



Lisbon Master Plan Update 2019

The 2019 Master Plan Update contains three master plan chapters:

1. Guidance for the Future
2. Community Profile
3. Land Use

These have been reviewed and revised by the Planning Board with guidance and input from our Planning Consultant, Tara Bamford and the results of community surveys taken in 2016 and 2017. The Planning Board adopted these chapters on October 10, 2019 after holding a public hearing and incorporating comments.

The remaining work to be done on transportation and utilities, recreation and town facilities will take place next year as resources permit.

Thanks and gratitude go to the Board and our Planner for the numerous hours and thoughtful input spent in meetings, and also much personal time spent reading and reviewing various drafts to get to this point.

Rosalind Page
Planning Board Chair

Chapter 1. Guidance for the Future

Introduction

Under New Hampshire state law, planning boards have the responsibility to “prepare and amend from time to time a master plan to guide the development of the municipality.” The master plan provides a framework for the Planning Board to ensure that it carries out its activities in a manner that will achieve the goals of the community. The master plan also represents the Planning Board’s recommendations to other town boards and committees and to the voters regarding decisions that will affect the future growth of the community.

The previous Master Plan for the town of Lisbon was adopted by the Planning Board in July 2005. This document represents a comprehensive update. Public input to guide the update has been gathered in multiple ways, including a 2016 Community Survey and Visioning Sessions held in 2017.

This Master Plan represents - to the best ability of the Planning Board to determine - the wishes of the residents of Lisbon regarding the present and future vision of the town, with an emphasis on the decade ahead.

Vision

The Lisbon community envisions a future where:

- A vibrant family-friendly atmosphere attracts those seeking the safety and connectedness of life in a small town with a wide variety of recreation opportunities in close proximity to jobs and services.
- The walkable downtown area has a renewed focus on the Ammonoosuc River; storefronts reflect a diverse collection of businesses serving the community; historic buildings combine with recent improvements to add to the sense of place; the rail trail access adds the vibrancy of visitors.

- Growth is occurring in a manner that is compatible with the scenic landscape, natural resources, clean water and dark skies.
- Community spirit is strong and positive and exhibited in new events and new volunteers.
- The community feels welcoming to all.
- Well planned and well-maintained infrastructure has not put an undue burden on property taxes.
- Lisbon’s schools continue to be one of its greatest assets.
- Town government cooperates with its neighbors on regional issues and services, including marketing of the area to tourists as well as potential residents, businesses and entrepreneurs.
- All of these factors have contributed to an improvement in property values.

Goals, Policies and Objectives

Land Use

GOAL

- Increase the tax base and property values while maintaining the small town characteristics.

POLICIES/OBJECTIVES

- Ensure that the Planning Board has the tools needed to guide and manage development.
- Preserve green space and rural charm in visible areas while providing residential, commercial and industrial development opportunities.
- Ensure that Lisbon has a diverse mix of residential, recreational, commercial and light industrial uses consistent with the goals, objectives and actions of this Master Plan.
- Ensure that development occurs at a rate consistent with the capacity of the land to support it and the Town’s ability to provide services.

- Balance new development with protection of Lisbon’s sensitive and significant natural, cultural, and historic resources.
- Consider the purchase of the land or other mechanisms to preserve the areas identified as open space conservation on the *Future Land Use Map*.
- Encourage future development where public infrastructure is available to reduce sprawl.

Economic Development

GOAL

- Promote economic development in Lisbon in a fashion that protects and enhances the Town’s quality of life in a manner consistent with the Master Plan and Lisbon’s history.

POLICIES/OBJECTIVES

- Bring and retain small business and entrepreneurs into the community.
- Improve physical appearance of existing local businesses.
- Improve tax base without increasing full value tax rate, e.g., ensure that the increased cost for services associated with new development is less than or equal to the increased tax revenues.
- Ensure that home occupations and home-based businesses are encouraged as one way to encourage economic development.
- Encourage small-scale commercial development in the Lisbon downtown area.
- Create and maintain a balanced tax base by promoting and increasing the overall commercial and industrial base to reduce the tax burden borne by individual property owners.
- Support development of industry in the Industrial Overlay Zone.
- Ensure that the housing stock and residential development opportunities in Lisbon support Lisbon’s economic development goals.

Transportation

GOAL

- Continue to maintain and upgrade the existing transportation infrastructure in town.

POLICIES/OBJECTIVES

- Continue to advocate for a well-maintained US Route 302 corridor and ongoing improvements as needed.
- Maintain an aggressive program to upgrade the town's roads.
- Increase transportation alternatives for nondrivers.

Housing

GOAL

- Ensure the availability of a variety of housing types, which meet the needs of the town's diverse residential population.

POLICIES/OBJECTIVES

- Support the efforts of AHEAD and others to increase housing opportunities for Lisbon's seniors, disabled and families.
- Promote home ownership by supporting existing state and federal homeowner programs.
- Maintain existing housing opportunities for seniors in Lisbon.
- Encourage residential development in those areas designated in the Land Use Chapter of this document, which have access to services and infrastructure, and are most suitable for development.
- Continue to encourage a variety of housing types to meet the population's needs at all income levels.

Public and Community Facilities, Utilities and Recreation

GOAL

- Continue to provide affordable high quality recreational opportunities and community facilities/utilities for community residents and visitors of all ages.

POLICIES/OBJECTIVES

- Ensure that telecommunications facilities have the least possible visual and environmental impact, while providing adequate opportunity for these facilities.
- Continue to coordinate the operations and expenditures of town governance, through routine communication among local officials and employees, in order to provide services in a cost- effective manner.
- Strive to increase the number of volunteers assisting with local recreation programs and events.
- Support continuation of recreation opportunities provided by the Lions Club and other community groups.
- Provide recreational programs and opportunities for all ages and abilities, including programs for senior citizens such as recreational walking, fitness/wellness activities and group outings.

Natural Resources

GOAL

- Balance new development with protection and preservation of the town's natural resources.

POLICIES/OBJECTIVES

- Take advantage of the wonderful assets Lisbon has by promoting the Ammonoosuc River, Pearl Lake, Perch Pond and other significant water bodies and utilizing them as an attraction and resource for recreation time in Lisbon.
- Be better stewards of the Ammonoosuc River corridor.
- Preserve and protect agricultural lands and environmentally sensitive lands to enhance the open space characteristics of the town.

- Protect the rural character of the US Route 302 corridor east and west of the village.
- Protect critical natural resource areas by preventing development in and on wetlands, slopes over 25% and floodplains.
- Protect and restore the town's water resources.
- Encourage the conservation of important undeveloped lands for public recreation.

Historical and Cultural Resources

GOAL

- Preserve the town's historical and cultural characteristics.

POLICIES/OBJECTIVES

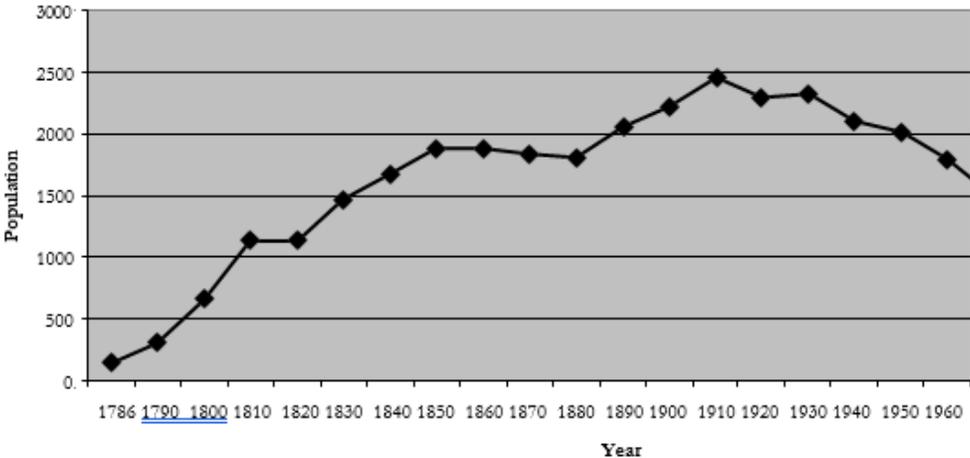
- Ensure that growth and development complement the town's historical features.
- Recognize and encourage the activities of the Lisbon Main Street Program. and Historical Society.

Chapter 2. Community Profile

Population

The growth pattern for Lisbon shown in Figure 2.1 below is typical for many of the area’s small towns. Lisbon’s population grew from settlement in the 1700s until a peak of about 2,500 people in 1910, then fell off until the 1970s.

FIGURE 2.1
LISBON POPULATION 1786 - 1960



(Source: US Census Bureau)

In 1962, a portion of Lisbon was incorporated as Sugar Hill, a separate municipality. The first decennial count for the geographical area now known as Lisbon was 1970. As shown in Table 2.1 on the following page, Lisbon’s population reached about 1,664 residents in 1990 and has since declined to around 1,600 residents. Between 2000 and 2010 growth slowed state-wide due to the recession, slowing in-migration from other states, and lower birth rates due to changing demographics.

TABLE 2.1
LISBON POPULATION 1970-TODAY

Year	Year-Round Population	Change
1970	1,480	
1980	1,517	+2.5%
1990	1,664	+9.7%
2000	1,587	-4.6%
2010	1,595	+0.5%
<i>2017 NHOSI Estimate</i>	<i>1,611</i>	

Sources: US Census, 1970, 1980, 1990, 2000, 2010; NH Office of Strategic Initiatives (NHOSI) Population Estimates, 2017

Population projections are difficult to make. Changes in the global economy and other world events, housing market trends in northern New England, and regional job growth all influence Lisbon’s population. NH Office of Strategic Initiatives’ most recent population projections showed Lisbon’s population holding steady with a projected 1,629 year-round residents by 2030 (NHOSI, 2016).

While the population has stayed about the same, the make-up of that population has changed in recent decades. As shown in Table 2.2 on the following page, the number of children under 5 in Lisbon declined substantially from 1990 to 2010 as was true county-wide. Also similar to the county-wide trend, the number of school-age children in Lisbon increased from 1990 to 2000 and then decreased again to 2010. The median age in Lisbon increased from 36.7 in 2000 to 42.8 in 2010 (US Census STF1). These figures were very similar to the county-wide median age of 37.0 in 2000 and 41.2 in 2010. However, unlike the county-wide figures, the growth of Lisbon’s population over 65 has not been a straight trajectory. The US Census counted 40 fewer seniors in 2000 than in 1990, and then by 2010 the number had rebounded and increased slightly.

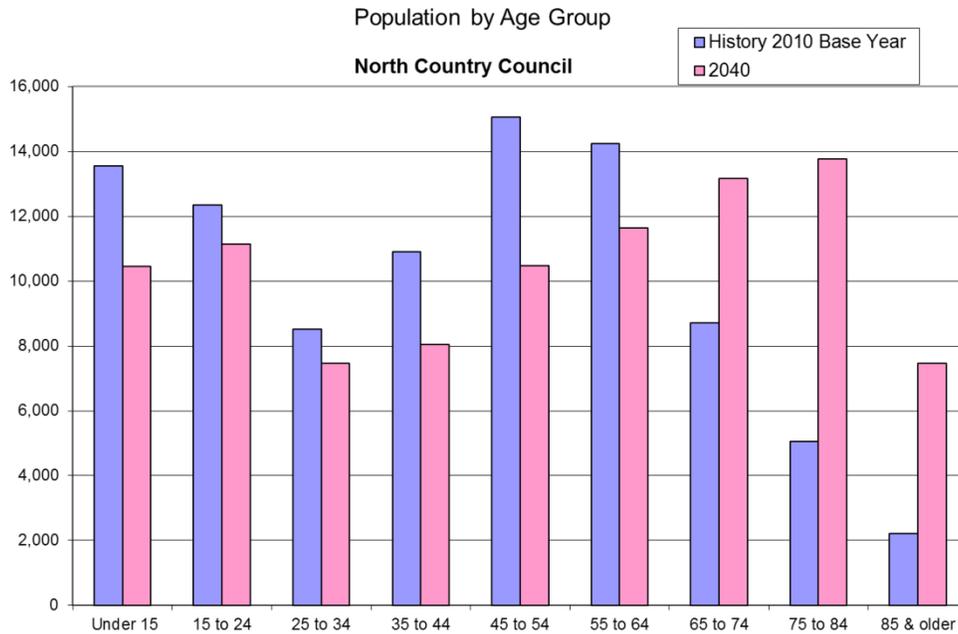
**TABLE 2.2
CHANGING DEMOGRAPHICS 1990 TO 2010**

	Total Population	% change over previous decade	Number Under 5	% Under 5	Number 5-17	% 5-17	Number 65 and over	% 65 and over
LISBON								
1990	1664	+9.7%	132	7.9%	302	18.1%	221	13.3%
2000	1587	-4.6%	118	7.4%	319	20.1%	181	11.4%
2010	1595	+0.5%	86	5.4%	280	17.6%	228	14.3%
GRAFTON COUNTY								
1990	74,929		4,928	7%	12,257	16%	9,286	12%
2000	81,743	+9%	4,215	5%	13,675	16%	10,973	13%
2010	89,118	+9%	4,096	5%	12,288	14%	13,811	15%

Source: US Census, 1990, 2000, 2010

Projections for northern New Hampshire show the senior population of the region continuing to grow in the coming decades (Figure 2.2 below).

FIGURE 2.2
PROJECTED INCREASE IN SENIOR POPULATION
NORTH COUNTRY COUNCIL PLANNING REGION



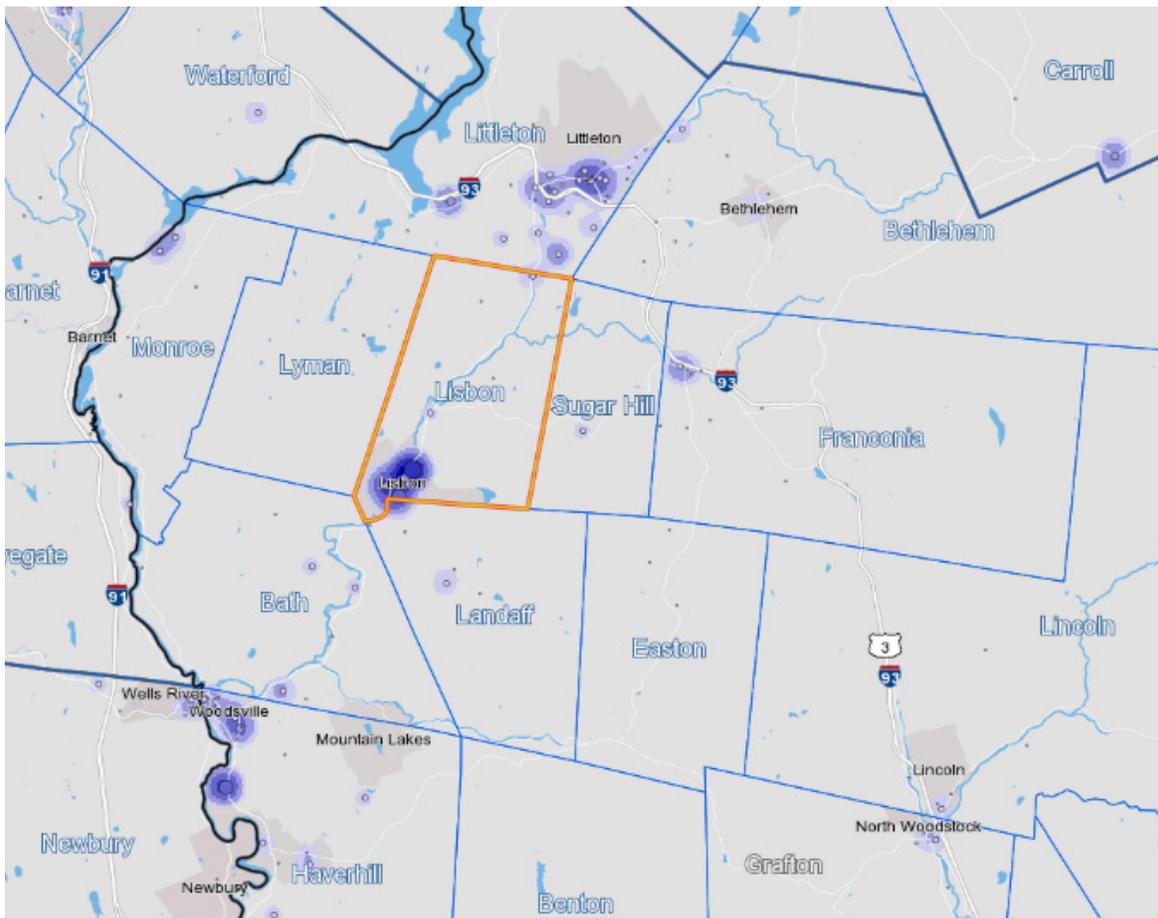
(Source: NH Center for Public Policy Studies, 2013 Headship Model)

Changes in the local demographics will carry with them changes in the services needed. Some small towns have initiated community-based approaches to assist those aging in place, such as an organized system of checking on residents after storms and during power outages, volunteer driver networks, or services for linking residents with home repair professionals and other sources of assistance.

Employment and Income

As shown in the heat map in Figure 2.3 below generated with the US Census Bureau Center for Economic Studies *On the Map* tool, the majority of Lisbon's employed residents work in Lisbon, Littleton or Haverhill. (A darker shade of purple indicates a higher number of Lisbon residents working there.)

FIGURE 2.3
DESTINATION OF LISBON COMMUTERS



(Source: US Census Bureau Center for Economic Studies *On the Map*, 2015 data, <https://onthemap.ces.census.gov/>)

US Census Bureau Center for Economic Studies data showed 115 Lisbon residents with their primary jobs (highest paying) in Lisbon, and 623 residents with their primary jobs elsewhere. A total of 585

individuals commuted to Lisbon from other communities for their primary job. This represented 700 primary jobs in Lisbon, a decrease from the 749 reported in 2006 before the recession.

For employment data reporting purposes, Labor Market Areas (LMAs) are delineated by the US Office of Management and Budget and US Department of Labor based on commuting patterns. Lisbon is part of the Littleton NH-VT Labor Market Area along with the following other New Hampshire communities:

TABLE 2.3 LITTLETON LABOR MARKET AREA	
Bethlehem	Lisbon
Carroll	Littleton
Dalton	Lyman
Franconia	Northumberland
Jefferson	Stratford
Lancaster	Sugar Hill
Landaff	Whitefield
Source: NH Employment	

Table 2.4 on the following page shows the number of jobs in goods-producing industries, service-providing industries and government in Lisbon. Figures are also shown for the Littleton Labor Market Area, and for Littleton and Haverhill where many Lisbon residents work. As shown, although Lisbon followed the Labor Market Area trend with fewer goods-producing jobs in 2017 than it had 2008, Lisbon still has a substantially greater number of goods-producing jobs than service-providing jobs.

TABLE 2.4 AVERAGE ANNUAL EMPLOYMENT BY SECTOR IN 2008 – 2017								
	Lisbon		Littleton LMA		Littleton		Haverhill	
	2008	2017	2008	2017	2008	2017	2008	2017
Private Goods-Producing	603	553	2132	1739	768	656	282	290
Private Service-Providing	143	219	7978	8078	3468	3602	1341	1557
Government	105	110	1728	1741	409	401	756	778
Source: NH Employment Security								

As is true state-wide and labor market area-wide, Lisbon’s goods-producing jobs tend to pay higher wages than jobs in the service-providing or government sectors. However, as shown in Table 2.5 below, jobs in Lisbon and other area communities tend to pay wages substantially lower than the average for each sector state-wide – goods-producing, service-providing, and government. This leads to employed Lisbon residents having median earnings substantially lower than the statewide median, \$26,285 vs. \$36, 711 (2013-2017 American Community Survey 5-Year Estimates).

TABLE 2.5 AVERAGE WEEKLY WAGES IN 2017*					
	Lisbon	New Hampshire	Littleton LMA	Littleton	Haverhill
Private Goods-Producing	\$902	\$1294	\$860	\$898	\$988
Private Service-Providing	\$595	\$1028	\$734	\$778	\$681
Government	\$795	\$968	\$732	\$901	\$760
*Rounded to the nearest dollar. Source: NH Employment Security					

As shown in Table 2.6 below, the lower wages in the region translate into lower incomes when compared to statewide figures.

TABLE 2.6 INCOME			
	Median Household Income	Median Family Income	Per Capita Income
New Hampshire	\$71,305	\$86,949	\$36,914
Lisbon	\$51,726	\$57,350	\$28,059
Bath	\$54,167	\$66,050	\$28,238
Bethlehem	\$54,500	\$67,604	\$30,408
Landaff	\$48,036	\$59,167	\$28,270
Littleton	\$39,490	\$51,695	\$27,282
Lyman	\$56,964	\$64,773	\$29,688
Sugar Hill	\$83,125	\$98,611	\$53,875
Source: 2013-2017 American Community Survey 5-Year Estimates			

Although American Community Survey data associated with small sample sizes can have very large margins of error, there is some indication that Lisbon has a higher poverty rate than the statewide average. Statewide, the average poverty rate is estimated to be 8.1% compared to 13.2% estimated for Lisbon. Of particular concern is that 16.6 % of Lisbon’s families with children under 18 are estimated to be living in poverty; the statewide average is estimated at 8.6%. (2013-2017 American Community Survey 5-Year Estimates)

Housing

During the 1980s the housing market in the state was flooded with an oversupply, leading to a 7% vacancy rate state-wide. During this period Lisbon’s vacancy rate increased from 5.2% in 1980 to 8.3% in 1990 (Table 2.7, following page). Some of the demand for housing in the 1990s when new construction slowed was met by a reduction in the statewide vacancy rate. By 2000 the vacancy rate in Lisbon was back down to 5.9%. In addition, the general trend in the area in the 1990s was for a shift in use of some second homes to year-round, either through owners retiring to their vacation homes or through sales. During this period Lisbon experienced a drop in the number of seasonal units from 87 in 1990 to 55 in 2000, and then saw a rebound to 81 in 2010.

TABLE 2.7 LISBON HOUSING SUPPLY 1980 - 2017					
	1980	1990	2000	2010	2017 Est.
Total Housing Units	640	769	727	809	865
Occupied Housing Units	551	618	629	659	
<i>Owner-occupied</i>	393	419	442	473	
<i>Renter-occupied</i>	158	199	187	186	
Seasonal Units	56	87	55	81	
Vacant Units	33	64	43	69	
Vacancy Rate	5.2%	8.3%	5.9%	8.5%	
Sources: US Census SF 1 1980, 1990, 2000, 2010; NHOSI Housing Estimates 2017					

Lisbon is fortunate to have a diverse housing supply for a small town. The 2010 US Census reported that of the 809 total housing units counted, 524 were single family homes, 169 were multi-family homes and 116 were manufactured homes.

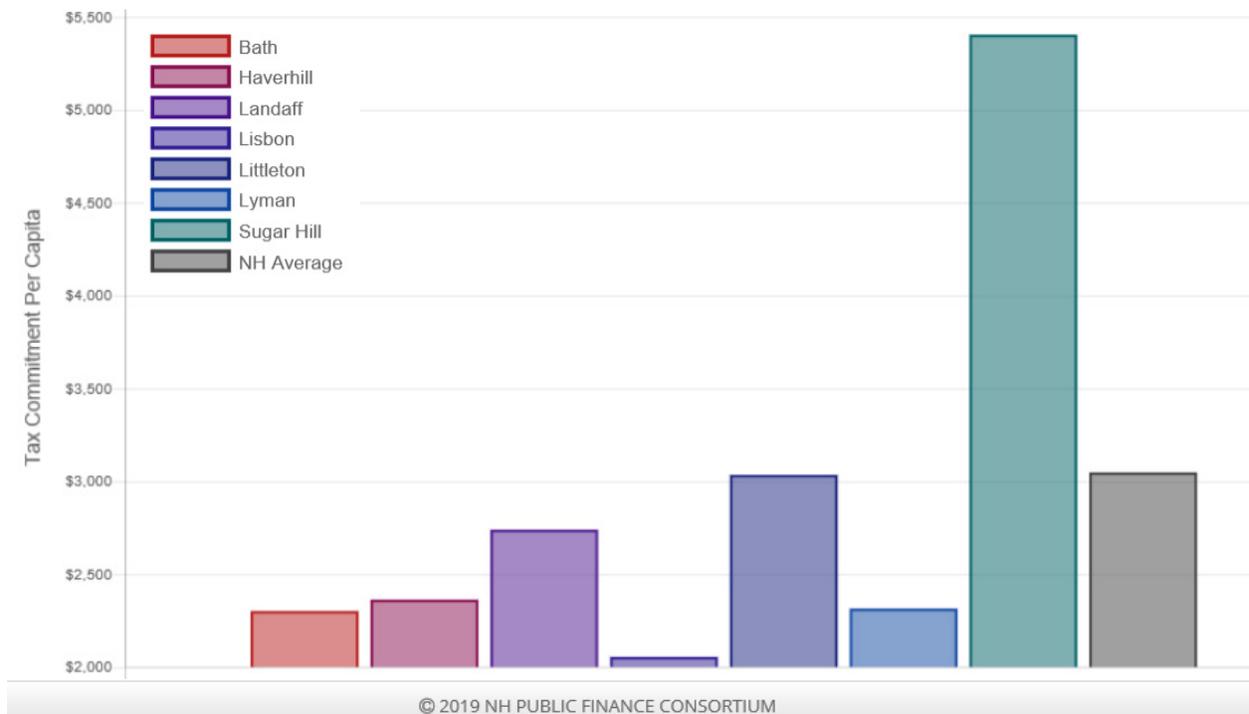
New Hampshire has several laws aimed at ensuring the state’s workforce and those of limited incomes can obtain affordable housing. In 1983 RSA 674:32 was enacted to require municipalities to provide reasonable opportunities for the siting of manufactured housing. Lisbon’s zoning ordinance allows manufactured homes on individual lots in all zoning districts, and manufactured home parks in two of its four districts. Concern for the shortage of housing affordable to median income working families, particularly in areas such as southern New Hampshire and the Upper Valley, where job growth outpaced home construction, led to the passage of SB 342 in 2008 (RSA 674:58-61) requiring all communities to ensure that local regulations “provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.” In Lisbon, duplexes and multi-family homes are already allowed in all zoning districts. In 2017, in consideration of the shortage of housing options

available in many communities, the state also began requiring that communities allow the addition of an accessory dwelling unit to any single family home, provided septic requirements can be met. Lisbon amended its zoning ordinance in 2019 to include this provision.

Tax Base

The following graph shows the actual property tax per capita for Lisbon compared with other area communities in 2017. Lisbon is shown with a property tax well below its neighbors and well below the state average when looked at on a per capita basis.

FIGURE 2.4
PROPERTY TAX PER CAPITA

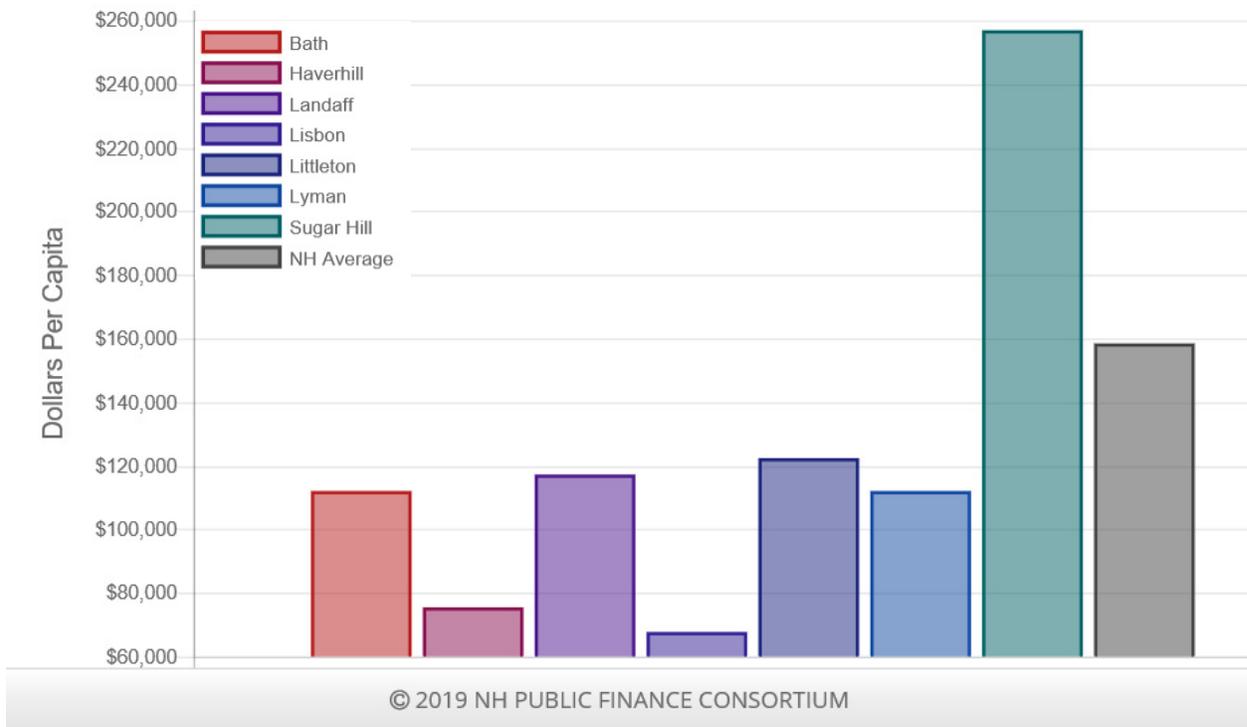


Since communities vary in their schedules for reassessments, and in turn in their ratio of assessed value to true market value, total equalized valuation is typically used when discussing the tax base itself. The full value tax rate, the tax rate as it would be with 100% valuation, is shown below for Lisbon and other area communities. The statewide ranking is also shown, with the lowest being “1” and the highest “232.” As shown in Table 2.8 below, Lisbon’s full value tax rate is on the high end, both for the area and statewide, with a ranking of 215.

TABLE 2.8 2017 FULL VALUE TAX RATES AND STATE RANKING		
Town	Full Value Tax Rate	Rank
Lisbon	\$30.05	215
Bath	\$20.85	105
Haverhill	\$30.98	219
Landaff	\$26.07	185
Littleton	\$26.52	190
Lyman	\$18.96	75
Sugar Hill	\$21.75	120
Source: NH Department of Revenue Administration		

Figure 2.5 below shows the equalized tax base per capita. As shown, Lisbon’s tax base per capita is much lower than area communities and the statewide average. Continuing to keep costs down and strengthen the tax base, while maintaining a diversity of housing choices, will continue to be important considerations for land use planning in Lisbon.

FIGURE 2.5
EQUALIZED TAX BASE PER CAPITA



Chapter 3. Land Use

Introduction

Land is a finite resource, and the thoughtful use of land is a critical issue for all communities. How the town decides to use its land has a direct impact on natural resources, water quality, community character, transportation infrastructure, housing affordability, the tax base, and the cost of providing services. While outside factors such as changes in demographics, evolving housing needs, and the changing regional and global economy will continue to have a direct impact on future development, there is much that the community can control. The land use plan forms the basis for land use regulations, including the zoning ordinance, subdivision regulations and site plan review regulations, and for large capital projects, programs and other priorities. The land use plan provides the roadmap connecting the vision of the community to these actions taken to implement the plan.

This chapter takes a look at the history and other factors that shaped the community, today's land use patterns and specific land uses, development limitations, current zoning districts, and finally provides guiding principles and considerations for future land use.

Land Use History

The 1991 Town of Lisbon Master Plan provided us with the following summary of the history of the development of the town of Lisbon:

... starting in 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 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 villages 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.

Some Factors That Influence Land Use

In addition to economic and demographic influences, both the landscape itself, including its topography and the natural resources it provides, and available infrastructure have played an important role in the development of Lisbon and will continue to in the future.

The Landscape and Natural Environment

The topography in Lisbon is dominated by the Ammonoosuc River valley with headwater streams and hills such as Pine, Mormon and Northey Hill to either side. Both the river valley, with its floodplains and areas of eroding riverbank, and the areas of steep slope present certain challenges and limitations to development.

The desire to protect and preserve our natural resources such as wetlands, shorelines, prime agricultural soils and important wildlife habitat, is an important consideration. Some of Lisbon's high priority resource lands have been protected in the past through ownership by a public or nonprofit entity, such as the Lisbon Water Department's wellfield and Gordon Memorial Forest, or by conservation easement where the land is still owned by a private individual but future development is limited. Impacts in other areas have been managed through zoning, such as the flood hazard areas and Pearl Lake Conservation District. Wetland areas are another example of natural features valued by the community; state regulations have been relied upon in this case. The impact that different land uses could have on natural resources is important to assess when planning for future development of the town.

Infrastructure

The location of many northern New England villages such as Lisbon, and the transportation systems to connect them, was initially driven by the presence of water power for mills and the relative ease of valley travel. Historians tell us that many roads began as trails worn between farms and the local gristmill. The location of US Route 302/NH Route 10, on the primary state highway system, along the Ammonoosuc River through Lisbon, as well as NH Route 117/ Sugar Hill Road, on the secondary state highway system, following Salmon Hole Brook, provide almost 15 miles of state-maintained highway in Lisbon. The town maintains about 40 additional miles of transportation infrastructure. (NHDOT, 2018 Roads & Highways Town Center Line Mileage by Legislative Class)

The other transportation system that influenced the settlement pattern of Lisbon was the railroad, which ran across town from the northeast to the southwest and passed through the village area, also following the river valley. 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. The loss of this

competitive advantage as interstate highways replaced railroads as the primary movers of people and goods was a factor is Lisbon's slowing growth in recent decades. The railroad right-of-way remains state-owned and is part of the 19-mile Ammonoosuc Rail Trail connecting Woodsville with Littleton for snowmobiles, ATVs and other users. Adequate parking in the village center makes this transportation infrastructure an economic asset as the interest in trail-based recreation continues to grow.

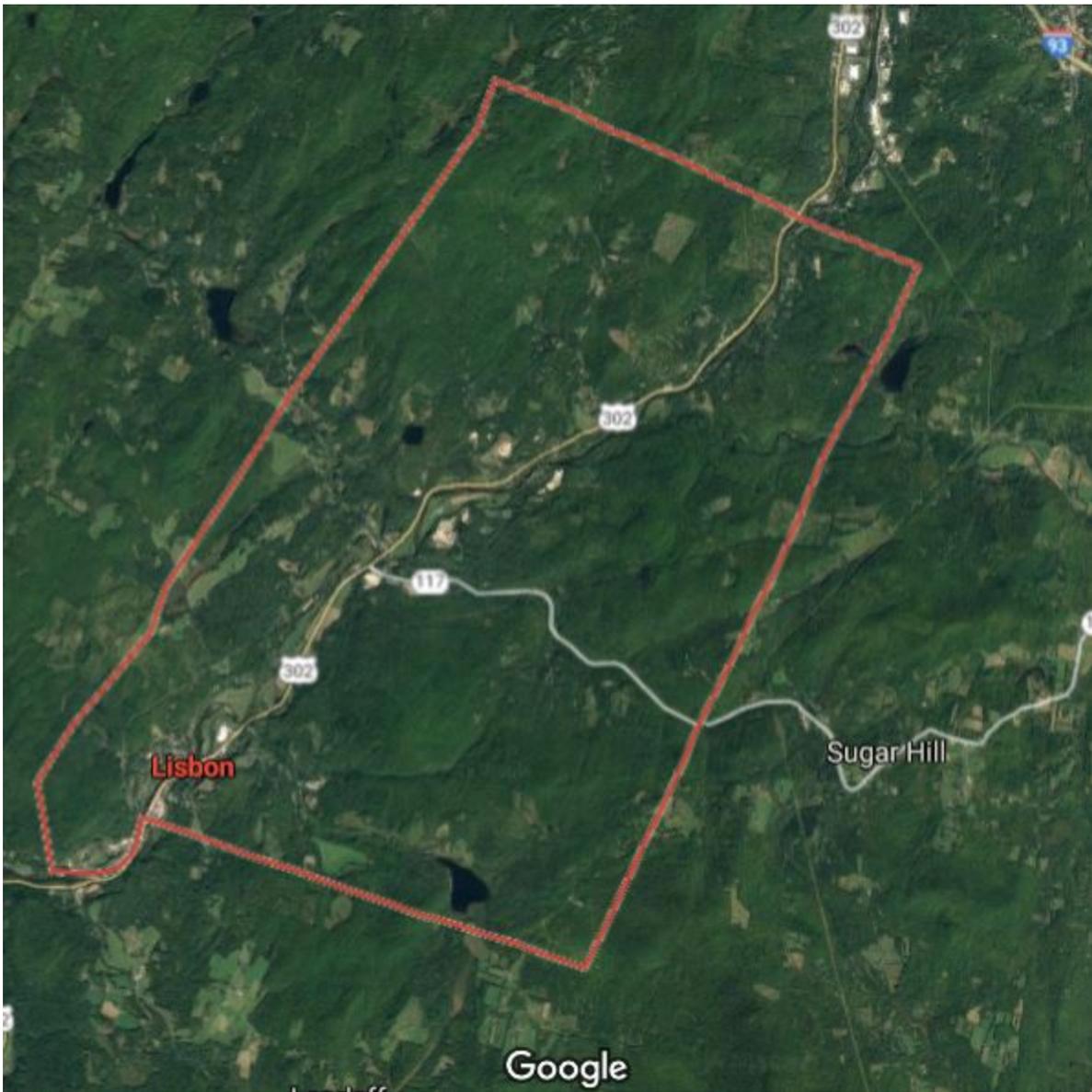
The water and sewer infrastructure and other public facilities built in Lisbon's village center supported a large concentration of residential and commercial development and will continue to make this one of the most favorable locations for future development in the future.

Another factor that could influence development in Lisbon and elsewhere is communications technology and other advances that change the way we live and work. For example, high speed internet has greatly increased the feasibility of telecommuting in many fields.

Today's Land Use Pattern

As shown on the photo on the following page, the vast majority of Lisbon's land area is comprised of forest. The open areas shown are primarily fields, and also a few wetlands, gravel pits, and recently logged areas.

Lisbon's village center has long been a center of activity, beginning with the first mills in the 1800s. This concentration began as the nucleus of an agrarian society developed around local farms and functioned as the hub of the community. This history is reflected in today's development pattern (shown on page - 3-6); the center of town is where many of the public buildings and much of the older housing stock is located. The village center today has a densely developed mixed use core surrounded by homes on small lots enabled by the public water and sewer.



As Lisbon's role as a center of commerce declined, farmlands reverted to forest, and automobiles became the dominant form of transportation, development began to be spread out all over town. The location of residential subdivisions was driven by individual landowner decisions rather than the town's collective land use goals. The figure on page 3-7 showing the development pattern in the northeast corner of town illustrates the random nature of today's land use pattern.



Parcel Lines

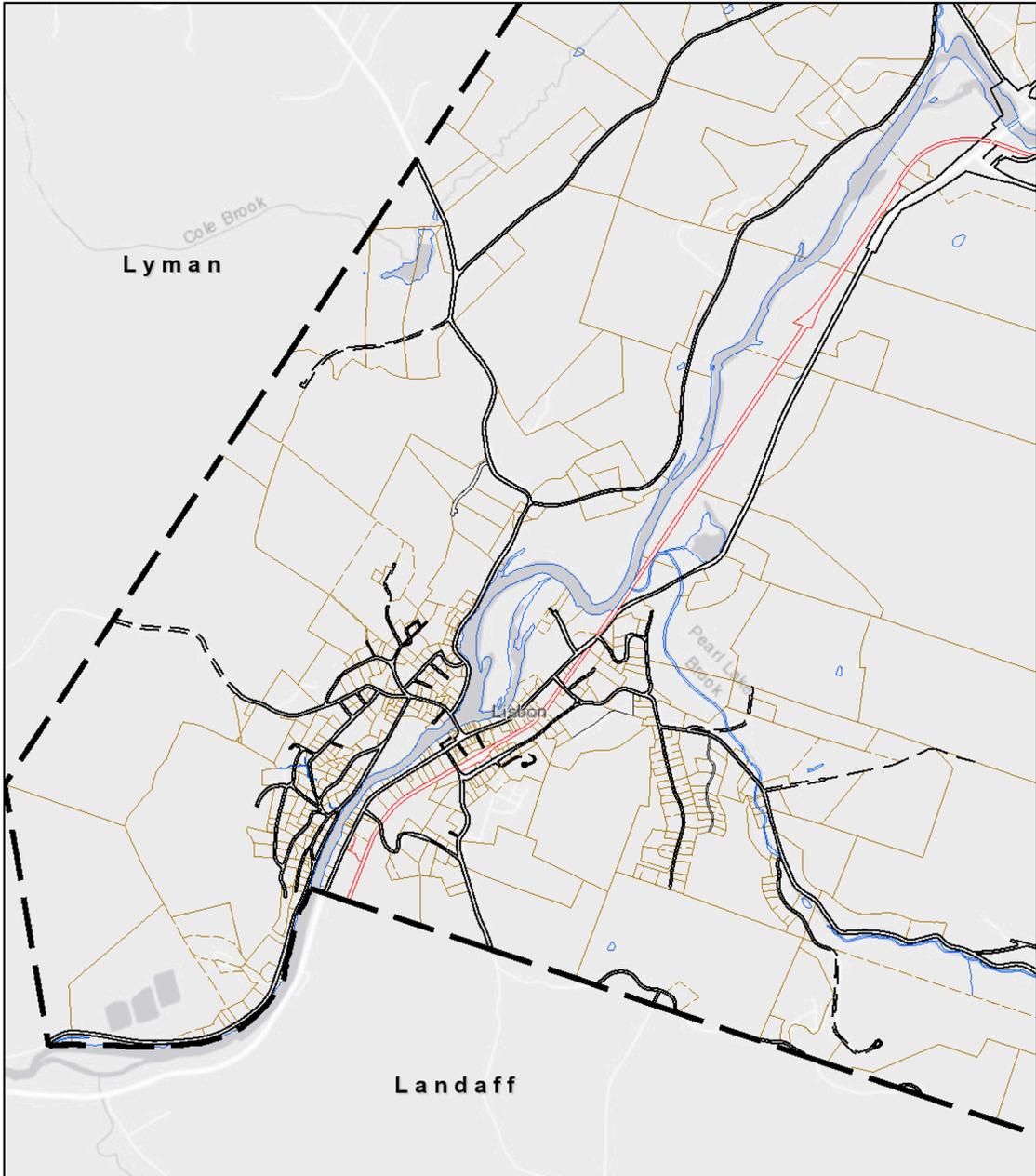
Lisbon, NH

1 inch = 2000 Feet



August 1, 2019

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Parcel Lines

Lisbon, NH

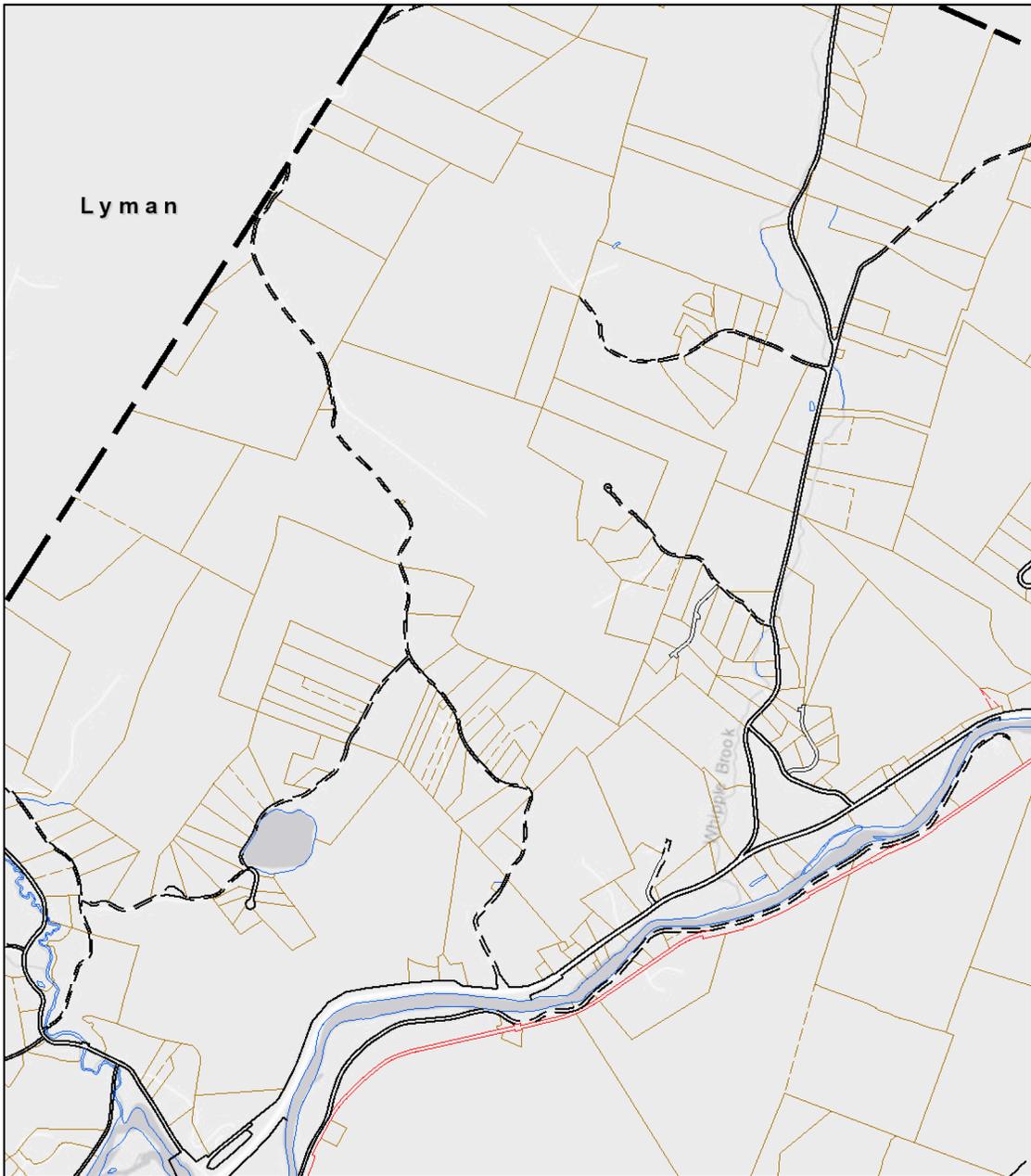
1 inch = 2000 Feet



August 1, 2019



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Some Specific Land Uses

RESIDENTIAL

Residential development is the most common developed land use in Lisbon. The town's estimated 865 units of housing are a mix of single family detached homes, duplexes, multi-family and manufactured homes; single family homes are the most common, with an estimated 542 homes (NH Office of Strategic Initiatives, Current Estimates and Trends in New Hampshire's Housing Supply, Update: 2010-2017, December 2018). The village center, where water and sewer infrastructure is available, has a relatively high density of residential development. Lower density residential development is found scattered throughout town. Growth has continued slowly with an average of less than 3 permits per year issued for single family homes and/or manufactured homes from 2010 through 2018 (NH Office of Strategic Initiatives, Current Estimates and Trends in New Hampshire's Housing Supply, Update: 2010-2017, December 2018; town building permit logs).

COMMERCIAL/SERVICES

The vast majority of businesses in Lisbon are located along US Route 302. In the village center include businesses that serve primarily local residents, such as a bank, market, and pizza shop; and those that serve both residents and passers-by, such as gas stations and other retail. Along US Route 302 outside the village area, businesses tend to be those that require more land, such as autobody, bed and breakfast, event center, septic tank service, campground, sports center, gravel pits and self-storage. In the rural areas of town away from the village and US Route 302, businesses tend to be more home business-like, such as auto repair and internet sales, and those that require a rural setting such as vacation cabins.

INDUSTRIAL

Lisbon's largest industry is New England Wire Technology Corporation, a specialty electric products maker which employs about 400 people (NH Employment Security, December 2018). This enterprise is located at the northeastern end of the village center on US 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 200 people (NH Employment Security, December 2018).

PUBLIC FACILITIES/CIVIC/UTILITIES

Most public/civic facilities are situated within or close to the village center. These include the town hall/police station, fire station, school, library and restored train station now used for many town functions. Several churches are also located in the village center.

The wastewater treatment plant and transfer station are located just south of the village center close to the Bath/Landaff town line. A private septage treatment facility is located in the northeast corner of town off of Mt. Eustis Road.

RECREATION

Lisbon is fortunate to have several developed recreation facilities. These include a commercial fitness center with gymnasium and swimming pool, soccer fields and tennis courts on land owned by the New England Wire Technology Corporation, a winter recreation area owned by the Lions Club, and the multi-use Rail Trail owned by the NH Department of Transportation. All these amenities add to the recreation opportunities provided by the ample open space areas and quiet back roads.

OPEN SPACE LANDS

Conserved Lands

Lisbon has relatively few conserved acres. Forty-three acres around the town's wells between Bishop Road and the Ammonoosuc River are protected from development through town ownership. The New England Forestry Foundation owns the 76-acre Gordon Memorial Forest. An additional 154 acres in town has been protected from development through Ammonoosuc Conservation Trust conservation easements on four parcels. There is also a six-acre town forest parcel (deed restriction) off of Gulf Road.

Land in Current Use

The state's current use 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 recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources." Although the statute does not interfere with an owner's right to develop their property, it does remove the incentive to develop that the property tax would otherwise provide. Normally, land is taxed at a rate that reflects its development

potential. Land enrolled in the current use program is taxed at a rate that reflects what it is actually used for now instead.

The town’s acreage in current use has increased from 11,840 acres in 2004 to 13,290 acres in 2018 (2005 Master Plan, 2018 MS-1). The current use acreage is in the following categories:

Farm Land	1,052 acres
Forest Land	10,980 acres
Forest Land with Documented Stewardship	954 acres
Unproductive Land	138 acres
Wet Land	166 acres

Of the land currently enrolled in the current use program, 3,725 acres receive a further 20% reduction in the assessed value by allowing nonmotorized recreation, e.g., hunting, fishing, snowshoeing, hiking, skiing, and nature observation.

Development Limitations

Steep Slopes

Much of the undeveloped land in Lisbon presents challenges for development because of steep slope. The slope of the land can greatly impact the economic and physical feasibility of development. The steeper the slope, the more it will cost for construction and maintenance of septic systems, roads, driveways, foundations and stormwater infrastructure. Additionally, as the slope increases so does the potential for an increase in erosion, stormwater runoff, and nutrient movement. Poor soil conditions combined with steep slopes can present significant development constraints.

An additional concern regarding development on steep slopes is safety. This is due to both the difficulty of fighting forest fires on steep slopes which makes homes in these areas particularly vulnerable, and the difficulty accessing homes with steep driveways in an emergency, especially in winter. The Lisbon Hazard Mitigation Plan Update adopted by the Selectboard in 2016 recommended that the town limit building structures and driveways on steep slopes.

Soil-based slopes are shown on the map on page 3-13. The areas shown in yellow typically have slopes of 16-25%, the areas shown in light brown, 26-40%, and darker brown greater than 40%. As a general rule, slopes from 16% to 25% are considered to be difficult and costly to develop, and slopes over 25% are considered undevelopable. These lands also often have shallow soils unsuitable for septic systems as well.

Wetlands

Wetlands are not as large a factor in limiting development in Lisbon as they are in some other communities. Wetlands are shown in purple on the maps on pages 3-13 and 3-14. As shown, most of Lisbon's wetlands are associated with tributary streams. A few other small isolated wetlands are scattered around town.

Floodplains and Riverbanks

Flood hazard areas mapped by the Federal Emergency Management Agency along the Ammonoosuc River and its tributaries are also shown on the map on page 3-13. As shown, the largest floodplain area begins in the village area and extends to Salmon Hole Brook.

Another important consideration in siting future development is riverbank erosion. NHDES describes the erosion hazards associated with flooding like this in its **FLOOD AND GEOLOGIC HAZARDS ENVIRONMENTAL FACT SHEET (CO-GEO-10)**:

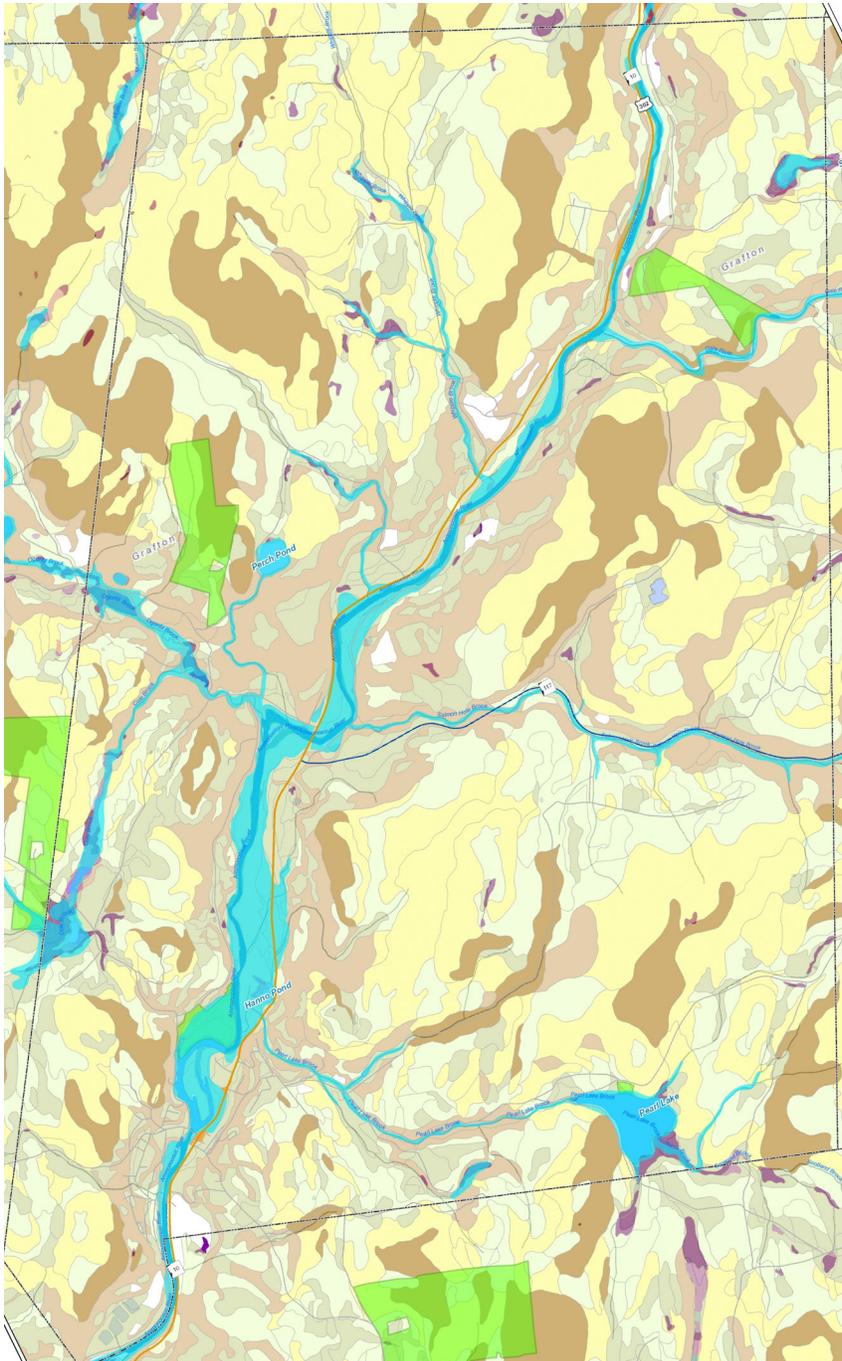
Floods pose inundation risks to properties and infrastructure in floodplains adjacent to rivers, but there is also danger from sudden channel scouring and riverbank collapse, bridge abutment failure and culvert washouts, or even wholesale changes in the course of rivers. The risks are highest during active flood events, when rivers and streams, with high velocities, have the greatest ability to erode and shape the streambeds and banks, particularly in steeper terrain north and west of Concord. The most dramatic kind of erosion event, known as an "avulsion," occurs when a river cuts through one of its banks and erodes an entirely new path, usually abandoning its old path in the process.

In 2011, Dr. John Field completed a detailed geomorphic assessment of the Ammonoosuc River to assist the Ammonoosuc River Local Advisory Committee with its corridor planning responsibilities and outreach and education to local officials. The study was made possible by a grant from NHDES, administered by the Connecticut River Joint Commissions. One of the products of the study was a set of detailed maps showing the erosion potential for each segment of the river. The maps on pages 3-15 through 3-17 show the degree of erosion hazard risk along the Ammonoosuc in Lisbon. As shown, as one would expect, there is a great deal of overlap between these areas and the floodplain areas, however there are a few areas that are only either floodplain or fluvial erosion hazard area.

Current trends in the frequency and intensity of weather patterns make it imperative that future development be located outside of both flood hazard areas and fluvial erosion hazard areas whenever possible, and that efforts continue to increase the resilience of existing structures and infrastructure.

Protecting future development from risk from extreme weather events will require managing activity in both areas.

Development Limitations



Flood Hazard - Areas

- 1 pct. Annual Chance Flood Hazard
- Floodway
- 0.2 pct. Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard
- Area Protected by Levee

Conservation and Public Lands

Representative Slope

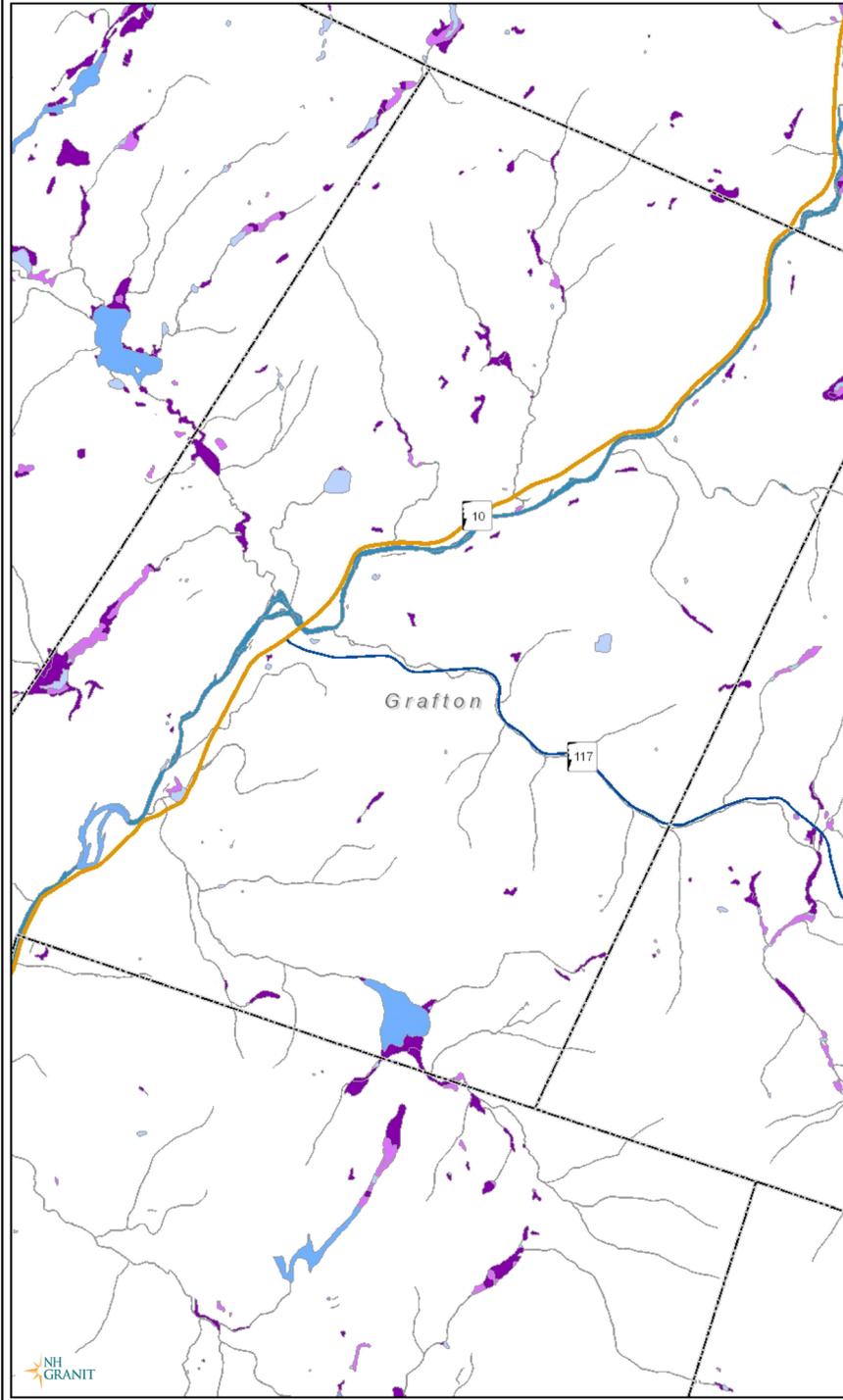
- 1 - 8
- 9 - 15
- 16 - 25
- 26 - 40
- 40 +

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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 Map Generated: 4/9/2019

Wetlands



- Legend**
- State
 - County
 - City/Town
 - Turnpikes
 - Interstates
 - US Routes
 - State Routes
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

Map Scale
 1: 62,500

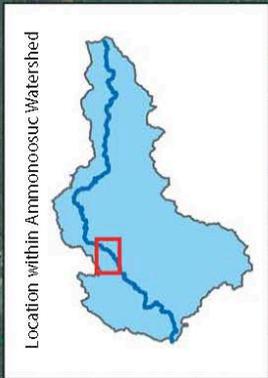
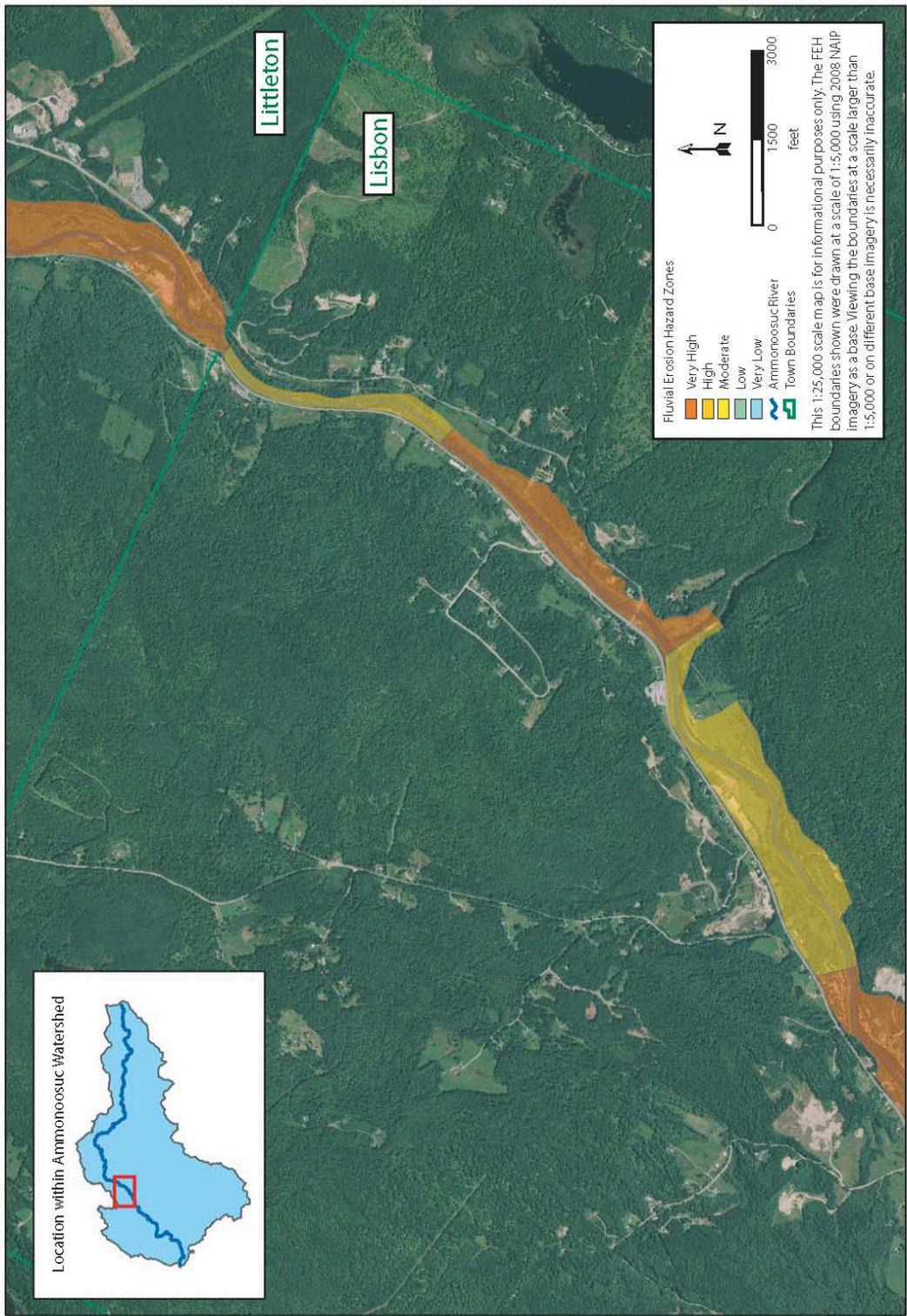
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 Map Generated: 7/12/2019



Notes



Ammonoosuc River Fluvial Erosion Hazard Map for Northeast Lisbon, NH



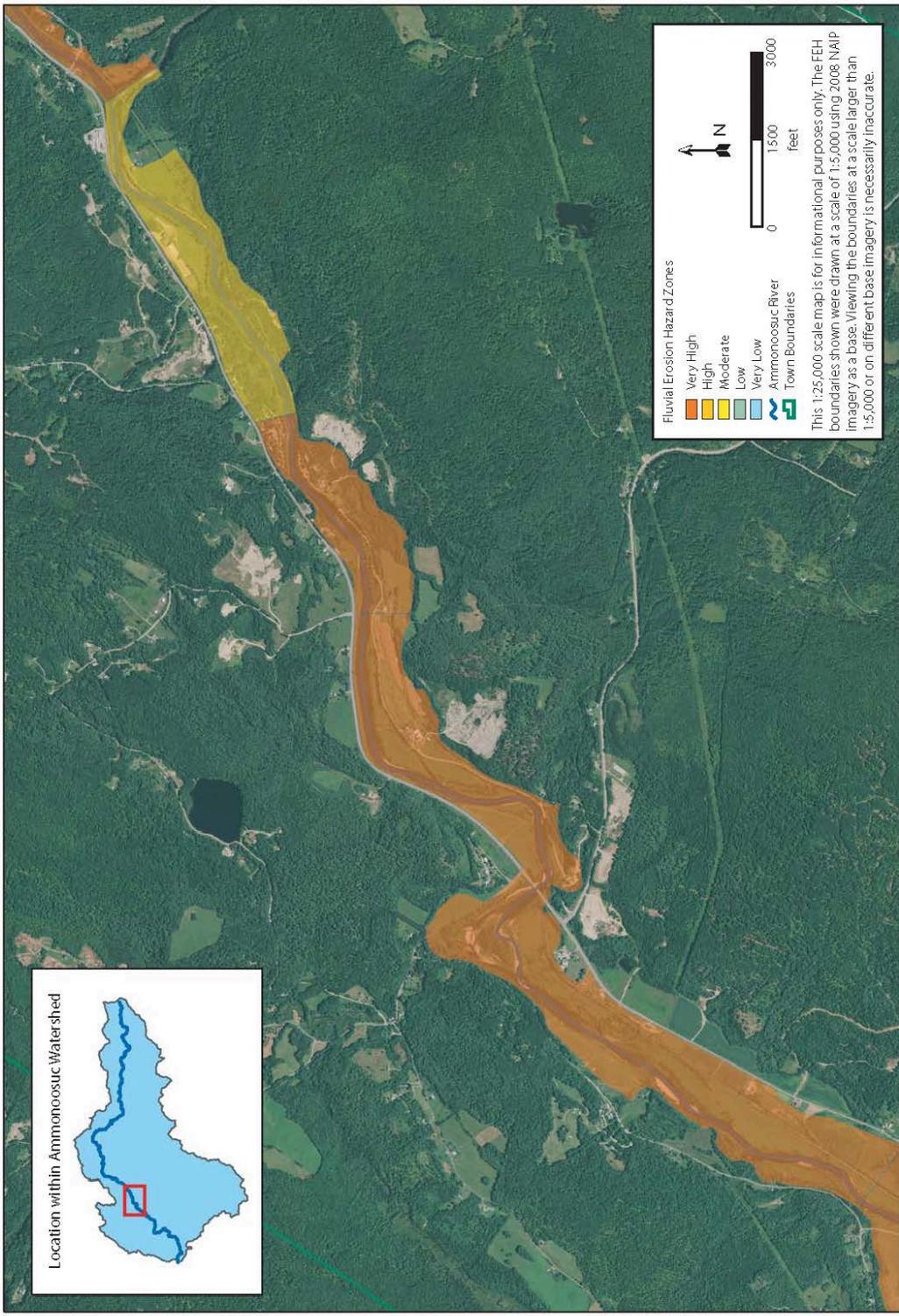
Map source: Basemap - NAIP 2008
 GIS Data - Field Geology Services 2009-2010
 Map prepared September 2010

Map prepared by:  Field Geology Services
Field Geology Services

With support from:



Ammonoosuc River Fluvial Erosion Hazard Map for Central Lisbon, NH



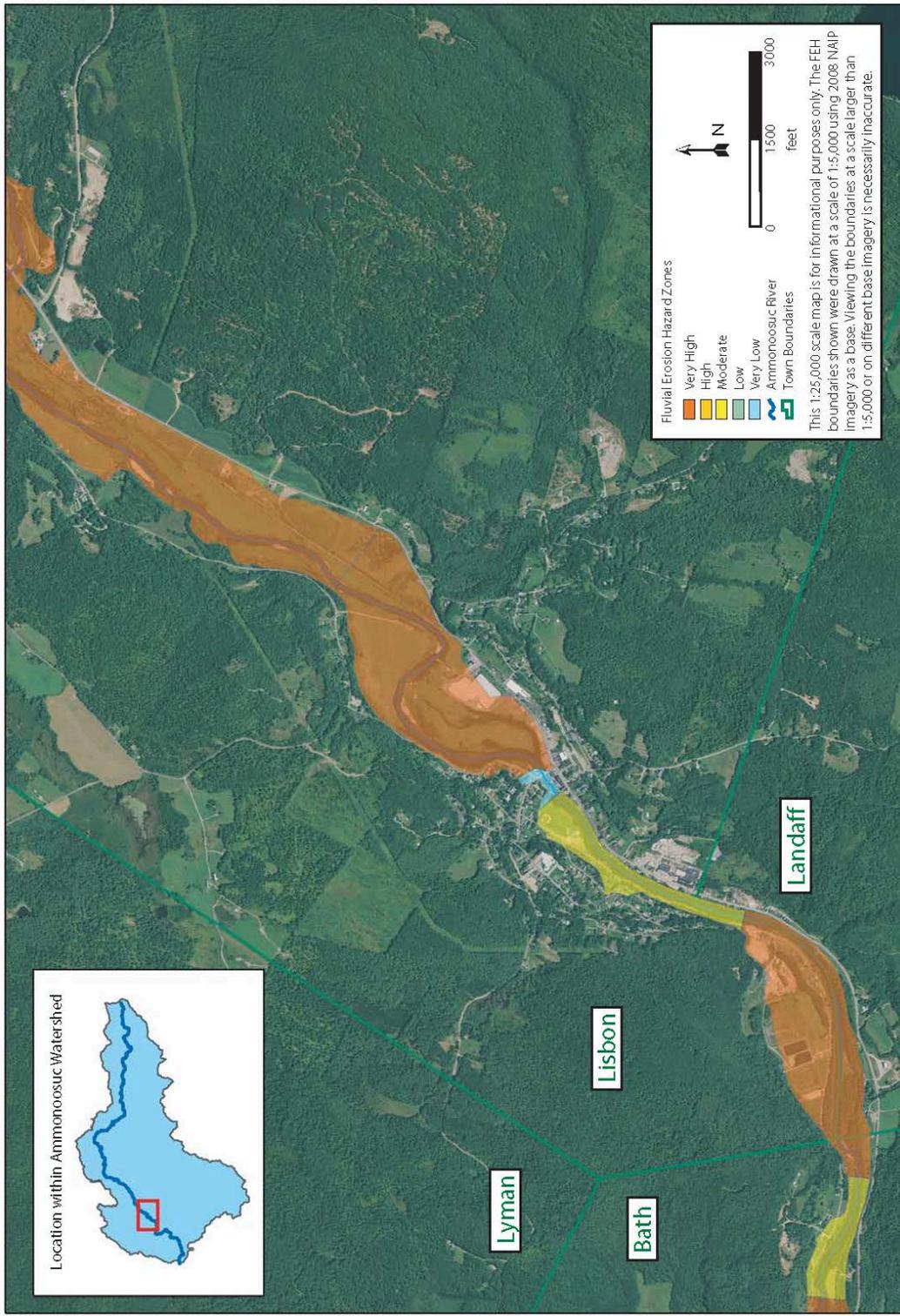
Map source: Basemap - NAIP 2008
 GIS Data - Field Geology Services 2009-2010
 Map prepared September 2010

Map prepared by:  Field Geology Services
Advanced Geospatial Technology

With support from:



Ammonoosuc River Fluvial Erosion Hazard Map for Southwest Lisbon, NH



Map source: Basemap - NAIP 2008
 GIS Data - Field Geology Services 2009-2010
 Map prepared September 2010

Map prepared by: Field Geology Services
 With support from: New Hampshire Environmental Services
 New Hampshire Charitable Foundation

Zoning Districts

The Lisbon Zoning Ordinance was first adopted in 1972 and has been amended several times. The Ordinance was last amended in March 2019. The Zoning Ordinance governs where each type of land use can locate in town, and what the pattern of that development will be, e.g., density, spread out vs. clustered, setbacks, etc., and influences the character of the community in the years to come. Following is a brief summary of each zoning district including the location and major uses allowed.

Village Center (B and C)

DISTRICT B

District B is the mixed use heart of the village center, south of the rail trail crossing on US Route 302, bounded on one side by the Ammonoosuc River and on the other side by the top of the terrace bank. This district permits single and two family dwellings, manufactured homes, home businesses, retail establishments, restaurants, offices, services, and auto sales and repairs. Multifamily homes and several additional nonresidential uses are allowed if they are found by the Zoning Board of Adjustment to meet the criteria for a Special Exception.

DISTRICT C

District C includes the village center neighborhoods back from US Route 302 that are serviced by public water. Permitted here are single family dwellings, manufactured homes, and home businesses. Multifamily homes and several additional nonresidential uses are allowed if they are found by the Zoning Board of Adjustment to meet the criteria for a Special Exception.

LISBON ZONING ORDINANCE SPECIAL EXCEPTION CRITERIA

- 1. The specific site is an appropriate location for the use.*
- 2. Property values in the district will not be reduced by the use.*
- 3. The proposed use will be compatible with the character of the area, and will not adversely affect the surrounding property, the neighborhood, or the town, including, but not limited to, consideration of noise, air quality, noxious odors, vibration, traffic, lighting, glare, hours of operation, amount of impervious surface, or building mass.*
- 4. No nuisance or unreasonable hazard will result to vehicles, pedestrians or the environment, including, but not limited to, traffic, air quality, or surface or groundwater quality through increased stormwater runoff or the use of toxic or hazardous substances.*
- 5. Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.*

US Route 302 Corridor (A)

District A is a mixed use corridor along US Route 302. It is located north of the village area 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 permits single and two family dwellings, manufactured homes, agriculture, home businesses, restaurants, recreational facilities, and personal services. Multifamily dwellings and several types of additional nonresidential uses are allowed if they are found by the Zoning Board of Adjustment to meet the criteria for a Special Exception criteria.

Industrial (I)

An area of town has been zoned Industrial to provide a location for future businesses that require a large land area and do not require the visibility of US Route 302. This area is along Mt. Eustis Road, from the Littleton/Lisbon townline to Streeter Pond Road, and extends 3,000 feet south the Ammonoosuc River. The plan is for water and wastewater to be provided from the adjacent Littleton industrial area. Manufacturing, mills, processing plants or offices would be permitted in industrial parks or on individual lots. Other business types would be allowed by special exception. Residential subdivisions will not be allowed in order to ensure that ample space is available for industrial growth and to preclude issues that may arise from incompatible land uses.

Rural Areas (D)

District D is all property not included in District A, B, C or I described above. District D is the rural-residential district of Lisbon and covers the majority of town. Permitted uses include single and two family dwellings, manufactured homes, home based businesses and agriculture. Multifamily homes and several types of business are allowed by special exception.

Overlay Districts

PEARL LAKE CONSERVATION DISTRICT

All property surrounding Pearl Lake and within the Pearl Lake Watershed is within the Pearl Lake Conservation District. Pearl Lake is a former and potential future public water source. In this district, additional review is required prior to the issuance of a special exception to ensure water quality will be protected.

FLOOD HAZARD AREAS

All flood hazard areas (100-year floodplain) mapped on the latest Flood Insurance Rate Maps issued by the Federal Flood Management Agency require flood proofing of all new structures and major improvements. This is required in order to maintain the eligibility of residents for the purchase of federally subsidized flood insurance.

Future Land Use

The type, location and design of development all directly affect the physical appearance of the town, the need for certain public services and facilities, the cost of providing these services, the tax base, the impacts on important natural resources, and even the safety of residents and resilience of the community. Properly planned, development can be an asset to the community; it can not only add to the tax base, but it can also add to opportunities and community vitality.

The high quality of our natural and scenic resources has been recognized by the region's economic leaders as a critical foundation of the North Country economy. Properly planned, future development can support residents' vision for the future of the community, protect the town's natural and scenic resources, and build the tax base. Careful subdivision and site planning, coupled with innovative zoning tools such as clustering and overlay districts, can go a long way toward ensuring that landowners interested in developing their property can do so in a manner compatible with community objectives.

Some Guiding Principles and Considerations

COMMUNITY

Community participation should continue to be encouraged in the process of land use planning and subsequent implementation. Individual landowner interests need to be balanced with those of the community to protect priority resources, reduce risks and build the tax base.

INVESTMENTS IN PUBLIC INFRASTRUCTURE

The town's wastewater treatment facility has adequate capacity available for the foreseeable future. Expansions of sewer and/or water service areas need to be carefully planned with careful consideration

to the desirability of growth in the target area vs. somewhere else for which capacity may no longer be available as a result.

Future capital investments, the Zoning Ordinance and policies and programs should work together to support the following elements of the existing land use pattern:

- Multi-use village center surrounded by dense residential development
- Diverse housing choices
- Large blocks of forestland available for forest products, recreation and wildlife
- Primarily open space uses in floodplains and fluvial erosion areas
- US Route 302/NH Route 10 corridor as economic driver

The Capital Improvement Program (CIP) should be annually reviewed and updated to link local infrastructure investments with master plan goals, land use regulations 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.

LOCATION OF DEVELOPMENT

Protection of the town's water resources remains a high priority. In addition to protecting water quality and wildlife habitat and corridors, siting development in a manner that is compatible with protection of water resources can often improve the safety of residents and the resilience of the community. The value that wetlands, floodplains and vegetated buffers provide for mitigating extreme weather events needs to be recognized and incorporated into land use planning and regulation. In addition to critical habitat for numerous species, wetlands provide numerous benefits for the community. These benefits include groundwater recharge and stream flow augmentation during low water periods, and the storage and filtering of flood waters. When stormwater can utilize wetland and floodplain areas, and is slowed and filtered by vegetated shoreline buffers, flood peaks are lower and of less velocity, and the associated erosion and sedimentation is reduced. Opportunities to strengthen our protection of this natural stormwater management mechanism through the regulation of land use include:

- Limiting opportunities to locate structures in the floodplains and requiring compensatory flood storage when alternative locations are unavailable
- Protecting wetlands from development
- Retaining and restoration the vegetated buffers along shorelines

To maintain the high quality of Lisbon’s surface waters and its healthy aquatic ecosystems, it is necessary to both keep human activities separated from the town’s rivers, brooks and wetlands, and to maintain a vegetated buffer around these surface waters. Shoreline vegetation and the layer of organic matter that builds up underneath it slow down the stormwater runoff that occurs naturally along with that which results from impervious surfaces such as roads, roofs and driveways. This riparian buffer traps sediment and other pollutants before they reach the river or brook. In addition, the vegetation also provides necessary shade for aquatic species, provides important habitat corridors, and slows the advance of some harmful invasive species. Following a thorough review of available research and consultation with natural resource professionals and state and federal regulators, New Hampshire experts recommended a minimum naturally vegetated buffer width of 100 feet for removal of pollutants and some of the needs of wildlife (**BUFFERS FOR WETLANDS AND SURFACE WATERS: A GUIDEBOOK FOR NEW HAMPSHIRE COMMUNITIES**, Chase, Deming, and Latawiec, 1997). The 100-foot width had been shown to be associated with 60% or better removal rate for pollutants. Subsequent research has reached the same conclusion. Studies have also shown that sensitive habitat areas and many wildlife species require larger buffers. Shoreline buffers are important for both open water such as ponds, brooks and rivers, and for wetlands. In Lisbon, several water bodies receive some protection from the state’s Comprehensive Shoreline Protection Act. These are the Ammonoosuc River, the Gale River, Ogontz Brook downstream from the junction of Cole Brook, Pearl Lake and Perch Pond.

As discussed in the Development Limitations section, development on steep slopes can impair scenic quality, cause erosion and sedimentation, and pose a safety hazard due to wildfire and lack of access for emergency vehicles. Allowing a creative flexible approach to siting development in the rural areas of town, such as clustering development away from shorelines, wetlands and steep slopes can result in development more compatible with the community’s vision for the future, protection of natural and scenic resources and public health and safety. This can also reduce the acreage lost for resource management, wildlife habitat and recreation.

DESIGN OF DEVELOPMENT

The US Route 302/NH Route 10 corridor provides the foreground for the town’s scenic views most often seen by visitors to the region. Nonresidential development should be carefully designed and attractive

with due regard for landscaping and access management. Consideration should be given to a sign ordinance that would protect and enhance the appearance of the village area and Route 302.

Inadequate stormwater management has increasingly been identified by scientists as the primary cause of water quality deterioration associated with human activity. Increased stormwater runoff results from impervious surfaces such as roofs, yards, driveways and roads. It is now understood that it is best to both reduce the amount of stormwater runoff and return as much of it as possible to the ground on-site. This maintains groundwater infiltration and prevents sediments and other pollutants from being carried to nearby water courses. In addition to increased pollutant load, stormwater impacts on surface water include higher temperatures, changes to fish populations, more frequent high flows during wet weather – more frequent and severe flooding – and lower flows during dry weather. The resulting erosion of stream banks and channels causes further deterioration of the habitat. To prevent these cumulative negative impacts of development on surface water quality and habitat, it is necessary to keep land disturbance to the minimum area and time necessary, and to slow down stormwater and treat it on-site. Performance-based regulations requiring best management practices (BMPs) are recommended to address stormwater runoff. Development on steep slopes and hilltops often has the added factor of soils that are shallow and more easily eroded.

Examples of site planning and development BMPs to ensure that stormwater does not leave developed areas in increased velocity or quantity, or decreased quality, include:

- Disturb only the vegetation absolutely necessary for the construction activities
- Minimize soil compaction – use smallest equipment practical and avoid parking heavy equipment on areas that will be used for infiltration
- Plan development so it follows the natural contours as much as possible
- Minimize cut and fill
- Limit contiguous area of disturbance
- Aerate and revegetate areas exposed by construction
- Maintain existing site hydrology

Other BMPs have been developed to reduce the pollutant load of stormwater and maintain groundwater recharge. **INNOVATIVE LAND USE PLANNING TECHNIQUES** (NHDES, NHARPC, NHOEP, NHMA, October 2008) and **NHDES NEW HAMPSHIRE STORMWATER MANUAL** contain guidelines for stormwater management during and after construction. BMPs specific to logging operations are also published by

the state. UNH's Technology Transfer Center provides training and technical assistance specific to road maintenance activities.

Away from the village area, Lisbon's dark night sky allows for wildlife and natural ecosystems to remain undisturbed by human light; it is an essential element of the town's rural character. Proper design of outdoor lighting is important for maintaining the dark night sky, and preventing glare, over-lighting, light trespass, and skyglow. "Glare" refers to lighting fixtures that shine a portion of the light into individuals' eyes rather than onto the object or area to be illuminated. In addition to causing glare, over-lighting negatively impacts the character of the area and wastes energy. "Light trespass" refers to light falling on a neighboring property because a fixture emits too much light at high angles or projects light too far. "Skyglow" is light pollution which is visible miles away due to reflection off of atmospheric particles. In the winter, snow adds to the skyglow. Careful review of lighting should continue to be a focus of site plan review.

DEVELOPMENT BEYOND LISBON'S BORDERS

In New Hampshire, RSA 36:54-58 (DRI) requires land use boards to notify potentially affected communities when developments are proposed which may have regional impact. Examples would include not only proposed development near Lisbon's borders, but also those that would increase traffic on Lisbon's roads or change seasonal traffic patterns, cause skyglow visible in Lisbon, share an aquifer, increase use of shared facilities, or affect the Ammonoosuc River upstream from Lisbon. The Planning Board should participate in review of such proposals when given the opportunity.

Specific Uses

RESIDENTIAL

Lisbon is able to offer current and future residents a range of housing options, from neighborhoods walkable to stores and services in the village center to quiet wooded rural areas. Dense residential development in the village center where water and sewer are available should continue to be encouraged. However it should be steered away from the floodplain and fluvial erosion hazard areas.

In the rural areas of town as well, development should be steered away from important resource areas such as floodplains and wetlands, and also from steep slopes where there is a high likelihood of erosion.

Those building on slopes, ridgelines or hilltops should be encouraged to incorporate design techniques that minimize the visual impacts. These include:

- Limiting the area to be cleared for development and for a view from that development
- Use of natural/neutral colors
- Minimizing reflective glass
- Use of low level indirect lighting
- Siting below the ridgeline
- Use of natural landforms and existing vegetation to screen structures
- Minimize cut and fill
- Screen driveways
- Siting to preserve important stands of trees

In addition, the Hazard Mitigation Plan Update adopted by the Selectboard in 2016 recommends that subdividers outside the water service area be required to provide a water supply for fire fighting, such as a fire pond, cistern or other water resource.

Home businesses are a normal part of residential and rural areas, but should not impact on neighbors with noise, light, excessive or unscreened outdoor storage, or traffic.

NONRESIDENTIAL

Commercial development consistent with a walkable vibrant village center should continue to be encouraged in the village area. The available infrastructure offers an opportunity to grow this area. Town facilities should continue to be located here for accessibility and as an additional contributor to activity.

The US Route 302/NH Route 10 corridor is an economic development asset to the town and has the potential for additional development outside of the floodplain and fluvial erosion hazard areas. The site plan review process should be used to ensure that attractive development results, with careful access management incorporated to ensure that traffic continues to flow freely on this state highway. In addition to safety concerns, some traffic currently using this route would likely be shifted to other alternatives if it were to become congested. This would mean fewer potential customers for Lisbon's businesses.

In the rural residential areas of town, except for home businesses, only those businesses that require a rural atmosphere should be allowed, such as certain tourism and recreation uses.

INDUSTRIAL

Future industrial development should be encouraged in the area on Mt. Eustis Road, east of the Ammonoosuc River, southwest of the Littleton town line. This clustering of industrial businesses will minimize the possible negative impacts on residential areas and on the rural character of the town. Municipal water and sewer infrastructure and other industrial land uses in adjacent Littleton make this an ideal location.

SPECIAL LAND USES

Land uses such as telecommunications towers and commercial energy generation and transmission can pose special challenges for small towns like Lisbon. Federal and/or state regulations can add another layer of regulation, and, in some cases, even preempt local control. It is important for the town's Zoning Ordinance and other regulations to stay current, and also flexible enough so the town can be proactive about emerging land uses that grow out of our modernizing economy and technology. It is also important for the town to participate and have a strong voice in federal and state review processes when applicable.