

TOWN OF LISBON MASTER PLAN

CHAPTER II - LAND USE

Authored By:

North Country Council

A. INTRODUCTION

A land use analysis is an important element of community planning. Once raw land is converted to a particular use, it is usually committed to that use for a very long time, if not indefinitely. It is extremely difficult to change a pattern of development once it takes hold. Therefore, decisions about the future land use should be made carefully, with a studied eye to the potential ramifications of those uses. A well-conceived land use plan allows for new growth and development while it protects and preserves the integrity of neighborhoods, transportation routes, and the environment.

This chapter describes the pattern of existing land uses in Lisbon and analyzes the changes that have taken place in the land use pattern since 1991, the date of the last Master Plan for Lisbon. Maps are used to identify the areas of town that have been developed, the kind of development that has occurred and the relationships of one land use to another. This information provides the baseline necessary to evaluate the appropriateness of future development and the availability of suitable land for such development.

The development of a land use plan forms the basis of land use regulations, which are effected through zoning ordinances, subdivision regulations and site plan review regulations. The land use plan describes the goals and objectives envisioned by the town; the regulations are the means to put these goals and objectives into place. For instance, if in the process of describing present land use patterns in Lisbon, recommendations are made to encourage more commercial activity in a particular area, the zoning ordinance should be amended to permit that kind of activity in that location - if it does not already do so. Or, by the same token, the land use plan might recommend that the zoning ordinance be made more restrictive in particular areas, for the purpose of protecting and preserving certain natural features in town.

B. EXISTING LAND USE ANALYSIS

An analysis of the present land use pattern in a town is one of the first steps in the formulation of a Land Use Plan. Since the type and intensity of existing land uses have a strong influence on future development patterns, it is crucial to understand how land and other resources are used within a given area before recommendations can be developed relative to future land uses.

A BRIEF HISTORY¹

The recorded history of white settlement in what is now Lisbon goes back to 1753 when the area was first traveled through by Samuel Martin on a hunting trip. The original charter for the town was granted in 1763 to 64 prospective settlers under the name Concord. There was no permanent

¹-Excerpt from 1991 Town of Lisbon Master Plan.

TOWN OF LISBON MASTER PLAN
CHAPTER II—LAND USE

settlement until a second charter was issued in 1768, this time under the name Gunwaithe. In that year, Samuel Martin returned with his family, followed by Ebenezer Richardson; Enos Bishop was the third settler, arriving in 1770. In 1775, an official census of the town listed 47 persons. An old map of the town shows that in 1799 there were 52 settlers with numbered plots of land.

The confusion of having two names for the town, Concord and Gunwaithe, was resolved by the New Hampshire legislature on June 14, 1824 and the name Lisbon was chosen. Two changes in the geographical definition of the town occurred subsequently. In 1859, the corner of Landaff west and north of the Ammonoosuc River was annexed to Lisbon, and on July 16, 1963, Sugar Hill officially became a separate town after having petitioned for independence over a taxation dispute.

The early economy was based on farming and lumbering. Corn and wheat were the staple crops for home and market, and cattle raising and dairying were also important. Industries soon developed in conjunction with farming and lumbering; in 1790, a dam on the Ammonoosuc River was built to power a gristmill, a sawmill, and a shingle mill. The early 1800's saw the development of a boot factory, a tannery, a pill box factory, and later, a starch factory, a stamp mill and a smelting mill. In 1851, the first bobbin mill was started and in 1865, the first of many peg mills began operation. The potato starch factories and the bobbin and peg mills were all directly tied to the textile industry in Massachusetts which had become so important. Pulp mills, used for making paper, also sprang up in this period.

For most of its history, Lisbon had two village centers, one on the Ammonoosuc and one on Sugar Hill. It is said that by 1859 the Lisbon Village center had long since shifted south to its present location on the southeast side of the river near the site of the original dam. The first shop in Sugar Hill started in 1834 and by 1880 it was a flourishing trade center itself. Commerce in town was devoted to crafts shops which supplied homes with needed goods, trade shops for supplying goods from outside, and other shops devoted to supplying goods and services for transportation and industry. The level of commercial activity was always influenced by the growth and development of local industries.

Lisbon suffered from devastating fires, floods, the Hurricane of 1938 and fluctuating economies but rallied and boasts a magnificent town hall, library, brick blocks and other historically significant structures as well as the gift of a naturally beautiful setting nestled in the valley along the Ammonoosuc River. Descendants of some of the first settlers in the 1700's still live in Lisbon and share its proud heritage with newcomers, and all seem to work together to preserve the rich history and utilize its natural resources.

LAND USE CATEGORIES

The first step in the land use analysis is to classify the various land uses that exist in Lisbon. A classification system describes these activities. The second step is an analysis of tax assessing data from Lisbon using Geographic Information System (GIS) technology. Existing land uses and activities are recorded on a map to illustrate an interpretation of the land use pattern.

In general, land is classified according to its physical characteristics and/or the present activity that occurs on it. The following is a listing and description of the standard land uses categories used to prepare a Land Use plan:

- **Residential:** All land and/or structures used to provide housing for one or more households. These include site-built single family homes, manufactured homes (previously known as mobile homes), factory-built modular homes, duplexes, apartment buildings, condominiums, and seasonal residences.
- **Commercial:** All lands and structures that supply goods and/or services to the general public. This includes such facilities as restaurants, motels, hotels, service stations, grocery stores, furniture and appliance sales, as well as establishments which are primarily oriented to providing a professional and/or personal service to the public, such as medical offices, banks and financial institutions, personal care establishments, etc.
- **Industrial:** Land and/or facilities used for mining, construction, manufacturing, treatment, packaging, incidental storage, distribution, transportation, communication, electric, gas and sanitary services and wholesale trade.
- **Government/Institutional:** Establishments and facilities supported by and/or used exclusively by the public or non-profit organizations, such as fraternal, religious, charitable, educational and governmental facilities.
- **Protected Lands:** Included in this category are all federally-owned lands, all State parks and forests, land protected under the State Land Conservation Investment Program (LCIP), land protected and/or owned by the town, sensitive land and wildlife habitats protected by the NH Audubon Society, land held by the Society for the Protection of NH Forests and the Monadnock Conservancy.
- **Undeveloped:** All lands that are not developed for any of the above uses, regardless of the reason - whether it be because the land is not usable due to environmental constraints, or there has been no demand to develop.

- **Road Network:** All public and private right-of-ways that are designated for carrying vehicular traffic. This includes Class VI roads that are no longer maintained by the town and do not carry public traffic.
- **Recreational:** Land used for recreational purposes whether for commercial or other objectives.

FACTORS THAT INFLUENCE LAND USE

Various factors influence growth and development in a town. The major physical and topographic features are the primary factors that influence the initial as well as the subsequent development of land. Secondary factors usually consist of man-made features such as roads, railroads, utilities and major commercial, industrial or recreational facilities that attract and/or stimulate new or expanded development. The following factors have played an important role in the development of Lisbon:

Transportation System

Settlement in Lisbon has been influenced mostly by one major road; US 302/NH 10 (the only Class II State Road in town), which brings traffic through the center of town and stretches from Vermont to Maine. Route 117 and Lyman Center Road (Class V roads) both provide access to the neighboring towns of Sugar Hill and Lyman. Today, a network of Class V roads and streets in town and in the village area provides land access and allows for development. In fact, it is noticeable that the road network has greatly dictated where development occurred in the past and where development will continue to occur in the future.

The other transportation system that influenced the settlement pattern of Lisbon is the railroad, which runs across town from the northeast to the southwest and passes in the village area. Until the mid 1980s, Lisbon was served by the Boston and Maine Railroad, which provided freight service to and from local industries. The railroad initially served a much greater role in moving people and goods around and through Lisbon than did the road network. Thus, the demise of rail travel and the establishment of major transportation routes outside of Lisbon's boundaries set in place certain parameters that have dictated the rate and type of development experienced in Lisbon over the last several decades. Another factor that could change the landscape in Lisbon and elsewhere is the introduction of telecommuting, which does not require concrete and asphalt for people to travel to their places of work. The effect this is having on the development pattern in Lisbon remains to be seen.

Topography & Soils

To some extent, topography and soils also play a role in any town's development. Historically people built houses and roads on land that was most easily accessed; and soil type and characteristics influence what kind of development will occur - farming, for example, and where that development will take place.

The topography in Lisbon is dominated by Pine, Mormon and Northey Hills as well as a series of other small mountain tops. Lisbon's topography, with areas of steep slopes, presents certain challenges and limitations to development. New building techniques allow development on soil types and higher slopes than in the past, but the town should continue to encourage development where building potential is more favorable.

Presence of Infrastructure

The availability of water and sewer infrastructure as well as the proximity of public facilities constitute another factor that somewhat influences the development patterns in communities. Lisbon's village center, where such infrastructures and facilities are existing, has a large concentration of existing residential and commercial development and should be identified as one of the most favorable locations for future development.

Location of Natural Resources

The desire to protect and preserve our natural resources (such as wetlands, surface water, woodlands, etc.) plays a major role in establishing the location of future development and provides guidelines for the location of different land uses. Wetlands areas are a good example of natural features that most towns want to preserve and where development is often prohibited or at least closely managed. The impact that different land uses could have on natural resources is important to assess when planning the development of the town.

LAND USE DEVELOPMENT PATTERNS IN LISBON

An analysis of the Existing Land Use map verifies the pattern of development described below. Note that the residential uses occurring in Lisbon's town center, with later residential development and most of the subdivisions locating on the roads leading out of Town, suggests that the more recent growth has been related to commutation to nearby towns. The center of Town is where many of the public buildings and much of the older housing is located. This concentration was undoubtedly the nucleus of an agrarian society developed around local farms and functioning as the hub of the community until later changes including institutional, recreational, and second home uses, moved much of the land uses out of the center.

TOWN OF LISBON MASTER PLAN
CHAPTER II—LAND USE

The Town of Lisbon includes a total land area of approximately 16,951 acres. Surface water accounts for about 292 acres and roads for about 371 acres. Table 2.1 identifies the generalized existing land use acreage for each type.

A review of the Existing Land Use map in terms of specific uses indicates the following:

Table 2.1 - Existing Land Use Acreage, 2004

LAND USE	TOTAL ACREAGE	% OF TOTAL LAND AREA
Residential	5,072.93	29.93%
Commercial	1,198.73	7.07%
Industrial	37.59	0.22%
Mixed Use	3.12	0.02%
Public Facility	100.92	0.60%
Utilities	274.53	1.61%
Conservation	186.73	1.10%
Recreation	95.99	0.57%
Vacant	9,203.87	54.30%
Vacant - State owned	60.87	0.36%
Vacant - Town owned	51.77	0.31%
Roads	371.95	2.19%
Water	292.31	1.72%
Total	16,951.31	100.00%

Source: Lisbon parcel maps & tax assessment data

Residential

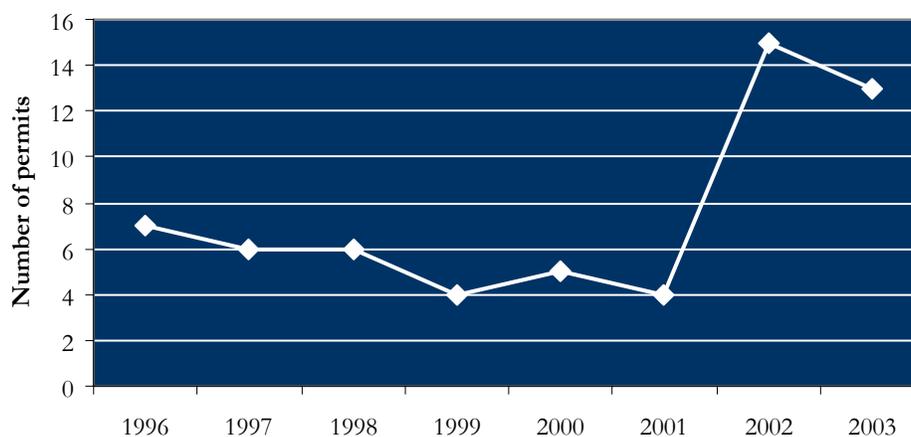
Residential development in town is mostly single family detached homes and manufactured housing, with an infrequent occurrence of two family and multi-family detached housing. In Lisbon, residential use of the land accounts for almost 30% of the total land area in town (See Table 2.1). The village center, where water and sewer infrastructure is available, has a much higher density of residential development than the rest of town. In fact, residential use occurs mostly in the village center and along the existing road network. The Lisbon Inn, which provides housing for the elderly, and a few other apartment buildings are located on Main Street in the village area.

Between 1996 and 2001, the number of residential building permits issued remained rather constant, but the year 2002 saw the number of residential building permits more than doubling. Of

the total 60 residential units built in Lisbon between 1996 and 2003, most are concentrated in specific areas of town. These areas can be identified as follows:

- Route 302 between the intersection of Mt. Eustis Road and the Littleton town line.
- Berkshire Rd
- Oregon Rd close to Perch Pond Rd
- Perch Pond Road
- Plains Road and Cole Plain Road
- Hodge Hill Road and Pearl Lake Road in the vicinity of Hodge Hill Road.

**Figure 2.1 - Residential buildings permits
1996-2004**



Source: Tax assessor data, Lisbon.

Commercial

An estimated 1,198 acres of land are developed for commercial uses in Lisbon and accounts for 7% of the total land area of town. The vast majority of businesses are located along Route 302, in the village area. This concentration of commercial uses within the Village Center gives resident and tourists easy access to businesses. The remaining commercial uses are scattered along Route 302 with some concentration at major intersections; Route 117 and Oregon Road. In fact, the impact of commercial development on the landscape and character of Lisbon is accentuated by its development in a liberal fashion along the Town's most significant arterial road.

Commercial uses in Lisbon include a wide range of business types, which serve the needs of the local community, tourists and residents of surrounding communities. Business establishments in

the village center include: bank, office, gas station, restaurants, retail stores, convenience stores. Businesses establishments along Route 302 outside the village center include: gravel pits, a campground, farms, a garden center, etc.

Industrial

An approximate 37 acres of land are developed for industrial uses in Lisbon, accounting for about 0.22% of the total land area in Town. Lisbon's industrial development is comprised of New England Wire Technology Corporation, a specialty electric products maker which employs about 320 people. This enterprise is located at the northeastern end of the village center on Route 302/ Main Street. DCI , located south of the village center adjacent to the Landaff town line, is an institutional furniture manufacturer that employs about 250 people. Furthermore, the Mt. Eustis Industrial Park, a joint effort between the towns of Bethlehem, Littleton and Lisbon, represents about 140 acres of possible future industrial land use. The Town of Lisbon portion of the industrial park is expected to include about 100 acres and is located east of the Ammonoosuc River, just south of the Littleton town line.

Mixed Use

A few parcels of land located along Route 302 in the village center can be considered as mixed-use, where a commercial use occupies the first floor of a building and residential uses are located on the second and/or third floor.

Public Facilities/Utilities

Most Public Facilities/Utilities are situated within or close to the village center. In fact, the town offices, police station, fire station, school, library, treatment plant, etc. are located inside or in the close vicinity of the village center. The treatment Plant and transfer station are located just south of the village center close to the Bath/Landaff town line. This specific use of the land represents only about 2.2% of the total land in town. A 300 acres tract of land located on Oregon Road has also been included in this category and is owned by New England Electric Transmission Corporation.

Recreation

Several parcels of land have been identified for recreation use in Lisbon. They include:

- the Lisbon Country Club (golf course);
- the Four Seasons fitness center (gymnasium and interior swimming pool);

- the soccer fields and tennis courts on land owned by the New England Wire Technology Corporation;
- the Ski Tow and Community Field owned by the Lions Club; and
- the Rail Trail, which is a multi-use trail owned by the NH Department of Transportation.

All these amenities provide recreation opportunities for residents and tourists alike to enjoy the outdoor and promote a healthy lifestyle.

Conservation Land

A 187 acres tract of land has been identified as conservation land and is owned by the New England Forestry Foundation, Inc. The Pearl Lake conservation area is land owned by the Town of Lisbon that is protected as conservation land. This area was kept vacant to protect and preserve the water quality at Pearl Lake, which used to be the main source of potable water for the town. Another parcel of land on Bishop Road, where the Lisbon water well is located, is a wellhead protection area and therefore protected from future development. This represents less than 1.1% of the total land area in Lisbon which is a considerably small amount of land set aside when one compares with other towns in the region that have 50% or more of their total land area in the White Mountain National Forest.

State Owned Properties

The State of New Hampshire owns about 60 acres of vacant land in Lisbon mostly consisting of the Boston and Maine railroad right-of-way and a few small properties on Hodge Hill Road.

Vacant Land

Most of the remaining vacant parcels of land in Lisbon are privately owned and present serious potential for future development as they represent over 50% of the total land area in town.

Road and Highways

Roads and highways, while not typically considered a “use” per se, do take up nearly 372 acres of land.

Land in Current Use

The State Statute (RSA 79.A) declares that it is “in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and

TOWN OF LISBON MASTER PLAN
CHAPTER II—LAND USE

recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources.”

In fact, this statute allows landowners to place certain types and sizes of land in a tax abatement program based on their current land use. Table 2.2 shows that 11,840 acres or close to 70% of the land in Lisbon is in current use. Considering the tax liability of not having your land in the current use program, the high percentage of land involved is not surprising. This high amount of land in current use also adversely affects towns’ ability to raise taxes. In fact, Lisbon and other small towns in New Hampshire subsidize the State’s desire to have open space but sacrifice a heavy tax loss relative to developed cities and towns that do not have the corresponding amount of undeveloped open land.

Table 2.2 - Land in current use, 2004

LAND USE	LAND IN CURRENT USE	% OF LAND IN CURRENT USE	% OF EXISTING LAND USE TYPE	% OF TOTAL TOWN LAND ACREAGE
Residential	1,059.12	8.94%	81.81%	6.25%
Commercial	3,439.83	29.05%	67.81%	20.29%
Vacant	7,318.29	61.81%	79.48%	43.17%
Vacant town	23.33	0.20%	21.24%	0.14%
	11,840.57	100.00%	-	69.85%

Source: Lisbon parcel maps & tax assessment data

C. LIMITATIONS TO DEVELOPMENT

The data concerning the existing land use pattern reveals that roughly 42% of Lisbon’s total land area is currently developed, leaving about 9,300 acres undeveloped². Not all of this land, however, is suitable for development. Limiting factors to development include the lack of public infrastructure, steep slopes, certain soil types, wetlands, aquifers, floodplain areas, and other sensitive lands or features. In addition to these physical constraints, development is limited by the public’s desire to protect the quality of life and property values of existing residents. This public will is ideally expressed in the Town’s land use regulations, and is the central purpose of this planning document.

A map has been created using Geographic Information System technology showing limitations to development in Lisbon: *Map 2.2 - Development Suitability*. This map identifies seven limitations to development that are related to the ability of the soil to accommodate septic systems, road or

²-These numbers have been calculated from Table 2.1 - Existing Land Use Acreage and represent rough estimates.

building construction. These seven limitations to development are as follows: floodplain, soil drainage, soil permeability, soil texture, depth of water table, depth of bedrock and slope.

Table 2.3 - Development Suitability

CATEGORY	TOTAL ACREAGE	% OF TOTAL LAND AREA
Very High Potential	0	0%
High Potential	1,062	6%
Moderate Potential	4,478	27%
Low Potential	2,568	15%
Very Low Potential	8,685	52%
Total	16,793	100%

Source: Geographic Information System, NCC (see map 2.2)

Reference to the map illustrates that one or more of these development constraints exists virtually all over town. There are in fact, only a few areas on the map that appear to have almost no limitations or a high potential for development (only 6%). It is interesting to note that the built area of the village center has numerous development constraints that include steep slopes and floodplains. Furthermore, in comparing suitability of development to the Existing Land Use Map, it can be seen that, while the development does follow almost every road in town, the areas shown as having the least constraints have not yet been developed. How much of this pattern is due to the natural constraints of the land or to other factors such as road access is not known.

Through thoughtful and intelligent planning and zoning, the Town can direct new growth into areas best suited to each class of land use. Through such advance knowledge of what the areas will support in the way of development, Lisbon can consider, in advance, the need for roads, utilities, and community services and facilities.

D. LISBON ZONING DISTRICTS³

The Lisbon zoning ordinance was first created in 1972, but has since been revised on numerous occasions. The last update was performed in June of 2002. The ordinance provides guidance to town officials, residents and developers on the location of future land uses and greatly influences the character of the Town of Lisbon in the years to come. Following is a short discussion of each zoning district, its location and the major uses it allows.

³-Information of the zoning districts has been taken directly from the Lisbon zoning ordinance. Please refer to the ordinance for further information and for viewing the zoning map.

District A

District A is located north of the railroad crossing adjacent to the former Clark’s Garage on existing Route 302 bounded on one side by the Ammonoosuc River and on the other side by a parallel line 1,250 feet from Route 302. This district allows single and two family dwellings, mobile homes, retail establishments, offices and automotive sales. Permits multifamily dwellings, mobile home parks and other commercial and industrial uses by special exception. Minimum lot size is 80,000 sq. feet for commercial and residential uses, 200,000 sq. feet for industrial uses and 320,000 sq. feet for agricultural uses.

District B

District B is all property south of the railroad crossing adjacent to former Clark’s Garage on existing Route 302 bounded on one side by the Ammonoosuc River and on the other side by the top of the terrace bank formed by the Ammonoosuc River. This district allows single and two family dwellings, mobile homes, retail establishments, offices, auto sales and repairs and permits multifamily, cottages, service stations, manufacturing and agriculture by special exception. Minimum lot sizes are 20,000 sq. feet for residential, 40,000 sq. feet for commercial, 80,000 sq. feet for industrial and 320,000 sq. feet for agricultural uses.

District C

District C includes all property not included in District B serviced by public water in the village area. Allows for single and two family dwellings, home occupations, mobile homes, and cemeteries. Other commercial and industrial uses are permitted under special exceptions. Minimum lot sizes are 20,000 sq. feet.

District D

District D is all property not included in District A, B, C and/or in the Floodplain, Conservation and Industrial districts. District D is the rural-residential district of Lisbon and the largest of all districts. Permitted uses include: single and two family dwellings, mobile homes and home based businesses.

Special Districts

Conservation District

All property surrounding Pearl Lake and defined as the Pearl Lake Watershed as indicated on Overlay No. 2 to the Official Zoning Map of the Town of Lisbon, NH. This district was originally



setup to insure water quality protection for Lisbon’s former public water supply.

Flood Hazard Conservation District

All property shown on Overlay No. 1 to the Official Zoning Map of the Town of Lisbon, NH, along the Ammonoosuc River Titled “Flood Hazard Area”. This district restricts uses in the 100 year flood area and requires flood proofing of all new structures.

Special Industrial District A

All property located along Mt. Eustis Road from the Littleton/Lisbon town line to Streeter Pond Road located within 3000’ south of the high water mark of the south bank of the Ammonoosuc River. Said district shall not include any property fronting on Streeter Pond Road. Minimum lot size allowed is 200,000 sq. ft.

Table 2.4 - Land Uses v. Zoning Districts

LAND USES	ZONING DISTRICTS
Residential	A, B, C, D
Commercial	A, B
Industrial	A*, B*, C*, D*, Industrial District A
Mixed-use	A, B, C**, D**
Conservation	All districts
Public Facility	All districts by special exception only
Utility	All districts by special exception only
*By special exception only	
**It would depend on the type of uses	

Table 2.4 above presents a comparison of the zoning districts with the land uses discussed in this chapter. Each zoning district is linked to land uses that they currently allow as out right, except when otherwise indicated.

E. FUTURE LAND USE ANALYSIS

Land is Lisbon’s most basic and one of its most valuable resource. As such, its use determines the character and quality of community life. The rate of growth, type and location all directly affect the physical appearance of the Town, the need for certain public services and facilities, and the cost of providing these services. Change is inevitable so Lisbon must prepare to face future development.

TOWN OF LISBON MASTER PLAN
CHAPTER II—LAND USE

Thus, in updating the Lisbon Master Plan to guide the town’s growth, it is the Future Land Use Analysis that is the core of a comprehensive planning program. It is this document that reflects the best thinking and wishes of Lisbon residents regarding all future development in Town.

Once an analysis of past and existing development patterns is completed, and limitations for development are ascertained, then it is possible to discuss how the land could be most efficiently used in the future. Factors to consider include availability of infrastructure, road access and frontage, environmental constraints, already developed parcels, and state or federal land. Water and sewer infrastructure expansion to areas D and F (refer to Map 2.3) could seriously impact and direct the location of future residential development. The Lisbon Wastewater Treatment Plant has a capacity of 800,000 gallons per day and the current usage is between 190,000 to 200,000 gallons a day, which demonstrate that infrastructure could easily be extended without becoming over capacity. Future land use is best illustrated in mapped form, which frames the basis for discussions. Table 2.5 and Map 2.3 present Lisbon’s Future Land Use acreage and location.

Table 2.5 - Future Land Use Acreage, 2004

LAND USE	TOTAL ACREAGE	% OF TOTAL LAND AREA
Residential	8,520.00	50.26%
Commercial	854.00	5.04%
Industrial	37.59	0.22%
Mixed Use	357.61	2.11%
Public Facility	100.92	0.60%
Utilities	274.53	1.62%
Conservation	186.73	1.10%
Recreation	95.99	0.57%
Vacant	5,747.04	33.90%
Vacant - State owned	60.87	0.36%
Vacant - Town owned	51.77	0.31%
Roads	371.95	2.19%
Water	292.31	1.72%
Total		100.00%

Source: Lisbon parcel maps & tax assessment data

Future Residential Land Use

Future residential development is expected to locate in areas served by the existing road network and is also expected to increase at a rather steady rate. In reference to the *Future Land Use Map*, six specific areas have been identified in town as most likely to received future residential development. These areas have been identified using the *Development Suitability Map* and by evaluating accessibility with the existing road network. These areas are marked A through F on the *Future Land Use Map*. Future residential development could also occur on a more scattered manner throughout town but it is the desire of the town to pinpoint these six areas as primary development locations.

Future Commercial Land Use

Future potential commercial development locations have been identified as follow: a corridor on the northwest side of Route 302 from Oregon Road to the Littleton town line and around the Route 117 intersection with Route 302. The presence of multiple commercial uses in these areas and the effort of concentrating commercial uses to a few locations in town have prompted their identification as most suitable. The village center, especially Main Street, is another area where commercial development should be encouraged, which would allow better access to business for residents and tourists.

Future Industrial Land Use

Future industrial development has been concentrated in the Littleton-Bethlehem-Lisbon Industrial Park located east of the Ammonoosuc River southwest of the Littleton town line. This clustering of industrial businesses will allow the minimization of possible negative impacts on residential areas and on the rural character of the town. Municipal water and sewer infrastructure will be provided to industrial developers by the Town of Littleton.

Future Mixed-Use Land Use

A large parcel of land at the junction of Route 117 and 302 has been identified as potential mixed-use development. This parcel is currently a gravel pit but presents great potential for future development due to its central location in town and its proximity to the area identified as potential commercial development. Another future mixed-use area has been identified in the village center along Main Street to encourage and increase the vitality of the area. Incorporating a mix of uses to provide a variety of housing, employment, shopping, services and social opportunities for all members of the community constitutes an efficient way to plan for development. Enabling people to walk to shops or services has been recognized as a Smart Growth principle for many years.

Future Public Facilities/Utilities

Future public facilities and utilities should be located in the village center in order to maximize accessibility. The Lisbon Fire Station is planned for relocation to Main Street and the space of the Town Hall vacated by the Fire Department will be utilized by the Police Department and by town residents for a Community Center. The old railroad station, considered by many residents as a landmark in town, will be restored and will house a rest stop with tourist information for bikers and snowmobilers to enjoy. It is also intended to become a hub for the 21st century activities of the town.

Conservation Land

The Lisbon Community Attitude Survey⁴ conducted as part of this planning endeavor showed a strong support by town residents for preservation of open space, natural resources and scenic views. The Town of Lisbon should continue and/or improve efforts to purchase additional land for conservation and preservation, and should continue to encourage private owners to do the same. In an attempt to preserve open space and protect scenic views along Route 302, different areas have been identified from the village center to Oregon Road and on the east side of the River from Oregon Road to the industrial park.

F. RECOMMENDED FUTURE LAND USE ACTIONS

These specific actions have been developed from the above land use analysis and are presented as recommendations to the Town of Lisbon Planning Board and various governing entities.

- Consideration should be giving to the purchase of the land or other mechanism to preserve the areas identified as open space conservation on the *Future Land Use Map*.
- Revision of the current zoning districts to reflect land use changes included in this plan.
- Encouragement of future development where public infrastructure is available to reduce sprawling type of development..
- Development of a Capital Improvement Program (CIP) to link local infrastructure investments with master plan goals, land use ordinances and economic development. A CIP bridges the gap between planning and spending, between the visions of the master plan and the fiscal realities of improving and expanding community facilities.
- Once a CIP is developed, consider adopting an impact fee ordinance, which would enable the town to require developers to participate in the cost of impacts that development creates on

⁴See Appendix A for complete 2003 survey results and a comparison to the 1991 survey results.

TOWN OF LISBON MASTER PLAN
CHAPTER II—LAND USE

the services provided by the community.

- The Lisbon Planning Board should consider enacting a sign ordinance that would protect and enhance the appearance of the village area and Route 302.
- The considerable number of gravel pits located in Lisbon should persuade the town to adopt a Gravel Pit Development Management plan that would give the town more authority on the operation of these businesses.
- Emphasize and require new building techniques that will foster a more expensive residential and home market, as well as promote more desirable building site conditions.