODUCTION

The community profile is a collection of statistical information pertaining to general population, housing, income and employment characteristics of the Town of Hampton Falls. In the context of the Master Plan, this profile is useful in two ways. First, it helps to place the Town in context with other communities in the region so that these selected characteristics can be gauged. Second, the information helps to identify important trends that may affect the future growth and development of the Town. These trends can be taken into account as the various Town officials make policy decisions.

The statistical information presented here takes two principal forms. Most of the tables contain information for Hampton Falls and neighboring communities, as well as totals for the region, Rockingham County and the State overall. These tables place the Town's data in a regional context. The remainder of the tables shows data for Hampton Falls covering a period of years, from which important trends can be identified.

The information contained in this profile comes from a variety of sources including the U.S. Census Bureau, the New Hampshire Office of State Planning, the New Hampshire Department of Employment Security and the Town of Hampton Falls. Some of this information is also found in other chapters of this Master Plan, but the data has been incorporated into this chapter in order to create a comprehensive profile of the Town.

2.0 POPULATION AND DEMOGRAPHICS

2.1 Population History

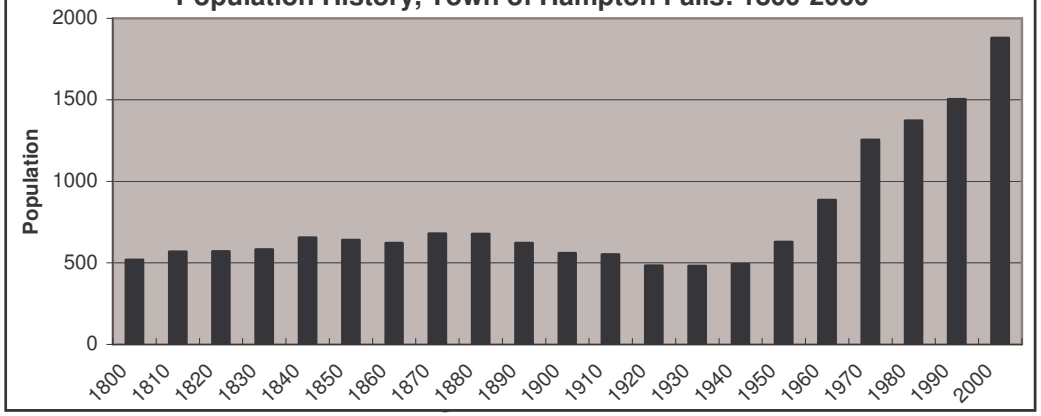
As shown in **Table CP-1**, Hampton Falls' population grew from 1,503 residents in 1990 to 1,880 residents in the year 2000, representing a total increase of 25% over that time period. While the Town's average annual population growth rate lagged behind both the region's and the State's rate from 1970-1990, the Town has sustained a higher average annual growth rate than most of its neighboring communities, the region and the State over the last decade. Many of the neighboring communities experienced higher population growth rates between 1970 and 1990 and have since begun to level off, while Hampton Falls saw moderate growth rates over those decades but an increase since the last decade.

Population density in Hampton Falls increased from about 99 persons/sq. mi. in 1970 to 148 persons/sq. mi. in 2000. This maintains the Town's status as one of the more rural communities in the area, well below the average population density for Rockingham County overall.

Table CP-1
Population History: 1950-2001

	Population History													Pop. Density	
	US Census Population Counts and OSP Estimates							Recent Growth		Avg. Annual Growth Rates				(person/sq. mi.)	
Town/Area	1950	1960	1970	1980	1990	2000	2001	Chg 90-00	% Chg	'70 to '80	'80 to '90	'90 to '00	'80 to '00	1970	2000
Hampton Falls	**629**	**885**	**1,254**	**1,372**	**1,503**	**1,880**	**1,920**	**377**	**25.1%**	**0.9%**	**0.9%**	**2.3%**	**1.6%**	**98.6**	**147.8**
Exeter	5,664	7,243	8,892	11,024	12,481	14,058	14,190	1,577	12.6%	2.2%	1.2%	1.2%	1.2%	456.4	721.6
Hampton	2,847	5,379	8,011	10,493	12,278	14,937	15,040	2,659	21.7%	2.7%	1.6%	2.0%	1.8%	587.2	1094.9
Kensington	542	708	1,044	1,322	1,631	1,893	1,930	262	16.1%	2.4%	2.1%	1.5%	1.8%	82.3	149.2
North Hampton	1,104	1,910	3,259	3,425	3,637	4,259	4,420	622	17.1%	0.5%	0.6%	1.6%	1.1%	232.0	303.1
Seabrook	1,788	2,209	3,053	5,917	6,503	7,934	8,160	1,431	22.0%	6.8%	0.9%	2.0%	1.5%	336.8	875.2
South Hampton	314	443	558	660	740	844	860	104	14.1%	1.7%	1.2%	1.3%	1.2%	68.1	103.0
Stratham	759	1,033	1,512	2,507	4,955	6,355	6,530	1,400	28.3%	5.2%	7.1%	2.5%	4.8%	98.2	412.9
RPC Region	**53,010**	**77,395**	**106,459**	**134,145**	**161,071**	**178,997**	**183,150**	**17,926**	**11.1%**	**2.3%**	**1.8%**	**1.1%**	**1.5%**	**279.2**	**469.4**
Rockingham Co.	**70,059**	**98,065**	**138,950**	**190,345**	**245,845**	**277,359**	**283,960**	**31,514**	**12.8%**	**3.2%**	**2.6%**	**1.2%**	**1.9%**	**193.6**	**386.5**
New Hampshire	**529,880**	**606,787**	**737,681**	**920,475**	**1,109,252**	**1,235,550**	**1,259,030**	**126,298**	**11.4%**	**2.2%**	**1.9%**	**1.1%**	**1.5%**	**79.7**	**133.6**

Figure CP-1
Population History, Town of Hampton Falls: 1800-2000

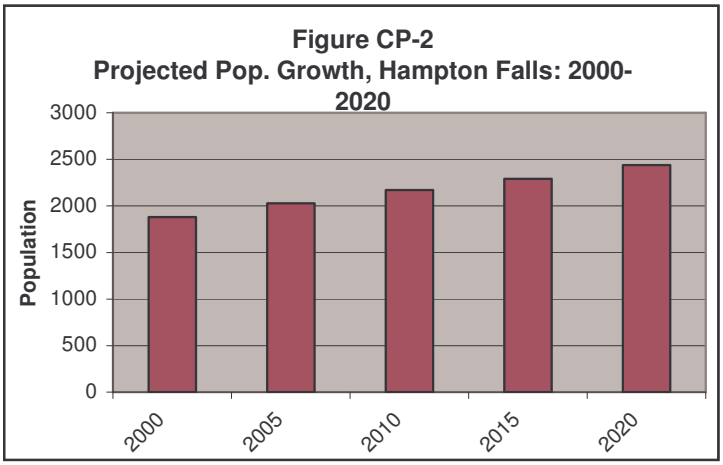


2.2 Population Projections

Future population trend data developed by the NH Office of State Planning predicts a slowing rate of population growth in Hampton Falls from 2000-2010, followed by a very slight increase in growth rate from 2010-2020. As shown in **Table CP-2**, the Town is projected to gain approximately 290 new residents by the year 2010 (an average annual growth rate of 1.4% from 2000 to 2010), and an additional 270 residents between the years 2010 and 2020 (an average annual growth rate of 1.3%). Projected growth rates for Hampton Falls are slightly higher than rates projected for the State and Rockingham County.

Table CP-2
Projected Population Growth, 2000-2020

	Population History								Population Density (persons/sq. mi.)	
						Projected Avg. Annual Growth Rates				
Town/Area	2000	2005	2010	2015	2020	'00-'10	'10-'20	'00-'20	2000	2020
Hampton Falls	**1,880**	**2,030**	**2,170**	**2,290**	**2,440**	**1.4%**	**1.2%**	**1.3%**	**148**	**192**
Exeter	14,058	14,680	15,430	16,100	16,680	0.9%	0.8%	0.9%	722	856
Fremont	3,510	3,820	4,120	4,380	4,600	1.6%	1.1%	1.4%	198	259
Hampstead	8,297	8,770	9,430	9,980	10,460	1.3%	1.0%	1.2%	631	795
Hampton	14,937	15,580	16,630	17,460	18,180	1.1%	0.9%	1.0%	1095	1333
Kensington	1,893	2,050	2,180	2,310	2,470	1.4%	1.3%	1.3%	149	195
North Hampton	4,259	4,570	4,870	5,110	5,310	1.3%	0.9%	1.1%	303	378
Seabrook	7,934	8,450	9,010	9,450	9,830	1.3%	0.9%	1.1%	875	1084
South Hampton	844	890	950	990	1,040	1.2%	0.9%	1.0%	103	127
Stratham	6,355	6,780	7,280	7,700	8,060	1.4%	1.0%	1.2%	413	524
RPC Region	**170,607**	**189,390**	**200,950**	**210,850**	**219,810**	**1.7%**	**0.9%**	**1.3%**	**447**	**576**
Rockingham Co.	**277,359**	**294,970**	**313,130**	**328,960**	**343,320**	**1.2%**	**0.9%**	**1.1%**	**386**	**478**
New Hampshire	**1,235,786**	**1,311,050**	**1,385,210**	**1,456,120**	**1,523,680**	**1.1%**	**1.0%**	**1.1%**	**134**	**165**



2.3 Characteristics of the Population

Age Distribution

Table CP-3 summarizes the change in broad age range groups that occurred in Hampton Falls between 1990 and 2000. **Table CP-4** contains a more detailed breakdown of the age distribution of the Town's residents and offers a comparison to neighboring communities.

Table CP-3
Change in Number and Percentage of Residents by Age Range
Town of Hampton Falls, 1990 and 2000

Age range	# Residents, 1990	# Residents, 2000	% Change, '90-'00	As % of total population, 1990	As % of total population, 2000
< 5 years	103	128	+ 24%	6.9%	6.8%
5-19	283	384	+ 36%	18.8%	20.4%
20-54	761	911	+20%	50.6%	48.5%
55-64	171	216	+ 26%	11.4%	11.5%
65 +	185	241	+ 30%	12.3%	12.8%
Total	*1,503*	*1,880*	*+ 25%*		

Source: U.S. Census Bureau

The comparison of 1990 and 2000 Census data in Table CP-3 shows that the actual number of residents in each age group increased, due to the overall increase in the Town's population. However, the percentage of the population that falls within each age group also changed. From 1990 to 2000, the Town experienced the greatest percentage increase in the 5-19 age group, and the 65+ age group. Both of these age groups increased at rates greater than that of the Town overall. Alternatively, the percentage share of the population in the 20-54 age group decreased from just over half (50.6%) of the total population in 1990 to under half (48.5%) of the total population in 2000.

Household Income

Table CP-5 presents income data for residents of Hampton Falls. The median family income for Hampton Falls in 1999 was $86,229, significantly higher than the figure for both Rockingham County and the State. Likewise, Hampton Falls' per capita income of $35,060 is significantly higher than that of the County and the State, and places the Town fourth out of the 37 communities in Rockingham County in terms of per capita income (the higher the rank, the higher the per capita income value).

In 1989, 3.7% of Hampton Falls residents were categorized as being below poverty level. By 1999 the percentage of individuals below poverty level dropped to 2.9%, well below the figure for the County and the State. The decrease in poverty is likely due to a combination of factors, including an improved economic climate and increase in housing costs which have squeezed lower-income residents out of the market.

Table CP-4

1990 - 2000 Age Distribution

	1990										2000									
Age category >	<5	5-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75+	<5	5-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75+
Hampton Falls	**103**	**181**	**102**	**63**	**176**	**300**	**222**	**171**	**113**	**72**	**128**	**287**	**97**	**47**	**168**	**341**	**355**	**216**	**146**	**95**
	6.9%	**12.0%**	**6.8%**	**4.2%**	**11.7%**	**20.0%**	**14.8%**	**11.4%**	**7.5%**	**4.8%**	**6.8%**	**15.3%**	**5.2%**	**2.5%**	**8.9%**	**18.1%**	**18.9%**	**11.5%**	**7.8%**	**5.1%**
Exeter	872	1,497	831	727	2,315	1,999	1,301	1,000	951	988	771	2,011	897	434	1,729	2,455	2,070	1,304	1,013	1,374
	7.0%	12.0%	6.7%	5.8%	18.5%	16.0%	10.4%	8.0%	7.6%	7.9%	5.5%	14.3%	6.4%	3.1%	12.3%	17.5%	14.7%	9.3%	7.2%	9.7%
Greenland	173	340	179	220	441	502	408	248	162	95	222	501	178	91	389	665	481	358	191	132
	6.3%	12.3%	6.5%	7.9%	15.9%	18.1%	14.7%	9.0%	5.9%	3.4%	6.9%	15.6%	5.5%	2.8%	12.1%	20.7%	15.0%	11.2%	6.0%	4.1%
Hampton	688	1,397	757	887	2,154	2,033	1,500	1,207	1,002	653	886	1,818	746	552	1,859	2,694	2,442	1,741	1,246	953
	5.6%	11.4%	6.2%	7.2%	17.5%	16.6%	12.2%	9.8%	8.2%	5.3%	5.9%	12.1%	5.0%	3.7%	12.4%	18.0%	16.3%	11.7%	8.3%	6.4%
Kensington	106	228	118	105	284	295	193	156	90	56	144	313	102	63	193	412	326	154	120	66
	6.5%	14.0%	7.2%	6.4%	17.4%	18.1%	11.8%	9.6%	5.5%	3.4%	7.6%	16.5%	5.4%	3.3%	10.2%	21.8%	17.2%	8.2%	6.3%	3.5%
North Hampton	210	454	212	208	516	629	527	432	293	156	194	641	232	115	402	766	802	498	366	243
	5.8%	12.5%	5.8%	5.7%	14.2%	17.3%	14.5%	11.9%	8.1%	4.3%	4.6%	15.0%	5.4%	2.7%	9.4%	18.0%	18.8%	11.7%	8.6%	5.8%
Rye	222	444	249	209	654	758	610	559	518	389	247	722	249	116	419	890	922	631	508	478
	4.8%	9.6%	5.4%	4.5%	14.2%	16.4%	13.2%	12.1%	11.2%	8.4%	4.8%	13.9%	4.8%	2.2%	8.1%	17.2%	17.8%	12.2%	9.8%	9.2%
Seabrook	386	577	326	538	1,173	880	751	786	709	377	458	928	366	367	1,145	1,266	1,122	945	780	557
	5.9%	8.9%	5.0%	8.3%	18.0%	13.5%	11.5%	12.1%	10.9%	5.8%	5.8%	11.7%	4.6%	4.6%	14.4%	16.0%	14.1%	11.9%	9.8%	7.1%
So. Hampton	49	97	48	34	107	158	79	83	57	28	46	135	40	25	88	154	165	77	60	54
	6.6%	13.1%	6.5%	4.6%	14.5%	21.4%	10.7%	11.2%	7.7%	3.8%	5.5%	16.0%	4.7%	3.0%	10.4%	18.2%	19.5%	9.2%	7.1%	6.4%
Stratham	423	771	258	196	967	1,062	571	343	253	111	432	1,145	393	144	689	1,369	1,125	494	342	222
	8.5%	15.6%	5.2%	4.0%	19.5%	21.4%	11.5%	6.9%	5.1%	2.2%	6.8%	18.0%	6.2%	2.3%	10.8%	21.5%	17.7%	7.8%	5.4%	3.5%
Rock. Co.	19,937	34,674	15,231	16,356	49,114	44,045	26,099	17,789	13,208	9,392	18,100	43,399	17,610	11,403	36,314	54,673	43,345	24,428	15,549	12,538
	8.1%	14.1%	6.2%	6.7%	20.0%	17.9%	10.6%	7.2%	5.4%	3.8%	6.5%	15.6%	6.3%	4.1%	13.1%	19.7%	15.6%	8.8%	5.6%	4.5%
New Hampshire	84,565	152,366	76,464	82,962	204,823	182,632	112,215	88,196	71,471	53,558	75,685	181,792	86,688	68,766	160,061	221,179	183,986	109,659	78,327	69,643
	7.6%	13.7%	6.9%	7.5%	18.5%	16.5%	10.1%	8.0%	6.4%	4.8%	6.1%	14.7%	7.0%	5.6%	13.0%	17.9%	14.9%	8.9%	6.3%	5.7%

Source: U.S. Census Bureau

Table CP-5
Median Family and Per Capita Income, 1989 and 1999

	1989		1999				
	Median Family Income*	Per Capita Income	Median Family Income*	Per Capita Income	1999 PCI rank, Rock. Co	% of Individuals below poverty level, 1989	% of Individuals below poverty level, 1999
Hampton Falls	**$58,814**	**$23,736**	**$86,229**	**$35,060**	**4**	**3.7**	**2.9**
Exeter	$42,556	$18,531	$63,088	$27,105	17	5.2	5.4
Hampton	$45,447	$18,371	$66,000	$29,878	10	7.1	5.9
Kensington	$47,083	$17,645	$72,679	$29,625	11	4.3	4.6
North Hampton	$53,873	$23,672	$72,500	$34,187	5	2.9	3.3
Seabrook	$31,484	$14,515	$47,718	$20,992	35	5.2	8.6
South Hampton	$50,331	$24,837	$75,778	$28,287	16	0.1	2.7
Stratham	$57,350	$23,104	$81,391	$33,270	6	2.1	1.2
Rockingham Co.	**$46,942**	**$17,694**	**$66,345**	**$26,656**		**4.4**	**4.5**
New Hampshire	**$41,628**	**$15,959**	**$57,575**	**$23,844**		**6.4**	**6.5**

* Family is defined as related individuals who live together in a housing unit. Households comprised of non-related individuals who live together are excluded from the calculation of median family income.
Source: U.S. Census Bureau

3.0 HOUSING

The housing stock in Hampton Falls is comprised predominantly of single-family homes, with a small percentage of multi-family units and manufactured housing.[1] **Table CP-6** and **Figure CP-3** present detailed information on the distribution of housing types for the years 1992 and 2001. This information clearly illustrates the lack of diversity in the Town's housing stock. Nearly 96% of Hampton Falls' housing stock is single-family; this compares to 71% of the total housing stock in Rockingham County.

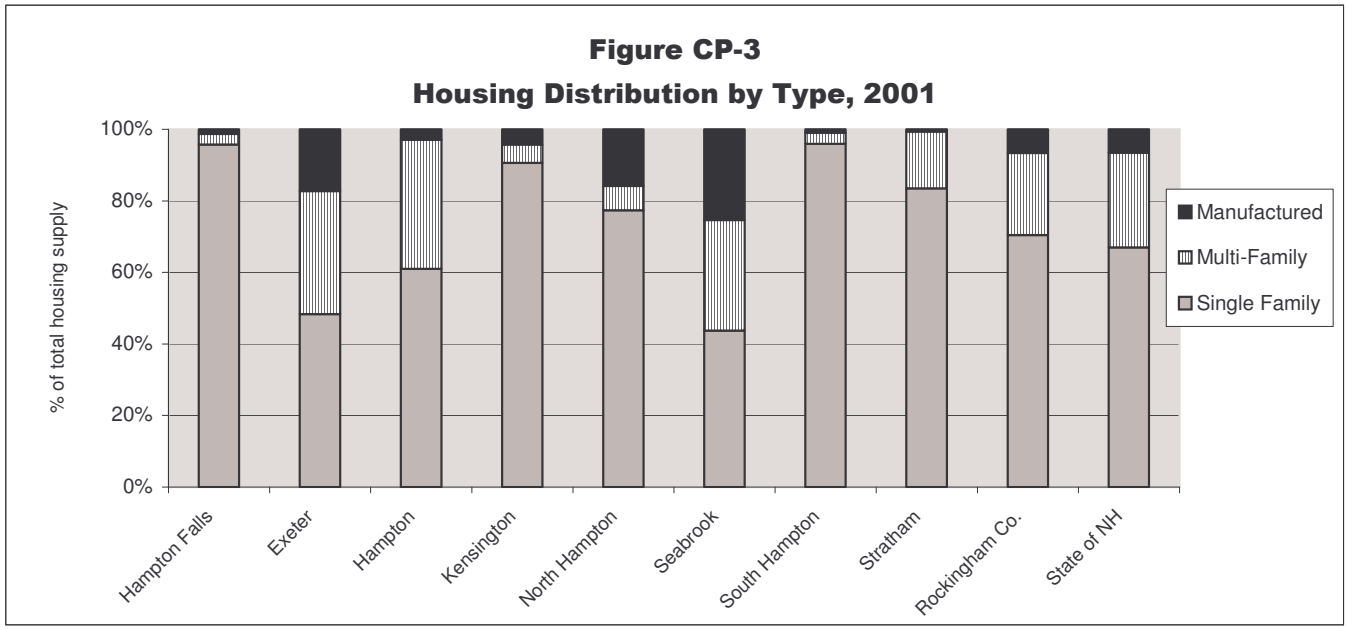
A noticeable trend over the period from 1992 to 2001 has been a decrease in the number of multi-family and manufactured housing units in Town. In 1992, approximately 91% of the housing stock in Hampton Falls was single-family, 7% was multi-family and 2% was manufactured housing. By 2001, single-family homes comprised nearly 96% of the Town's housing stock and the share of multi-family and manufactured housing decreased to 3% and 1% of the total housing stock, respectively. The loss of these types of units is particularly disturbing in light of the region's current shortage of housing for low- and middle-income individuals and families, as they are generally considered affordable housing options.

[1] The Town's Zoning Ordinance does not allow duplexes and multi-family housing. Units that were in place prior to creation of the Ordinance are considered legal non-conforming uses and are allowed to exist.

Table CP-6
Housing Distribution by Type
1992-2001

	1992							2001							1992-2001		
		Single Family		Multi-Family		Manufactured			Single Family		Multi-Family		Manufactured		Units	Percent Growth	
TOWN/AREA	Total	number	%	number	%	number	%	Total	number	%	number	%	number	%	added	Total	Avg.Annual
Hampton Falls	**635**	**578**	**91.0%**	**44**	**6.9%**	**13**	**2.0%**	**753**	**721**	**95.8%**	**22**	**2.9%**	**10**	**1.3%**	**152**	**18.6%**	**1.91%**
Exeter	5,414	2,328	43.0%	1,964	36.3%	1,122	20.7%	6,173	2,985	48.4%	2,123	34.4%	1,065	17.3%	1,008	14.0%	1.47%
Hampton	8,553	4,517	52.8%	3,735	43.7%	301	3.5%	9,444	5,761	61.0%	3,409	36.1%	274	2.9%	4,116	10.4%	1.11%
Kensington	581	517	89.0%	22	3.8%	42	7.2%	706	640	90.7%	36	5.1%	30	4.2%	131	21.5%	2.19%
North Hampton	1,514	1,136	75.0%	127	8.4%	251	16.6%	1,859	1,438	77.4%	127	6.8%	294	15.8%	259	22.8%	2.31%
Seabrook	3,510	1,250	35.6%	1,275	36.3%	985	28.1%	4,247	1,857	43.7%	1,313	30.9%	1,077	25.4%	987	21.0%	2.14%
South Hampton	269	250	92.9%	18	6.7%	1	0.4%	317	304	95.9%	10	3.2%	3	0.9%	46	17.8%	1.84%
Stratham	1,943	1,230	63.3%	668	34.4%	45	2.3%	2,462	2,056	83.5%	391	15.9%	15	0.6%	1,099	26.7%	2.67%
Rockingham Co.	105,036	63,758	60.7%	32,232	30.7%	9,046	8.6%	116,663	82,236	70.5%	26,689	22.9%	7,738	6.6%	36,904	11.1%	1.17%
New Hampshire	516,349	307,450	59.5%	165,935	32.1%	42,964	8.3%	553,595	370,809	67.0%	146,735	26.5%	36,051	6.5%	168,591	7.2%	0.78%

Source: "Current Estimates & Trends in New Hampshire's Housing Supply", Update - 2000, NH Office of State Planning



4.0 EMPLOYMENT

Tables CP-7 through CP-10 compare the changes in manufacturing and non-manufacturing establishments, employment, and wages in Hampton Falls and neighboring communities since 1980. Some of the employment data is suppressed for Hampton Falls and other smaller towns where a single employer makes up more than 80% of the collected data; however the County and State totals do account for the suppressed data.

As evidenced in **Tables CP-7** and **CP-8**, Hampton Falls has seen a continuous growth in the number of employment establishments and employment since 1980, although at a decreasing rate. Growth in both employment establishments (employers) and jobs over the last decade was at a slower rate than both the County and the State overall.

A comparison of the year 2000 employer/employment data in Tables CP-7 and CP-8, year 2000 wage data in **Table CP-9** and 2001 data presented in **Table CP-10** shows that wages did not hold up well from 2000 to 2001. The decrease in average weekly wages for all Hampton Falls jobs was attributable to a drop in private sector wages (government employee wages increased slightly over the time period), which was likely a result of the weakening economy nationwide and the shock of the September 11 terrorist attacks. While the number of employers in Hampton Falls increased slightly between the years 2000 and 2001 (95 employers in 2000 and 99 in 2001), total reported employment decreased by 2.2% over the same period (592 employees in 2000 and 579 in 2001).

Notes:

Table CP-7
Manufacturing and Non-Manufacturing Employment*, 1990 and 2000

	# Employed, 1980			# Employed, 1990			# Employed, 2000				Avg. Annual Change, Total Employment	
	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Gov't.	Total	1980-'90	1990-'00
Hampton Falls	**na**	**na**	**202**	**na**	**na**	**558**	**38**	**479**	**75**	**592**	**10.7%**	**0.6%**
Exeter	1,743	3,624	5,367	1,267	5,039	6,306	1,523	6,494	1,259	9,276	1.6%	3.9%
Hampton	541	2,507	3,048	1,006	3,942	4,948	1,222	4,088	976	6,286	5.0%	2.4%
Kensington	na	na	41	na	na	na	0	230	22	252	na	na
North Hampton	na	na	615	27	1,404	1,431	74	1,960	69	2,103	8.8%	3.9%
Seabrook	1,822	5,132	6,954	811	3,512	4,323	1,132	3,786	293	5,211	-4.6%	1.9%
South Hampton	na	na	170	na	na	80	na	na	27	137	-7.3%	5.5%
Stratham	na	na	580	na	na	1,453	850	1,854	267	2,971	9.6%	7.4%
Rockingham Co.	**17,917**	**38,051**	**55,968**	**14,479**	**62,686**	**82,085**	**18,764**	**97,995**	**12,800**	**129,559**	**3.9%**	**4.7%**
New Hampshire	**116,595**	**206,632**	**323,227**	**105,608**	**323,922**	**429,530**	**106,337**	**423,397**	**76,870**	**606,604**	**2.9%**	**3.5%**

* Average annual employment

Table CP-8
Manufacturing and Non-Manufacturing Establishments, 1990 and 2000

	# Establishments, 1980			# Establishments, 1990			# Establishments, 2000			Avg. Annual Change in Total # of Establishments	
	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Total	1980-'90	1990-'00
Hampton Falls	**na**	**na**	**37**	**na**	**na**	**70**	**5**	**90**	**95**	**6.6%**	**3.1%**
Exeter	26	306	332	16	411	427	25	509	534	2.5%	2.3%
Hampton	19	248	267	16	370	386	20	507	527	3.8%	3.2%
Kensington	na	na	7	na	na	na	0	36	36	na	na
North Hampton	na	na	88	4	169	173	7	234	241	7.0%	3.4%
Seabrook	19	103	122	25	168	193	34	254	288	4.7%	4.1%
South Hampton	na	na	6	na	na	11	na	na	na	6.2%	na
Stratham	na	na	55	na	na	132	6	216	222	9.1%	5.3%
Rockingham Co.	**304**	**3,348**	**3,652**	**397**	**5,305**	**6,322**	**536**	**8,699**	**9,235**	**5.6%**	**3.9%**
New Hampshire	**1,918**	**19,144**	**21,062**	**2,284**	**27,946**	**30,230**	**2,635**	**45,774**	**48,409**	**3.7%**	**4.8%**

Source: NH Dept of Employment Security

Table CP-9
Average Weekly Wages Paid to Employees
Manufacturing and Non-Manufacturing Establishments

Town	1980			1990			2000				Avg. Annual % Growth		
	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Total	Manuf.	Non-Manuf.	Gov't.	Total	Manuf.	Non-Manuf.	Total
Hampton Falls	**na**	**na**	**$163**	**na**	**na**	**$379**	**$895**	**$809**	**$575**	**$785**	**na**	**na**	**7.5%**
Exeter	$276	$205	$228	$770	$433	$501	$1,906	$626	$619	$835	9.5%	3.7%	5.2%
Hampton	$528	$168	$231	$639	$446	$485	$933	$700	$629	$734	3.9%	4.6%	4.2%
Kensington	na	na	$185	na	na	na	$0	$699	$197	$656	na	na	na
North Hampton	na	na	$180	$537	$308	$312	$1,905	$705	$587	$743	13.5%	8.6%	9.0%
Seabrook	$275	$312	$302	$623	$502	$525	$760	$723	$622	$725	2.0%	3.7%	3.3%
South Hampton	na	na	$311	na	na	$541	na	na	$401	$711	na	na	2.8%
Stratham	na	na	$206	na	na	$360	na	$576	$562	$1,003	na	na	10.8%
Rockingham Co.	$293	$205	$233	$623	$385	$429	$1,080	na	$599	$689	5.7%	na	4.9%
New Hampshire	$278	$211	$236	$569	$388	$432	$893	na	$600	$668	4.6%	na	4.4%

na = not available
Source: NH Department of Employment Security

Table CP-10
Employment and Weekly Wages, 2000-2001

Town	Private Employers, 2001			Avg. Annual Employment, 2001				Avg. Weekly Wage, (Private and Gov't)		Change in Avg. Wage
	Goods produc.	Service	Total	Goods produc.	Service	Gov't.	Total	2000	2001	2000-'01
Hampton Falls	**15**	**84**	**99**	**112**	**389**	**78**	**579**	**$785**	**$711**	**-9.4%**
Rockingham Co.	1,506	7,620	9,126	23,734	92,695	13,663	130,092	$689	$705	2.3%
New Hampshire	6,735	33,349	40,084	126,720	403,752	79,220	609,692	$668	$682	2.1%

na = not available
Source: NH Department of Employment Security

CHAPTER 12

Whittier Pond

WATER RESOURCES

WATER RESOURCES MANAGEMENT AND PROTECTION PLAN

1.0 INTRODUCTION

This component of the Town of Hampton Falls Master Plan addresses the requirements established by the NH Office of Energy and Planning under the authority of RSA 4-C:20, I, for the preparation of a local water resource management and protection plan.

The goals of this document are to:

-- identify and evaluate the adequacy of existing and potential water supply sources to meet the current and anticipated water demands of the community;

-- identify existing and potential threats to surface and groundwater resources;

-- evaluate existing local programs, policies, and regulations as they relate to water resources; and

-- identify regulatory and non-regulatory programs that would benefit the Town in its water resource management and protection efforts.

The protection and wise use of water resources are of critical concern to the community. With the entire population dependent on groundwater, from both private wells and public water systems, the quantity and quality of this resource must be protected from excessive depletion and/or contamination. Other water resources such as swamps, ponds, rivers, streams, and wetlands are important not only because of their hydrological connection to groundwater resources, but also because they provide ecological, scenic, and recreational value to the community as a whole. In general, there is a direct relationship between land use and water quality. It is the responsibility of the Town to take reasonable precautions to protect all water resources from incompatible uses and, in so doing, protect the health and general welfare of the community.

Regarding the source information (both data and maps) used to describe and map the water resources of Hampton Falls, the municipality considers such information to be the best available information existing at this time.

Surface Water Resources

Surface water systems are any type of water resource located above the ground on the earth's surface. Examples of surface water systems include: streams and their impoundments, rivers, marshes, ponds, bogs, lakes, wetlands, etc. These systems are more dynamic than groundwater, in that they are influenced by the effects of wind, rain and temperature. They are also subject to varying rates of flow, such as the difference between the flow rate of a river as opposed to that of a pond.

Since surface water systems flow over the land's surface, they are more susceptible to pollution caused either by hazardous materials located in close proximity to the system, or by pollutants discharged directly into the water.

There are two types of pollution source categories: non-point sources and point sources. A non-point pollution source travels over or under the land to the water resource, whereas a point pollution source discharges directly into the water resource, for example, a malfunctioning sewage treatment plant.

Surface water resources function as holding areas for flood waters and seasonal high waters. In addition they serve as recharge areas and discharge points for groundwater resources. The point of discharge is where the surface water resource and the groundwater resource are hydrologically connected. Most commonly, a surface water resource will act as a discharge point for groundwater. Such a discharge can replenish surface water resources as well as individual water wells during the dryer summer months. However, if dry periods are prolonged, the result can be an overall lowering of the water table.

2.0 REGIONAL WATERSHEDS

The watershed is the principal focus in describing a surface water system. A watershed is the land area within a series of connecting higher ridges that drain surface water to the lowest point, which is where a stream or river flows out of the watershed. The network formed by rivers, streams, lakes and ponds is known as the drainage system of the watershed. Watershed boundaries form natural planning areas within a town. In order to protect the resource, efforts can be taken that are localized within the watershed boundary. In this way there is a very clear and direct connection between the protective measure and the resource being protected. This connection is less clear with aquifers than with surface waters because much of the information regarding groundwater is speculative due to the subsurface nature of the resource.

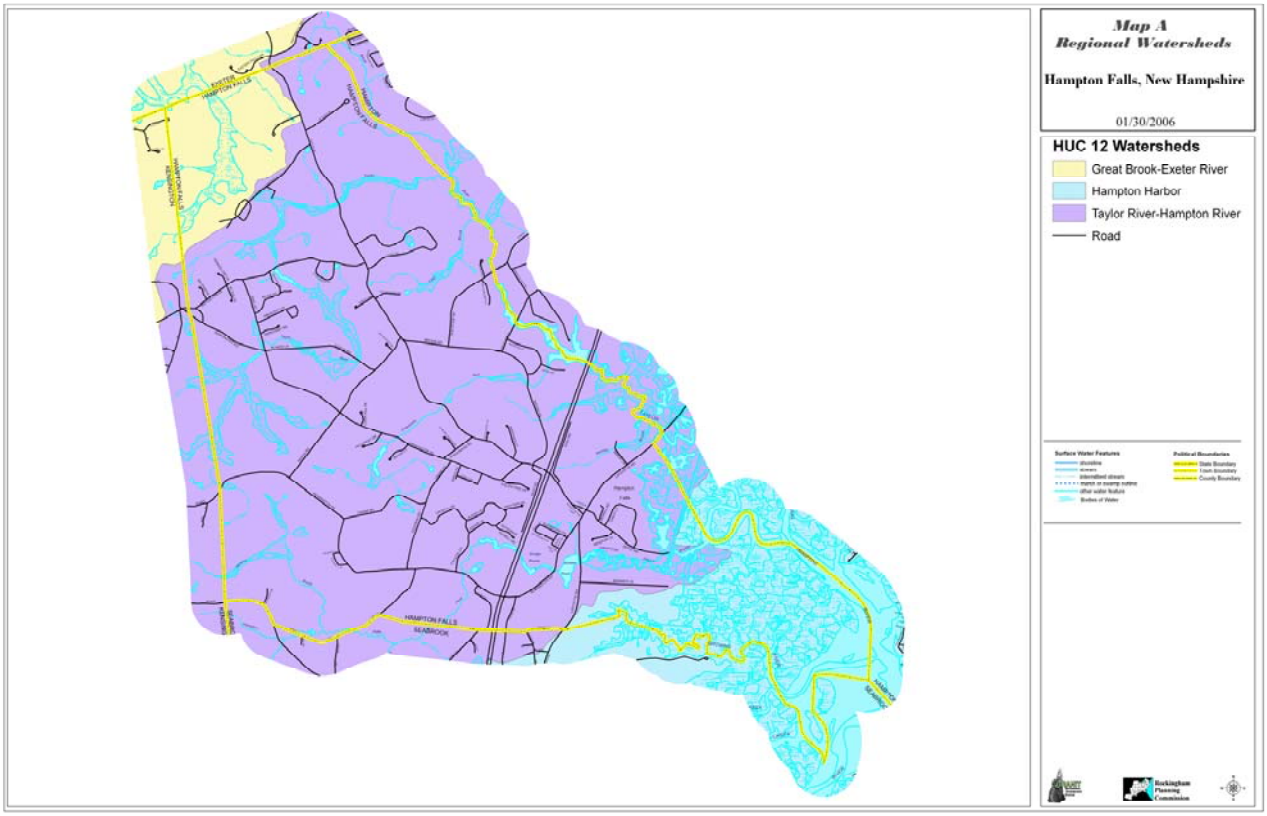
The Town of Hampton Falls is located within two regional watersheds - the Exeter River watershed and the Coastal watershed. The watershed boundaries shown on **Map A - "Regional Watershed Boundaries"** - were delineated by the Rockingham Planning Commission using 7.5 minute topographic maps from the U.S-. Geological Survey.

The following paragraphs provide a general description of each regional watershed.

- Exeter River watershed: This watershed covers a portion of 14 communities in southeastern New Hampshire (see Map A), including a small portion of Hampton Falls and the abutting communities of Exeter and Kensington. The watershed area is approximately 67,765 acres (106 sq. mi.), with Hampton Falls' portion consisting of about 514 acres (0.8 sq.mi.). The Exeter River flows through the watershed for a length of approximately 32 miles before emptying into the tidal Squamscott River. There are no surface waterbodies, other than a large wetlands area, within the Hampton Falls portion of the Exeter River watershed.

- Coastal watershed: The receiving water bodies of the Coastal Watershed are the Piscataqua River and the Atlantic Ocean. The Piscataqua River originates in Rollinsford, NH and is fed by the Salmon Falls, Cocheco and Bellamy Rivers. The Piscataqua River is tidal and flows along the shores of Newington, Portsmouth and New Castle for about seven miles before emptying into the Atlantic Ocean. New Hampshire's ocean-front shoreline is approximately 18 miles long. The area of the Coastal watershed is about 50,097 acres (78 sq.mi.). The area of the Coastal watershed within Hampton Falls is about 7,358 acres (11.5 sq.mi.).

Map A - Regional Watershed Boundaries



2.1 Watersheds and Watercourses within Hampton Falls

The Hampton Falls portion of the Exeter River watershed is so small that it has no sub-watersheds. The Coastal watershed has many sub-watersheds, including three that contain portions of Hampton Falls. The characteristics of these sub-watersheds are described below. Information is provided regarding the watershed's total acreage, acreage within Hampton Falls, number of waterbodies, number of watercourses and other communities within the watershed.

Map B - "Sub-Watershed Map" is a regional map which shows the location of Hampton Falls within the Exeter River Watershed, and the Taylor River, Hampton Falls River and Brown's River sub-watersheds.

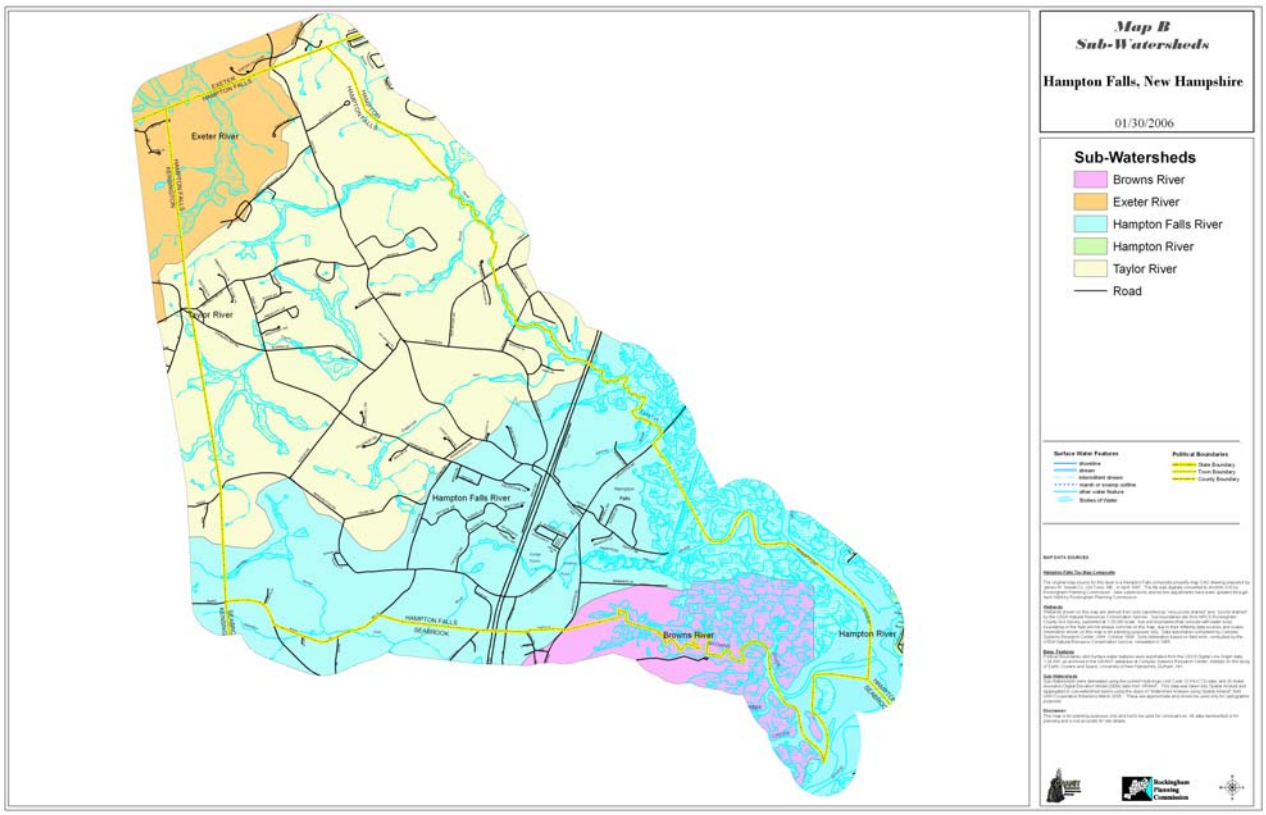
The accompanying **Map C - "Watersheds and Surface Waters Map"** shows the location of the watershed divides within Hampton Falls, as well as the location of all waterbodies and streams within Town.

A. Taylor River sub-watershed: The largest sub-watershed in Hampton Falls is the Taylor River sub-watershed, which is part of the Coastal watershed. It includes portions of Exeter, Stratham, North Hampton, Hampton, Kensington and Hampton Falls. The entire watershed is 14,437 acres (22.6 sq. mi.), with 5,138 acres (8.0 sq. mi.) in Hampton Falls. Within this sub-watershed there are 11 perennial watercourses, including Ash Brook, Clay Brook, Grapevine Run and Kenney Brook. Information on these watercourses and 7 unnamed watercourses is provided in Table 1. There are no surface water bodies, such as lakes or ponds, within this watershed.

B. Hampton Falls River sub-watershed: As shown on Map B, the Hampton Falls River sub-watershed contains 3,996 acres (6.2 sq. mi.) in Kensington, Seabrook and Hampton Falls. It is part of the larger Coastal watershed. Within Hampton Falls, the sub-watershed is 1,577 acres (2.5 sq. mi.). There are two perennial watercourses and five ponds located within the Hampton Falls portion. One of the watercourses is unnamed and the other is Winkley Brook. The ponds, located along the Hampton Falls River, are Whittier Pond and a series of four other ponds named the Dodge Ponds. Detailed information on the watercourses is provided in Table 1. In Table 2 information on the ponds is provided.

C. Brown's River sub-watershed: The Brown's River sub-watershed is located in Seabrook and Hampton Falls and is 1,517 acres (2.4 sq. mi.). Within Hampton Falls, the sub-watershed is 691 acres (1.1 sq. mi.). As part of the Coastal watershed, the area contains a large area of salt marshes. Located within the sub-watershed are Swains Creek and two unnamed watercourses. Detailed information on the watercourses is provided in Table 1. There are no surface water bodies in the watershed.

Map B – Sub-Watershed



Map C – Watersheds and Surface Waters

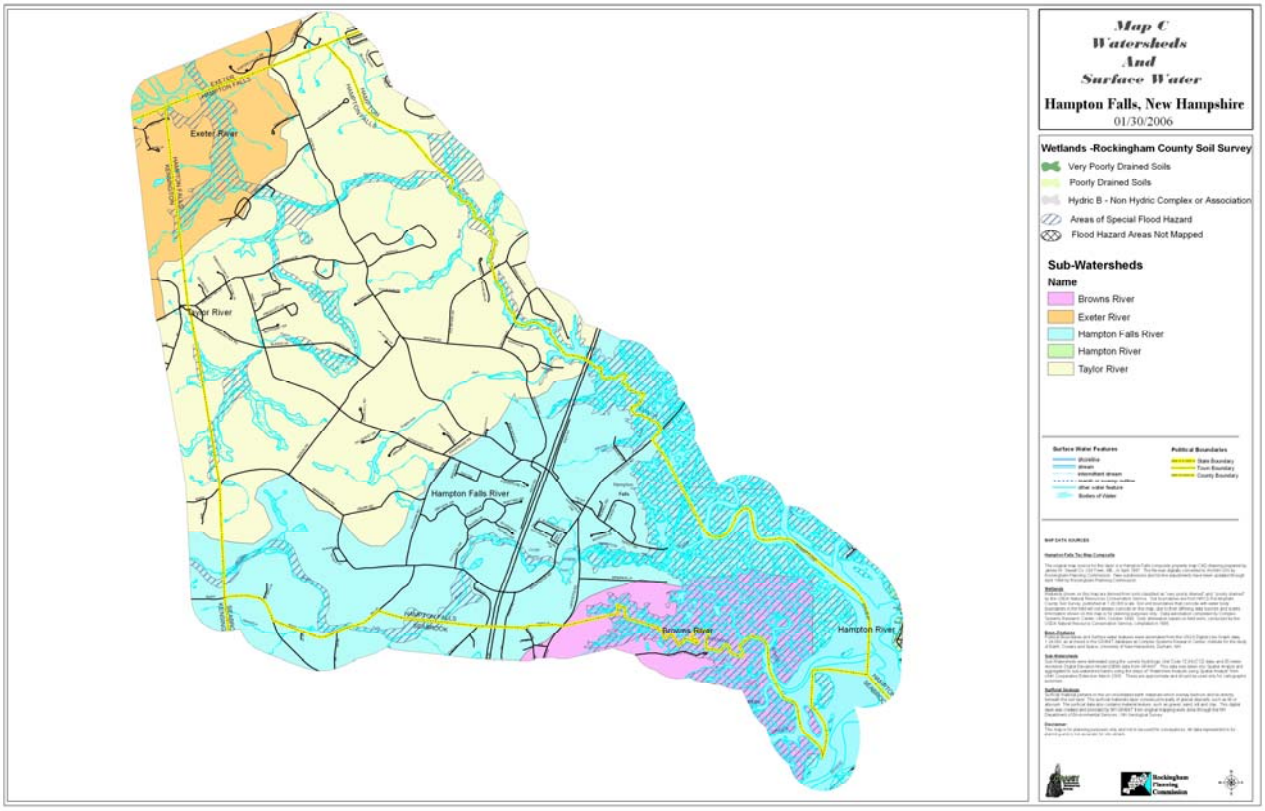


TABLE WR-1
HAMPTON FALLS' WATERCOURSES

Watercourses	Elevation (feet)	Watershed Location	Impounded/ Freeflowing
Taylor River	55 to 0	Taylor River	Impounded
Ash Brook	40	Taylor River	Freeflowing
Clay Brook	30 to 20	Taylor River	Freeflowing
Grapevine Run	60 to 10	Taylor River	Freeflowing
Kenney Brook	40 to 10	Taylor River	Impounded
Winkley Brook	70 to 55	Hampton Falls River	Freeflowing
Brown's River	20 to 5	Brown's River	Freeflowing
Swains Creek	5	Brown's River	Freeflowing
Stream T-1	60 to 55	Taylor River	Freeflowing
Stream T-2	55	Taylor River	Freeflowing
Stream T-3	55	Taylor River	Freeflowing
Stream T-4	40	Taylor River	Freeflowing
Stream T-5	35	Taylor River	Freeflowing
Stream T-6	35	Taylor River	Freeflowing
Stream T-7	20	Taylor River	Impounded

Watercourses	Elevation (feet)	Watershed Location	Impounded/ Freeflowing
Stream H-1	60 to 40	Hampton Falls River	Freeflowing
Stream B-1	10	Brown's River	Freeflowing
Stream B-2	10	Brown's River	Freeflowing

Note: All information in Table 1 is based on the watercourse within Hampton Falls.
Sources: USGS topographic maps, Water Resource Division dam records and RPC analysis.

2.2 Waterbodies

TABLE WR-2
ACREAGE OF HAMPTON FALLS' WATERBODIES

Waterbody	Surface Area	Elevation (Feet)	Watershed Location	Impounded / Freeflowing
Whittier Pond	11	20	Hampton Falls River	Impounded
Dodge Pond #1	6	40	Hampton Falls River	Impounded
Dodge Pond #2	5	40	Hampton Falls River	Impounded
Dodge Pond #3	2	20	Hampton Falls River	Impounded
Dodge Pond #4	1	20	Hampton Falls River	Impounded

Sources: USGS topographic maps, Water Resource Division dam records and RPC analysis.

2.3 Hampton Falls Surface Water Quality

In New Hampshire, each surface waterbody and watercourse has a legislative classification of A or B, as identified in RSA 485A:8. The classifications are defined below.

Class A Waters - Of the highest quality and potentially acceptable as public water supply sources after adequate treatment. No sewage or wastes shall be discharged into these waters.

Class B Waters - Of the second highest quality and no objectionable physical characteristics. No sewage or waste shall be discharged into these waters unless they have been adequately treated. Acceptable for fishing, swimming and other recreational purposes and, after treatment, for use as water supplies.

Currently, all of the Town's waterbodies and watercourses have received a Class B rating from the State Legislature.

3.0 WETLANDS

The State of New Hampshire first recognized wetlands as an important resource in 1967 when it began to regulate coastal wetlands. In 1969, the state extended its regulatory activities to cover freshwater wetlands. The Town of Hampton Falls first protected wetland resources at the local level through zoning in 1988.

There is a tremendous amount of diversity in the types of wetlands found in Hampton Falls. There are tidal marshes, mud flats, freshwater swamps, rivers, lakes, bogs and wet meadows just to name a few. However, all wetlands share three characteristics which are used to define them. The first is hydrology, the presence of water. Wetlands form wherever water is present for extended periods during the growing season. Water may be present on the surface or, the soils in an area may be saturated for a sufficient period of time to develop the second characteristic of a wetland, hydric soils**.**

All soils are porous, meaning that there are small spaces between the grains of the soil. Typically soils with larger grain sizes have larger spaces through which air and water can move more freely. For example, a sandy soil drains much more quickly than soils with small particles like clay. In an upland soil the spaces within the soil are usually filled by air. This allows oxygen to react with the elements within the soil. One of the "products" of these reactions is color, more specifically lighter colors such as red, tan or yellow. In a wetland soil, the spaces within the soil are filled by water for a long enough period of time to reverse the chemical reactions that can occur between oxygen and the soil's elements, giving the soil a darker color such as black, bluish-gray or dark brown. Sometimes the soils may be in a transition area between wetlands and uplands or the hydrology in an area may have been recently altered, in either case a profile of the soil might show a mottled or "splotchy" pattern. Mottled soils may or may not be within wetlands, to be certain one should look for the third characteristic, vegetation**.**

The same lack of oxygen in the soil that affects soil color will affect the ability of vegetation to survive. Plants which are adapted to low oxygen and saturated soil conditions have a competitive advantage in wetlands and therefore become the most predominant species growing in that area. These types of plants are categorized as "wetlands vegetation". If greater than 50% of the plant life in a given area is wetlands vegetation then that area is considered to be wetland. Some plants have become so well adapted to wetland conditions that they can survive in no other environment. These plants are known as indicator species since their presence serves as an immediate indication that the area is a wetland. An example of an indicator species is the cattail which may be prevalent in saturated soils but will never grow in an upland soil.

3.1 Wetland Functions and Values

Just as some types of wetlands are more easily recognized than others, some of the functions and benefits of wetlands may be less obvious than others. Lakes, ponds, rivers and streams are easily recognized as are the opportunities that they offer for recreation and wildlife habitat. However, they also provide flood storage, may be used as water supplies and provide sedimentation control. Swamps and marshes (both freshwater and tidal) are often easily recognized but regarded as "worthless" because they are not areas that are directly used for recreational or business pursuits. Actually these areas are extremely valuable and their removal may have immediate harmful effects on both the adjacent uplands and any nearby, more popular lakes and streams.

Marsh and swamp areas provide flood storage and wildlife habitat as well serving as a natural filtering system. The flood storage functions of marshes and swamps are fairly obvious, particularly in the spring when they store snow melt and early spring rains. Wildlife habitat is a function that is common to all natural areas. What sets marshes and swamps apart is the tremendous diversity of habitat types they provide which, in turn, support a wide range of wildlife. Scrub shrub areas may support a variety of birds, insects, amphibians and small mammals. Emergent vegetation such as lily pads, arrowweed, cattails and marsh grasses provide nursery habitat for many species which, while they may not be thought of as "marsh animals", could not survive without these areas. Many species of ducks nest in marsh grasses near the waters edge, young fish hide among the lily pads and arrowweed stems to avoid predators, and frogs and salamanders leave clusters of eggs in shallow water among the grasses and rushes. Emergent vegetation also makes up a large portion of the diet of moose and beaver.

The filtering functions of wetlands are the most likely to be overlooked by the casual observer. As water fans out across a wetland it slows down allowing sediments and some contaminants to settle out. Wetlands vegetation traps the sediments and their root systems help to ensure the underlying soil's stability. These plants also have some ability to remove contaminants and excess nutrients from the water. The plants and microorganisms in wetlands break down and recycle these materials into forms that may once again be used by larger organisms. In this way wetlands improve both water clarity and quality which is beneficial to everyone.

3.2 Wetland Types and Delineations

The Town of Hampton Falls Wetlands Conservation District is defined as those areas in Town that contain fresh and salt marshes, ponds, bogs, lakes, streams, rivers, as well as soils that are defined as poorly drained or very poorly drained by the National Cooperative Soil Survey conducted by the USDA Soil Conservation Service (Section 8-B,1 of the Zoning Ordinance).

Map D - "Wetlands", which depicts the location of wetland areas is included on the page following Table 3. This map was created by digitizing the County soil survey sheets onto the Rockingham Planning Commission's Geographic Information System (GIS). The County soil survey sheets were taken from the Soil Survey of Rockingham County, New Hampshire, prepared by the USDA Natural Resources Conservation District, 1994. Prior to this document, the main source for soils information was Soils Information For Resource Planning - Town of Hampton Falls, prepared by U.S. Department of Agriculture - Soil Conservation Service and the Rockingham County Conservation District in March 1980.

Wetland soils were digitized onto the Hampton Falls Soils Map by Rockingham Planning Commission personnel in October, 1991. The publication, Soil Potentials for Development: New Hampshire Seacoast Area, prepared by the Rockingham and Strafford County Conservation Districts in 1985 and revised in 1987, was used to identify wetland soil areas in Hampton Falls. Along with identifying all soil properties found within the two counties, this publication rates soils in terms of three development categories: soil suitability for on-site septic systems, dwellings with basements and local road construction. The ratings for these three categories were then combined to form an overall development rating for every soil property identified in both counties. The soil development rating matrix used in the above publication has been applied to the solids found in Hampton Falls and is presented in Appendix A of this document.

The amount of wetland soils in Hampton Falls was calculated from Map D by Commission personnel using the digitized information from the GIS. Wetland soils were broken down by the number of acres of poorly drained soils and very poorly drained soils. Table 3 shows the number of acres of wetland soils for the entire Town, and goes further by identifying the amount of wetland soils within the Exeter River Watershed, Taylor River Sub-Watershed, Hampton Falls River Sub-Watershed and the Brown’s River Sub-Watershed.

3.3 Wetlands in Hampton Falls

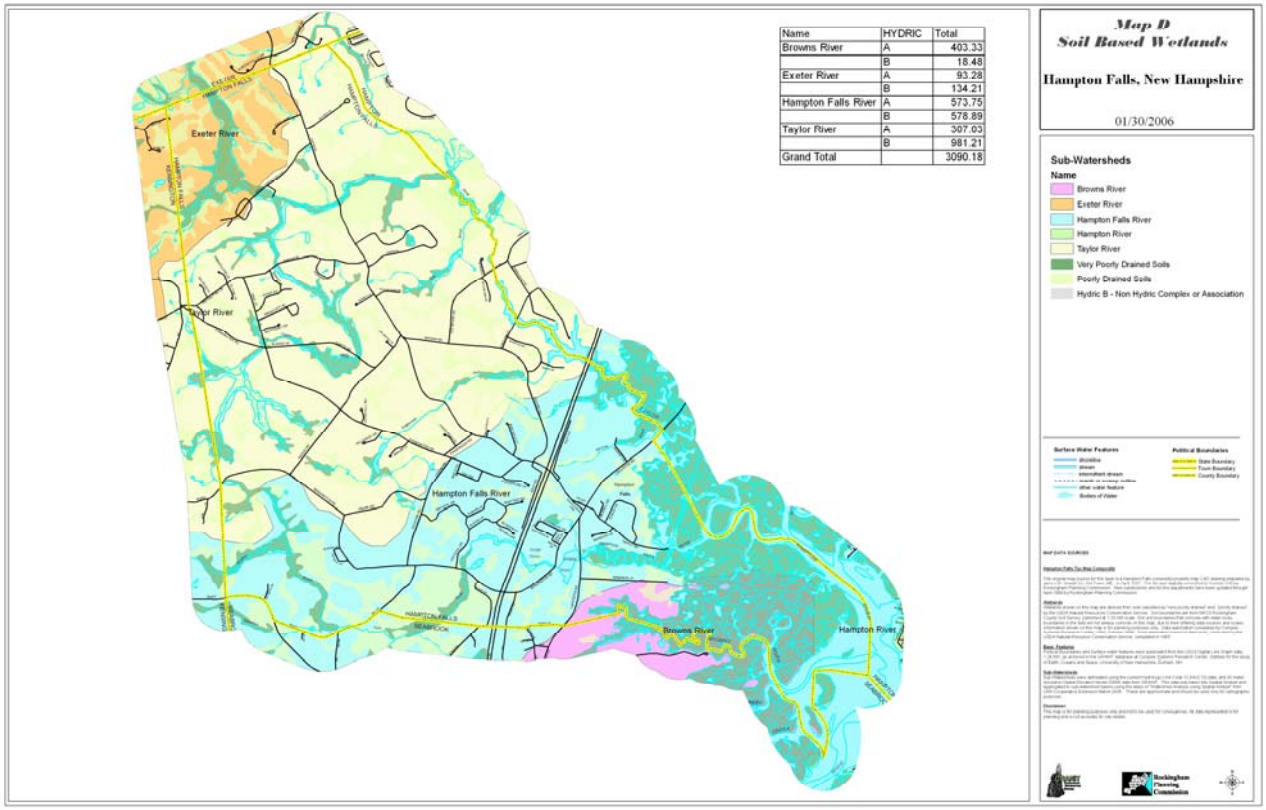
Table WR-3 outlines the specific wetland types for the Town of Hampton Falls.

TABLE WR-3
ACREAGE OF HAMPTON FALLS WETLAND SOILS

Regional Watersheds:	EXETER RIVER	COASTAL			
Sub-watersheds:					
Soil Category	Exeter River	Taylor River	Brown's River	Hampton Falls River	Town Total
Very Poorly Drained	85	332	0	96	513
Tidal V.Poor. Drained	0	156	352	325	833
Poorly Drained	116	1,189	35	417	1,757
Total Wetland Soils	201	1,677	387	838	3,103

Source: Soil Survey of Rockingham County, New Hampshire (1994), prepared by the Natural Resources Conservation District.

Map D - Wetlands Map



4.0 FLOODPLAINS

A Flood Insurance Rate Map was first prepared for the Town by the Federal Emergency Management Agency (FEMA) in 1982. The National Flood Insurance Program, administered by FEMA, allows residents living in flood hazard areas to purchase flood hazard insurance at subsidized rates; however, the insurance is only made available to communities which participate in the program. In order to maintain the town's participation in the program, the Zoning Ordinance was amended in 1990 to adopt the required model floodplain development ordinance. In 2003 FEMA undertook a program to digitize all Flood Insurance Rates Maps (FIRM's) in New Hampshire. Rockingham County was the first area completed in 2004. New maps were released for Town approval in 2005 and consequently the Town's new mapping is dated May 17, 2005.

The flood hazards in Hampton Falls are shown on **Map E** . In general, the flood hazard zones include the tidal marsh areas in the eastern portion of Hampton Falls and follow the Taylor River and the Hampton Falls River. The portion of Hampton Falls falling within the flood hazard boundary was calculated by Commission personnel using the RPC's geographic information system. **Table WR-4** indicates the acres of flood hazard areas in Hampton Falls. The table breaks the total acreage down by major and minor watersheds.

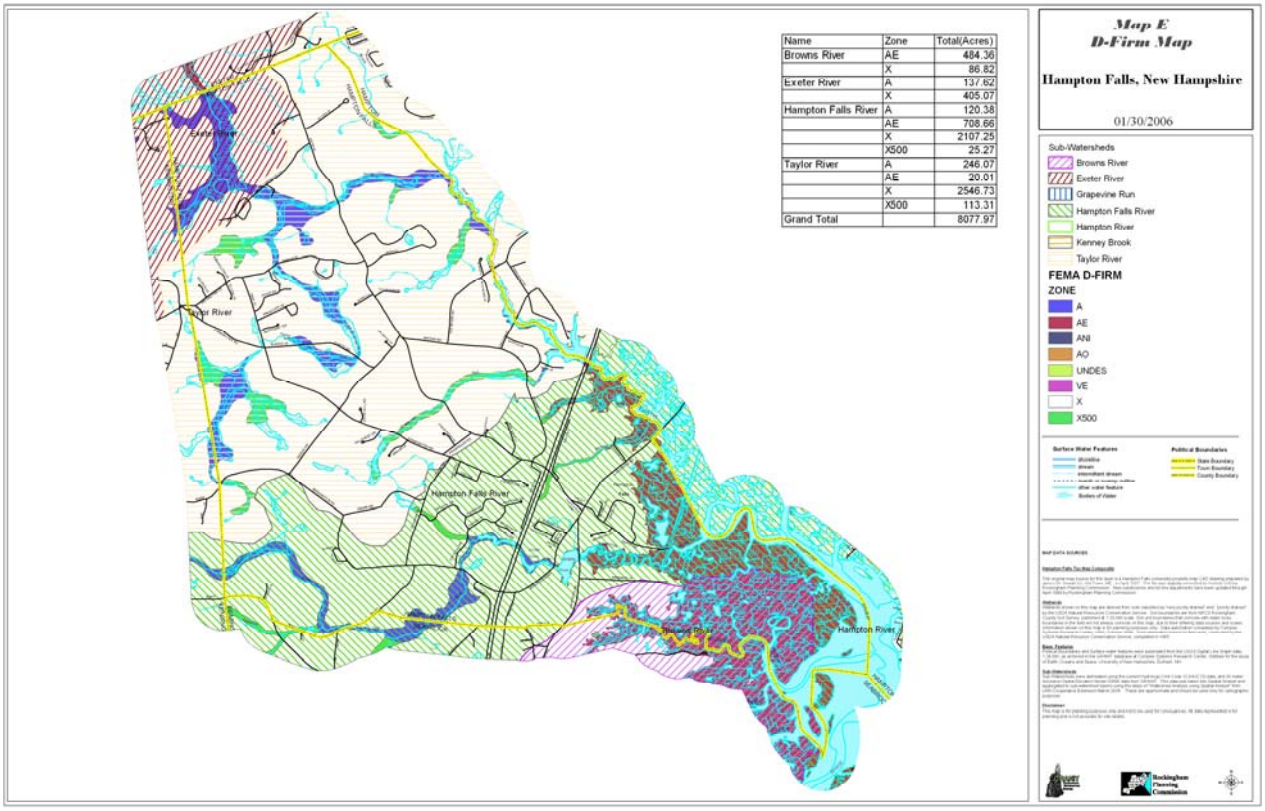
TABLE WR-4
HAMPTON FALLS FLOOD HAZARD AREAS

Watershed	Acres Within the Flood Hazard Areas
Exeter River Watershed	542 acres
Taylor River Sub-Watershed	2925 acres
Hampton Falls River Sub-Watershed	2935 acres
Brown's River Sub-Watershed	570 acres
Town Total	6972 acres

Source: Flood Insurance Rate Map (FIRM) for the Town of Hampton Falls, Published May 17, 2005, by the Federal Emergency Management Agency.

Development should be located away from floodplains. Building within a flood zone may reduce the floodplain's capacity to absorb and retain water during periods of excessive precipitation and runoff. Moreover, in regard to building within floodplains, contamination may result from flooding damage to septic systems. Without specific flood-proofing design and construction, development within floodplains poses threats to public health, safety and welfare.

Map E - Flood Hazards



Name	Zone	Total(Acres)
Browns River	AE	484.36
	X	86.82
Exeter River	A	137.62
	X	405.07
Hampton Falls River	A	120.38
	AE	708.66
	X	2107.25
	X500	25.27
Taylor River	A	246.07
	AE	20.01
	X	2546.73
	X500	113.31
Grand Total		8077.97

5.0 COASTAL RESOURCES

The Town of Hampton Falls has a mix of important coastal water resources. These include tidal marshes, mud flats and tidal rivers.

6.0 GROUNDWATER RESOURCES

Regarding the source information (both data and maps) used to describe and map the groundwater resources of Hampton Falls, the municipality considers such information to be, at a minimum, as detailed and as accurate as the maps or information required to be used by the administrative rules. The municipality considers the source information used in this section to be the best available information existing at this time.

Groundwater is a concentration of subsurface water, occurring in saturated soils and geological formations. It is re-supplied through precipitation and surface water discharge. The water infiltrates the ground through an aerated zone where impurities are filtered out. The water then moves to a saturated zone where the pore spaces between soil particles are filled by the water. These saturated zones are called aquifers. It is very important that the earth's surface be able to transmit water so that a certain percentage can be stored underground as "groundwater". If excessive compaction or extensive covering of the earth's surface occurs, the amount of water that can reach the saturated zone and become groundwater is reduced.

7.0 TYPES OF AQUIFERS

Aquifers (concentrations of groundwater) are found where saturated layers are permeable and the storage and transmission of water can take place. These are depicted on **Map F – "Aquifer Map"**. Aquifers having medium to high potential to yield groundwater occur in the New Hampshire seacoast area as alluvial deposits of sand and gravel (unconsolidated deposits) or in bedrock fractures (consolidated deposits). The major source of recharge to the aquifers of the seacoast area is through precipitation directly onto the aquifer's surface. In terms of the hydrologic cycle, approximately one-half of the average annual precipitation in the seacoast area is returned to the atmosphere as evapotransporation. The other half is split between surface water discharge and groundwater storage.

The unconsolidated deposits, also called stratified drift deposits, contain sorted layers of gravel, sand, silt and clay. They are found primarily along valley bottoms. These materials have abundant pore space to store water, in fact, these pore spaces can account for more than 30% of the deposit's total volume. Consequently, these stratified drift deposits of sand and gravel have become good sources of medium to high volume aquifers.

Bedrock fractures normally do not yield the same quantity of ground-water that stratified drift deposits do, however, they cannot be overlooked in terms of contributing to a community's water supply needs. Bedrock fractures are more productive when the bedrock has a layer of sand and gravel over it. This allows recharge to occur directly from above. Bedrock fractures are usually adequate for domestic wells serving a small population. In contrast, a till aquifer is usually lower yielding and can have a short well life. This is due to a mixture of clay, silt, gravel and boulders which tends to compact due to the different soil particle sizes. The transmission and storage of water is greatly reduced in this type of aquifer.

The most common types of aquifers occur in two conditions, confined and unconfined. Confined aquifers have a layer of impermeable material (such as clay) over them. Unconfined aquifers have a layer of permeable material so that recharge occurs directly from above. The water table (the top of the saturated zone) fluctuates depending on the volume of the water stored within this zone. The confined system is under pressure due to the surface layer of clay on top and is resupplied where this layer is interrupted or terminates.

7.1 Stratified Drift Aquifers

The groundwater resources of Hampton Falls have been investigated by the NH Geological Survey and the US Geological Survey (USGS). The various investigatory efforts are described below.

The NH Geological Survey has prepared surficial geology maps for the Exeter, NH and Hampton, NH quadrangles. These maps identified stratified drift formations as "glacial stratified sand and gravel". This mapping effort provides a very accurate delineation of the Town's stratified drift aquifers. The only area identified as a stratified drift aquifer was a small finger extending from a larger area in Kensington, north of Winkley Brook. However, because surficial geology is based on the earth material at depths ranging from five to ten feet, it is entirely possible for an aquifer formation to have a greater lateral extent at greater depths than depicted by this mapping effort.

In 1977, the USGS prepared a study entitled, Availability of Groundwater in the Piscataqua and Other Coastal River Basins, Southeastern New Hampshire, John E. Cotton, Water-Resource Investigations 77-70. This study based its findings on the area's surficial geology and assumed that those areas containing stratified drift formations would yield significant amounts of groundwater. The 1977 USGS study identified three medium yield aquifers. The map prepared for this study (Map F – Aquifers) provides the following narrative regarding medium yield aquifers found in the seacoast region:

> Potential Medium Yield Aquifers - Areas inferred to be underlain by relatively thin saturated sections of medium to very coarse sand or sand and gravel that have medium potential to yield water. Shallow wells and infiltration galleries located by systematic groundwater exploration within these areas may yield sufficient quantities of water for small municipal and rural water districts and commercial and light industrial use. Deposits are thinner and wells would be less productive along the margins of these areas, except where they border areas of high potential. Pumping wells adjacent to streams or lakes may induce surface water to infiltrate the aquifer.

One of the medium yield aquifers is located along the Exeter Town line, the second is in the southwestern corner of town, and the third is a small area just north of Dodge Pond.

In 1993 the USGS completed the most through and accurate study of the region's groundwater resources to date. The report is entitled, Geohydrology and Water Quality of Stratified Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern NH. The report identified three stratified drift aquifers within Hampton Falls. A brief description of the identified aquifers follows and their general locations can be seen on Map F - "Aquifers".

A. **Great Hill Aquifer**: This stratified drift aquifer was identified by the USGS study as being located around the base of Great Hill. This U-shaped aquifer is located entirely within Hampton Falls and is 110 acres in size. The saturated thickness, which is defined as the thickness of an aquifer below the water table, was determined to be 52 feet. The transmissivity of the aquifer was estimated at less than 1,000 feet squared per day. Transmissivity is the rate at which water is transmitted through the aquifer. No water quality problems were detected by USGS. The aquifer is a coarse-grained stratified drift overlying fine-grained stratified drift, with materials consisting principally of medium to coarse sand overlying significant thicknesses of clay, silt, and fine sand.

B. **Newfound Hill Aquifer**: This aquifer was located by the USGS in the southwestern corner of Hampton Falls, near Newfound Hill. The aquifer lies mostly in Town, but a small portion extends into Seabrook. The entire aquifer is only 44 acres, with 34 acres in Hampton Falls. The saturated thickness of the aquifer is 26 feet according to the USGS study. The transmissivity of the aquifer was estimated at less than 1,000 feet squared per day. Again, no water quality problems were detected by USGS. The aquifer is a coarse-grained stratified drift, with sorted sediments deposited by or in glacial meltwaters. Materials range principally from medium sand to cobble gravel.

C. **Crank Road Aquifer**: The third stratified drift aquifer is located just west of Crank Road in the central portion of Town. This aquifer is entirely within the Town boundaries and is 60 acres in size. Although this aquifer is slightly larger than the Newfound Hill aquifer, the saturated thickness of the deposit was not determined. It is most likely this information was not developed because there were too few existing wells to properly determine an area-wide saturated thickness. Due to funding constraints in the aquifer mapping program within USGS, there were often no resources to create new monitoring wells that would generate the information required to establish saturated thickness. If existing wells could not be used, this piece of information went unassessed in the project. As with the other two aquifers, the transmissivity of the aquifer was estimated at less than 1,000 feet squared

per day and no water quality problems were detected by USGS. The material in this aquifer is the same as that found in the Great Hill Aquifer.

Due to the relatively small size of the aquifers, the USGS study did not determine the groundwater flow direction or water table contours for any of the aquifers in Hampton Falls.

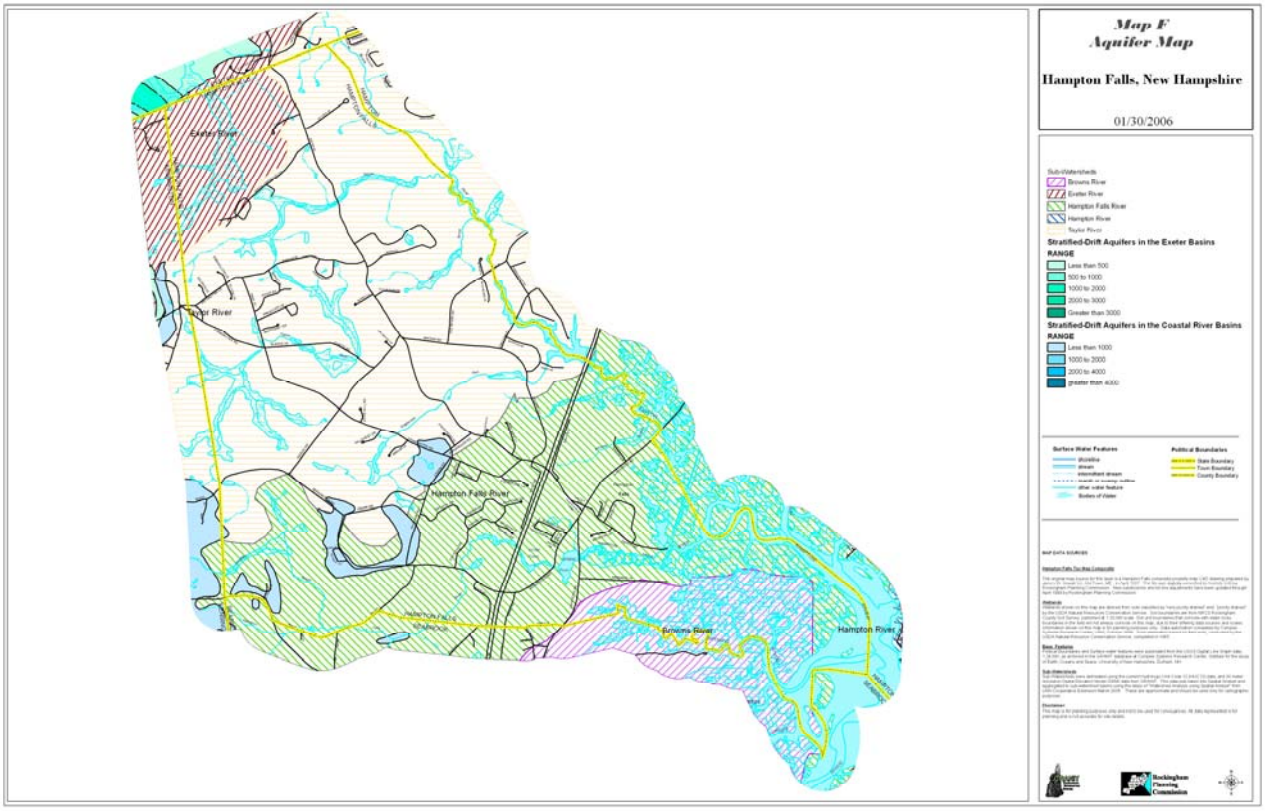
A detailed discussion of existing potential threats located above these aquifers is presented in the Potential Threats section of this document. A discussion of potentially hazardous land uses allowed by zoning above these aquifers is presented in the Management of Potential Threats section of this plan. A strategy for mitigating the existing potential threats and possible hazardous land uses above these aquifers is also presented in the Management of Potential Threats section.

7.2 Bedrock and Till Aquifers

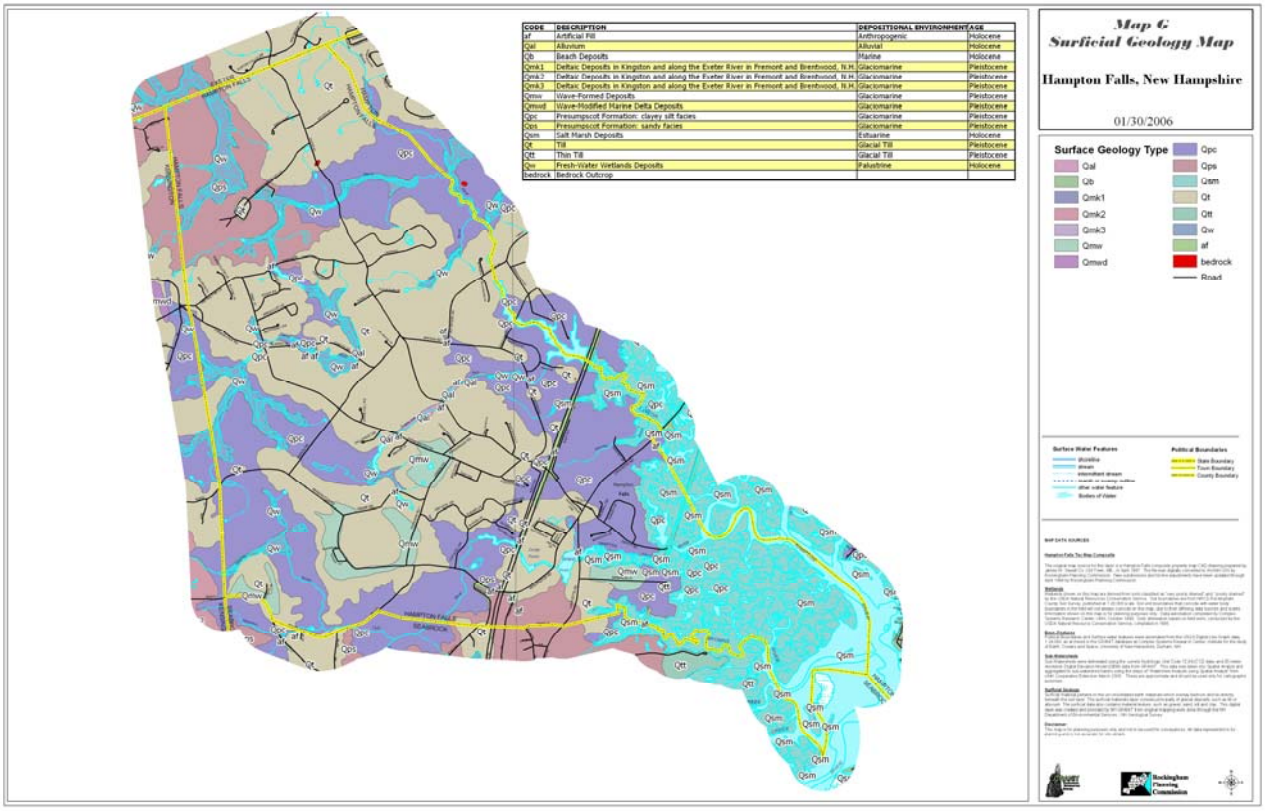
The State Geologist map, **Map G – "Surficial Geology"**, which depicts Hampton Falls' surficial geology, contains information regarding the location and extent of till (and marine sediment) formations. In general, till material has poorly sorted grain sizes, which results in limited porosity, transmissivity and hydraulic conductivity. Given these qualities, till formations would not be suitable for municipal water supply wells. Hence, these areas have not been delineated in this plan.

The bedrock geology of Hampton Falls was determined using the " Geologic Map of New Hampshire", U.S. Geological Survey/State Geologist (2005), prepared at a scale of one inch equals approximately four miles. The fault lines of different formations are shown on **Map G - "Surficial Geology"**.

Map F - Aquifer



Map G – Surficial Geology



CODE	DESCRIPTION	DEPOSITIONAL ENVIRONMENT	AGE
af	Artificial Fill	Anthropogenic	Holocene
Qal	Alluvium	Alluvial	Holocene
Qb	Beach Deposits	Marine	Holocene
Qmk1	Deltaic Deposits in Kingston and along the Exeter River in Fremont and Brentwood, N.H.	Glaciomarine	Pleistocene
Qmk2	Deltaic Deposits in Kingston and along the Exeter River in Fremont and Brentwood, N.H.	Glaciomarine	Pleistocene
Qmk3	Deltaic Deposits in Kingston and along the Exeter River in Fremont and Brentwood, N.H.	Glaciomarine	Pleistocene
Qmw	Wave-Formed Deposits	Glaciomarine	Pleistocene
Qmwd	Wave-Modified Marine Delta Deposits	Glaciomarine	Pleistocene
Qpc	Presumpscot Formation: clayey silt facies	Glaciomarine	Pleistocene
Qps	Presumpscot Formation: sandy facies	Glaciomarine	Pleistocene
Qsm	Salt Marsh Deposits	Estuarine	Holocene
Qt	Till	Glacial Till	Pleistocene
Qtt	Thin Till	Glacial Till	Pleistocene
Qw	Fresh-Water Wetlands Deposits	Palustrine	Holocene
bedrock	Bedrock Outcrop		

Hampton Falls has three general types of bedrock geology:

1) Kittery Formation (metamorphic)

   OZk - well bedded and grade-bedded purple and green phyllite and tan calcareous siltstone;

2) Ordovician Plutons (igneous)

   a) Oe9 - proxene and pyroxene-hornblende diorite and gabbro, with minor granodiorite and granite;
   b) On 2-3A - gray medium-grained tonalite and granodiorite; Newburyport pluton

3) Eliot Formation (metamorphic)

   OZe - gray to green phyllite, quartzite and quartz mica schist and well-bedded calc silicate

8.0 SUSTAINABLE GROUNDWATER STUDY FOR THE COASTAL WATERSHED, SOUTHEASTERN, NEW HAMPSHIRE

In 2003, the US Geologic Survey, the New Hampshire Department of Environmental Services and a majority of communities in the 42 town coastal watershed combined resources to develop a land mark groundwater study. This study is developing the most meaningful information on the groundwater resources of the area since the aquifer information produced by USGS was released in the early 1990's. The purpose of the study is three-fold: to generate new information regarding the groundwater hydrology of the region through the monitoring of new and existing wells; to create a groundwater demand model for the region; and finally, to create groundwater use rates for each of the communities in the watershed. In particular this last study product will generate water supply estimates for each community based upon usage rates developed for a variety of land use types. This information should be very useful to the Town of Hampton Falls for future water resource planning. Although the study was intended to be completed in the spring of 2005, this schedule has been pushed back to the fall of 2006. When this study is completed and released to the public, its results should be summarized and incorporated into this chapter.

Potential Threats to Water Quality

The following section provides brief discussions of a number of activities that represent potential threats to water quality in Hampton Falls. Where available, the latest NH Department of Environmental Services (NHDES) inventories of sites in Town are provided in appendices as described.

A. **Hazardous waste sites** NHDES inventories all hazardous waste sites in the state and those facilities found in Hampton Falls are detailed in Appendix B.

B. **Subsurface Disposal Systems** There is no public wastewater facility in the Town of Hampton Falls so businesses and residences must rely on subsurface disposal systems. Properly functioning systems pose no threat to surface or groundwater resources, but serious contamination is possible from improperly functioning systems.

C. **Fuel and Chemical Storage Tanks:** Underground storage tanks are a potential threat to water resources in that leaking can occur due to defects in tank construction, improper installation, and corrosion of older tanks. The State requires that all tanks with a capacity of 1,100 gallons or more be registered and the use reported to the Waste Management Division of the NH Department of Environmental Services, per NH Code of Administrative Rules WS 411. In 1992 the Town adopted an ordinance prohibiting the installation of underground storage tanks of less than 1,100 gallons for storage of any hazardous materials.

   Details relative to tank location (by street address), map and lot number, active or abandoned status, capacity, type of construction, dates placed in and/or out of service (as applicable), type of product stored, and description of the leak detection system (if any) are presented in Appendix C.

D. **Agricultural Runoff and Pesticide Application Sites:** According to the records of N.H. Division of Pesticide Control, there are four sites in Hampton Falls where pesticides are applied. These facilities are detailed in Appendix D.

E. **Salt Piles and Salt Application Sites:** A Town-owned indoor salt pile is located at the corner of Drinkwater Road and Parsonage Road at the Town Public Works Garage and brush dump site. Pure salt is stored inside while a sand/salt mixture is stored in a separate covered container. Currently, there are no monitoring wells in place. All paved roads receive some type of road salt application. There are no monitoring wells along these roads, and no water quality data is available

F. **Sand and Gravel Excavation Sites:** There are no large excavation operations within Hampton Falls. There is one inactive gravel pit located west of Crank Road and south of Drinkwater Road. There are no monitoring wells at the site and no water quality data is available.

G. **Radon:** None of the Town's bedrock types are associated with high radon levels, however, this should not lead one to believe that radon is not present within Hampton Falls. Radon contamination in water has recently become a concern throughout the nation. Radon is a colorless, odorless, cancer-causing gas that is produced as uranium (typically occurring in trace amount) decays. This gas escapes from water once it is brought up from the ground. For example, when a shower is used in a home with water containing radon, radioactive gas diffuses into the air. Hydro-geologists at the University of New Hampshire's Department of Earth Sciences report that water from deep, bedrock wells is more likely to carry radon than water from shallow wells or those located in gravel deposits.

H. **Arsenic:** Arsenic is a naturally occurring element in the bedrock of New Hampshire and is therefore a natural water contaminant in the state. The human health effects of chronic exposure to low levels of arsenic in drinking water is of particular concern to New Hampshire due to the large number of private bedrock wells. Numerous epidemiological studies have shown an elevated risk for bladder and skin cancer associated with exposure to high levels of arsenic, however, studies concerning the risk of bladder or skin cancer from chronic exposure to low levels of arsenic have only recently been undertaken and presently show a range of results. Studies performed by the USGS in 1993 and 2000 have identified New Hampshire, specifically southeastern New Hampshire, as having moderate to high concentrations of arsenic in drinking water from ground-water sources, primarily private bedrock wells. According to the USGS, nearly one-fifth (19 percent) of randomly selected private bedrock wells tested in southeastern New Hampshire contain concentrations of arsenic that exceed 0.010 milligrams per liter, the U.S Environmental Protection Agency's maximum contamination level for public water supplies. Based on the population of this region (US Census Bureau, 2000) and water-use data from 1990 (US Census Bureau, 1990), more than 285,000 people are estimated to use private water supplies, about 75 percent of which are private bedrock wells. Results from the USGS studies indicate that 19 percent of bedrock wells in this region have concentrations of arsenic greater than 0.010 mg/L; therefore, it can be estimated that approximately 41,000 people in the region have bedrock wells with arsenic at concentrations of concern for human health. Although all public drinking-water supplies must meet the new EPA arsenic standard of 10 ug/l by 2006, private drinking-water supplies are largely unregulated and are not required to meet this new standard.

I. **Methyl tert-Butyl Ether** (MTBE): A second known contaminant to public wells in Hampton Falls is Methyl tert-Butyl Ether commonly referred to as MTBE. In a study by USGS entitled, ”Occurrence of Methyl tert-Butyl Ether (MTBE) in Public and Private Wells, Rockingham County, New Hampshire”, published in November, 2004, it has been revealed that since the introduction of reformulated gasoline to meet Clean Air Act standards, higher levels of MTBE have appeared throughout Rockingham County. This is particularly troublesome for the Region and Hampton Falls because of the dependence upon private groundwater facilities for drinking water. There were three sites tested in Hampton Falls, although the report does not identify the sites by name. Although increased levels of MTBE were reported, the levels did not exceed state safe drinking water levels for

the substance. However, the presence of this contaminant remains a concern due to increasing occurrences and the fact that it is a suspected carcinogen. The Town should make sure that all gasoline facilities follow MTBE Best Management Practices to ensure against further groundwater contamination.

9.0 CONCLUSIONS, RECOMMENDATIONS AND POLICIES

In an effort to protect and wisely manage the water resources of Hampton Falls, the Town can pursue a number of regulatory and non-regulatory strategies. Reliance on a single method is not advised. Rather, it is recommended that the Town use a combination of strategies. While the following recommendations may not all be implemented by the Town, the items described below are an attempt to provide the Town with a variety of options for protecting and managing water resources in a sound, rational manner.

9.1 Nonregulatory Programs

It is recommended that the Town of Hampton Falls employ the following nonregulatory programs in order to manage and protect its water resources:

A. Educational and informational programs should be developed in order to provide the general public with an understanding of the operation, proper use, and maintenance of septic systems and leach fields (i.e., regularly pumping out septic tanks, avoiding disposal of hazardous or harmful wastes, etc.) This would likely prevent unnecessary system contamination and failures, thereby protecting surface and groundwater resources.

   A pamphlet on the proper maintenance of septic systems and leachfields has been prepared by the Granite State Septic System Designers and Installers Association and the University of New Hampshire Cooperative Extension Service. The most feasible option for distribution would be to have the Town's Code Enforcement Officer distribute the pamphlet when inspecting new or replaced septic systems. For more information please contact the local Cooperative Extension Service in Brentwood.

B. The Town should continue its agreement with the Town of Hampton to ensure an adequate facility for septage disposal. Currently the Town of Hampton allows the residents of Hampton Falls to have septic effluent disposed of in the Hampton municipal wastewater treatment facility.

C. The Town should continue to participate in any regional or inter-community household hazardous waste collection programs, such as the collection effort in Hampton organized by the Southeast Regional Solid Waste District. Due to cost considerations, opportunities for household hazardous waste disposal have been infrequent in the region; in many cases, a citizen only has one opportunity per year to dispose of household hazardous wastes.

   The Town needs to take a more pro-active course of action in terms of dealing with the household hazardous waste disposal problem, either on its own or as a member of the Southeast Regional Solid Waste District. Perhaps communities within the District could arrange to have a space within their solid waste disposal sites where citizens could drop off their household hazardous wastes for proper disposal at a later date. Another option would be for the District to establish a regional household hazardous waste drop-off site. This would vastly increase a citizen's options for disposal of such wastes, even if this site were open only one day a week or one day a month. In the meantime, the number of household hazardous waste collection days need to be increased and the Town is encouraged to work towards this end.

Education programs on the proper storage and disposal of household hazardous waste materials should be considered by the Town. The pamphlet entitled, "Hazardous Materials in Your Home", prepared by the University of New Hampshire Cooperative Extension Service in conjunction with the Governor's Energy Office, could be distributed on a Town-wide level. For more information please contact the local Cooperative Extension Office in Brentwood.

D. The Hampton Falls Conservation Commission should continue to work with owners of properties containing critical water resources to obtain such areas by gift, grant, or bequest, and/or obtain covenants or easements. This is a great way to protect environmentally sensitive lands at minimal cost to the community in terms of tax dollars. It is possible that the only costs associated with land protection efforts involving gifts, grants, bequests, and the establishment of covenants and easements would pertain to survey, legal and recording fees.

Hampton Falls should make use of state and federal land acquisition programs as a means of protecting environmentally sensitive lands. The Town should participate in the state's Land and Community Heritage Investment Program (LCHIP) if and when this program secures adequate funding allocations from the General Court. This program offers a competitive 50% match program for the purchase of land or development rights in properties of significance to municipalities. Semi-public and regional organizations (such as the Society for the Protection of NH Forests, NH Audubon Society and the Rockingham Land Trust) may also be helpful in this regard. As may be appropriate in certain circumstances, the Conservation Commission should consider including in the Capital Improvements Program recommended funding for acquiring land within critical resource areas. This strategy should be pursued when non-fee or easement acquisition efforts are unsuccessful.

E. The Town should continue to appropriate money to the Conservation Commission's land acquisition fund to be used for the protection of land and water resource conservation areas. There are generally six different methods for protecting these areas:

1) Land Purchase;
2) Option of Right of First Refusal;
3) Purchase and Resale - This method is achieved when a town purchases a property with the intent of prescribing some degree of protective measure on a portion of the property and then reselling the property to a buyer comfortable with the newly placed conservation restrictions ;
4) Bargain Purchase;
5) Easements - Conservation Restrictions and/or Purchase of Development Rights; and
6) Innovative land use controls in accordance with RSA 674:21.

Conservation funds enable the Town to act on short notice when a valuable parcel of land is threatened. This land may be of critical importance for protecting significant wetlands, shoreland, wildlife habitat or recreational areas.

F. The Conservation Commission should continue to work with people who own land having conservation potential by promoting the tax incentives associated with the donation of land or easement restrictions. The Current Use Assessment Program also provides tax abatements on parcels of 10 acres or more or on "natural preserves" of any size.

G. The Hampton Falls Planning Board should work with their counterparts in surrounding towns to promote land use planning practices which are mutually beneficial to protect common watersheds, wetlands and aquifers. Hampton Falls may choose to develop intermunicipal agreements (pursuant to RSA 53-A) to protect these shared resources. RSA 4-C:23 authorizes agreements between municipalities to develop regional water resources management plans.

H. A program to reduce the amount of road salt used, especially in aquifer recharge areas, should be developed. The following methods should be employed:

1) Mix sodium chloride with calcium chloride and/or sand to reduce the total amount of sodium chloride applied;
2) Periodically re-calibrate salt spreaders so that they apply the correct amount of salt/sand mix; and
3) Post areas where reduced salting is practiced, which will encourage drivers to reduce speeds and drive more cautiously.
4) Continue exploration of alternatives to salt as a de-icing agent.

I. The program to inspect and maintain drainage control facilities, (e.g. catch basins, detention ponds and culverts) throughout Town should be continued. If these devices become filled with sediment, they can no longer perform their function.

J. The Town should consider developing an assistance program for the removal of underground storage tanks. Perhaps a pamphlet could be published which addresses the following items: tank placement and replacement, tank construction, leak detection methods, proper procedures for removal and a description of the state program which offers limited financial assistance for tank removal and contamination remediation. The Town should coordinate its program with the Groundwater Protection Bureau of NHDES.

K. In an effort to stay informed on the larger picture of overall watershed development, the Planning Board should ask to be put on the mailing lists for the agendas of the Exeter, Hampton, Kensington, South Hampton and Seabrook Planning Boards. In turn, the Hampton Falls Planning Board could send its monthly agenda to the above mentioned communities. This will help to keep the Planning Board informed on developments which may affect the Town's water resources. It will also go a long way towards inspiring inter-community communication and cooperation. Reviewing the agendas of abutting communities could be a monthly agenda item for the Planning Board.

L. The Town should encourage farms to employ Best Management Practices (BMP's) as prescribed by the Natural Resources Conservation Service (formerly the Soil Conservation Service). BMP's include storage of manure in concrete pits and more efficient and better timed application of fertilizer and pesticides.

M. The Planning Board should be kept informed by the Rockingham Planning Commission regarding the availability and appropriateness of regional or State water resource data.

The costs of instituting these nonregulatory programs are expected to be variable, but relatively low. For example, any assistance provided by the Rockingham Planning Commission is either at reduced cost or no cost, as part of Hampton Falls' annual membership in the Commission.

Costs associated with land conservation efforts involving donations of land and easements would involve survey, legal and recording fees. The outright purchase of these lands or the purchase of development rights would obviously entail substantially greater costs. Land conservation is discussed in greater detail in the Conservation and Preservation Chapter of the Master Plan.

Household Hazardous Waste collection and disposal costs, which can be expensive even in a regional program, will likely be covered by the dues paid to the Southeast Regional Solid Waste District. Matching funds are available from the Waste Management Division of the N.H. Department of Environmental Services.

These non-regulatory programs could probably be carried out by existing voluntary and paid manpower. It should not be necessary to hire additional personnel to conduct or supervise any of these activities.

9.2 Regulatory Programs

The Town of Hampton Falls enforces a zoning ordinance, a building ordinance (BOCA), excavation regulations, subdivision regulations and site plan review regulations. All have been reviewed and found to contain provisions specifically pertaining to water resource protection.

All options for regulatory programs required by the Rules were considered, and the following new or revised regulatory programs are recommended in order to improve and/or enhance existing local water resource management and protection mechanisms. The first three are innovative land use controls as authorized by RSA 674:21.

A. An Aquifer Protection Ordinance should be adopted by Hampton Falls to protect aquifers identified on Map F, "Aquifers". As explained in Section II, this information is from the USGS Aquifer Delineation Maps published in 1993.

   The Planning Board, in consultation with the Conservation Commission, should decide which of the three identified aquifer areas should be included in the overlay district. Due to the Gruhn property hazardous waste site being located directly over the Newfound Hill aquifer, the Town's protection efforts may want to focus on the remaining two aquifers.

   The provisions of an aquifer protection ordinance could include a prohibition on potentially hazardous land uses, performance standards for compatible land uses, a limitation on the amount of a building site which could be covered by impervious surfaces (buildings, pavement, etc.), and provisions for retaining, treating and discharging of surface water runoff above the aquifer's surface. Assistance in preparing the ordinance can be obtained from the Rockingham Planning Commission.

B. As the Town has an extensive amount of shoreland frontage, both along its waterbodies and watercourses, the Town should consider establishing a shoreland protection district and ordinance. In 1991, the State Legislature amended RSA 483-B to enable local communities to prepare and adopt shoreland protection districts. Such a district could include the Town's shoreland along its major watercourses such as Taylor River, Hampton Falls River, and Brown’s River and along other smaller brooks. Items to address in such an ordinance could include:

   1) Setbacks for buildings and septic systems;
   2) Cutting restrictions for timber removal;
   3) Minimum shoreland frontage requirements; and
   4) A prohibition on certain high risk land uses.

There are a variety of forms which a shoreland protection district could take. For more information on this subject, please contact the Rockingham Planning Commission, or obtain the "Model Shoreland Protection Ordinance" prepared by the NH Office of Energy and Planning.

C. An ordinance allows a development to concentrate a higher density of dwelling units in exchange for committing an adjacent area to be common open space in perpetuity. The Town should consider adopting such an ordinance so that development can be directed away from areas of high aquifer recharge, shorelands, flood zones and wetlands. For a detailed discussion of this concept, refer to the Housing Chapter.

D. The Town's erosion and sedimentation control regulations should be updated by the Planning Board to incorporate the provisions from the Rockingham County Conservation District's model ordinance. These regulations provide standards and guidelines for development planning, for the purpose of controlling erosion and preventing sediment transport to wetlands and streams.

E. The Town should consider amending the Zoning Ordinance to include a maximum coverage percentage for commercial and industrial lots. This would provide for surface runoff water to infiltrate into the ground and recharge local groundwater supplies.

F. Large subdivisions and the associated roads and drainage facilities can have a negative impact on the environment, including water resources. The Subdivision Regulations should be amended to require an environmental impact study for large subdivisions to ensure that the damage to the environment is minimized.

G. The Subdivision and Site Plan Review regulations should be amended as follows:

1) Promoting the use of catch basins designed to trap oil and sediments;
2) Encouraging road designs which require less use of de-icing chemicals (e.g. roads with minimal slope and/or turning radius, etc.);
3) Requiring that additional runoff created by a development be retained on-site and that no degradation of water quality shall occur. This will provide for groundwater recharge through the infiltration of retained water. This provision will also safeguard abutting properties from increased flows which can cause flooding and erosion damage.

H. The Hampton Falls' Conservation Commission is presently having a consultant prepare wetland mapping throughout Town. This information should be incorporated into this plan when completed.

I. The Subdivision and Site Plan Review Regulations include sections that state that a High Intensity Soil Survey, or HISS mapping, may be required for proposed development sites. Such a survey should be a submission item for all land development applicants. Although the Planning Board sometimes requests such surveys from development applicants, it would be helpful if the Subdivision and Site Plan Review Regulations clearly listed HISS mapping as a requirement for all proposals. HISS mapping is site specific and much more detailed than the maps and documents prepared by the Natural Resources Conservation Service.

J. The Town should adopt as a part of its site plan review standards for gasoline facilities adherence to the MTBE Best Management Practices.

K. The Town should establish a Residential Water Quality Testing Permit system to require a satisfactory test prior to the issuance of a certificate of occupancy to ensure residents have a water system that meets NH and federal drinking water standards for arsenic.

CHAPTER 13

330 Exeter Road, Wind Turbine

ENERGY

ENERGY

1.0 INTRODUCTION

The purpose of this Energy Chapter is to provide guidance and tools, identify strategies and actions and provide a vision for achieving energy efficiency and conservation and sustainable growth and development in Hampton falls. Reduction in energy consumption provides both economic and societal benefits, including reduced energy cost, reduced greenhouse emissions, enhancement of national security through a reduction in reliance on foreign sources of energy and improved air quality.

2.0 ENERGY EFFICIENCY AND CONSERVATION

Energy efficiency and conservation focuses on one main objective: reducing overall energy consumption across all sectors and thereby reducing energy costs and environmental pollutants. A community can achieve reduction in energy consumption by addressing the following broad, long term goals:

- Efficiency for both existing and new commercial and residential buildings, municipal buildings, facilities, fleet and public lighting;
- Community awareness and participation;
- Recycling, composting and reuse programs;
- School and community education programs;
- Conservation measures such as reduction in lighting and appliance use, purchase of energy efficient equipment, appliances and products and trip consolidation and ride sharing; and
- Growth and development that promotes energy reduction measures across all sectors.

3.0 ROLE OF THE HAMPTON FALLS ENERGY COMMITTEE

At the 2008 town meeting, the citizens of Hampton Falls (along with 162 other municipalities) approved the NH Climate Change Resolution which enabled the appointment and formation of an energy committee. The Hampton Falls Energy Committee (HFEC) was appointed by the Board of Selectmen in April 2008. The HFEC consists of seven members represented by the Board of Selectmen, the Planning Board and volunteer citizens to address energy efficiency and conservation, emission reductions and other energy related issues. For more information about the HFEC, see the 2008 report *"Roadmap and Action Plan: Toward Energy Efficiency and Conservation"*. The role of the Hampton Falls Energy Committee is to:

- Advise the Planning Board on regulatory and planning strategies relating to energy efficiency and conservation.
- Coordinate with boards, commissions, schools and other organizations to promote and implement voluntary energy efficiency and conservation measures in the community.
- Report to the Board of Selectmen on energy usage for municipal facilities on an annual basis and as requested.

- Provide information to the Board of Selectmen about strategies and improvements to increase the energy efficiency of municipal facilities.

In 2009, the HFEC completed a report titled "2008 Municipal Energy Use Baseline Report and Energy Action Plan". This report summarizes energy use data and analysis the energy efficiency of municipal buildings, facilities, fleet and lighting from 2008-2009.

4. 0 ENERGY EFFICIENCY

The Hampton Falls Energy Committee has identified the following relating to energy efficiency, use and conservation.

- Town buildings could benefit from general weatherization and in some cases, improvements to heating and cooling systems.
- The Town has a manual system for tracking energy usage and costs for municipal facilities.
- The Town currently has no policy, regulatory measures or voluntary incentives to ensure energy efficiency for new and existing private and municipal construction.
- The Town does not include in the Capital Improvements Program a process for prioritizing the implementation of energy efficiency and conservation measures, including improvements to municipal buildings and infrastructure or to purchase energy efficiency equipment and vehicles.
- Residents and business owners have varying degrees of knowledge concerning energy efficiency and conservation measures in their home and at their business.
- Currently there are no considerations for exemptions for renewable energy systems, as authorized by state statute RSA Chapter 72: persons and property liable to taxation.

5. 0 RECOMMENDATIONS:

1. That the Planning Board work towards the adoption of appropriate revisions to the Town's Land Use Ordinances, Regulations and Building Codes that will create opportunities and remove obstacles to implementation energy efficiency and conservation measures and achieving sustainable development.
2. That the Energy Committee work with Town and School Officials to develop a Capital Improvement Program that includes energy conservation objectives and considerations when renovations, maintenance or new construction of town structures is performed.
3. That the Energy Committee coordinate outreach and awareness activities and that community education on energy efficiency and sustainable development continue.
4. That the Energy Committee continue to work with the Board of Selectmen to recommend the possible adoption of exemptions for renewable energy systems as authorized by state statute RSA Chapter 72.