

LAND USE ANALYSIS

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LAND USE

I. INTRODUCTION

A land use analysis is an important element of community planning. This section is intended to guide the Town's thinking about future uses in long-term concepts. 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 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, businesses, transportation routes, and the environment.

This chapter describes the pattern of existing land uses in Greenfield and analyzes changes that have taken place in the land use pattern since 1985. Comparisons in development patterns over the past 30 years are illustrated in tables to show trends that have occurred. These trends are analyzed and used to provide assistance in determining the future land use map. It is also helpful to consider *how* particular land uses evolved. Maps are used to identify the areas of town that have been developed, the kind of development that has occurred, and the relationship of one land use to another. These maps include the Existing Land Use Map and the Development Constraints Map. Together, this information provides the baseline necessary to evaluate the appropriateness of future development and the availability of suitable land for such development.

The Land Use Plan is that section of the Master Plan required by RSA 674:2 that "takes into account natural conditions and which shows the existing conditions and the proposed location, extent and intensity of future land usage." The natural conditions to be taken into account include such features as wetlands, steep slopes, aquifers, surface water bodies, and any other natural features considered to be particularly significant. Existing conditions refer to the actual land uses found in town at the time, e.g., residential development, commercial uses, etc. Both the man-made conditions and the natural features impact the future development in the town.

The development of a land use plan forms the basis of land use regulations, which are effected through zoning ordinances, subdivision 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 Greenfield, 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.

II. LAND USE CATEGORIES

The first step in the land use analysis is to classify the various land uses that exist in Greenfield. A classification system describes these activities. The second step is an analysis of tax assessing data from Greenfield 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 two major divisions in a land use classification system are "Developed" and "Undeveloped" uses. Each of these divisions can be further subdivided into specific land uses. The following is a listing and description of the standard land use 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.
- ◆ ***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.
- ◆ ***Agricultural:*** Lands that are utilized for the cultivation of crops, the raising of livestock and poultry, and nurseries for horticultural purposes.
- ◆ ***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.
- ◆ ***Home-Based Business:*** A residential property that houses a home occupation or home-based business. The residence continues to be the principle use of the land, and the occupation is by definition secondary and incidental.
- ◆ ***Road network:*** All public and private rights-of-way 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.
- ◆ ***Protected & Conservation 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.

III. 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 public and private investments 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 Greenfield:

Waterfront Development

Greenfield is home to several major waterbodies; Hogback Pond, Otter Lake, Powder Mill Pond, Sunset Lake, Mud Pond and Zephyr Lake. These waterbodies are classified by the NH Department of Environmental Services as Public Waters, which means that they are subject to the State's Water Quality Protection Act (SWQPA). This law was enacted in 2011 and is a variation of the previous Comprehensive Shoreland Protection Act. It establishes standards for the subdivision, use and development of the land around the state's public waters, defined as all land located within 250 feet of the water.

Although Greenfield is home to these waterbodies, only a limited amount of residential development has occurred around them, with the exception of Sunset and Zephyr Lakes. High density residential development has occurred along portions of these two lakes. The limited amount of development along the other waterbodies is due to the efforts of the Town to protect the quality of these waters. The Town owns a small parcel on the western shore of Sunset Lake as well as a parcel on the east shore of Zephyr Lake, and Hogback Pond. Mud Pond and a portion of Otter Lake are located within Greenfield State Park. Nonprofit institutions such as the Barbara C Harris Camp and conference center and Crotched Mountain own large parcels on Otter Lake and Sunset Lake respectively. There is a boat launch area on the north side of Forest Road owned by the State.

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 of Greenfield is dominated by Crotched Mountain in the north and North Pack Monadnock in the south. Crotched Mountain lies in the three towns of Greenfield, Bennington, and Francestown. The mountain's highest elevation is actually in Francestown (2,020 feet above

sea level); in Greenfield the highest elevation is 1500 feet, in the northeasterly corner of the town, going down to 900 feet at Sunset Lake.

North Pack Monadnock has the highest elevation in town, ranging from 1,300 feet at Mountain Road up to more than 2,200 feet at the highest point just north of the Temple town line.

Gould Hill in the south-central part of town and Blanchard Hill on the eastern side of town are two other concentrated areas of high elevation, although they do not exceed 1,200 feet. The western and central parts of town have the lowest elevations, ranging from 700 to 900 feet above sea level.

Public and Private Investments

Public investments can be as influential as private development in shaping land use patterns and determining the growth of a town. Therefore, the overall impact of development that occurs in any town is directly related to the joint efforts of the public and private sectors, as well as to the changing economic and social conditions of the area. Investments in the public infrastructure, such as state highway improvements, power generating stations, etc., respond to development, and at the same time have an effect on where future development will occur.

Transportation Systems

Settlement in Greenfield has been influenced by three major roads; NH Route 136, Forest Road, and NH Route 31. These are classified as Major Collectors are designed to move medium traffic volumes at medium speeds between or within communities.

The chart below shows the total miles of roads in town, and the mileage of each type of roadway:

Table 1: Road/Class Miles

| Legislative Type | Miles | % of Total |
|----------------------------------|--------------|-------------------|
| State | 13.8 | 20.5% |
| Local (Class V) | 36.3 | 53.8% |
| Not Maintained (Class VI) | 8.9 | 13.2% |
| Private | 8.5 | 12.5% |
| Total | 67.5 | 100.0% |

Source: NH DOT

The other transportation system that influenced the settlement pattern of Greenfield is the railroad, which runs across town from the southeast to the northwest. Until the summer of 1986, Greenfield was served by the Hillsborough Branch of the Boston & 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 Greenfield than did the road network. Thus, the demise of rail travel and the establishment of major transportation routes outside of Greenfield's boundaries set in place certain parameters that have dictated the rate and type of development experienced in Greenfield over the last several decades.

Utilities and Public Services

Presence and availability of adequate utilities is vital to the welfare of the community, in particular for meeting the health, safety, and security needs of the citizens, and in general for meeting their desires for comfort, entertainment, and quality of life. Further, the availability of certain utilities can support the community's goals for economic development.

To meet these needs, utilities presently being provided in the Town of Greenfield include electricity and 3-phase power, telecommunications (broadband, telephone/wireless communications, internet service), water and sewer. Because of their diverse nature, each of these is considered separately in the following sections. Due to the rural nature of the Town, not all utilities are available in all areas of the community, such as high-speed internet technologies and 3-phase power. However, electricity and certain telecommunications services being somewhat easier to distribute, are available virtually everywhere in the Town. Electrical and telecommunications infrastructure are provided by private business entities. There are not presently any municipal or private systems for general distribution of gas, either natural or propane, within the Town of Greenfield.

- Water and Sewer

The community currently provides limited public sewer and water service. Residents and businesses are predominantly served by private water and sewer systems.

Public water service is defined as any water system which serves more than 25 people. There are several locations meeting this definition, including but not limited to: Greenfield Elementary School, Crotched Mountain, Greenfield Commons, and Barbara C. Harris Center.

The only area in Greenfield that has public sewer service is the downtown area. There are no current plans to extend this service.

- Electricity

Public Service of New Hampshire (PSNH) is the main electricity supplier for the Town of Greenfield and serves approximately 830 customers. Distribution and transmission lines, which are placed along roadways, carry power throughout the town to the individual customers, including homes, businesses, and streetlights. The voltage from these lines is stepped down to the voltage that is used by the specific customer by way of transformers.

- 3-Phase Power

Public Service of New Hampshire has indicated that three-phase service, required for manufacturing operations, is available in selected areas of the Town. These areas include: Route 136 from Peterborough to the center of Greenfield and continues North on Route 31 to the Greenfield / Bennington town line. Three Phase ends in downtown Greenfield at the intersection of Route 136 / 31 and Slip Road. It continues on Slip Road for three pole sections before it ends and continues with single phase power.

While there are no plans to expand this service at the present time, it is possible that service could be expanded, within reason, if new customers requested the service. The cost for such projects would be reviewed on a case-by-case basis. PSNH indicates that

the projected revenue from a new customer requiring three-phase service would be reviewed and may be used to reduce customer contribution for the upgrade.

- Telephone and Wireless Communications

Landline phone service is provided for new and existing residences and businesses in Greenfield by Fairpoint Communications. Long distance calling service through landline phones is available through a number of service providers.

In 2012, the Town amended the Telecommunications/ Personal Wireless Service Facilities Ordinance.¹ Currently, telecommunications facilities are permitted in all districts. Special exception by the Zoning Board of Adjustment is required for all zoning districts except the Rural/ Agricultural District.

Federal law regulates the placement of cellular towers in a given community; however, emphasis has been placed on balancing the need for telecommunications infrastructure with a community's desire to maintain community character. The Telecommunications Act of 1996 preserved state and local regulatory authority for the placement, construction or modification of wireless facilities.

- Internet Systems

While 56k dialup connections over telephone lines are universally available, Digital Subscriber Line (DSL) high-speed computer internet service is the most widely available high-speed telephone connection type in the region. DSL phone service may be available to individual residential and business customers in Greenfield through local phone service providers. Availability will depend on the residential or business location in proximity to a central office or substation of the service provider (DSL broadband has a limited service area of 18,000 feet from the central office or substation providing service).

High speed or Broadband Internet connectivity, when locally available, is provided through either a Local Exchange Carrier (LEC), typically a phone carrier, or an Internet Service Provider (ISP). LECs typically provide bandwidth and contract with ISPs to market and sell connectivity. ISPs also typically offer value added products including web-hosting space, web design assistance, email and access to news groups and other services.

Broadband Technology

Understanding Broadband (a.k.a. High-Speed Internet) Technology

What is Broadband?

Broadband is the common term for a high bandwidth internet connection that can send or download information many times faster than with a standard telephone and modem. You can do everything you want to do online more quickly and more easily with broadband including logging-on, working from home through network connections, downloading files and music, and more.

Who Provides Broadband?

There are different ways of delivering broadband services: over telephone lines, cable connections, via one or two-way satellite systems and even by radio. High speed or Broadband Internet connectivity, when locally available, is provided through either a Local Exchange Carrier (LEC), typically a phone carrier, or an Internet Service Provider (ISP).

¹ Source: Greenfield Zoning Ordinance, 2012.

- Gas
Natural gas is a private, for-profit utility that does not currently service the Town of Greenfield. An up-to-date list of providers is maintained by the NH Public Utilities Commission at <http://www.puc.state.nh.us/Gas-Steam/gas-steam.htm>.

Propane gas is also a private, for-profit utility used for cook stoves and hot water, and to a limited extent, home heating. Several private companies provide home delivery service to residents of Greenfield and other communities in the region.

- Solid Waste
Solid waste in Greenfield is collected at the Recycling Center located at 29 DPW Drive. There is no public curbside collection program in Greenfield. Residents either take their waste to the recycling center or hire a private, commercial hauler that collects residential waste.

Hazardous household waste is processed through a contract with the Keene Recycling Center through funding from the NH Department of Environmental Services Household Hazardous Waste grant program. Twelve household waste collection days are held annually. The contract with the City of Keene allows Greenfield residents to deliver, at no cost to the residents, up to 10 gallons per collection day to the Keene Recycling Center.

IV. EXISTING LAND USE

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 important 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 History

The Development of the Town of Greenfield's land has gone through several changes as economic emphasis has shifted from one period to another. Greenfield was first settled around 250 years ago, and for the next one hundred and fifty years the Town, like so many of its neighbors, was primarily an agricultural community. By the mid-1800's, more than 80% of Greenfield's land was cleared and used for grain and hay fields, pastures, orchards, and vegetable gardens. Dozens of dairy and poultry farms shipped large quantities of milk and eggs as far as Nashua and Boston. Other products shipped included apples, potatoes, cordwood, and lumber.

By the early 1900's, America had developed an extensive and efficient system of railroads. This, coupled with advances in refrigeration, enabled perishable agricultural products to be shipped long distances. There were five industrial trains daily, including two milk runs daily to send milk and dairy products to Boston. Greenfield's dairy farms, working the rocky and hilly New Hampshire soils, found themselves competing with the agriculturally rich Midwest. It was a competition they couldn't meet and gradually the farms were abandoned. Regular use of the rail for industrial shipping ended after 1976 when the grain mill burned down. The train continued for a short time afterwards as a tourist train running between Greenfield and Wilton on the weekends.

Existing Land Use Map inserted here

Because of the lack of swift rivers and brooks necessary for the water-powered mills of the 1800's, Greenfield never developed a large industrial base. There were, from time to time, many small mills, but their primary purpose was to support the needs of the local community. The railroad came to Greenfield in 1874, but almost all of its freight traffic was agriculturally related.

The automobile oriented economy of today has changed many of the traditional development patterns of the past. Old mansions have become tourist homes; businesses have infiltrated residential areas; some residents work from home with internet access; businesses oriented to the highway traveler follow the approach roads to the community, crowding on right-of-way originally laid out for "horse and buggy" use, and, now oftentimes inadequate, for the increasing volumes of automobile traffic.

While the commercial and industrial centers of the neighboring towns of Peterborough and Jaffrey, as well as cities to the east, grew and prospered, Greenfield began to change from a New England farming and mill town to a suburban "bedroom" community and recreationally oriented area. Factors that influenced this trend were the ending of rail transportation and the conservation of large parcels of land. This is the character of Greenfield as it is today.

Greenfield's Land Use

Analysis of the *Existing Land Use* map (page 84) verifies the pattern of development described above. Note that the residential uses occurring in Greenfield'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 residents commuting 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.

Greenfield has a land area of approximately 26.2 square miles, or 16,807.9 acres. Surface water accounts for approximately 351 acres.

A review of the *Existing Land Use* map and the analysis shown in Table #1, in terms of specific uses, indicates the following:

Residential – The greatest use of land in Greenfield is residentially used land, which is approximately 7,761.7 acres or 46.6% of the total land area. Residential development in Town is mostly single family detached homes and manufactured housing, with an infrequent occurrence of two family and multi-family housing. There is a senior housing complex and a few in-law apartments throughout town. Also of significance in terms of concentrated residential development are the areas around Sunset and Zephyr Lakes where residential density is higher than in other parts of Town.

The Town adopted an Open Space Development Ordinance in 2004 and amended it in 2010. To date, only one project has been approved, which is a 9-10 home subdivision.

Commercial/Industrial – Commercial and industrial land includes all land that has uses that are considered "business" in general. These parcels have a higher tax rate, and often require less of the services that are provided by the town, such as schools. The major concentration of commercial and industrial uses is located north of Town on Route 31. There is a limited amount

of commercial development found along NH Route 31 in the southern portion of Town. The table shows us that there is only 321.9 acres, or 1.9% of the total land area, designated as commercial/ industrial uses in town.

Exempt – The second largest category is land that is exempt, which means that the town does not collect taxes on these parcels. These include parcels owned by the town, state, and federal government such as parks, schools, institutional uses, and other facilities necessary to conduct public business. It also includes parcels owned by non-profits such as churches. The Town owns many large parcels throughout town, the State of New Hampshire owns the land in Greenfield State Park as well as some parcels in the northeast portion of town, and the federal government owns a very large parcel that borders the Town of Temple, which is part of Wapack National Wildlife Refuge. Exempt land is often referred to as government or institutional uses. Many of these parcels are concentrated in the village center and include the Town Office Building, Fire Station, Stephenson Memorial Library, the Meeting House, the old Fire Station, and the Post Office. The schools, cemeteries, and the large tracts used by the Crotched Mountain Rehabilitation Center, Brantwood Camp, Plowshare Farm, and by Barbara C. Harris Camp and Conference Center are also included in this land use category. Some of these are considered mixed uses such as the Barbara C. Harris Center, which operates both as an “educational” facility and a “recreational” area. The exempt land uses 3,304.2 acres or 19.7% of all land in Greenfield.

Agricultural – Although primarily a suburban town, Greenfield has some 608 acres, or 3.6% of total land area, devoted to farming. These are scattered throughout town in several concentrations and areas just outside the center of Town. The largest farm in Greenfield is 187.4 acres on East Road. A common occurrence in farming is a change in the type and intensity of farming as farms get handed down through generations, or sold to new farmers. The change is often to a less intense commercial business or a total change to a more recreational use. This shift can further have an affect on the future use of the land, since it is no longer an income generating use, making it ripe for development. The loss of farmland is a concern across the country as it is easy and desirable to convert this land into subdivisions due to the rural locations, good soils and ease of site work for the developer. In Greenfield, as in most of the towns in the region, there are individual garden plots servicing the needs of local homeowners. These uses have not been considered of major agricultural significance in documenting the land use in this chapter of the Master Plan.

Forestland – Another large category in the table below is forestland, which includes managed forests and unmanaged forests. The total of the forest categories comprises 26.3% of total land, or 4,420.2 acres. This land is still developable; however, it has been put into current use taxation status.

Water and Wetlands – Water and wetlands consumes 2.3% of total land area, or 391.5 acres. This land is undevelopable and should be protected to the fullest extent possible. The land area around lakes, rivers and ponds is often considered “prime” real estate, and therefore attracts higher valued homes. Maintaining the water quality will provide recreational opportunities, serve as a resource for wildlife habitats, and maintain the property values that border these areas.

Recreational – Greenfield’s 2012 tax assessing data does not include recreational uses as a separate land use category. Recreational uses are incorporated in the Exempt categories (municipal, state, and federal). Recreational land in Greenfield includes Oak Park, the fairgrounds, the elementary school playground, a part of North Pack Monadnock Mountain, the Greenfield State Park, the beaches of Sunset and Zephyr Lakes, and several private camps.

Table # 1 Change in Land Use 2003-2012

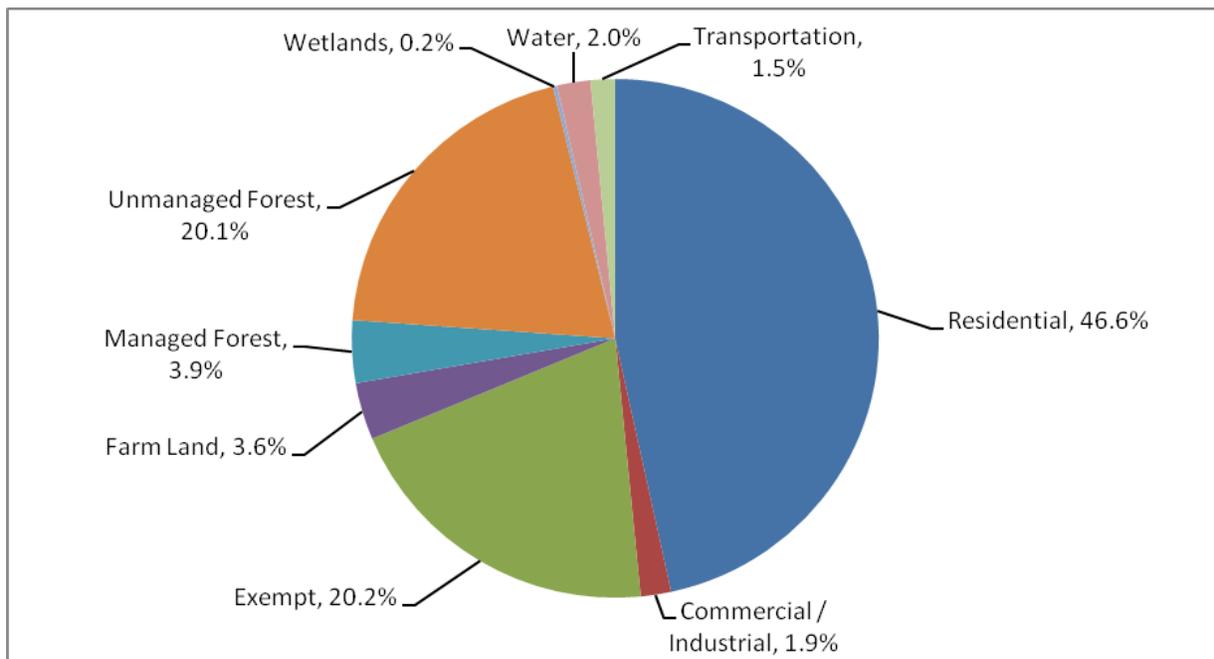
| Land Use Category | 2003* | | 2012** | | 2003-2012% Change*** |
|-----------------------|-----------------|-------------------------------|-----------------|-------------------------------|-------------------------|
| | Acres | % of Total Land Area | Acres | % of Total Land Area | |
| Residential | 8,198.7 | 48.7% | 7,978.3 | 46.6% | -2.7% |
| Commercial/Industrial | 353.0 | 2.1% | 318.6 | 1.9% | -9.7% |
| Exempt | 3,169.4 | 18.8% | 3,469.2 | 20.2% | 9.5% |
| Farm Land | 585.1 | 3.5% | 608.2 | 3.6% | 3.9% |
| Managed Forest | 532.1 | 3.2% | 669.0 | 3.9% | 25.7% |
| Unmanaged Forest | 3,602.5 | 21.4% | 3,436.5 | 20.1% | -4.6% |
| Wetland | 41.5 | 0.2% | 42.2 | 0.2% | 1.7% |
| Water | 350.0 | 2.1% | 350.6 | 2.0% | 0.2% |
| Transportation | - | - | 256.1 | 1.5% | - |
| Total: | 16,832.2 | | 17,128.7 | | |

*Source: Town of Greenfield Assessor Database, 2003

**Source: Town of Greenfield Assessor Database, 2012

***Percent change is based on the difference between 2003 and 2013 acreage totals

Chart #1 Land Use Distribution



Source: Town of Greenfield Assessor Database, 2012

The Town should carefully weigh the implications of an overabundance of residential development as regards its impact on the Town's financial structure. It should be noted that much of the land in Greenfield is either exempt from taxes or under "current use" status. Although there is little doubt that the Town will continue to be a residentially-oriented community, and greatly influenced by existing recreational and institutional uses, consideration should be given to means by which the demands for town services generated by additional residential development can be offset.

The Current Use Taxation program was enacted in 1973 to promote the preservation of open land in the state by allowing qualifying land to be taxed at a reduced rate based on its current use value as opposed to a more extensive use. The minimum land area currently needed to qualify is ten acres. The price of this favorable treatment is a 10 percent penalty tax (10% of the sale price) when the property is later changed to a non-qualifying use.

In comparing conservation easements to current use taxation, easements are permanent, while current use may be reversed by change to a non-qualifying use and payment of the Use Change Tax. Thus, current use may satisfy the goals of a landowner who cannot afford to permanently abandon future development value, but desires current property tax relief. If it becomes financially necessary to subdivide, the use change tax becomes an element of the development costs.

In Greenfield, up to \$5,000 per year of the monies collected from the Use Change Tax (10% of the sales price of a piece of land taken out of current use and sold for development) goes to the Conservation Commission for the acquisition of land and/or conservation easements.

The current use designation, authorized by RSA 70-A, provides the town other benefits as well: it encourages landowners to maintain traditional land-based occupations such as farming and forestry; promotes open space, preserving natural plant and animal communities, healthy surface and groundwater; and may provide opportunities for skiers, hikers, sightseers, and hunters. The concept of the Current Use designation is seen by some as placing a heavy burden on those parcels that are not eligible for current use. However, current use land requires little, if any, municipal services.

V. LIMITATIONS TO DEVELOPMENT

Not all of the available land is suitable for development. Limiting factors to development include 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.

Physical Limitations to Development

Four maps have been created using Geographic Information System technology showing limitations to development in Greenfield: *Stratified Drift Aquifers*, *Steep Slopes*, *Wetlands & Hydric Soils*, and *Development Constraints*. The *Development Constraints* map can be found on the accompanying page. These maps identify seven limitations to development that are related to

the ability of the soil to accommodate septic systems, road or building construction (see Table #2 below).

Table # 2 Development Constraints

| Constraint | Total Acres | % of Total Acres |
|--|-------------|------------------|
| Slopes greater than 15% | 5171.1 | 30.19% |
| Poorly/very poorly drained soil (Hydric soils) | 2588.1 | 15.11% |
| Wetlands | 1776.0 | 10.37% |
| Floodplain | 1236.0 | 7.22% |
| Aquifer | 5476.7 | 31.97% |
| Shallow to bedrock soils (Less than 40 inches) | 2501.4 | 14.60% |
| Shallow to water table (Less than 1.5 feet) | 2969.7 | 17.34% |

Source: SWRPC Geographic Information System database (GIS)

Reference to the maps 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 no limitations at all. It is interesting to note that the built up area of the village center is one of the areas in town with few limitations to development which was probably a primary reason the area was in fact built out. The northern and southern sections of Town have many steep slopes due to the location of Crotched Mountain in the north and North Pack Monadnock Mountain in the south.

In comparing limitations to 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 greatest constraints have not 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 advanced knowledge of development potential, Greenfield can plan for roads, utilities, and community services and facilities.

Regulatory Limitations to Development

The State of New Hampshire enables the towns to establish regulations to protect the character of the town and limit the uses of the land under RSA 674:18 (Zoning Ordinance), RSA 674:36 (Subdivision Regulations), and RSA 674:44 (Site Plan Review Regulations). The Town of Greenfield has adopted all of these land use documents.

The Greenfield Zoning Ordinance was first adopted in 1936 and has had many amendments since its original adoption. The most recent amendments have included regulations that provide protection to the environment such as Groundwater Protection and Floodplain Development, as well as ordinances that have addressed technological changes including telecommunications and alternative energy sources.

The Subdivision and Site Plan Regulations were adopted in 1970 and 1988 respectively with amendments as needed. While the Zoning Ordinance establishes the uses that are permitted, these provide guidelines on the procedures and standards that are acceptable to the town.

The town has also adopted Driveway Regulations in 2005 with a revision in 2008 pursuant to RSA 674:35 and Earth Excavation Regulations in 1990 pursuant to RSA 155-E of the New Hampshire Revised Statutes Annotated.

Development Constraints Map inserted here