
MASTER PLAN 2014



Danville, New Hampshire

Approved as Amended
by the
Town of Danville, NH Planning Board
Following a Public Hearing
on
25 September 2014
in accordance with
RSA 675:6

This page intentionally left blank

Table of Contents

1.	INTRODUCTION.....	1-1
2.	COMMUNITY PROFILE.....	2-1
3.	COMMUNITY GOALS	3-1
4.	COMMUNITY FACILITIES.....	4-1
5.	HOUSING	5-1
6.	TRANSPORTATION.....	6-1
7.	HISTORIC RESOURCES	7-1
8.	CONSERVATION	8-1
9.	OPEN SPACE.....	9-1
10.	EXISTING LAND USE	10-1
11.	FUTURE LAND USE	11-1
12.	CAPITAL IMPROVEMENTS PROGRAM	12-1
13.	GROWTH MANAGEMENT	ERROR! BOOKMARK NOT DEFINED.
14.	ECONOMIC DEVELOPMENT	14-1
15.	UTILITIES AND PUBLIC SERVICES	15-1
16.	CONSTRUCTION MATERIALS.....	16-1

List of Figures

Figure 2-1 Line graph of population from 1940-2000.....	2-6
Figure 5-1 - Mean Selling Price.....	5-9
Figure 5-2 - Percent Change in Selling Price.....	5-10
Figure 7-1 Historic Resources Map.....	7-23
Figure 8-1 Water Resources Map – Danville, NH.....	8-16
Figure 8-2 National Wetlands Inventory – Danville, NH.....	8-17
Figure 8-3 Lands of Special Importance – Danville, NH.....	8-18
Figure 8-4 Land Use Constraints – Danville, NH.....	8-19
Figure 9-1 Conservation Land and Open Space with Soil and Slope Overlay.....	9-15
Figure 9-2 Surface waters under the jurisdiction of the Comprehensive Shoreland Protection Act (CSPA).....	9-16
Figure 9-3 NH Wildlife Action Plan areas of highest ranked wildlife habitat.....	9-17
Figure 9-4 NH Wildlife Action Plan critical wildlife habitat types.....	9-18
Figure 10-1 Topographical Map.....	10-6
Figure 10-2 Land Use Map.....	10-7
Figure 10-3 Existing Land Use Map.....	10-8
Figure 10-4 Official Zoning Map.....	10-9
Figure 11-1 Future Land Use Map.....	11-14
Figure 12-1 CIP Project Schedule.....	12-6
Figure 12-2 CIP Submission Form.....	12-7
Figure 12-3 Danville Request for CIP Project Input.....	12-8
Figure 13-1 Danville Historical Enrollment.....	13-17
Figure 13-2 Danville Projected Enrollment.....	13-18
Figure 13-3 School Age Population.....	13-18
Figure 13-4 Danville Historical & Projected Enrollment.....	13-19
Figure 14-1 Zoning Map.....	14-25

List of Tables

Table 2-1 Population History.....	2-4
Table 2-2 Population of Rockingham County Municipalities	2-7
Table 2-3 Growth and Density 1970-2000	2-8
Table 5-1 Population	5-2
Table 5-2 Total Housing Units	5-3
Table 5-3 Area Housing Stock	5-4
Table 5-4 Median Housing Values and Rents	5-6
Table 5-5 Housing, Ownership & Occupancy	5-7
Table 5-6 Sales Information 2005	5-8
Table 5-7 Affordability Limits – 2006 - For Owner Occupied and Renter Occupied Housing.....	5-16
Table 5-8 2006 Fair Share Housing Needs Apportionment.....	5-18
Table 6-1 New Hampshire Department of Transportation	6-2
Table 7-1 Danville's Historic Resources.....	7-16
Table 11-1 Developed Residential and Non-Residential Acreage.....	11-7
Table 11-2 Dwelling Units Current/Future.....	11-7
Table 11-3 Population Growth	11-8
Table 11-4 Transportation	11-8
Table 12-1 CIP Classification Guidelines	12-4
Table 13-1 Population Growth and Density	13-6
Table 13-2 Population Projections from New Hampshire Office of State Planning.....	13-7
Table 13-3 Tax Rates.....	13-8
Table 13-4 Tax Rates Since 2008.....	13-11
Table 13-5 Police Department Service Calls.....	13-12
Table 13-6 Fire Department Service Calls	13-13
Table 13-7 Comparison of Young & School Age Children.....	13-16
Table 13-8 Danville Historical Enrollment by Grade.....	13-16
Table 13-9 Danville Projected Enrollment by Grade.....	13-17
Table 13-10 School Enrollment for Danville & Neighboring Towns.....	13-22
Table 14-1 Population History and Projections	14-3
Table 14-2 Number of Employment Establishments by Industry Class	14-5
Table 14-3 Number of Employment Establishments with 20+ Employees	14-6
Table 14-4 Number of Employees by Industry.....	14-7
Table 14-5 State of the Regional Economy	14-8
Table 14-6 Population	14-9
Table 14-7 Housing Units.....	14-10
Table 14-8 Area Housing Stock	14-11
Table 14-9 Employment Trends	14-11
Table 14-10 Local Employment Establishments	14-12
Table 14-11 Employment and Wages.....	14-13
Table 14-12 Employment and Wages.....	14-14
Table 14-13 Annual Property Values data and Tax Rate per \$1,000.....	14-14
Table 14-14 Residential vs. Non-Residential	14-16
Table 14-15 Median Housing Values and Rents	14-18
Table 16-1 Soil Types.....	16-4

Date of Last Update

1.	INTRODUCTION	2014
2.	COMMUNITY PROFILE	2008
3.	COMMUNITY GOALS	2008
4.	COMMUNITY FACILITIES	2007
5.	HOUSING.....	2009
6.	TRANSPORTATION.....	2004
7.	HISTORIC RESOURCES	2014
8.	CONSERVATION	2006
9.	OPEN SPACE.....	2011
10.	EXISTING LAND USE	2008
11.	FUTURE LAND USE	2011
12.	CAPITAL IMPROVEMENTS PROGRAM	2014
13.	GROWTH MANAGEMENT	2014
14.	ECONOMIC DEVELOPMENT.....	2004
15.	UTILITIES AND PUBLIC SERVICES	2008
16.	CONSTRUCTION MATERIALS.....	2001

1. INTRODUCTION

INTRODUCTION

History Of The Danville Master Plan

The first Master Plan for the Town of Danville was prepared in November 1980 in an attempt to document the needs and desires of the people of Danville. In 1986, the Master Plan was updated to replace the original plan, this update brought the plan up to date with respect to the changing needs of the town and reflecting the requirements imposed by the 1983 codification of the title on Planning and Zoning. In 1997 the plan was updated again to reflect the changes in the Town. In 2001, the 1997 plan was amended with small updates to a few of the sections. In 2004, the Town's Master Plan was amended again adding two new sections (Economic Development; and Utilities and Public Services) and incorporating updates to several others (Community Profile; Housing Element; Transportation; Historic Resources; and Capital Improvements)¹. Periodic updates have been made since that time as follows:

- 2006: Updates to the Introduction, Community Profile, Conservation, and Capital Improvements Program sections of the Master Plan
- 2007: Updates to the Introduction, Community Goals, Community Facilities, Open Space, and Capital Improvements Program sections of the Master Plan
- 2008: Updates to the Introduction, Community Profile, Housing, Existing Land Use, Utilities & Public Services, and Capital Improvements Program sections of the Master Plan
- 2009: Updates to the Introduction, Housing, Growth Management, and Capital Improvements Program sections of the Master Plan as well as minor editing of other chapters.
- 2011: Updates to the Introduction, Future Land Use, Open Space, and Capital Improvements Program sections of the Master Plan.
- 2014: Updates to the Introduction, Historic Resources, Growth Management, and Capital Improvements Program sections of the Master Plan.

The current version of the Master Plan, dated 2014, is based on the 2004 revision (as amended).

¹ Minor editing of other sections was conducted as well.

At the time of the 1980 Master Plan, the Zoning Ordinance in effect simply set standards on lots and provided general requirements for land use. No restriction was placed on the location of non-residential uses. Danville was coming out of a long period of practically no growth. While it was clear that this would change at some point, it was not clear when that would occur. Many citizens at that time could not recognize a need to temper individual landowner rights with restrictions designed to protect the rights of many to enjoy their property and preserve their property values. Thus, the Introduction of the 1980 Master Plan includes an extensive treatise on the importance of land-use regulations to promote orderly growth and protect the larger community from the actions of individuals.

In 1986, there appeared to be no doubt that the majority of Danville citizens recognized a need for strong, but fair, land-use regulations. In the intervening six years from 1980-1986, Danville completely revamped its regulations and repeatedly supported this process at the polls. In addition to comprehensive zoning and revised and strengthened Land Subdivision Regulation, the town adopted a Site Review Regulation and an Excavation Regulation. A Conservation Commission was appointed which prepared a Wetlands Conservation Ordinance. These measures were also all supported strongly in the community survey.

Danville residents place a great deal of value, as shown by both the 1980 and 1985 surveys, on the preservation of the rural character of the town. In fact, the later survey shows that 58% of the residents chose to live in Danville for this reason. The two most pressing needs for Danville were cited to be maintenance of open space and preservation of wetlands. The strong value placed on this characteristic, along with the related desire to reasonably control growth, must be recognized in developing future land-use regulations.

Master Plan Purpose

The purpose of a Master Plan is to serve as a base upon which to build more detailed land use regulations and town operating procedures. It provides the basic data and rationale and expresses the broad principles which serve as guidelines to the Planning Board, Selectmen, and other town bodies as they plan for the future.

There is often a tendency, under pressure from special interest groups, to ignore the effect of proposed actions on the achievement of commonly-held long term goals. It is hoped that each town official will use this Master Plan to measure such proposals and as a tool for deciding whether they are desirable in the light of these goals.

The Planning Board is authorized under the provisions of RSA 674 et seq. to develop a strategy, in the form of a Master Plan, to guide the future growth of the community. This document is that plan. It replaces the existing plan and brings it up to date with respect to the changing needs of the community.

The Plan serves many purposes. It brings together an analysis of the social, economic and physical characteristics of the community, the distribution of population, income statistics, where people work, the capacity of public facilities, and the amounts of open space, forest, and playgrounds. The Master Plan also provides a means to coordinate land development with Town facilities, including schools, recreation, police, and fire, as well as other services provided by the Town. The Plan serves as a guide in the making of daily decisions regarding development and the use of land in terms of their long-range consequences.

Today more than ever, planners must become ever more involved with environmental concerns. The conflict between growth and preservation of natural and cultural resources becomes more and more apparent as the amount of open, developable land diminishes. The balance between property rights, and regulation becomes more focused as governments struggle to preserve disappearing resources that are an integral part of community identity, health, and well-being. The Master Plan must provide a statement concerning the objectives for the protection of wetlands, streams, forests and floodplains. The tenants of historic preservation strive to keep important the buildings that are a part of the permanent environment. Through these actions our future generations and current citizens will be able to connect with and learn the lessons of our past, while looking toward the future.

The people we serve are the people of Danville. This is not just the people who vote at today's election, but our ancestors, and most importantly our children who stand to inherit the results of our decisions and actions. It is they who will benefit from the solid, and well-reasoned decisions we make today; they will be forced to suffer the consequences of our mistakes. This Master Plan must reflect these interests and priorities, and the programs that are implemented must help the community survive and maintain the desired quality of life which is a critical aspect of Danville's identity as a town. At the same time we must be aware that people have

also become more sophisticated in pursuing special interests. They are better informed, understand the laws and procedures, have greater political skills, and are more persistent. They have learned that planning brings order to change, and therefore, seek to influence the process of planning. The challenge of planners is to balance the demands of competing interests into a dynamic community consensus sufficient to enhance their decisions.

In the future, planners will continue to work under conditions of scarce economic resources and will constantly be faced with the competing priorities of residents, neighborhoods, interest groups, and both resident and non-resident developers. The delivery of adequate public services will pose serious problems for the foreseeable future. As our town continues to grow, it will undergo recurring adjustments. It is the task of the planners to minimize the impacts these cycles of change have on the town's residents.

The 2014 Update

The 2014 update to the Master Plan is intended to provide an update to the 2014 Master Plan. The 2014 update does not include an update to every section of the Master Plan. The goal is to update a few chapters of the plan each year to provide a living document. The sections updated in 2014 include: Introduction, Historic Resources, Growth Management, and Capital Improvements Program.

This page intentionally left blank

2. Community Profile

COMMUNITY PROFILE

The Master Plan update of 1997 states on page I-4; “As our town continues to grow, it will undergo recurring adjustments. It is the task of planners to minimize the impacts these cycles of change have on the town’s residents”. The Planning Board recognizes these responsibilities, as well as, the need to prioritize limited resources to meet the needs of a growing and diversifying population. Our Master plan, our Regulations, Ordinances, energy, and financial backing must be aligned and focused by an understood vision that is formed by the citizens who will be called upon to support and make the day-to-day contributions to a planned future.

To accomplish this well, the Planning Board and the Board of Selectmen determined the need to re-obtain a wide scope of citizen input into the planning and visioning process for the town. In 2005, a Community Profile event was scheduled with the facilitation and guidance from The Cooperative Extension at UNH. The intent was to realign and refocus its volunteers’ energy and our financial resources on the needs and desires identified in this community profiling event. Unfortunately, the Town was unable to obtain the appropriate level of community involvement and, therefore, the event was ultimately cancelled.

While the Community Profiling event would have enabled the Town to definitively determine the desires of the Town’s residents, much can be learned by looking at the 1997 Community Goals, input obtained at public meetings, and recent voting results. At a high level, the residents of the Town wish to retain the existing rural character, support conservation and forestry, desire to increase Town services, wish to attract and foster small business (while retaining the Town’s character), and desire to keep taxes at a affordable level.

During 2007 and 2008, the Town did hire a consultant to look at the Zoning along the southern portion of Main Street and determine the type of development, both commercial and residential, that should be permitted in that area. Through a series of public hearings, which were well attended by a large cross-section of residents, the Danville Planning Board was able to gather a large amount of input regarding the type of development people did, and did not, want within the Town. Based on this input, a new Zoning District was established, The Danville Village District. It was clear that the residents of Town desired some commercial development, but not at the expense of the Town’s rural character. The desire was for small businesses that blend with the existing residential base along Main Street (south of the Town Center), with larger businesses along Route 111 and the abutting area.

The Community Goals, as stated in the Master Plan 1997 (as amended in 2001), immediately follow this page.

COMMUNITY PROFILE

Introduction

The community profile is a collection of statistical information pertaining to general population, housing, income, and employment characteristics of the town. In the context of the master plan, a statistical profile is useful in two ways. First, it helps to place the town in context with other communities in the region. Second, important trends which may affect the future growth and development of the town can be identified and analyzed. As appropriate, this statistical information may be taken into account in making policy decisions.

Recognizing these intended uses, the statistical information presented here takes two principal forms. Most of the tables contain information for Danville and other surrounding communities that are geographically proximate as well as part of the Timberlane School District. Included also are totals for the region and Rockingham County. These tables provide a regional context for the data presented. Most of the remaining tables show data for Danville covering a period of years, from which important trends can be identified.

The information contained in this profile comes from a variety of sources. The most comprehensive and therefore most heavily used source is the U.S. Census. This chapter incorporates information from the 1980, 1990, and 2000 U.S. Census reports.

Population and Population Projections

Danville's 2000 population was 4,023 persons. This is equivalent to 349 persons per square mile, or approximately 1.8 acres per person. Although by urban standards this is not a high population density, considering the town's population history, it represents a considerable increase in density (see Table 2-1). The earliest standardized population records for the town indicate that the population in 1767 was 488 persons, or 15 acres per person. While a ten fold increase in population over 200 years is by no means unreasonable, what is remarkable is that over 90% of this growth has occurred since 1960. Danville experienced an average annual growth rate of 3.6% from 1970-1980, 5.7 % from 1980-1990, and 4.7 % from 1990-2000. Figure 2-1 reflects the dramatic growth which has occurred. Since the 1940's, the Town's growth rate has been highly correlated with that of the region and county. Although generally lower than the region as a whole in the eighties, that figure has changed dramatically such that Danville's *current* growth exceeds that of the region, county and state by 90-100% (see Table 2-2).

Danville's average annual population growth of 4.7% from 1990 to 2000 is clearly high when compared to Rockingham County's increase of 1.2%, as reflected in

Table 2-3. In 1995, the N.H. Office of State Planning projected Danville to grow 3.1% per year during 1990-2010. This is the highest rate in the area, and is significantly above the projected County growth rate (0.94%). However, since Danville grew by 6.8% annually during 1980-1990 (Table 2-2), and the past population projections that were made for the year 1990 were highly inaccurate (e.g. in 1985 OSP projected Danville's 1990 population to be 2270 when the actual population was 2534), the current projections are most likely overly conservative and fail to recognize the true growth. More comprehensive treatment of population growth, and the numerous issues regarding growth in Danville and the surrounding region may be found in the Growth Management Chapter (an additional chapter added to the Danville Master Plan, initiated in 1997).

Table 2-1 Population History
Town of Danville
1767-1995
Area of Town: 7360 Acres

Year	Population	Acres Per Person	Year	Population	Acres Per Person
1767	488	15.1	1890	666	11.0
1775	514	14.6	1900	615	12.0
1786	301	24.4	1910	517	14.2
1790	420	17.5	1920	463	15.9
1800	389	18.9	1930	406	18.1
1810	412	17.9	1940	457	16.1
1820	421	17.5	1950	508	14.5
1830	520	14.1	1960	605	12.2
1840	538	13.7	1970	924	8.0
1850	614	12.0	1980	1,318	5.6
1860	620	11.9	1990	2,534	2.9
1870	548	13.4	1995	2,975	2.5
1880	613	12.0	2000	4,023	1.8

Sources: 1767-1840 - Population of New Hampshire, Part One, N.H. State Planning and Development Commission, 1946.
 1950-1990 - U.S. Bureau of the Census.
 1995- N.H. Population Estimates for Cities and Towns, N.H. Office of State Planning, 8/1996.
 2000- U.S. Census Bureau Table DP-1, Profile of General Demographic Characteristics: 2000

Population 1940-2000

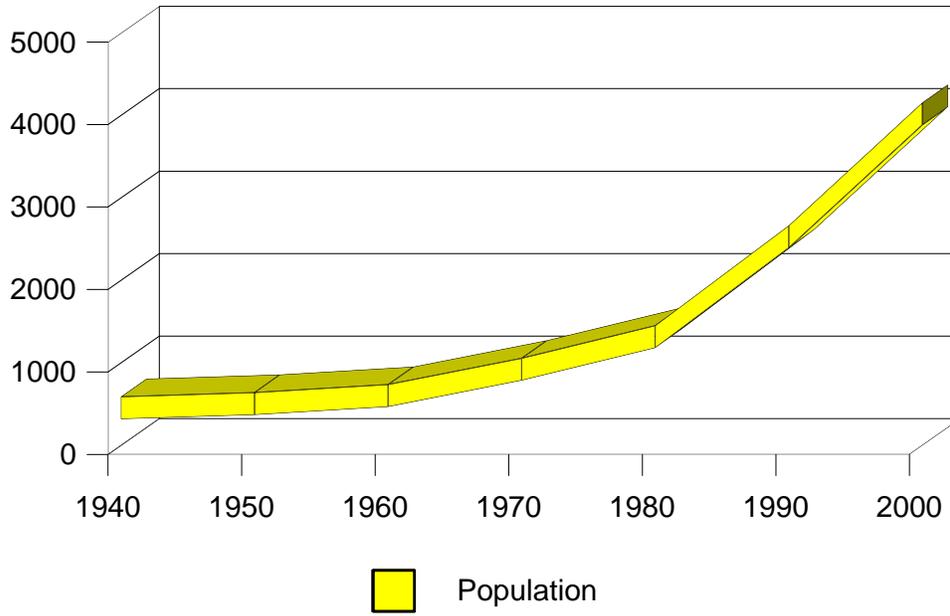


Figure 2-1 Line graph of population from 1940-2000

Sources: 1940 - Population of New Hampshire, Part One, N.H. State Planning and Development Commission, 1946.
1950-1990 - U.S. Bureau of the Census.
1995 - N.H. Population Projections for Counties and Municipalities, N.H. Office of State Planning, 8/1996.
2000 - U.S. Bureau of Census

Table 2-2 Population of Rockingham County Municipalities

Table 2-2 Population of Rockingham County Municipalities					1980-2000	Source: US Census
		Population (All Persons)		% County Total	Avg Annual % Change	Avg Annual % Change
TOWN	1980	1990	2000	2000	1980-2000	1990-2000
Atkinson	4397	5188	6178	2.2%	1.7%	1.8%
Auburn	2883	4085	4682	1.7%	2.5%	1.4%
Brentwood	2004	2590	3197	1.2%	2.4%	2.1%
Candia	2989	3557	3911	1.4%	1.4%	1.0%
Chester	2006	2691	3792	1.4%	3.2%	3.5%
Danville	1318	2534	4023	1.5%	5.7%	4.7%
Deerfield	1979	3124	3678	1.3%	3.1%	1.6%
Derry	18875	29603	34021	12.3%	3.0%	1.4%
E. Kingston	1135	1352	1784	0.6%	2.3%	2.8%
Epping	3460	5162	5476	2.0%	2.3%	0.6%
Exeter	11024	12481	14058	5.1%	1.2%	1.2%
Fremont	1333	2576	3510	1.3%	5.0%	3.1%
Greenland	2129	2768	3208	1.2%	2.1%	1.5%
Hampstead	3785	6732	8297	3.0%	4.0%	2.1%
Hampton	10493	12278	14937	5.4%	1.8%	2.0%
Hampton Falls	1372	1503	1880	0.7%	1.6%	2.3%
Kensington	1322	1631	1893	0.7%	1.8%	1.5%
Kingston	4111	5591	5862	2.1%	1.8%	0.5%
Londonderry	13598	19781	23236	8.4%	2.7%	1.6%
New Castle	936	840	1010	0.4%	0.4%	1.9%
Newfields	817	888	1551	0.6%	3.3%	5.7%
Newington	716	990	775	0.3%	0.4%	-2.4%
Newmarket	4290	7157	8027	2.9%	3.2%	1.2%
Newton	3068	3473	4289	1.5%	1.7%	2.1%
N. Hampton	3425	3637	4259	1.5%	1.1%	1.6%
Northwood	2175	3124	3640	1.3%	2.6%	1.5%
Nottingham	1952	2939	3701	1.3%	3.3%	2.3%
Plaistow	5609	7316	7747	2.8%	1.6%	0.6%
Portsmouth	26254	25925	20784	7.5%	-1.2%	-2.2%
Raymond	5453	8713	9674	3.5%	2.9%	1.1%
Rye	4508	4612	5182	1.9%	0.7%	1.2%
Salem	24124	25746	28112	10.1%	0.8%	0.9%
Sandown	2057	4060	5143	1.9%	4.7%	2.4%
Seabrook	5917	6503	7934	2.9%	1.5%	2.0%
S. Hampton	660	740	844	0.3%	1.2%	1.3%
Stratham	2507	4955	6355	2.3%	4.8%	2.5%
Windham	5664	9000	10709	3.9%	3.2%	1.8%
Rock. County	190345	245845	277359	100.0%	1.9%	1.2%
New Hampshire	920475	1109252	1235786	--	1.5%	1.1%

Table 2-3 Growth and Density 1970-2000

Table 2-3 Growth and Density 1970-2000									
		Population			Average Annual Change				
TOWN/AREA	1970	1980	1990	2000	1970-80	1980-90	1990-00	Area (Sq. Mile)	Persons/ Sq. Mi.
Atkinson	2,291	4,397	5,188	6,178	6.7%	1.7%	1.8%	10.8	572.0
Brentwood	1,468	2,004	2,590	3,197	3.2%	2.6%	2.1%	16.1	198.6
Danville	924	1,318	2,534	4,023	3.6%	6.8%	4.7%	11.5	349.8
East Kingston	838	1,135	1,352	1,784	3.1%	1.8%	2.8%	10.5	169.9
Epping	2,356	3,460	5,162	5,474	3.9%	4.1%	0.6%	24.8	220.7
Exeter	8,892	11,024	12,481	14,058	2.2%	1.2%	1.2%	20.4	689.1
Fremont	993	1,333	2,576	3,510	3.0%	6.8%	3.1%	17.4	201.7
Greenland	1,784	2,129	2,768	3,208	1.8%	2.7%	1.5%	11.5	279.0
Hampstead	2,401	3,785	6,732	8,297	4.7%	5.9%	2.1%	13.3	623.8
Hampton	8,011	10,493	12,278	14,937	2.7%	1.6%	2.0%	12.9	1157.9
Hampton Falls	1,254	1,372	1,503	1,880	0.9%	0.9%	2.3%	12.3	152.8
Kensington	1,044	1,322	1,631	1,893	2.4%	2.1%	1.5%	11.2	169.0
Kingston	2,882	4,111	5,591	5,862	3.6%	3.1%	1.0%	19.8	296.1
New Castle	975	936	840	1,010	-0.4%	-1.1%	1.9%	0.8	1262.5
Newfields	843	817	888	1,551	-0.3%	0.8%	5.7%	6.6	235.0
Newington	798	716	990	775	-1.1%	3.3%	-2.4%	8.5	91.2
Newton	1,920	3,068	3,473	4,289	4.8%	1.2%	2.1%	9.7	442.2
North Hampton	3,259	3,425	3,637	4,259	0.5%	0.6%	1.6%	13.6	313.2
Plaistow	4,712	5,609	7,316	7,747	1.8%	2.7%	1.2%	9.9	782.5
Portsmouth	25,717	26,254	25,925	20,784	0.2%	-0.1%	-2.2%	16.4	1267.3
Rye	4,083	4,508	4,612	5,182	1.0%	0.2%	1.2%	13	398.6
Salem	20,142	24,124	25,746	28,112	1.8%	0.7%	0.9%	23	1222.3
Sandown	741	2,057	4,060	5,143	10.7%	7.0%	2.4%	13.6	378.2
Seabrook	3,053	5,917	6,503	7,934	6.8%	0.9%	2.0%	8.8	901.6
South Hampton	558	660	740	844	1.7%	1.2%	1.3%	7.5	112.5
Stratham	1,512	2,507	4,955	6,355	5.2%	7.1%	2.5%	14.3	444.4
Windham	3,008	5,664	9,000	10,709	6.5%	4.7%	1.8%	25.4	421.6
RPC Region	106,459	134,145	161,071	178,995	2.3%	1.8%	1.1%	363.6	492.3
Rock. County	138,951	190,345	245,845	277,359	3.2%	2.6%	1.2%	695.0	399.1
N.H.	737,681	920,475	1,109,252	1,235,786	2.2%	1.9%	1.1%	8968.0	137.8
Sources:	U.S. Census 1970 -80-90-2000								

COMMUNITY PROFILE OVERVIEW
DANVILLE NH

11.6 Square Miles (land) 0.2 Square miles (water) 7552 Total Acres

REGION

County	Rockingham
Labor Market Area	Boston Metro Area, Ma-NH
Planning Commission	Rockingham

LOCATION (distance to)

Manchester, NH	23 miles
Boston, MA	50 miles
New York City, NY	230 miles
Montreal, Canada	320 miles

MUNICIPAL SERVICES

Town Hall Offices Hours	Varied by office
Type of Government	Town Meeting Vote
Planning Board	Appointed
Town Management	Board of Selectmen (Elected)
Zoning	Residential/Agricultural, Mobile Home, Village District, Highway Commercial/Light Industrial
Master Plan	Established 1997 with regular updates
Capital Improvement Plan	Yes
Full Time Police Department	Yes
Full Time Fire Department	No
Emergency Medical Service	On Call
Nearest Hospital	Parkland Medical Center, Derry, 10 miles
Public Library	Colby Memorial

UTILITIES

Electric	Unitil, PS of NH, NH Elec Coop.
Water	Private Wells
Sanitation	Private Septic Systems
Trash pickup	Curbside
Recycling Program	Curbside
Telephone Company	Fairpoint
Cable Company	Comcast
Cellular Phone Service	Yes, Multiple providers

HOUSING

Single-Family, Multi-Family, Mobile Home Parks, Over 55 Housing, Adult
Campground

TRANSPORTATION

Road Access	State Routes 111,111A
Nearest Interstate	Rt. I-93, Exit 3, 10 miles
Nearest Commercial Airport	Manchester, 25 miles

RECREATIONAL FACILITIES

Municipal Parks/Fields, Outdoor Tennis Court, Boat Launch (Long Pond), Youth
Organizations (i.e., Scouts, 4-H), Youth Sports (i.e., Soccer, Baseball), Civic
Organizations (i.e., American Legion), Recreational Trails

EDUCATION FACILITIES

Elementary	Danville Elementary, Grades K-5
Middle School	Timberlane Regional, Plaistow, Grades 6-8
High School	Timberlane Regional, Plaistow, Grades 9-12
Regional Career Technology Center	Pinkerton Academy, Derry Salem High School, Salem
Nearest Community/Tech College	Stratham, Manchester, Nashua, Salem
Nearest College/University	University of NH
Nearest Private College	Chester College, Chester

Sources: NH Employment Security
NH Economic & Labor Market Information
US Census (2000)
NH Community Profile (2000)

This page intentionally left blank

3. Community Goals

COMMUNITY GOALS

Drawing from the results of the past surveys, existing development policies and planning board recommendations, the following goals for Danville's development are presented:

- 1) The Planning Board encourages the establishment of conservation areas and the protection of open space and natural resources (ponds, wetlands, woodlands, prime agricultural land and unique and fragile areas).

This goal is based upon the results of the survey which shows maintenance of open spaces and preservation of wetlands to be a top town priority. The Conservation Commission can be charged with the responsibility to develop a strategy for protecting open space and wetlands. By coordinating open space preservation concerns with the need to protect water resource areas (see #8 below), land can be protected for a variety of reasons and uses. In conjunction with this effort, the town should carefully review existing town owned property. The Conservation Commission has recently seen a surge in activity and has developed many programs to assist this goal.

- 2) The Planning Board seeks to protect Danville's rural residential character.

The protection of the quality of the town's residential areas is a central theme in the survey results and will continue to be a central feature of the Master Plan. The quality of life in Danville's residential areas should be protected from incompatible uses on adjoining land. The Master Plan and associated regulations will be directed toward maintaining Danville's character as a residential town with a rural atmosphere, balanced by limited commercial and industrial land uses.

- 3) The Planning Board seeks to actively control the location, design, and operation of commercial and industrial land uses within appropriately zoned areas.

Survey results indicate a real interest in controlling commercial development. It is the Planning Board's recommendation that such control be applied to industrial uses as well. Such a goal suggests that the town take a variety of steps including improved zoning, site plan review regulations and sign control.

- 4) Danville's population growth should be commensurate with its ability to service new residents.

Support for growth control is reflected in the results of the survey. Growth control must, however, be based upon the ability of the town to provide service to its residents and not only upon some annual percentage increase. As a consequence, building permit limitations must be based upon such factors as school capacity and roadway adequacy

and with the recognition that it is Danville's responsibility to provide such services to its residents. This issue is presented more fully in the newly presented Growth Management Chapter.

- 5) In order to assist in the preservation of Danville's rural character, the Planning Board seeks to protect its historic resources.

Maintenance of Danville's rural character, so strongly supported by the results of the survey, can be in part accomplished by a vigorous program aimed at protecting the town's historic resources and associated scenic vistas. The newly formed and already successful Heritage Commission, as well as interested citizens and organizations can play a vital role in maintaining Danville's historic amenities. Much of the initial work is presented in the Historic Resources chapter.

- 6) The Planning Board seeks to secure a safe, well-designed, maintained and policed local street network suited to Danville's character.

The survey results make several references to roadways in town and the need for maintenance and policing. Road specifications should be written to insure that new streets are constructed, and existing roadways rebuilt to suit anticipated levels of use. As an initial step the town should develop a concise inventory of its road network and a program to monitor increases in traffic volume.

- 7) The Planning Board seeks to encourage the establishment of public recreational facilities located and designed to meet the needs of Danville's residents.

As with streets, the survey suggests considerable interest among townspeople in public recreational opportunities. Further steps here would be an analysis of existing town lands and the potential for their use as sites for public recreation and an analysis of existing recreational facilities.

- 8) The Planning Board supports the goal of avoiding the necessity for developing a public water and sewer system, through the proper management of sustainable growth.

New Hampshire State law supports the town's right to regulate premature growth so as to avoid unnecessary financial burdens. It does not, however, support the right to preclude future development of municipal utilities altogether. Given the support shown in the survey for maintaining Danville as a small rural community (69% of those responding said they wanted Danville to grow not at all or by no more than 300 over the next 10 years), it is important that growth be carefully managed. Adoption of a groundwater protection ordinance is necessary if this goal is to be achieved. Furthermore, sustainable growth can be achieved without the over-exploitation of

natural resources.

- 9) The Planning Board seeks to insure that Danville continues to provide an adequate supply of houses to be developed to meet the needs of all of Danville's residents and to provide for its fair share of the regional housing demand.

The issue of both housing and growth evoke controversy in virtually all communities. Many people currently face difficulties in finding adequate housing and local regulations often play a role in such problems. The Planning Board should, therefore, seek to examine strategies for encouraging the provision of fair and equitable housing opportunities.

Discussion

The citizens of Danville have voiced a strong desire to maintain Danville's rural character. The residents, through surveys and Town meetings, have shown a strong desire to maintain the Town's open space and forested areas for the enjoyment of all.

Danville's citizens have also shown overwhelming support for protecting the Town's historical resources. The formation of the Danville Heritage Commission, by a vote of the populace, is evidence of this.

In addition, support for preserving the Town's natural resources is also very strong. The Town's citizens have gone to great lengths to preserve some of the Town's prized natural resources, such as the great blue heron rookery. The citizens of Danville have voted consistently at various Town meetings to protect these areas.

The residents of Danville have also shown a strong support for education. This strong support has translated into one of the best school systems in the state. While the cost providing this education has caused many to request changes in the way schools are funded, the Town is virtually unanimous in its support for the best possible education for our children.

It is these preferences mentioned above that drew many of Danville's current residents to the Town. It is exactly these same features that are fueling Danville's current wave of new growth.

Therein lies the problem facing Danville today. The very features that make Danville a prized community to live in are endangered by the sheer number of people who desire to live in a town like Danville. Danville's growth has been enormous because its residents have gone to great lengths to make it a wonderful place to live.

Danville's goal for the coming years is to balance its small town charm with the inevitable growth throughout the region. One does not need to look far to find communities that have sacrificed their small town lifestyle for the sake of development. At the same time, it would be foolhardy (and Illegal) to simply restrict all new development in town. It is the goal of Danville's citizens to follow a path that has proven elusive to so many; to preserve the rural character of the Town so enjoyed by all of us and, at the same time, find a way to share these prized features with those who wish to settle here today and in the future.

In 2007, Danville received a grant from the New Hampshire Department of Transportation to study mixed use zoning along Main Street. Over the last few years the Danville Planning Board has been discussing potential avenues to appropriately update our Town ordinances in order to manage the type of commercial/retail development which has been seen in the region and which will, in the coming years, inevitably be seen in Danville. Using the grant, the Planning Board hired a consultant to undertake a review of zoning districts governing the Main St. / Town Center area of Danville (generally the Commercial Retail & Service District along Main Street from NH 111 to Pine Street) as well as the area zoned as residential on Main Street south of Long Pond Road. The goal was to develop a consensus in the community regarding whether, where and how to establish a mixed use district along Main Street that would allow for the co-existence of appropriate service-oriented businesses and professional offices with the existing residential uses. This activity culminated in the creation of the Danville Village District which was approved by voters at the 2008 Town Meeting. This activity also modified the boundaries of the Highway Commercial and Light Industrial Zone. Based on these changes, the Town adopted an Official Zoning Map as shown in Figure 10-4.

Conclusion

The foundation of Danville's plan is the establishment of specific community goals. Attaining these goals in large part rests on the enthusiasm with which town residents embrace them. The recognition and expression of the above issues, as reflected in the results of the survey, suggests that support does indeed exist for the goals as described.

This page intentionally left blank

4. Community Facilities

COMMUNITY FACILITIES

POLICE DEPARTMENT

Since the last update of the Master Plan, the Danville Police Department has experienced significant growth. The department currently operates with 2 full-time officers and 8 part-time officers. This growth in the department's size is due to the increase in Danville's population and, along with it, an increase in offenses. As an example, in 2003 (the last full year for which statistics are available), the Department posted record numbers for serious offenses, including DWI and reckless operation. Criminal mischief investigations have also increased significantly as the Town has grown.¹

The events of September 11, 2001 have also impacted the Danville Police Department. The Department formed an alliance with Federal, State, and other local agencies to help ensure public safety. Protocols were put in place to deal promptly and effectively with possible catastrophic events in the future.

All of the above has put a great strain on the Police Department necessitating additional resources and training. In addition, since the last Master Plan was created, the courts have ruled that no individuals that have been placed under arrest can be processed or transported to the Rockingham County Jail unless they have been charged with a Class A Misdemeanor or a more severe classified crime. This has created a true officer safety issue since the police department is now forced to process other arrests locally where there is no adequate equipment or space to detain those individuals. Furthermore, it is required by law to have the ability to separate juvenile affairs from the general public. Given the fact that the police department only occupies three rooms of the Safety Complex, lacks a holding facility and shares the building with the fire department, it is virtually impossible to comply with the state's requirements. As was noted in the 1997 Master Plan, when the Safety Complex was constructed several years ago, the plan was to have the police department housed there for approximately five years. In 2004, the Police Department is still without its own building and is continuing to utilize the Kimball Safety Complex.

As Danville continues to grow, the number of officers, both full-time and part-time, will need to grow as well. The "rule-of-thumb" is to have approximately one full-time officer for every 1000 residents. With roughly 4500 residents, Danville is currently operating below this number. The Town's growth has also put a strain on the Department's vehicles. The Department has generated a plan to purchase vehicles more frequently. This plan is reflected in the Capital Improvements Plan contained in this Master Plan.

Despite tight budgets, the Police Department has worked hard to provide for the safety of Danville's residents. Since 1995, the Police Department has been awarded federal and state grant funding totaling in excess of \$90,000. While these grants have helped expand services,

¹ Source: Danville Annual Town Reports, 2001, 2002, & 2003

the Town is not permitted to use this money to subsidize the Department's regular budget. The funds must be used to satisfy the particular grant. There is a continuing need for volunteers to identify, write and secure grants for the department.

Since the last update of the Master Plan, the Danville Police Department created a web site to better communicate with residents. It is located at <http://police.townofdanville.org>. The site offers information about the Department including weekly police logs.

Police Department Recommendations

- The Town should look for ways to alleviate the physical space problems of the Department. The Town should determine if a new building is required and, if so, begin determining the location and funding for such a facility. There is currently an ad-hoc committee working on the design and location of the new facility.
- The Town should plan for growth in the size of the Department and should consider adding new officers should the growth in population warrant additional personnel.
- The Town should determine if its current officer pay scale is adequate to retain its current officers and to attract top quality candidates in the future.
- The town should endeavor to allocate Capital Funds for the Police Department in line with the Town's Capital Improvements Plan.
- The Town should periodically review the Department's training and, in a post 9/11 world, determine if appropriate training, and the associated budget, is being provided.

FIRE DEPARTMENT

The Danville Fire Department is currently headquartered in the Kimball Safety Complex in the center of Town. An additional fire station exists in the northern part of Danville. At present, there are no plans for additional fire stations within the Town of Danville. The Danville Fire Department does require additional space. However, it is assumed that the Fire Department's space issues will be resolved once a new location for the Police Department is determined.

Currently, Danville has a paid per call Volunteer Fire Department that consists of 28 volunteers. Of that 28, 12 are EMT's and 6 are Fire Explorer Scouts. The department is hoping to increase the number to total 32 volunteers. As the Town grows, it is unclear as to how long Danville can continue with an all-volunteer Fire Department. The Town will need to determine the appropriate time to switch from the current all Volunteer Department to having full time Firemen (Current Fire Department estimates indicate that within 5 years, the Town will need 4 full time positions and 2 to 3 part time positions because of the increasing growth.).

Since 1996, Danville has had E-911 and gets assistance, when needed, through Mutual Aid System. However, there are problems that need to be addressed with E-911 and cell phones.

Danville maintains a highly trained Fire Department. Every year, the Volunteer Firemen learn advanced fire fighting and life saving techniques. This type of training allows the firefighters to utilize advanced equipment.

A capital reserve fund was established in 1964. Over the years, this fund has been utilized to purchase several pieces of equipment for the department. Most recently, the department has acquired a 2003 truck that holds 2,500 gallons of water. It is an AAA combo pumper tanker truck. The department also recently acquired a thermal imaging camera thanks to a fundraiser and private donations. In addition, there is now a Jaws of Life and a new generator as well as some new airlifting equipment.

Fire Department Recommendations

- The Town should continue to evaluate the equipment available to the Fire Department and determine if additional equipment is necessary. For example, the Fire Department recently voiced the need for more advanced and updated equipment such as breathing and communication equipment as well as for a 1-ton, 4-wheel drive vehicle with a small tank that can be used for forest fires and to carry tools.
- The Town should plan for growth in the size of the Department and should consider the appropriate timing to add full-time firefighters.
- The Town should continue to look for a new location for the Danville Police Department in order to free up the Police Department's existing space for use by the Fire Department.
- The Town should continue to utilize Capital Reserve Funds to make large Fire Department Purchases in line with the Town's Capital Improvements Plan.

HIGHWAY DEPARTMENT

The Danville Highway Department continues to operate from the location, which was built in 1995 off of Hershey Road.

Since the last Master Plan update, the Highway Department has become full-time for the Road Agent, with part-time help. As the Town grows and the road system increases, the Highway Department will grow as well.

Danville's 44-mile road network is the town's biggest asset. This is comprised of 36-miles of Town roads and 8-miles of State roads. Town road mileage continues to increase yearly with each new development. This in turn increases operating expenses for road maintenance

(resurfacing, culvert maintenance, etc.) and snow removal and the places strains on the existing equipment and personnel.

Upcoming major projects planned for the Highway Department include bridge and culvert work on the following roads: Beach Plain Road (2004), Sandown Road (2004), Long Pond Road, Pleasant Street, and Pine Street.

Highway Department Recommendations

- The Town should consider implementation of an “Adopt a Road/Adopt a Spot” program.
- The Town consider implementing a 10 to 15 year resurfacing schedule. This would include reclaiming the bad areas, changing the old culverts and hot topping, but still maintaining the rustic rural look. The resurfacing helps keep winter maintenance costs lower as the road surfaces are better.
- Due to ongoing pollution concerns with salt, the Town should consider updating the salt and sand storage facilities with a dome-like 100 x 100 structure for enclosure. The enclosure is being strongly supported by the Environmental Protection Agency and may be mandatory in the near future. This salt structure should be incorporated into the Capital Improvement Plan.
- The Town should review its current Highway Department facilities and determine if they are adequate in light of the Department's recent request for a 20 x 60 addition to the existing garage.

Solid Waste Management

There are no facilities associated with Danville's Waste Management program.

The Town of Danville has contracted with Waste Management to provide curbside pickup and disposal of household waste. The cost of solid waste disposal is included in Danville's tax rate. There is no separate charge to the residents for curbside pickup. In the past, several alternatives (such as a “bag and tag” system) were considered, but not implemented. However, the cost of solid waste disposal has grown throughout the years and, with continued growth in the Town, costs will undoubtedly continue to rise.

Danville conducts a bulk item pickup twice per year and participates in a yearly regional hazardous waste drop-off day.

Waste Management provides bulk trash bins, which residents can use if they miss trash pickup or if there is a reason they don't wish to wait until trash pickup. These bins are located in various parts of the town for the convenience of the residents:

- Two bins are behind the Town Hall.

- One bin is located behind the Fire Association Hall.

No major changes to trash or recycling are planned in the near future. Additional efforts are needed to remind residents to crush their aluminum cans and plastic soda bottles when they recycle.

Specific recommendations related to Solid Waste Management are contained in the Utilities and Public Services section of this master plan.

Water Supply and Sewage

Danville does not support a municipal water supply or sewage treatment system. Most homes in Danville draw from individual wells and have individual septic systems. A small portion of homes have common wells and septic systems.

To ensure groundwater quality, it is essential for the town to provide a safe efficient method of waste disposal for the town residents.

The Town of Danville voted in March of 1996 to prohibit the land application and stockpiling of sewage sludge. Placement of sludge on the ground surface or the firing of sludge in an incinerator in the Town of Danville is also prohibited.

Specific recommendations related to Water Supply and Sewage is contained in the Utilities and Public Services section of this master plan.

School Facility

Danville belongs to the Timberlane Regional School District along with three other towns: Atkinson, Plaistow and Sandown. The School District budget presently accounts for the vast majority of Danville's total budget. Building additions, due to growth in any of the four member towns, have a direct affect on Danville's budget. Town costs are determined by the total evaluation for the Town and the student population.

A Timberlane Regional School District Committee set up to study the building needs of the total district, determined in 1985 that one additional room was required at Danville Elementary School and four additional rooms were required at Sandown Elementary. These additions were authorized at the 1985 District Meeting. In 1987 there was a \$6.75 million dollar bond issue, which funded additions to all Schools, a new SAU Office building and purchased land adjacent to the Danville Elementary School. Land was purchased in Sandown in 1990 for a future elementary school and in 1993 portable buildings were constructed at Sandown Central School. In 1995 additions were constructed at Pollard School and the Timberlane Middle School. In 1999, an additional \$32.5M bond was passed which provided:

- Atkinson Academy: six classrooms, a new gymnasium, septic system, additional office space and parking.
- Danville Elementary: refurbishment of the exterior, added classrooms and a new gymnasium.
- Pollard School in Plaistow: improved driveways and parking, seven classrooms, removal of three undersized modular classrooms and relocation of special needs at Timberlane Regional High.
- Sandown Elementary: removal of eight modular classrooms and creation of a new fourth- and fifth-grade school and new school for grades one through three.
- Timberlane Middle and High schools: refurbishment of both schools, added 10 classrooms, renovation of the lecture hall, added cafeteria, driveway and parking spaces and built a performing arts center between the middle and high schools.

Despite all of the recent construction, the Danville Elementary, Timberlane Regional Middle School, and Timberland Regional High School are nearing capacity earlier than projected.

Danville's cost as a member of the District can be expected to rise due to an increasing population and an increasing town evaluation. School facilities and related growth issues are more fully addressed in the Growth Management Chapter of this Master Plan.

Colby Memorial Library

Danville's Public Library began in 1889 and was housed in the Town Hall in the small room currently used by the Tax Collector. When the Library outgrew this space, it moved to the area presently used as the Selectman's Office. In 1942, Lester A. Colby set up a trust fund for the purpose of constructing a library building. The Colby Memorial Library was dedicated in 1972 on the site of the former Chase Shoe Factory. The building was constructed in colonial architectural style with brick face and 1280 square feet of useable area. In 2000, an addition was approved by voters, which included two floors, handicapped access, personal computer workstations, quiet study areas, and increased the space to 5600 square feet. In 2004, the addition was completed and is now open to the public.

Hours

The Library is open to the public during the following hours:

Monday, Tuesday	1PM-8PM
Wednesday	9AM-5PM
Thursday	11AM-8PM
Saturday	9AM-1PM
Story Time	Thursday 10AM

Library Cards

Library Cards are issued to Danville resident's aged 6 and over and to any person attending school or work in Danville. Non-resident Library Cards are available (one per family) for \$21.50 per year.

Circulation Policy

All cardholders have access to the materials and resources at the library. Internet access is available to children under the age of 18 only with written parental permission.

Books, magazines, and audio recordings circulate for two weeks. Renewals are accepted over the phone unless there is a reserve list. Please write your renewal date in the proper place within the book(s).

Videos and DVDs circulate for seven days-No renewals. Two videos or DVDs may be borrowed per family.

Overdue items are subject to a fine of 10 cents per day for books, magazine and audio recordings.

Audios and videos are not to be returned to the Book Drop.

Reference materials do not circulate.

Member of the New Hampshire Automated Information System (NHAIS) for use in filling inter-library loan requests.

Video/DVD Policy

Borrowers must be 18 years of age or older. Only two (2) videos/DVDs per family may be borrowed at a time. Videos must be returned rewound.

Programs

Story Hour for preschoolers - Summer Reading Program-Recreational and Informational Programs - Delivery of books to homebound patrons - Handicapped accessible - Memorial Book Plates available.

Friends of the Library

Active support from the Friends of the Library. Membership application available. Four types of memberships are available.

- * Dues: \$5.00 annual
- * Contributor: \$10.00 annual
- * Patron: \$25.00 annual
- * Lifetime: \$100.00

Library Collection (2003 Data)

Print materials:	
Books:	20,136
Periodical subscriptions:	26 titles
Non-print materials:	
Audiocassettes & CDs	455
Videocassettes & DVDs	493

Databases (2003 data)

- Ebscohost - NHewlink, the Granite State's information connection access to Ebscohost databases may be accessed at the library on the public access Internet computer or from home. Ebscohost databases include Master file Premier, Business Source Elite, and Health Source: Consumer Edition, Newspaper Source, and Novelist.
- Learn-a-test - Learn-A Test has practice exams for Academic tests including GED 2002, SAT-math and verbal, Civil Service Exam, Cosmetology Licensing Exam, EMT Basic and Paramedic Exam, Firefighter, Military (ASVAB), Real Estate, U.S. Citizenship, Graduate School Entrance and Teaching (CBEST) are available at the library and at home.

Circulation (2003 data)

Total circulation:	16,548
Adult material:	6,671
Juvenile material:	9,877

Interlibrary Loan

The Colby Memorial Library is a member of the New Hampshire Automated Information System (NHAIS) for the purpose of filling interlibrary loan requests. Items are transported between member libraries through a van system run by the New Hampshire State Library.

Interlibrary Loan Request (2003 data)

Request loaned: 108
Requests received: 179

Cataloging System

The library currently uses the Spectrum Cataloging and Circulation System. There is one computer available for the public to access the catalog at the library. The library has a slip printer for patrons, which gives information regarding materials they have, when they are due, and whether they have fines.

Internet

The library currently has one Internet access computer for the public. The library has an Internet site. The address is <http://www.townordanville.org/library.shtml>. The library email address is colbylibrary@earthlink.net.

Fax Machine

The Library has a Panasonic KX-F550 fax machine with digital image processing. It is being used to obtain magazine articles through the Article Express. This is a database of 300 magazines on CD-ROM dating back to 1988. Article Express is accessed through the New Hampshire State Library.

Copy Machine

The Library houses a copy machine, which is owned and maintained by The Friends of the Colby Memorial Library. Upon request, the Library Staff will make copies for patrons at a charge of ten cents per page.

Recreation Department:

In 1996 the Recreation Department began quite conservatively. As population growth occurs, the need for a Recreation Center and other recreational facilities may arise. The Recreation

Department currently has no buildings of its own but does oversee the Goldwaite Recreational Area and the Town of Danville Recreational Facility at Colby Pond.

Recreation Recommendations

- The Town should determine if a Recreation Center is required and, if so, building sites and funding sources should be considered.
- The Town should consider the establishment of small parks in outreaching areas.
- The Town should consider the following improvements to Danville's Recreational areas which have been proposed by the Recreation Committee:
 - ◆ Proposed future improvements for either the Goldwaite Recreational Area or the Colby Pond Recreational area include:
 - Walking track
 - Horseshoe Pits - Regulation 6'x46' permanent ground level courts
 - Volleyball Court - Regulation 30'x60' Sand court
 - ◆ Proposed Goldwaite Recreational Area Improvements include:
 - Reconfigure current brick pathway to preserve bricks that were purchased to support the Goldwaite Playground
 - Post signage indicating "No Vehicles Beyond This Point" where the emergency dirt access road begins
 - Practice backboard installed at tennis court
 - Some type of fencing (either nylon or pillar-type) around basketball court to prevent motorized vehicles from damaging the court and also to keep the balls from rolling down into the woods
 - ◆ Proposed Town of Danville Recreational Area at Colby Pond Improvements and Projects include:
 - Small playground area between proposed Babe Ruth Baseball Field, Soccer Field and Skate park for younger children to play on while older siblings use those facilities
 - Pavilion set on cement slab including picnic area, fireplace and barbecues
 - BMX bike area abutting the skate park

- Community building consisting of office space for Recreation, rooms for classes and community activities, bathrooms (indoor and outdoor), concession stand and equipment storage
- 11 x 11 Soccer Field
- ◆ Recreation Enhancements requested by the Danville Youth League (DYL) include:
 - Day Field
 - Batting Cage
 - Sign/Scoreboard Replacement
 - Permanent Fence
 - Water to concession stand
 - Re-build infield
 - Sign to announce community events
 - Goldwaite Field
 - Dugout Roofs
 - Re-build infield
 - Permanent Fence - Green Monster Wall
 - Well/Irrigation
 - Electricity
 - Colby Pond
 - Create a Babe Ruth Field
 - Re-build infield
 - Dugouts
 - Permanent Fence
 - Well/Irrigation
 - Electricity
 - Scoreboard

It is the goal of the Danville Recreation Committee to incorporate many varied activity areas at both the Goldwaite Recreational Area and the Town of Danville Recreational Facility at Colby Pond to serve community members of all ages, interests and abilities.

Town Hall:

Danville's "Town House", or the Danville Town Hall as it is presently known, was built in 1886. The building has remained the headquarters for all of Danville's town government functions and a center for community activity since its dedication in 1887. The Town Hall building was listed on the National Register of Historic Places in 2000 through the efforts of the Danville Heritage Commission with support from the Board of Selectmen. The Town has been striving to ensure that all work that is performed on the Town Hall building is performed in a manner that is in keeping with, and preserves, the historical character of the building.

Like other southern New Hampshire towns, Danville experienced an explosion of growth after 1988. As one of the fastest growing towns in New Hampshire, the Town's growth has resulted in an obvious and demonstrated need for more government space to conduct business at Danville's historic Town Hall building. In addition to maintenance and improvements, current critical needs include providing usable space for staff, equipment, records storage and meetings.

The first floor of the building has always chiefly been used to conduct the town's official business. Space on that floor currently includes offices for the selectmen and their staff, town clerk and tax collector and a meeting room for the business of various town boards. Most of the town's records are also stored on the first floor. Over the years the town has made an effort to maintain these functional areas of the first floor and upgrade mechanical systems as necessary, with a goal to retain the historic character of the building. Until the late 1990's the Town Hall employees consisted of the Town Clerk, the Tax Collector and a part time Selectmen's clerk. In recent years, the Board of Selectmen increased from three members to five. Today the Selectmen's staff consists of a full time administrative assistant and a full time clerk. Both the Town Clerk and the Tax Collector now have part time assistants. The Town Hall staff has significantly increased over the past decade and there is a clear need for more space for staff and their equipment and town record storage.

The second floor of the building consists of a small entry foyer and a large open hall with a stage. The second floor once served as a gathering place for numerous social functions. Use of the building's second floor dropped dramatically after 1949 with the arrival of television and other means of social interaction. Little maintenance has been performed on the second floor since 1950. At the present time this area is used chiefly for storage. It does not have a functional heating system, the electrical system is outdated and emergency signage and lighting requires updating to existing codes. Cosmetic work is also needed on the walls, ceilings and floors. Though the Town's government leaders have considered use of this area for functional space, existing needs and limitations on the second floor severely impede use of the space for much more than storage in its present condition.

In 2003 the Danville Heritage Commission successfully applied for an LCHIP grant to assist with the \$5,000 cost of a feasibility study by a preservation architect for professional guidance to enable the Town to adequately and wisely explore possible future uses of space at the Town

Hall, and particularly the second floor. The feasibility study was conducted by Tom Wallace of Tenant/Wallace Architects in the summer of 2003.

Since the 2003 Tenant/Wallace feasibility study the Board of Selectmen have arranged for the installation of a new roof on the building to correct water leaking issues that created considerable problems on the second floor. A cement floor has also been poured in the basement to alleviate water and humidity problems throughout the building. Additional weight support columns were installed in the basement at the same time. Though several uses for the second floor were proposed in the Tenant/Wallace study, the next steps included upgrades to the mechanical systems (heating/wiring/lighting). In 2007 the Danville Heritage Commission, with the support of the Selectmen, successfully applied for, and the Town was awarded, a \$10,000 Mooseplate Grant for installation of the heating/air conditioning system and necessary electrical upgrades for second floor area. The completion of this work will be a major step toward providing a more functional use of this valuable space. It is estimated the additional costs of future wall painting and floor refinishing will be approximately \$12,000 - \$15,000

Town Hall Recommendations

- The Town should continue to consider and evaluate adequate space needs at the Town Hall building for staff, records and meeting space. Considerations should include the following:
 - Space needs and floor plans for each office location
 - Lighting and electrical systems
 - Technology needs
 - Storage space
 - Meeting space
 - Staff safety concerns
 - Public hearing space
 - Needs pertinent to municipal office requirements
 - Estimated project costs
- The Town should continue to ensure that all work that is performed on the Town Hall building is performed in a manner that is in keeping with, and preserves, the historical character of the building.
- The Town should utilize the 2003 Tenant/Wallace Feasibility Study for professional guidance to enable the Town to consider improvements and changes to the building and to adequately and wisely explore possible future uses of space at the Town Hall.
- The Town should continue to proceed with improvements to the Town Hall building that result in future compatible uses of available space.

- The Town should continue to seek grants to assist with costs associated with rehabilitation, structural improvements and space needs at the Town Hall.
- The Town should allocate Capital Funds for costs associated with rehabilitation, structural improvements and space needs at the Town Hall in harmony with the Town's Capital Improvements Plan.

This page intentionally left blank

5. Housing

HOUSING ELEMENT

Overview

Although the population growth in Danville has slowed recently due to the overall economic downturn in the United States, Danville's population has grown at a significant rate over the past 30 years, with an estimated population increase from 1980-1990 of 92.3% compared to 20.4% for the state, 20.1% for the region and 42.7% for the Timberlane Regional School District¹ (see Table 5-1 Population). The growth in the 1990's was nearly as dramatic. From 1990 to 2000 the Town's population grew by more than 50%. In the same timeframe the region grew by 10%, and the Timberlane Regional School District grew by 17.3%. Between 2000 and 2007, Danville's population may have grown by another 10% if the 2007 population estimate proves to be correct.

Table 5-1 Population

	1980	1990	2000	2007 (estimated)
Atkinson	4397	5188	6178	6468
Brentwood	2004	2590	3197	4160
DANVILLE	1318	2534	4023	4417
E. Kingston	1135	1352	1784	2222
Epping	3460	5162	5476	6053
Exeter	11024	12481	14058	14533
Fremont	1333	2576	3510	4144
Greenland	2129	2768	3208	3383
Hampstead	3785	6732	8297	8739
Hampton	10493	12278	14937	15185
Hampton Falls	1372	1503	1880	2080
Kensington	1322	1631	1893	2091
Kingston	4111	5591	5862	6161
New Castle	936	840	1010	1022
Newfields	817	888	1551	1650
Newington	716	990	775	787
Newton	3068	3473	4289	4526
N. Hampton	3425	3637	4259	4439
Plaistow	5609	7316	7747	7664
Portsmouth	26254	25925	20784	20610
Rye	4508	4612	5182	5171
S. Hampton	660	740	844	885
Salem	24124	25746	28112	29703
Sandown	2057	4060	5143	5927
Seabrook	5917	6503	7934	8477
Stratham	2507	4955	6355	7193
Windham	5664	9000	10709	12682
REGION	124145	161071	178997	190372

¹ Source: US Census

TIMBERLANE SCHOOL DISTRICT	13381	19098	23091	24476
STATE OF NEW HAMPSHIRE	920475	1109252	1235786	1315828

This population increase has brought with it a large increase in housing units. Table 5-2 “Total Housing Units¹” shows that Danville's housing stock grew by 118.7% from 1980 to 1990, 54% between 1990 and 2000, and another 14% between 2000 and 2007. From 1990 to 2007 the total percentage of housing stock in Rockingham County increased 23.4%, within NH total housing stock increased 20.3% and within the Timberlane school district the housing stock increased 35.6%. During the very same timeframe Danville’s total housing stock increased 75.7%, which is far above county, state and school district averages. This growth in housing stock suggests Danville has been growing at a faster rate than county, state and school district averages.

Table 5-2 Total Housing Units

	1980	1990	2000	2007
Danville	439	960	1479	1687
Sandown	736	1488	1777	2153
Plaistow	1827	2691	2927	3000
Atkinson	1428	1885	2431	2682

Source: U.S. Census, NHHFA, and NH Office of Energy and Planning

In looking at housing growth, Danville must be evaluated based on its ability to accommodate the projected demand that will be placed on the community. In the mid 1990s, the Office of State Planning (now the Office of Energy and Planning) projected Danville's population to reach 3,541 by 2000. The 2000 Census established the actual population to be 4,023, roughly five hundred residents more than the earlier projections. Current projections show Danville’s population will have grown to be 4,660 by the year 2010. If so the population will grow an estimated 637 residents from when the 2000 census was taken. Danville is currently working with the Rockingham Planning Commission to conduct a build-out analysis for the Town which will allow the Town to determine the maximum growth potential as well as strategies to appropriately manage that growth through innovative zoning.

Danville's place in the region in terms of providing housing should also be evaluated in light of interpretations provided by the Courts. The New Hampshire Courts of Law have come to suggest that towns are responsible not only for accepting a fair share of population growth and housing, but also for providing opportunities for a variety of housing types to be built. The town's performance in terms of providing housing for its residents can best be analyzed by examining the types of housing and the economic status of Danville residents.

¹ NH Office of Energy and Planning

Housing Types

While Danville’s zoning ordinance provides for a range of housing types, single family and mobile homes compose the bulk of the housing stock. Table 5-3 Area Housing Stock illustrates Danville's housing stock relative to the Timberlane School District and the state. Danville provides a greater percentage of single-family homes than the state and a lesser percentage of single-family homes than two of the other three communities that make up the Timberlane School District.

Table 5-3 Area Housing Stock

	Danville	Sandown	Atkinson	Plaistow	State
Single Family (detached)	1233 (73%)	1825 (84.8%)	1945 (72.5%)	1851 (61.7%)	383795 (63%)
Multi-family	117 (6.9%)	200 (9.3%)	725 (27%)	1132 (37.7%)	183436 (30.3%)
Manufactured Housing	337 (20%)	128 (5.9%)	12 (0.4%)	17 (.6%)	39061 (6.4%)
Total	1687	2153	2682	3000	606292

Percentages may not total 100% due to rounding. Source: NH Office of Energy and Planning, 2007.

Between 1984 and 1990, the growth rate for single family and mobile homes in Danville was 30.4% and 272.6% respectively². These rates were much greater than those for the state which were 1.8% and 23.9% respectively. By 1998 these trends had continued in the Town. Danville showed a positive approach toward providing for a variety of types of housing by supporting 20.4% of its 1998 residents in mobile homes and 5.5% of its 1998 residents in multi-family housing. In this regard, Danville's mobile home housing was at a level well above that of the state (8.5%) and the other towns in the Timberlane Regional School District.

Currently, as demonstrated by Table 5-3, Danville provides a fairly diverse housing stock as compared with Towns in the Timberlane school district. One clear distinction within the Timberlane school district is that Danville supports quite a large portion of its residents in manufactured housing (roughly 20% of Danville’s total housing stock). While its supply of manufactured housing ranks very high with other towns in the school district and the State, its percentage of multifamily housing falls last. Given that Danville has the smallest housing stock of these communities, it is fairly typical for smaller communities to offer less multifamily units than larger ones. However, Danville does provide the opportunity for development of multifamily housing in all areas where residential development is permitted. In addition, the

² : Danville Master Plan, 1986, NH Office of State Planning, and 1990 Census

town has actively pursued the development of a senior housing ordinance that will provide for age restricted housing. These units offer additional diversity of housing stock for residents in Town.

The Town also contains a provision within their zoning ordinance that allows for the development of extended family accessory living units. These apartment style units are granted by special exception, located in existing single family structures, and are intended to provide modest living units that do not alter the appearance of the structure as single-family. Through various design controls these units should create no visible conflicts in single-family residential areas.

The Town has adopted a cluster/open space subdivision ordinance that allows greater development flexibility in housing development as a trade-off for protecting large tracts of undeveloped land. Typically these kinds of development can result in construction savings that may result in reduced housing costs.

Danville should continue to monitor its zoning ordinances to ensure a diversified housing stock and that growth continues in a sensible manner.

Economic Status

One test to evaluate whether Danville's current land use controls are actually increasing housing values is to examine the current housing values for owner-occupied housing and the rental costs of renter-occupied housing. There has been a moderate growth in median housing value in the decade between 1990 and 2000. Median value and rental costs in Danville have grown at a different rate as housing value has increased by roughly 9% and rental costs have increased by roughly 35%. From **Error! Reference source not found.**, it is clear that housing costs have increased in Danville. However, during the 1990's housing costs increased dramatically throughout the region. Danville's increase in housing costs of 9% over that 10 year period exceeds the state average of 3%. In addition, Danville's 2000 median value of \$160,900 shows Danville's housing costs to be higher than those of Sandown and Plaistow which have 2000 median values of \$143,700 and \$156,200 and well below that of Atkinson which has a median value of \$196,500.³ While home values in Danville and the region have fallen recently due to the overall economic downturn, home prices and rental costs are still well above where they were 10 years ago.

³ Source: Table 5-4, 1990 and 2000 Census of Population and Housing, Summary Population and Housing Characteristics, Bureau of the Census summary file 3.

Table 5-4 Median Housing Values and Rents

	1990	2000
Median Housing Value	\$147,500	\$160,900
Median Monthly Rental	\$454	\$613

Source: NH Office of Energy and Planning, 1990 Census, 2000 census

During the 1990 to 2000 period, rents in Danville went up 35% to reach \$613/month. This is higher than rents in Atkinson which average \$488 per month but lower than rents in Sandown and Plaistow which average \$663 and \$729 per month respectively.⁴

A comparison of the 2000 figures still provides an adequate picture of Danville's housing values compared to the surrounding towns.

While supporting below average housing costs, Danville residents have lower than average median family incomes than two of the other three towns in the Timberlane School District. Danville's median family income in 2000 was \$63,239 compared to \$69,729 in Atkinson, \$67,581 in Sandown, and \$61,707 in Plaistow⁵ However, on a per capita basis, Danville residents have a median income of \$22,152 which is lower than Atkinson, Sandown and Plaistow which have per capita incomes of \$30,412, \$25,978, and \$25,255. In fact, Danville's 1999 per capita income was lower than Rockingham Counties by roughly \$4,500.⁶

⁴ Source: 2000 Census of Population and Housing, Summary Population and Housing Characteristics, Bureau of the Census summary file 3.

⁵ : NH Office of Energy and Planning, 2000 census, U.S. Bureau of the Census

⁶ NH Office of Energy and Planning, 2000 census, U.S. Bureau of the Census.

Table 5-5 Housing, Ownership & Occupancy

Town	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Household Size-Owner Occupied	Household Size-Renter Occupied
Danville	1,479	1,428	51	1,302	126	2.9	2.2
Sandown	1,777	1,694	83	1,523	171	3.1	2.7
Plaistow	2,927	2,871	56	2,260	611	2.8	2.3
Atkinson	2,431	2,317	114	2,060	257	2.8	1.6
Rockingham County	113,023	104,529	8,494	78,992	25,537	2.81	2.08
State of New Hampshire	546,024	474,606	72,418	330,700	143,906	2.70	2.14

Source: 2000 Census

Table 5-5 provides additional information about Danville and its surrounding communities regarding vacancies, the number of owner and renter occupied housing units, and the size of owner & renter occupied households. Danville falls within the group of communities with mid to smaller household sizes. This would seem to indicate families with children and may be an indicator of the impact of the school district upon housing in Town. Household size for owners (2.9) is at the top range when the Town is compared regionally, while household size for renters (2.2) is the lower size among the surrounding towns but not by much.

Table 5-6 Sales Information 2005

Town	Number of Sales 2004	Sum of Sales 2004	Average of Sales 2004
ATKINSON	137	\$47,077,190	\$343,629
BRENTWOOD	66	\$23,574,195	\$357,185
DANVILLE	102	\$23,915,358	\$234,464
E. KINGSTON	55	\$16,480,561	\$299,647
EPPING	110	\$22,716,657	\$206,515
EXETER	361	\$88,159,321	\$244,209
FREMONT	67	\$18,895,761	\$282,026
GREENLAND	45	\$19,586,316	\$435,251
HAMPSTEAD	139	\$39,912,939	\$287,143
HAMPTON	480	\$137,263,230	\$285,965
HAMPTON FALLS	59	\$22,884,431	\$387,872
KENSINGTON	28	\$11,919,865	\$425,709
KINGSTON	136	\$36,637,386	\$269,393
NEW CASTLE	37	\$23,024,400	\$622,281
NEWFIELDS	20	\$12,685,566	\$634,278
NEWINGTON	20	\$8,345,599	\$417,280
NEWTON	78	\$22,273,130	\$285,553
N. HAMPTON	85	\$35,078,294	\$412,686
PLAISTOW	189	\$46,455,285	\$245,795
PORTSMOUTH	457	\$137,574,638	\$301,039
RYE	107	\$61,956,431	\$579,032
SALEM	389	\$95,967,478	\$246,703
SANDOWN	231	\$56,272,985	\$243,606
SEABROOK	116	\$30,083,661	\$259,342
S. HAMPTON	44	\$11,892,599	\$270,286
STRATHAM	203	\$68,574,516	\$337,805
WINDHAM	311	\$113,968,090	\$366,457
Grand Total	4072	\$1,233,175,882	\$302,843

Table 5-6 provides data on home sales for each community in Rockingham County through December 31, 2004. This is the last year that this data was collected by the regional planning commission and is therefore the most recent data available. Figure 5-1 and Figure 5-2 on the following pages display the results of this information graphically and are borrowed from a data gathering exercise completed by each planning commission around the state using funds supplied by the Community Development Finance Authority (CDFA).

As displayed in Table 5-6, Danville had average sales price for residential structures of \$234,464 in 2004. This figure placed Danville as the second lowest of the twenty-seven communities in the Rockingham Planning Commission region. Danville also had the lowest

average sales value of its neighboring communities.

The differences in sales cost between communities are more clearly displayed in Figure 5-1. This figure shows community sales information by census tract with five distinct categories ranging from \$100,000 to \$723,930. As displayed, all communities directly abutting Danville have sales values between \$200,000 and \$300,000. The other surrounding communities are within the same category.

Figure 5-2 on the following page displays the change in average sales prices by communities between 2003 and 2004. These sales figures show that Danville experienced the third highest loss in sales value over the study period; a -5% decrease in residential property sales between 2003 and 2004. In this time period the communities directly abutting Danville experienced a wide range of impacts upon average sales price from a 6% increase in value to a 19% increase.

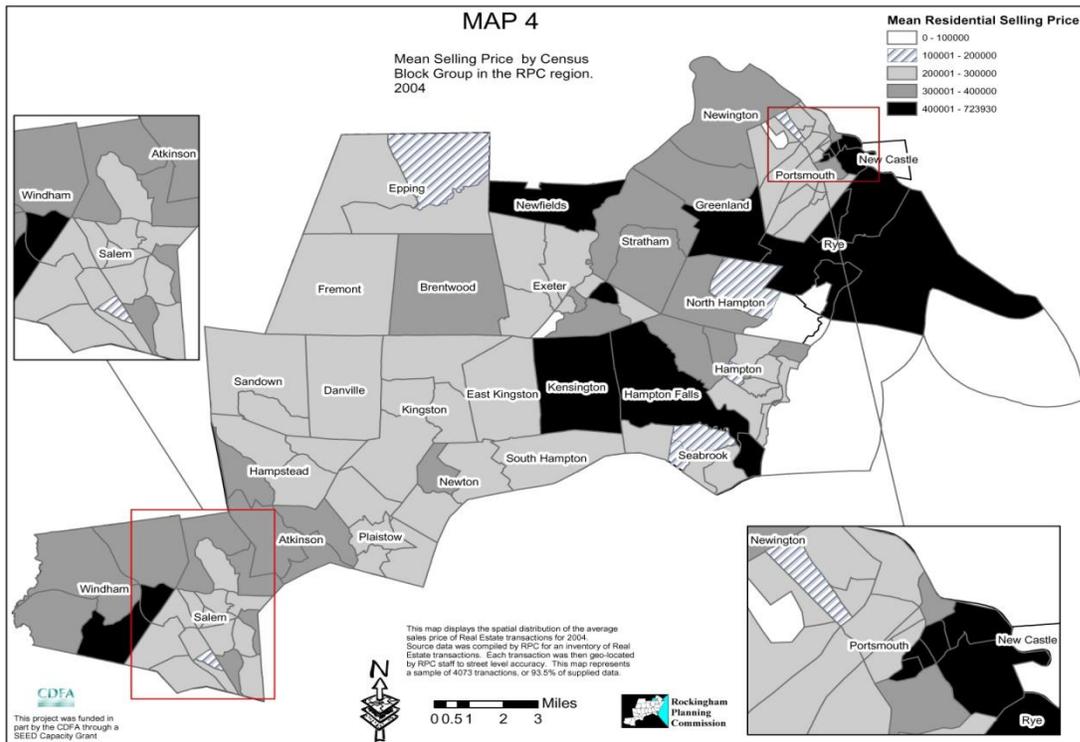


Figure 5-1 - Mean Selling Price

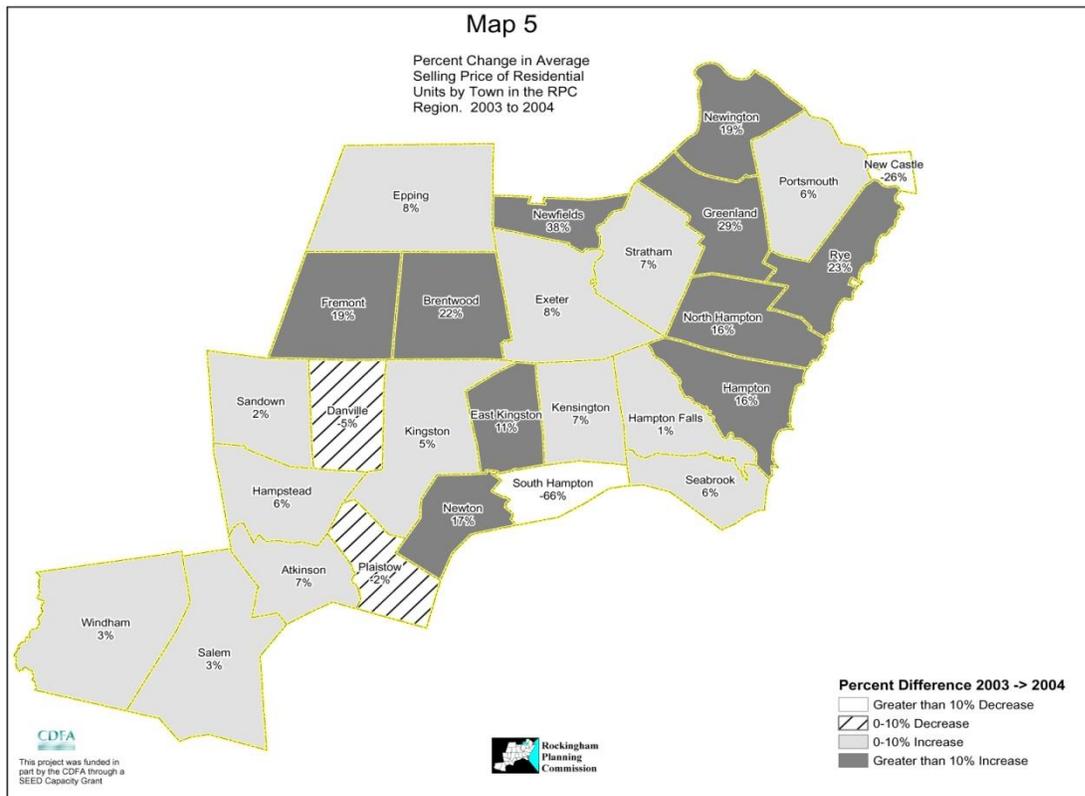


Figure 5-2 - Percent Change in Selling Price

Though housing sales have slowed within Town, overall, Danville performs well in providing a broad cross-section of housing types and economic diversity within its town limits.

Affordable Housing Needs

The Town of Danville recognizes the need for a mixture of housing types for diverse economic populations. This section provides insight on a regional context, about the needs, expectations, and NH law regarding affordable housing, Danville, and the region where Danville is located. RSA 674:2 requires that the housing chapter in all towns Master Plans include a discussion of affordable housing based on the regional housing needs assessment performed by the regional planning committee. This section is intended to satisfy that requirement.

NHRSA §36:47 requires that “For the purpose of assisting municipalities in complying with RSA §674:2, III(m), each Regional Planning Commission (RPC) shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income.” RSA §674:2, II(l) provides guidance for municipalities which include a housing section in their master plan, suggesting that any such section include a discussion of affordable housing based on the regional housing needs assessment performed by the regional planning commission.

The purpose of the Regional Housing Needs Assessment is to quantify and project the demand for housing in the Rockingham Planning Commission region in the horizon year 2015 (in the update), and further to estimate the present and projected need for housing that is considered affordable for various household income groupings, both for owned and rented units. The more general purpose for the Needs Assessment is to provide communities like Danville with background information and analysis needed to develop their own housing needs assessments.

The current Regional Housing Needs Assessment was written on the heels of the recent enactment of SB342, in July of 2008, which both provided definitions for “affordable” and “workforce” housing, and which placed new emphasis on the obligations that communities in New Hampshire have to accommodate the development of such housing. As such it has been updated from previous editions to use definitions and thresholds for rental and owner affordability that are consistent with the new law. In addition, the assessment has been apportioned to the town level to help Danville, and communities within the region quantify their proportionate share of the region’s housing need.

Workforce Housing

A definition for workforce housing was established by SB342 and is now codified in statute in RSA 674:58 as follows: *“Workforce housing” means housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. “Workforce housing” also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development.*

In *Britton v. Chester* (1991), the NH Supreme Court asserted the requirement that communities in New Hampshire who utilize zoning to regulate land use must provide *reasonable and realistic opportunities* for housing for all income groups. The recently enacted SB342 (2008) or RSA 674:58-62 now amends the planning statutes to further specify what this means. Under the newly created RSA, communities like Danville are now specifically obligated to:

- 1) allow workforce housing on the majority of their residentially zoned land;
- 2) allow multifamily housing of 5+ units per building at least somewhere in town (including rental multifamily); and
- 3) ensure that their density and lot size requirements are “reasonable.”

A town can comply with the new law in two ways. If it is already providing its fair share (as discussed above) of current and foreseeable need for workforce housing it is considered “in compliance” with RSA 674:58-62. If a town determines that it is not meeting its fair share, it must comply with the new law’s core requirements. The Town of Danville has provided, and

continues to provide, an array of opportunity for the development of affordable workforce housing throughout Town which makes the Town in compliant with RSA 674:58-62.

While most communities like Danville do not prohibit “workforce housing” per se in their residential zones, the cumulative effect of zoning and land use regulations make it impractical or economically infeasible to build – often an unintended consequence. Many communities maintain standards that exceed what is necessary to fulfill the purposes of zoning to protect the health safety and general welfare of the community. For example some communities that do not have municipal waste water disposal systems require lot sizing in excess of those required by commonly accepted soil based lot sizing standards. Many communities throughout the region, in fact, require soils-based lot sizing standards in tandem with more restrictive minimum dimensional requirements, which often overrule smaller lot sizes that would be allowed under a pure soil-based lot sizing approach. Although discussed, Danville does not currently utilize soils-based lot sizing.

Towns such as Danville should continue to evaluate their existing regulations to determine whether they provide reasonable opportunities for the development of workforce housing, and revise or amend its ordinances as needed to allow workforce housing on a majority of land zoned residential. Examples of revisions that may help to provide opportunities for workforce housing include (but are not limited to) reducing the minimum required lot size or utilizing soil-based lot sizing, removing percentage caps on the amount of workforce housing permitted in town (Danville currently has no percentage caps), reducing the required minimum size of setbacks, reducing required road width, allowing community septic systems, reducing the number of required amenities in a development, exceptions from impact fees or growth management ordinances, etc. Reasonable restrictions may be imposed for environmental protection, water supply and sewage disposal, traffic, fire and life safety. The law states that a town is not in violation of its obligation to provide opportunities for workforce housing if economic factors beyond its control cause workforce housing development to be economically non-viable.

Should Danville determine that action is needed to remain in compliance, the Town can choose from a variety of methods to address the requirement to allow workforce housing on the “majority of its residentially zoned land” and to realistically address the need for workforce housing. An effective response would most likely involve a combination of reducing unnecessary barriers and creating incentives to attract lower cost housing. A brief summary of common strategies to accomplish this is provided below.

Zoning Strategies

- **Inclusionary Zoning.** This form of zoning is well suited for communities and regions experiencing ongoing workforce housing shortages. Properly prepared inclusionary ordinances encourage a pre-determined percentage of houses built in a development meet the affordability criteria in exchange for an increase building density. Developments allotting a certain percentage of units at below market rates may be allowed to reduce lot sizes or increase the number of houses on a lot, thereby reducing land cost per unit. Density bonuses may be used in conjunction with an open space development where the

community desires to preserve open space and have lower municipal costs. Municipalities can also offer density bonuses in a “trade” with developers who agree to provide additional community benefits, such as conservation easements, additional public transportation stops, or public access to waterways.

Most inclusionary ordinances have so-called “retention provisions” which ensure that the units will remain affordable for a reasonable period of time to ensure that the long-term need for affordable housing is met. Inclusionary zoning is specifically identified in RSA 674:59 as one technique that can be used to satisfy a community’s obligation to provide workforce housing opportunities. Model inclusionary housing ordinances are available at the RPC and within the Innovative Land Use Guidebook produce by the state’s regional planning agencies and DES.

- **Multi-Family Housing.** The new workforce housing statute, RSA 674:58-59 requires all communities in New Hampshire to allow some Multifamily housing, including some that has more than 5+ units per building and some that is designed as rental property. Multi-family housing encompasses a myriad of housing types, including condominiums, townhouses, and apartments. Communities should permit multi-family housing on all appropriate zoning districts, with preference given to districts serviced by municipal sewer or water systems and by public transportation, community and retail services. Even where overall development densities are not significantly greater than traditional single family subdivisions, construction costs can be far less than single family home construction. In addition, multi-family housing offers opportunities for people of all ages that may not want to, or are not able to maintain a traditional home. Young professionals and elderly people alike can benefit from multi-family housing.
- **Duplex Housing.** Allow by right either one single family residence per lot, or one, two-unit duplex unit. While the density is automatically doubled (two homes vs. one) the septic system requirements for a four bedroom duplex unit is comparable to a four bedroom single family residence. Assuming fixed land and development costs, duplex housing can be priced significantly less than detached housing.
- **Accessory Housing.** Some communities allow by right or via special exception, accessory housing within or attached to existing housing. Many communities require that such housing be rented only to family members. Allowing accessory housing without rental restrictions in all appropriate districts throughout towns is a responsible way for communities to encourage affordable housing opportunities to a broad range of the population. While accessory apartments are typically not suited to families, they are viable options for individuals, couples and the elderly, while impacts on neighborhoods and the character of the community need not be compromised.
- **Manufactured Housing.** Pre-site built housing (modular) and mobile homes should be permitted throughout a community in all appropriate residential districts. Development costs equal, reductions in building costs associated with manufactured housing can result in housing that is significantly more affordable than site built housing.
- **Multi-Density / nodal zoning ordinances.** New England towns were typically developed with a dense town center which contained a mix of homes, municipal facilities, and commercial uses. Surrounding the town center was medium density housing, and further out were typically farms. The post WWII development of New Hampshire towns changed significantly. In an effort to preserve the rural character of these towns, zoning ordinances requiring uniform medium density lots throughout the community were advanced. The result has been a uniform development pattern that has been repeated throughout towns and throughout the region, unnecessarily consuming large quantities of land.

Multi-density / nodal zoning ordinances are designed to recreate the historical pattern of development in our communities. While the overall density in a community would not necessarily change, the distribution would be reallocated. The result would be increased in-fill development in downtown areas, increased density around town centers, and large lots on the periphery.

- **Open Space (Conservation) Subdivision.** For many years called *cluster* subdivisions, open space subdivisions have benefits ranging from natural resource protection, increased availability of recreation/conservation land, and reduced development costs which can be translated into reduced housing costs. While the construction of open space developments have been limited in the region, the reason most commonly cited is bad examples and fear of significantly increased densities. Most such ordinances however do not result in net increases of density. A model conservation subdivision ordinance is available at the RPC and within the Innovative Land Use Guidebook produce by the state's regional planning agencies and DES.
- **Linkage Programs.** Under a linkage program, major employers secure or provide housing for a portion of any new workforce created by those employers (usually, for low- and moderate-income households). Programs can be either mandatory or voluntary, depending on the legal allowances in the particular state. Voluntary programs might offer incentives such as reduced fees and streamlined permit processes, density increases or impact fee waivers.
- **Conversion of Large Homes to Multiple Units.** New England communities are well known for their large historic homes, the long-term upkeep of which can be cost prohibitive. Several communities within the region, most notably, Portsmouth, has allowed the conversion of large homes into multiple units, which has preserved the buildings while providing housing opportunities for a significant number of people. While preservation of architectural and community character should not be compromised as a result of these conversions, properly prepared ordinances should allay these concerns.
- **Infill Construction.** Encourage development that makes use of vacant or underutilized land and buildings in downtown or suburban areas. Infill developments provide more affordable housing opportunities for smaller households (i.e. singles, the elderly and empty nesters), discourage sprawl, make use of existing infrastructure, encourage community revitalization, and reduce automobile dependence.
- **Mixed-Use Development.** Land use ordinances and regulations should allow, where appropriate, mixed-use development, higher densities, and more diverse residential opportunities. Intensifying the use of a location, allowing second floor housing above retail space for example, often will create a demand for and improve the efficiency of services such as public transit.

Subdivision Regulations

- **Modified Development Standards for Affordable Housing & Inclusionary Projects.** Land costs, building construction costs and site work/infrastructure costs are the three largest factors driving housing costs. Reducing unnecessary and expensive infrastructure requirements can significantly reduce housing costs, and provide for more affordable housing. While it is inappropriate to recommend specific reductions of standards in this context, these standards may include the need for sidewalks on both sides of roads, street lighting and landscaping, closed drainage systems requiring granite curbing, etc. Communities should replace traditional rigid requirements with performance standards for projects which provide for a pre-determined quantity of affordable housing units.
- **Appropriate Right-of-Way/Street Standards.** As previously noted, high land costs necessarily drive up housing costs. Part of these costs includes land within road rights-of-way. While adequate road ROW's are necessary to ensure proper future maintenance, many communities require ROW's far exceeding necessary standards. While ROW widths are typically fifty feet, requirements for sixty and sixty-six foot widths are not uncommon. In addition to the width of the ROW, road construction standards should be appropriate for the scale of the development and the location of the development. The width of the pavement, curbing types and requirements and construction standards should be

appropriate for the type of use proposed, and for the scale of the development. Planning Boards throughout the region require as a matter of course, road widths from 22-24' in addition to 2-3' shoulders along with sidewalks for new subdivisions which access off of rural roads which are only 18' in width. Not only are these requirements expensive, they too are unnecessary.

- **Expedited Review Process.** As a result of a brisk development climate coupled with development review processes that are often lengthy and wrought with uncertainties, the costs (financing, engineering, legal and special studies) associated with obtaining local approvals for projects can add significantly to housing costs. Additionally, the lengthier the review process, the more risk the housing developers face, as there are no guarantees that housing markets will be strong once all approvals have been obtained. Communities can help reduce the length of the process by providing developers with a detailed set of instructions specifying all necessary submittals, required permits, and submittal deadlines. A streamlined process may be offered to developers of housing projects with an affordable component whereby priority treatment on Planning Board, Zoning Board of Adjustment and other town boards is offered

Other

- **Innovative Individual & Community Septic Systems.** The State of NH Department of Environmental Services has been diligent in their efforts to ensure that residential septic systems cause no potential threat to groundwater resources. To this end, the Department has relied on, and only permitted systems using traditional designs. These systems require large land areas comprised of acceptable soils. Other states, most notably Massachusetts, have examined the design of innovative septic system, and embraced the new technologies, allowing higher density development on smaller lots, while still protecting its groundwater resources.
- **Master Plan.** The community's visions and values on how it wants to grow is described in its Master Plan. This is a policy document that supports and validates a community's land use regulations and controls. When appropriate, a Master Plan should reference the growth and design concepts that encourage varied housing opportunities including Minimum Impact Development and Design, traditional Neighborhood Design and Smart Growth. Development priorities would include, but not be limited to:
 - create range of housing opportunities and choices;
 - create walkable neighborhoods;
 - encourage community and stakeholder collaboration;
 - foster distinctive, attractive places with a strong sense of place;
 - make development decisions predictable, fair and cost effective;
 - mix land uses at the finest grain possible;
 - preserve open space, farmland, natural and critical environmental areas;
 - *provide a variety of transportation choices;*
 - *take advantage of compact building design.*
- **Community Development Block Grants.** Towns can apply for CDBG monies, or allocate existing CDBG repayments for affordable housing projects, including, but not limited to: new construction, rehabilitation, and site work. Note, however, that it is difficult for most communities in Rockingham County to qualify for CDBG funds due to income criteria.
- **Municipal Donations of Surplus Land.** Many communities own surplus land acquired via unpaid taxes, donations, etc. Land which is suitable for development, and which has no defined purpose can be given to non-profit developers of affordable housing to further lower the cost of development. While surplus land is often evaluated for municipal, conservation, recreation, or school uses, communities should also consider the benefits of using land for affordable housing.

- **Encourage Non Traditional Housing Developers** -- Nonprofit organizations, communities and neighborhood associations are increasingly involved in the rehabilitation and upgrading of older or substandard housing for affordable housing. This private sector solution can be encouraged by reducing regulatory requirements, streamlining the approval process and waiting permit fees. Municipalities can inform these parties of federal and state subsidized housing and financial programs to serve their work.
- **Infrastructure Investment** – Expansion of water and sewer service areas and/or allowing community water or septic systems in appropriate areas provides alternatives for developers whose cost rise dramatically with the need for wells and private septic systems.
- **Local Housing Commissions.** HB 1259 was enacted in 2008 enabling the establishment of local housing commissions, which are established as official local land use boards that will serve as a local advocate for housing issues, and which will be able to advise other local boards and officials on issues of housing affordability. Additionally, local housing commissions will have the power to administer an “affordable housing fund,” a non-lapsing fund that could be used to facilitate transactions on affordable housing.

Proportionate Fair Share Estimates

This section is designed to give the Town of Danville an idea of “where we stand” in regard to providing affordable housing within the region. It is important to note that the town-by-town data presented in Table 5-8 differs fundamentally from the “fair-share” affordable housing apportionment used in the 1989 and 1993 Housing Needs Assessments. These prior fair share estimates attempted to allocate by formula the number of affordable housing units needed to be provided in each town to address housing overpayment in the region as determined by the previous Census.

The current estimate (Table 5-8) instead distributes the workforce housing need to each town in the region in proportion to their share of the housing units in the region. The total workforce housing need is *not* divided between owner and rental housing but is defined respectively as owner households with income less than 100% of the median household income for the area (MAI), and renter households with less than 60% of the median household income. These definitions are set to match the definitions established in RSA 674:58-62. The fair share projection is not setting a predetermined ratio of rental to ownership unit.

The Rockingham Planning Commission (RPC) region is divided into three Housing & Urban Development (HUD) Fair Market Rent Areas (HFMRAs) for which median area income figures (as referenced in SB342) are available. The relevant income areas in the RPC region are shown in Table 5-7. The affordability dollar limits for owner (<100% MAI) and renter (<60% MAI) differ depending on which area a town is located. Danville is located in the Lawrence MA-NH HFMRAs. The affordability limits are shown in Table 5-7 below. Table 5-8 assigns each town’s MAI accordingly.

Table 5-7 Affordability Limits – 2006 - For Owner Occupied and Renter Occupied Housing

OWNERSHIP	Estimated Max Purchase Price (incl. mortgage, taxes and ins.)	
	with 10% Down Payment	with 20% Down Payment
100% Median Area Income (4 pers fam)		
Boston -Cambridge-Quincy HMFA: \$85,833	\$265,540	\$287,985
Lawrence MA-NH HMFA: \$ 80,667	\$249,624	\$271,701
Portsmouth-Rochester HMFA: \$77,333	\$239,236	\$259,069
RENTAL	Estimated Max Rent Payment per month	
60% of Median Area Income (3 pers. fam.)	(including utilities)	
Boston -Cambridge-Quincy HMFA: \$46,400	\$1,160	
Lawrence MA-NH HMFA: \$43,600	\$1,090	
Portsmouth - Rochester HMFA: : \$41,800	\$1,045	

The housing numbers shown in Table 5-8 below represent the total proportionate need per town, including any existing housing that fits within these affordability definitions.

This proportionate fair share analysis makes no attempt to ascertain whether a community is presently meeting its proportionate share; it merely states what that need is today (2006) and what is estimated to be in 2015. It is left to each community to determine whether or not their existing housing stock supplies the number of units, both owned and rented, to meet their share of the region’s workforce housing need.

Communities can combine this information with housing data they may have access to locally to help make such a determination. For example, town assessor databases can be used to estimate the number of homes that have an assessed value that is less than the maximum purchase price (from Table 5-7) of homes needed to qualify as “workforce housing”. If the number meeting this criterion is equal to or greater than that shown on Table 5-8 (for current conditions - 2006) the town can be assumed to be meeting its proportionate share for owner housing. Another source of owner data for larger communities is NH Housing’ annual purchase price survey (available on the internet at www.nhhfa.org/demographic_housing.cfm). Median purchase prices for housing are reported for existing homes, new construction and condominiums. Many smaller communities, however, have sample sizes too small for results to be considered valid (less than 50 per year).

Determining rental values is more difficult, as this information is not collected or maintained comprehensively at the Town level. Again, NH Housing provides some useful data, in its annual rental price survey. For Danville it may be necessary to use NH Housing’s County, regional or HUD HFMA estimates of rental prices, together with locally derived estimates of the number of rental units available in order to determine how many workforce housing qualified units exist in the community.

Table 5-8 2006 Fair Share Housing Needs Apportionment

Prepared by the

Rockingham Planning Commission per RSA 36:47

**The "fair share factor average" includes relative measures for five factors: employment, equalized assessed valuation, vacant developable land, median income, and total housing units valuation.

NOTE: This Housing Needs Apportionment is intended for use as part of an overall Regional Housing Needs Assessment as required by RSA 36:47. The Rockingham Planning Commission does not support the use of this table to identify specific housing needs units to individual communities due to the inherent imprecision of any such apportionment method. It should be used only as a general indicator of housing needs within a region and as a reference in the preparation of local housing needs analysis.

Source: Rockingham Planning Commission Regional Housing Needs Assessment, table 10, page 3-17.

Estimated Proportionate Fair Share Work Force Housing Need Rockingham Planning Commission Region 2006 and 2015										
A Community	B 2006 Households	C Town Share of Regional Households	D HUD HMFA Area	E HMFA 100% Median Income (4-person household)	F Max. Monthly Payment, Owner	G HMFA 60% Median Income (3-person household)	H Max Monthly Payment, Rentor	I Estimated Workforce Housing Need		K Increase In Need 2006-2015
								2006	2015	
Atkinson	2,543	3.3%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	1,171	1,317	146
Brentwood	1,225	1.6%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	554	635	71
Danville	1,609	2.1%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	741	833	93
East Kingston	807	1.1%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	372	418	46
Epping	2,309	3.0%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	1,063	1,196	133
Exeter	5,280	8.2%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	2,891	3,253	362
Fremont	1,435	1.9%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	661	743	83
Greenland	1,307	1.7%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	602	677	75
Hampstead	3,308	4.3%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	1,523	1,713	191
Hampton	6,800	8.9%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	3,131	3,522	392
Hampton Falls	768	1.0%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	363	408	45
Kensington	744	1.0%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	343	365	43
Kingston	2,309	3.0%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	1,063	1,196	133
New Castle	465	0.6%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	214	241	27
Newfields	559	0.7%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	257	290	32
Newington	309	0.4%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	142	160	18
Newton	1,643	2.2%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	756	851	95
North Hampton	1,790	2.4%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	824	927	103
Plistow	2,939	3.9%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	1,353	1,522	169
Portsmouth	10,175	13.4%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	4,884	5,270	586
Rye	2,234	2.9%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	1,028	1,157	129
Salem	11,497	15.1%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	5,293	5,955	662
Sandown	1,995	2.6%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	919	1,034	115
Seabrook	3,751	4.9%	Boston-Cambridge-Quincy	\$85,833	\$2,146	\$46,400	\$1,160	1,727	1,943	216
South Hampton	324	0.4%	Boston-Cambridge-Quincy	\$85,833	\$2,146	\$46,400	\$1,160	149	168	19
Stratham	2,667	3.5%	Portsmouth-Rochester	\$77,333	\$1,933	\$41,800	\$1,045	1,228	1,381	154
Windham	4,327	5.7%	Lawrence MA-NH	\$80,667	\$2,017	\$43,600	\$1,090	1,992	2,241	249
TOTAL	76,141	100.0%	NA	NA	NA	NA	NA	35,059	39,438	4,385

TABLE KEY	
Column A	RPC Community
Column B	Total number of households, (single, multi, and manufactured), OEP estimate.
Column C	Town's share of the region's (27 town RPC region) total households.
Column D	The town's federally assigned HUD-Fair Market Rent Area Housing Market: Lawrence NH-MA, Bos-Q-Cmb., or Ports.-Rochester
Column E	HUD Fair Market Rent Area's "100%" Median Area Income (MAI) for a 4-person family. Amount called out in SB 342
Column F	Maximum payment (mortgage, insurance and taxes) for a ownership unit to qualify as Workforce Housing
Column G	60% of HUD Fair Market Rent Area's Median Area Income (MAI) for a 3-person family. Amount called out in SB 342.
Column H	Maximum payment (Rent and Utilities) for a rental unit to qualify as Workforce Housing
Column I	Estimated Workforce Housing need for 2006
Column J	Estimated Workforce Housing need for 2015
Column K	Increase In Workforce Housing need between 2006 and 2015

INCOME LIMIT CALCULATION			
HOME OWNERSHIP			
100% MAI, 4 pers. Hhd	Est. Max Purchase		
Bos-Q-C	10% down	20% down	
Lawr MA-NH	\$80,667	\$249,624	\$271,701
Ports-Roch	\$77,333	\$239,236	\$259,069

HOME RENTAL		
60% MAI, 3 pers. Hhd	Estimated Max Rent/mo.	
Bos-Q-C	\$46,400	\$1,160
Lawr MA-NH	\$43,600	\$1,090
Ports-Roch	\$41,800	\$1,045

The Town of Danville is in Compliance with this RSA (RSA 674:58-61) in providing realistic opportunities for the creation of workforce housing. Danville's Zoning Ordinance permits workforce housing to be located in a majority of the land area that is zoned to permit residential usage. Given the broad spectrum of housing types permitted within Danville's residential zones and the rate of growth within the Town, Danville should be able to easily meet its foreseeable requirements with respect to workforce housing.

Recommendations

The following recommendations are designed to continue Danville's good position of providing needed housing, promoting community goals, improving local housing controls, and ensuring compliance with relevant state and federal legislation. Every effort should be made to ensure that Danville continues to provide a range of housing opportunities for its citizens.

1. In 1996, Danville eliminated cluster zoning because some felt that it was not working as had been originally intended (i.e., to preserve open space). Cluster zoning has since been re-instated and should be periodically re-examined to ensure that it is meeting its intended purpose.
2. Given the relatively low percentage of multi-family homes in Danville (as compared to neighboring towns and to the state), Danville should examine its zoning ordinance to determine whether changes are required to encourage additional multi-family dwellings, especially in light of the data concerning the need for affordable housing, or whether the market is responsible for driving this statistical anomaly.
3. Periodically reexamine Danville's growth rate in housing in order to determine if the growth management ordinance is needed to be enforced in order to allow the town time to provide adequate services to its residents. (Note: A temporary growth ordinance was passed at the 1996 Danville Town Meeting).
4. Encourage the Town to consider areas in Town suited to mixed use and incorporate land use ordinances and regulations that will allow this. The concepts included in these ordinances may include, allowances for higher densities, more diverse permitted uses, reduced setbacks, etc.
5. Periodically evaluate Danville's workforce housing fair share to ensure continued compliance with state statutes.
6. Encourage the development and adoption of zoning, subdivision regulations, and site plan review regulations which allow for a wide variety of housing types, sizes and costs to provide diverse housing opportunities.
7. Encourage the construction of single family homes and multi-family dwellings which are energy efficient in their design and use construction materials that are energy efficient in their design.
8. Consider areas of town suited for mixed-use and incorporate land use ordinances and regulations that will allow this. The concepts included in these ordinances would include allowances for higher densities, more diverse permitted uses, reduced setbacks, etc.

9. Consider multi-density/nodal zoning ordinances. These ordinances direct development to very specific locations often offering density bonuses with the trade-off being reduced development in other areas of Town. Often this type of development is used at intersections along transportation corridors so that development does not occur along the entire corridor length.
10. Consider incorporating or expanding existing water and sewer service areas. Alternatively, Danville should consider zoning changes to encourage community water or septic systems in appropriate areas of town. These are small systems, often development-based and maintained by an association of home owners that allow the project developer to realize a diminished land development cost thereby enabling the construction of affordable units.
11. Periodically re-examine Danville's Zoning Regulations, Site Plan Regulations, and Subdivision Ordinances to ensure continued compliance with State RSAs with regard to workforce housing.
12. Periodically evaluate the ordinances regarding Extended Family Accessory Living Units and determine whether the ordinance should be extended to permit accessory living units regardless of extended family background, which could go a long way in providing residents in the Town of Danville with a different kind of affordable rental unit in a way that is non-disruptive of the neighborhood environment

6. Transportation

TRANSPORTATION

The Town of Danville is served by two major highways: Route 111, running east to west; and Route 111A, running north to south. Route 111 is a limited access highway which serves Danville at its intersection with Route 111A.

Danville's major east/west road connections off Route 111A to Sandown and Kingston are: Sandown Road, Colby Road, Beach Plain Road; Long Pond Road; Pine Street; and Kingston Road.

Included in this chapter is another copy of the Base Map. This map shows the existing roadways that are present in the Town of Danville.

Findings

1. The volume of traffic on the major roads of Danville has increased significantly in the past decade as indicated by the New Hampshire Department of Public Works and Highways (NHDPW&H) traffic volume studies. Vehicle traffic has more than doubled over the past ten years. See Table 6-1.

Table 6-1 New Hampshire Department of Transportation

Location	AADT 1991	AADT 1992	AADT 1993	AADT 1995
NH 111A at Fremont TL		2,500		2,700
NH 111 Kingston at Danville TL	5,700		5,500	6,300
Mill Rd. Kingston at Danville TL			360	

AADT = Average Annual Daily Traffic. Volume of traffic at a given location for a 24 hour period representing an average day for the year

Source: 1995 Traffic Volume Report, Department of Transportation, State of New Hampshire.

2. The volume of traffic on the minor roads has also increased along

with the residential development.

3. The number and seriousness of traffic hazards, particularly hazardous intersections, has increased with growth and traffic volume.
4. Increase in heavier through-traffic travel on Route 111, through the center of town, could become a problem because it interferes with the community character and causes maintenance and traffic problems.
5. Increases in residential area roadways and playground areas will increase hazards of automobile, as well as bicycle travel.
6. The town has a zoning ordinance (Zoning Article VII:I) which regulates the access of driveways onto public roads and Land Control Subdivision Regulations (Section V - General Requirements: B-H) for proper street continuation and projection. Proper regulation of access points will help future traffic problems.
7. Proper compliance with subdivision regulations for roadway development will improve the longevity of the roadways and reduce maintenance costs.
8. There is no general public transportation available in Danville. Currently, elderly and handicapped residents have access to public transportation on an "as-request" basis through Lamprey Healthcare. At this time, there appears to be insufficient demand to provide further services.
9. NHDPW&H's 1995 report of Danville's classification of road mileage is as follows:

	1995	1986
Class I. (Truck highway)	0	0
Class II. (state aid highways)	6.711	6.5
Class IV. (town streets in compact areas- population more than 6,500)	0	0
Class V. (rural highway - town roads)	20.504	13
Class VI. (non-town maintained roadways)	5.336	5.7
TOTAL MILES	32.551	25.2

Class V highways are available for block grant monies when the NHDPW&H is notified of roads that are added to a town.

Class VI roads of Danville are: Cross Road; Tuckertown Road; Rockrimmon Road; Hersey Road (westerly end into Sandown); Back Road (easterly end into Kingston); Pigeon Hill Road; Blake Road; Brentwood Road; Frye Road; and Huntinghill Road.

Planning Considerations

1. The Planning Board, Board of Selectmen, Road Agent, Fire Department, and Police Department should jointly develop and maintain a system to identify existing traffic hazards and local road conditions in town. Recommendations for improvements should include a general timetable for the work to be done. A list of criteria should be develop for:
 - (a) evaluating the seriousness of the hazard of road conditions;
 - (b) determine low cost solutions; and
 - (c) setting priorities.

The town should follow the American Association of State Highway, and Transportation Minimum Standards to identify and upgrade any substantial roadways (see Recommended Minimum Rural Road Widths)

2. The town should periodically monitor the need for public transportation, particularly for the elderly and the handicapped, and possibly link our bus service needs into regional transportation plans.
3. The town should continue to require new developments to make off-site road improvements in relation to the benefits derived from

the development. Costs associated with such improvements should be in proportion to the benefits derived. The benefits can be determined by requiring all new developments to submit relevant traffic impact statements to the Planning Board. Post-development impact analysis may also be required to determine the accuracy of the preliminary statement and for future use in the areas developed (refer to Guidelines for Content of a Traffic Impact Analysis).

4. A study should be made to determine if the town should consider establishing a bike/walk route on the sections of roadways most heavily traveled by bicycles and/or walkers. Specifically, the town should look at areas leading to, from and around playground areas, parks, schools and community facilities.
5. The town should do an inventory road map review and printout with NHDPW&H.
6. The town should continue to study the need for future new roads to ensure orderly growth.
7. The town subdivision ordinances for roadway inspection and construction need to be modified and updated to ensure that roads are built to town standards and that problems are corrected by the developer and not by the town.
8. Other recommendations:
 - (a) Repair areas of Pine Street; Hickory Lane; Back Road; the first half of Sandown Road from Route 111A to the top of the hill; the turnaround on Collins Road; entrance to Walker Road and the old cul-de-sac area; small section of Colby Road; two small sections on Long Pond Road; Hawke Lane area; Meadow Lark Hill; and Coburn Hill Road.
 - (b) Roadway reconstruction in lowland, water problem areas of Pine Street; Sandown Road between the bridge and the railroad tracks; Far View Drive shoulders; and Hillside Terrace shoulders. Reconstruction is also needed on Gerry Drive; Pine Street to second entrance of Crestwood Drive; and Sandown Road from No. 189 to the town line. See Capital Improvements Section (CIP) for approximate costs.

- (c) Intersection improvements to include School Street/Main Street; Happy Hollow Road/Beach Plain Road; and Route 111A /Back Road for illumination.
- (d) Bridge reconstruction at Johnson Road bridge and the Sandown Road bridge. The Sandown Road bridge is red listed by the State Department as to a weight. limit of 10 tons. See CIP for approximate costs.
- (e) Signage improvements are needed in new development areas, areas now open to through traffic. Signs to include: "Residential Area". "Stop", "School Bus Stop", "Caution" , "Recreation Area" and speed limits.
- (f) Hot top the following roads: Hickory Lane; Danielle street; and Justin Drive.

7. Historic Resources

Overview of Historical Development of Danville

The Town of Danville is rich in history. Many of the original homes, businesses, roads and trails of previous generations still exist for the enjoyment of Danville's residents. The town's residents have been extremely active and vocal in supporting these historic resources so that they can be enjoyed by our children and our children's children. The following sections provide a summary of Danville's unique history, a list of remaining historic resources in the town, and recommendations for continuing and enhancing the town's historic resource preservation.

Pre-historic Period: before 1600

Danville (formerly known as the Hawke township) is in latitude 42' 57' and contains roughly 7000 acres. The hilly terrain is strewn with the huge rocks and boulders left by the retreating glaciers that once covered New Hampshire. It is sometimes affected by an active earthquake area which lies along the seacoast area and a wide strip several miles inland from Portsmouth to Boston. The weather is typical of New England, with occurrences of quickly-shifting temperatures and unseasonable snows or frosts. The soil is uneven with deposits of clay and ledge, as well as land suitable for farming. The Squamscot River passes over the northwest corner of the town. Danville has three ponds of various sizes, numerous small streams and brooks and many wetland areas. The original forests consisted of hardwood, conifers and huge stands of giant pines. Prior to settlement, the area was rich in fish, game and timber. There was an abundance of wild berries, wild mushrooms, grapes and nut trees. Rivers and ponds teemed with fish. Deer, turkeys, heath hens, pigeons, teal and swans and other waterfowl were plentiful.

It is generally believed that the first Americans (Indians) were of the monolithic or Stone Age. Evidence of stone weapons and hunting implements have been found within the town limits. Also found within the town is a primitive stone cavern in the ground known as the "Beehive Hut." The construction date of this stone structure has yet to be determined, but it is said to be similar to early stone structures found in Salem, New Hampshire. It is known that some 2000 years ago, the Abenaki clan of the Algonquin Indian tribe lived in New Hampshire. Their presence in the area was documented when two primitive stone tools from the Archaic Age were found on Danville property. The tools are estimated by the Peabody Museum of Harvard University to date approximately 1000-2000 B.C.

Before settling of New England by the whites, thousands of Indians perished in tremendous warfare and a pestilence along the entire northeast coast. As a result, few native Indian tribes remained when settlers arrived in this area. Yet, large numbers of Indians would come to the area now known as New Hampshire to hunt in the summer. The area which would become known as the Hawke township was situated between two known Indian trails. The Pentucket Trail led from Haverhill (Pentucket), Massachusetts to Great Pond (Massapaug) in Kingston,

New Hampshire. The Massabesic Trail led from Merrimacport in Massachusetts, through Old County Road in Plaistow, to Phillips Pond in Sandown. Danville's geographic location in relation to these two trails spared early settlers from all but isolated Indian attacks.

Pre-Revolutionary Period (Georgian style): to 1780

Prior to 1690, Hawke was part of Hampton, as were all of the surrounding towns, and was included in the original Massachusetts Bay Colony grant given to New Hampshire.

In 1694 the parish of Kingstown was incorporated and it included Hawke as the westerly part of the parish. There were some families that lived in this region as early as the Mid 1600's but the first recorded settlements were about 1735. The meeting house in Kingstown was quite a distance for the residents of the westerly part of the parish to travel. Travel through this part of town was on roads which were little more than foot paths or bridleways that led from farm to farm. The residents of this westerly part of town built their own meeting house (the Old Meeting House) in 1755 and petitioned the Governor on January 2, 1760 to be set apart and to form their own Parish. The petition was granted on February 22, 1760 and Hawke was incorporated. They sold pews in the Old Meeting House on June 23, 1760.

The farms in Hawke at this time were mostly self-sufficient with the main industries being agriculture and livestock. There were also mills for processing fruit and grains. In 1775 as the War for Independence was beginning, the New Hampshire census lists the population of Hawke as 504. Records also show that Hawke had 137 eligible residents who participated in the Revolutionary war.

The following properties are good examples of this period:

- 73 Beach Plain Road
- 139 Kingston Road
- 157 Beach Plain Road (Elkins Farm)
- 470 Main Street (Meeting House)
- 478 Main Street (Parsonage House)
- 2 Sandown Road
- 43 Sandown Road
- 70 Sandown Road

- 202 Sandown Road

Post-Revolutionary Period (Federal style): 1780-1830

As the Revolution ended farming continued to be the primary livelihood, although the industrial age was slowly moving into rural Hawke. By 1828-29 there were eight mills for various purposes known to exist.

Travel was becoming more important, and from 1790 well into the mid 19th century the town allocated many sums of money for road building and repair. In 1800 it was the practice for a road builder (District Highway Surveyor...the predecessor to our road agents of today) to be granted authority to tax those the road would benefit. The tax was based on the amount of land owned as well as personal wealth. A person was allowed to work off the tax by providing physical labor or oxen and equipment to help with the road construction.

In 1833 a warrant provided for “a new highway in the south part of town” that caused some controversy among the townsfolk, but was ultimately completed in 1835.

The Tuckertown small pox epidemic, one of the most memorable and saddest of Hawke’s historical legends, occurred in the winter of 1781-82. The Reverend John Page willingly went to the “pest house” to care for those afflicted, only to eventually succumb himself.

Several of the Hawke landmarks, still maintained and enjoyed by the people of Danville, originated during this period. The predecessor of the “Old Red School House” (613 Main St.) was first built in 1789. It was destroyed by fire in 1834, and replaced with the current structure a year later.

The “Old Meeting House Cemetery” (468 Main Street) is believed to have received its first permanent resident in 1820. The first official burying at the “Center Cemetery” was in 1827, when Enos Colby, a beneficent Hawker who donated his services as a stone mason to wall the cemetery, died the day he completed the job. The last person believed to have been buried in “Ye Old Cemetery” was placed there in 1834.

A further sale of pews in the gallery of the “Old Meeting House” was recorded in 1798. There were later sales as well, as Nathaniel Webster is believed to have purchased his pew in 1820, the year before his marriage to Sarah Lovering.

In 1829 the town appropriated funds to buy a hearse and construct a building to house it. This became known as the “Hearse House”, which was moved to its present location at the southwestern corner on the perimeter of the Center Cemetery in the 1890’s.

The “Town Pound” (371 Main St.) was authorized by warrant in 1802 and built shortly thereafter.

The following properties are good examples of this period:

- 135 Beach Plain Road
- 96 Kingston Road
- 207 Main Street
- 371 Main Street
- 1 Sandown Road (stagecoach stop)
- 41 Olde Road
- 88 Pine Street

Pre-Civil War Period (Greek Revival, Gothic Revival and Italianate styles): 1820-1860

In this forty year period of town history, Danville typified rural New England life. Most residents followed agricultural pursuits, although the keeping of orchards and animals began to decline. The impact of the Industrial Revolution was to make its mark especially in the area of home industries and small businesses. Sawmills, cooperages, blacksmithing and small home shoe shops provided extra income for farmers of Hawke/Danville. Wagons loaded with casks and barrels left town for port cities of Newburyport, Gloucester, and Salem while town cordwainers complimented the shoe industry of Haverhill by sewing and lining the shoes that were eventually trimmed, dressed and packed in the nearby city.

Religion, which had been a prime factor in the establishment of Hawke, continued to influence the people. The only two churches in town were constructed in this time period. The Baptist Church was first organized as the Church of Christ in 1820. In 1832 the Freewill Baptist Society was organized, and Deacon Thomas Colby was authorized to build a church on the corner of Main Street and Kingston Road that was later moved to its present location. In 1850 the Union Religious Society built the only other church, other than the Meeting house, on Beach Plain Road.

Perhaps the single most significant event occurred at the 1836 Town Meeting where the original town name of Hawke (named for the British Admiral Edward Hawke) was changed to Danville. No definitive explanation has been discovered for the reason for the change or explanation for originally considering the name “China.”

There were approximately 135 marriages, 400 births, and 252 deaths recorded during this period. It was common for extended families to live together or sub-divide family lots and erect homes nearby. Roads were graveled and dusty in the summer, rolled and packed when

snow fell in the winter. Oxen were the most prevalent work animal (171 listed in 1832), and cider the most prominent drink. Fireplaces were giving way to stoves in most kitchens and crows were an early nuisance to farmers and townspeople in general.

Danville's commitment to education was evident by the construction of the "Little Red Schoolhouse" on Main Street which, coupled with the "Old Red Schoolhouse" built in 1789, still stand today as reminders of the town's long history in supporting the education of its youth.

Nathaniel Webster was appointed Hawke's first postmaster in 1825, and remained in the position until 1836. He received the mail delivered by stagecoach at his homestead at the foot of Sandown Road (then called Stage Road), and Main Street (now Route 111A). He built or converted a small building, along with a stable, across from his home that is presumed to be the first post office in Danville (then Hawke). The stable was used to rest and feed the horses, and a small general store and blacksmith shop accommodated any passengers and repairs that were needed to the wagons or coaches. The stable has been disassembled and relocated. Under the auspices of the Heritage Commission the stagecoach stop and store was named to the New Hampshire Register of Historic Places in 2006 and relocated across the highway in 2008 to 1 Sandown Road on town land originally owned by Webster. In 2012 the building continues to undergo restoration by Robert Pothier, Jr. of First Period Colonial, LLC. When restoration is complete the interior of the structure will be recreated to reflect the original blacksmith shop and general store as it would have existed in the mid 19th century. The intent for the structure is to be an occasional "mini" museum and in accordance with Heritage Commission objectives of preserving our heritage.

Most post offices subsequently were in private homes and later in local stores. A South Danville post office was established January 13, 1841, but it was discontinued in 1842.

The following properties are good examples of this period:

- 42 Beach Plain Road (Union Church)
- 46 Beach Plain Road (Sargent Cooperage)
- 156 Beach Plain Road
- 380 Main Street (Red Schoolhouse)
- 599 Main Street (Elm Farm)

Post-Civil War Period (Shingle, Stick, Queen Anne, Victorian and Colonial Revival styles): 1860-1900

This was a period of prosperity, growth and change for Danville. Prior to 1887, most public meetings were held in the Old Meeting House. In the early 1860's the pews on the main floor of the Old Meeting House were removed. Yet, the town had a need for a more modern meeting place large enough to accommodate a growing population with sufficient water and heat. A new town hall was built at 210 Main Street and dedicated on January 13, 1887. The new town hall included the town's first vault for storage of important records. The town's first public library was started in 1892 when the town accepted a \$100 grant from the state. The library of 130 volumes was located in the selectmen's office in the new town hall.

Two wars were waged during this period. At least forty-eight Danville residents participated in the Civil War. Six of those men served with the 5th New Hampshire Volunteers, which suffered a loss of men greater than any other regiment in the Union Army. Only one Danville resident, who was a casualty, served in the Spanish-American War near the end of the century (1898).

During this period education became a "district" issue. The White School on Beach Plain Road was erected in 1895 for students in grades 1-8 residing in that area of town, and continued to be used until 1939. The Old Red Schoolhouse, District #1 on Main Street in North Danville, was rebuilt in 1835 and operated until 1925. The Little Red Schoolhouse, Middle District, across the street from the Center Cemetery, educated children from 1834 until 1902. There were also two small schools, the Duston House on Kingston Road and the District #4 Schoolhouse (building now gone) on Beach Plain Road. Danville's high school students were tuitioned to the Sanborn Seminary in Kingston or the Pinkerton Academy in Derry.

Although the town's basic road system changed little between 1760 and 1892, modes of transportation had changed dramatically by the end of the 1800's. By this time a traveler on horse back was a rare sight. In 1880 a daily stage left Danville for Plaistow to meet the 9 AM and 5 PM trains from Boston. Horse-drawn wagons carried grain, wool, barrels, charcoal and lumber from Danville to the seaports. Sleighs were a popular form of transportation during the winter months, especially toward the end of the century with the invention of the "snow roller," which packed down snow on the highways. Improved transportation systems, including the completion of the bridge over the Merrimack River in Haverhill, Massachusetts, opened new roads to markets of larger cities for the remaining farmers of Danville.

Businesses in the town flourished during this period. The town had a lumber mill operated by Herbert and Lester Colby until a fire destroyed it in 1898. The family rebuilt and continued the business until 1965. Lester Colby began his tree farming practice in 1900 when he planted 400,000 trees on 400 acres of land. The Colby family's lumbering received many commendations from the state for unique forest practices, including the use of goats for

woodland clearing and Lester Colby's belief in reforestation. At least three cooperages continued to operate, manufacturing barrels, casks, barrel staves and ladder back chairs. Another significant business flourished at Peaslee Pond, where each year this low-lying area would be flooded for the sale of ice. Rights to cut the ice were memorialized in leases which are on record in the county registry of deeds.

This was also the era of shoe manufacturing. The first shoe shop was built in Danville around the time of the invention of the shoe machine and operated until it went out of business in 1882. A new shoe shop, known as the Collins Shoe Shop, was built at the same location. It manufactured opera and turned slippers and also flourished, employing over 100 people. A third shoe shop, known as the Chase Shoe Shop, began at Kingston Road and Main Street and was later expanded to a new facility on Hawkewood Road (now Colby Road). A large factory, which later burned, was built on the site where the library now stands. The idea of the 5 1/2 day work week was born in the Collins shoe shop in 1887. Shoemaking prospered well into the next century and Danville's factories brought prosperity to the town.

In 1900, Clarence M. Collins, a state senator and owner of a Danville shoe shop, was instrumental in bringing telephone lines and electric power to the town. The first telephone was installed in the Collins Shoe Factory in September, 1900. The line extended from South Danville to East Hampstead and Hampstead, with one telephone in each location.

On February 2, 1893, the post office first established in 1836 was opened at the Workman Hall (when it was a store). The post office was later moved to Roy Collins 'corner store' located the corner of Kingston Road and Main Street. The South Danville post office was re-established December 31, 1892. This post office was located in the small building at the junction of Main Street and Olde Road. The North Danville post office was established March 14, 1882 and operated until November 30, 1923. Salina E. Sanborn was the postmaster for most, if not all, of this time. It was located in her house, now 582 Main Street.

Many of the small homes on the end of South Main Street were built to accommodate new workers who moved to the town to work at Danville's thriving shoe factories in the late 1800's. Others resided in boarding houses, located in the large colonials on Beach Plain Road and other areas scattered throughout the town. Architecturally, there was a departure in the 1800's from the huge colonials with large central chimneys, and house styles began to change. South Danville today evidences these homes with smaller, single-flue chimneys and flexible floor plans.

The following properties are good examples of this period:

- 46 Beach Plain Road (White Schoolhouse/Sanborn Library)
- 210 Main Street (Town Hall)

- 3 Pleasant Street

Pre-World War II Period (Bungalow and Modern styles): 1900-1945

In the beginning of the 1900-1945 period Danville remained much the same as it was in the latter part of the 19th century. There were not many new homes being built, and only a few new businesses were started. The Town Hall, which also housed the town library, remained the center of town activity, but much of the town business was conducted out of homes. Gradually the new era began to see changes with ever-increasing numbers of automobiles. The telephone was introduced, as mentioned earlier, and electricity came to Danville; first to South Danville in 1916, and then to North Danville in 1925.

By the 1940's side streets were becoming necessary to accommodate the growth in new homes, most of which were of the modified Victorian and bungalow styles. New stores, repair shops, garages, saw mills, shoe shops, and other small businesses were springing up.

The Eaton School was constructed between 1911 and 1912 and opened its doors in September of 1912 to educate Danville's children in grades 1 through 8. The school was located at the site where the Fire Association Hall is now located and served the town until 1965. In 1912 a "high school" for the first two years was opened in the church vestry, and continued until 1919. Thereafter, Danville's high school students continued to be tuitioned to other area schools.

Social life in Danville remained very much as it had in the past, with the church and the grange being the main focal points. As automobiles became more prevalent, and transportation became easier, the range of activities expanded and Danville became more mobile.

Early in this century the nation became embroiled in the two world wars. Fourteen Danville residents served in World War I and thirty-eight residents served in World War II.

Post World War II Period (Suburban and Ranch styles): 1945-present

The period following World War II was unique in Danville's history. The town saw the demise of the booming shoe business, and for a period of 35 years major industry declined steadily. A number of small businesses continue to operate in the town today. Among them are Rel-Tex Tool Company, New England Armature, the Chenille Company and Post Woodworking, as well as a number of cottage industries and home businesses. The town also has one village market. The number of people employed by these businesses, however, is minimal.

Three military conflicts occurred during this period. Since 1950, at least ninety-nine Danville residents have served the military in the Korean War, the Vietnam Conflict and Desert Storm.

This period introduced the ranch, split level, contemporary and colonial reproduction styles of architecture, as well as manufactured housing. These additions have added to the diverse collection of architecture throughout the town.

Use of the Eaton School ceased in 1965 and a new school with four classrooms was built at its present location in this period. In 1964, Danville joined the Timberlane Regional School District, along with the neighboring towns of Atkinson, Plaistow and Sandown. Although students attend a middle school and high school in Plaistow, the elementary school, though larger, is still located Danville. The Baptist Church was moved to its present location next to the town hall in 1982 and conducts weekly services and various weekly activities. Special services are held at the Union Church in North Danville during the summer months and on Thanksgiving Eve.

Several new community facilities have also been added. The town's library reached 4500 volumes in 1972, at which time it was transferred from the town hall to a new building on Colby Road. This building was built with a trust fund established by Lester A. Colby in 1940. In 1969 the Danville Fire Association began construction of a 2500 square foot building with proposed bays for fire trucks at the site of the former Eaton School. The building, built and furnished through volunteer labor and materials, has been used to the present day for town activities (including the annual town meeting). Although a volunteer fire department had probably existed in the town for some time, it was officially organized in 1944. In 1985, a new safety complex to house the fire and police departments was erected next to the town hall. In 1964 a portion of the former Eaton School playground was set off as a park in memory of a deceased veteran, Kenneth R. Day. It has served as a town ballfield and recreation area from that time to the present. A second recreation area with a playground and two additional ballfields was built off Long Pond Road in 1996 through the efforts of the community. Danville's first traffic lights were installed in 1995 at the intersection of Routes 111 and 111A.

Post offices also changed during this period. Although the South Danville post office continued to operate until 1986, it was partially burned, but not totally destroyed, in 1980. The building was later demolished by its private owners. Mail service for much of the town continued to be provided at "the corner store", which had passed to George Gorton and was known as "Gorton's Store" (now the Village Market). When George Gorton retired as postmaster in 1985, trailers at various locations provided mail distribution until the new Danville Post Office building on Pine Street was opened in 1988.

It is significant to note that while the town grew considerably during this period, individuals in the town began to realize the importance of historic conservation and the necessity to take steps to enhance preservation of the town's rich historic value. In 1936 the interior of the Old Meeting House was restored through a generous gift of Lester Colby in memory of his mother, Lucy Colby. A period-style lantern was donated to the Old Meeting House in 1996 by Clyde Goldthwaite in memory of his wife, Eleanor. An historic marker was placed at the

Old Meeting House in 1996. The Old Meeting House Association continues to monitor the preservation of this building and opens the building to the public at least once a year. For the first time in more than 100 years, the selectmen held a public meeting in the Old Meeting House in July of 1996.

The Village Improvement Society began using the former White School on Beach Plain Road in 1945 and later purchased it. A library is presently maintained in the building, financed through a trust fund and also provides a meeting place for the Society. In 1951 title to the Little Red Schoolhouse across from the Center Cemetery was deeded to the town. The building was restored by the Danville Grange with the assistance of the Boy Scouts. Zoning and land use regulations were adopted by the town in the mid-1960's. In 1967 the Hawke Historical Society was founded by 45 residents interested in preserving local history. A young conservation commission compiled a questionnaire in 1972 to gather resident information on wetlands, scenic, historical and recreational areas as possibilities for protection, and to determine resident preferences for land use. In the 1970's, one of the remaining cooperage buildings was donated to the Village Improvement Society, which moved it to Beach Plain Road and completely restored it. The town celebrated its 215th birthday in 1975. The town's first history, for the period 1760 to 1975, was published in 1976 by Ruth J. Rich as a gift to the people of Danville, and today remains a wealthy and comprehensive source of information on Danville's historical culture.

The town also has strived toward providing protection for some of Danville's earliest historic roads, which have been a source of recreation and enjoyment for the townspeople for decades. In March of 1954 the town voted to close Tuckertown Road, the access road to the site of one of the town's earliest communities. In 1973 Danville residents voted to further protect Tuckertown Road by designating it a scenic road under state statutes. In 1996 town residents approved a warrant article designating undeveloped portions of Hersey (Bedbug) Road and Rockrimmon Road and all portions and branches of Tuckertown Road as Class A trails. Also in 1996 the town's land use boards and selectmen successfully worked with a developer to maintain an existing trail parallel to sections of Rockrimmon Road that were to be overlaid as a public highway.

The people of Danville should be particularly proud that several properties, including the Old Meeting House, Elm Farm on Main Street, the John Elkins Homestead on Beach Plain Road, and the Town Hall have been listed on the National Register of Historic Places and the Webster Stagecoach Stop & Store have been listed on the New Hampshire State Register of Historic Places.

In March 1999 the voters of Danville overwhelmingly approved the creation of the Danville Historic District by votes of 798 to 287 and 784 to 306 on the two necessary warrant articles. Approximately 400 acres of Town-owned land, the Meeting House, Ye Olde Cemetery, the Meeting House Cemetery and Tuckertown Road are included in the Historic District. The

creation of the District was recognized by State of New Hampshire's Office of State Planning with an Award of Merit on May 22, 1999.

An October 7, 1756 excerpt from the New Hampshire Gazette reported the population of the Hawke township (now Danville) as 421. A population of 457 was reported in the 1942 Annual Register of New Hampshire. By 1996 the town's population had surpassed 3,000. U.S. Census Data reports the town's population as 4,023 for the year 2000. While the population increased dramatically in the last 58 years, the town continues to maintain its small-town charm. Present-day Danville still has a significant historic profile, as well as a substantial number of structures representing its historic periods and its rich and diverse heritage. Danville's continuing growth now presents today's citizens with a special challenge to rise to the occasion, as their ancestors and predecessors did, to protect Danville's unique charm and character, and maintain its historic value.

HISTORIC PRESERVATION

In March 1996, the Town of Danville voted to form a Heritage Commission. The Commission has the capacity and authority of both an advisory heritage commission and the regulatory historic district commission for the Danville Historic District approved by the voters in March 1999.

By creating a Heritage Commission and Historic District, the Town expressed its desire to safeguard and preserve the community's rural character. The Town sought to protect its historic resources, including historic buildings and other structures, as well as historically significant land use and open space.

Historic Resources:

Present day Danville was once part of Hampton, one of New Hampshire's four original towns. The western end of early Hampton, which included Danville, was set off in 1694 forming the town of Kingston. Danville, known as "Hawke" until 1836, was first settled in 1738 and incorporated as a town in 1760. Additional territory was acquired from Fremont in 1783 and from Hampstead in 1877.

Surviving historic resources are detailed in Table HR-1. They include, but are not limited to, the Old Meeting House (1755); the Town Pound (1802); Ye Olde Cemetery (1740 to 1834); many family burial areas throughout the town, a "bee-hive hut" (primitive); three old school houses (from 1780 to the 1800's); a cooperage shop (1850); the Union Church (1850); the Baptist Church (1832); Tuckertown Road and several taverns.

Danville's architectural heritage is rich and varied. The surviving buildings are, for the most part, scattered in outlying areas, yet clustered. These clustered areas should be considered by the Heritage Commission for Historic District areas. The Historic Resources Map (Map HR-

1) depicts the structures of historical significance throughout the town. Table HR-1 indexes the map to approximate construction date, building style and address location.

1996 Historic Note:

The Old Meeting House is of statewide and regional importance. It is the oldest original construction meeting house in New Hampshire. In 1982 the Meeting House was added to the National Register of Historic Places. In 1996 a State Historical Marker was placed on the front lawn of the building. Research indicates the building to have been erected around 1755. Thus it should be protected by all available means.

Findings:

- The existing historic and scenic resources of the town are integral components of community character. They are very important to the preservation of the town’s heritage and character.
- Land use affects community character and can be considered significant to historical, natural and cultural resources. Open agricultural land provides scenic landscapes and is a major contributor to rural character.
- Some land development regulations can work against the preservation of historic resources.
- It may be necessary to modify development regulations so that they are better able to address the concerns of historic preservation. Some innovative zoning techniques authorized under the RSA’s can be used toward this objective.
- Conflicts will inevitably arise between the legitimate interests of preservation and development. In some situations, it may be possible to accommodate both interests; but in others, one or the other will have to take precedence. Commercial and industrial development will need to be directed by the town’s zoning and historic district so they will not significantly affect historic resources.

Planning Considerations:

- 1) The preservation of historic character should be a factor in decisions of future development. If possible, planning efforts should direct development, especially commercial and industrial, to be sensitive to areas of historic character.
- 2) Once historic preservation objectives are set, the Planning Board should continue to investigate possible modifications to zoning and subdivision regulations to make them more consistent with the Town’s historic preservation objectives. Zoning, in particular,

should be considered to promote the preservation of historic/agricultural landscapes and other important open spaces.

- 3) A map overlay of existing zoning and historic areas should be prepared and studied to determine if there are conflicts between them. Appropriate action can then be taken to reduce or eliminate areas of conflict.
- 4) The Planning Board and Heritage Commission should continue to jointly work together towards the blending of new subdivisions with the old for historical preservation.
- 5) The Town should continue to work towards obtaining professional surveys of the metes and bounds of all town-owned properties.
- 6) A Feasibility Study for renovations and re-use of the 1886 Town Hall, was completed by preservation Architect Tenant/Wallace (dated June 20, 2003). This study is an in-depth evaluation of the existing Town Hall, the potential uses of the second floor, current code deficiencies and cost estimates associated with the renovation/alteration and code compliant requirements for use of the second floor of the Town Hall. The Study was sponsored by the Heritage Commission, and funded by the Town of Danville, a donation from the Granite State South Board of Realtors and a grant from The Land and Community Heritage Investment Program. This Study should be used by the Town to evaluate the future planning goals and needs of the Town with respect to the currently under-utilized second floor.

Improvements to the second floor of the Town Hall building under a \$10,000 Moose Plate grant awarded to the Heritage Commission in 2007 were completed in the spring of 2008. A new cooling and heating unit was installed in the attic to provide heat and air conditioning for the second floor. The electrical wiring system on the second floor was upgraded to present day standards and included new wall outlets and emergency exit signage that now complies with fire and safety codes. The second floor improvements were done in keeping with this important historic structure. Completion of this work enabled the Town to assess and consider appropriate future uses of the second floor space. The Town should continue its efforts to improve the second floor of the Town Hall for future use and make this space handicap accessible.

An engineering study was performed in 2012 to assess the building's structural condition. The Town should continue its efforts to maintain the integrity of this valuable historic structure.

Heritage Commission Objectives:

- Continue to identify, promote and protect Danville's historic resources.

- Provide a central source for information concerning Danville's historic resources.
- Encourage Town consideration of land and/or building possibilities for a museum to help preserve its heritage.
- Encourage the Hawke Historical Society, the Village Improvement Society and the Old Meeting House Association to participate in membership and/or activities of the Danville Heritage Commission.
- Continue to develop the Historic Resources Map; to list and locate buildings and homes, dates of construction and building style.
- Investigate methods for encouraging individuals to maintain privately-owned historic assets (buildings, burial sites, stone walls, open space, etc.). Specifically, tax and development incentives for maintaining the historic character of buildings as well as discouraging the conversion of agricultural land should be investigated.
- Increase awareness about the presence and importance of historic assets found in our community and how these things contribute to the Town's documented goal to preserve rural character.
- Continue to encourage and foster historic preservation through education and awareness.
- Encourage listing of appropriate properties on the National Register of Historic Places.
- Encourage utilization of the State's Land & Community Heritage Investment Program (LCHIP) for preservation and conservation of historic resources.
- Continue support for the establishment and funding of federal and state programs that assist with preservation and conservation of appropriate natural and historic resources.
- Advocate and encourage locating, documenting, mapping and protection of settlement remnants of Tuckertown, including stone walls, foundations and other significant archeological sites on the town-owned lands in the historic district.
- Encourage listing of appropriate properties with the New Hampshire State Register of Historic Properties.
- Encourage utilization of grants available under the New Hampshire Moose Plate program for preservation and conservation of historic resources
- Encourage and support efforts by private owners of historic properties to retain and restore those properties whenever possible rather than demolish them.

Table 7-1 Danville's Historic Resources

(See Figure 7-1 Historic Resources Map)

Pre-Historic Period

(before 1600)

BeeHive Hut	South of Hersey Road (<i>behind Town highway facility</i>)
-------------	--

Pre-Revolutionary Period

(to 1780)

21 Beach Plain Road	1700's with early barn
73 Beach Plain Road	1750's (Dyer Hook Homestead)
87 Beach Plain Road	1751 (Humphrey Hook homestead)
157 Beach Plain Road	1747 (Elkins Farm; Natl. Register Historic Places)
189 Beach Plain Road	1700's Colonial
198 Beach Plain Road	c. 1760 (five-bay colonial with barn)
3 Bergeron Way	c. 1750 (<i>formerly 5 Hampstead Road-changed with 911</i>)
50 Colby Road	Pre 1760 (Thos. Colby home on 1760 map)
13 Happy Hollow Road	1760
69 Hunt Road	c. 1780 Greek Revival
112 Kingston Road	c. 1770 "half house" (Bagley house)
139 Kingston Road	1760 Georgian Colonial (with barn)
107 Main Street	1735 (<i>moved to present location c. 1880</i>)
309 Main Street	1700's
362 Main Street	1700's cape
365 Main Street	Late 1700's
470 Main Street	1755 Meeting House (National Register; Historic District)
478 Main Street	1766 Parsonage House
567 Main Street	1700's Federal
583 Main Street	c. 1750 Federal
611 Main Street	1780 Red Schoolhouse (<i>rebuilt in 1835</i>)
57 Pine Street	c. 1760 Georgian Colonial
2 Sandown Road	1700's Georgian
32 Sandown Road	1734 Saltbox (<i>not original to site</i>)
43 Sandown Road	1747
48 Sandown Road	1770 built as two-family dwelling
70 Sandown Road	Pre-1760
97 Sandown Road	1700's Cape (front section of building only)
178 Sandown Road	1760-1780 Center Chimney
202 Sandown Road	1740-1750

Post-Revolutionary Period

(1780-1830)

29 Beach Plain Road	c. 1800 Federal
118 Beach Plain Road	c. 1810 Federal
135 Beach Plain Road	c. 1810
24 Colby Road	c. 1800
34 Colby Road	Late 1700's
14 Hampstead Road	Late 1700's
5 Kingston Road	18 th Century (former tavern)
21 Kingston Road	Late 1700's/early 1800's (a Tewksbury home)
91 Kingston Road	c. 1800 saltbox
96 Kingston Road	1830 Greek Cape
78 Main Street	c. 1800
207 Main Street	c. late 1700's/early 1800's (with barn) (Dimond home)
227 Main Street	Early 1800's
259 Main Street	c. 1800
339 Main Street	c. 1800
371 Main Street	1802 Town Pound
375 Main Street	c. 1800
385 Main Street	1827 Center Chimney
391 Main Street	c. 1810
582 Main Street	1800's Federal
609 Main Street	c. 1780 Federal
617 Main Street	1790
1 Sandown Rd.	1800's Stagecoach Stop
7 Olde Road	c. 1793
41 Olde Road	1820 colonial with Greek entry (Jabez Eaton home)
33 Pine Street	1790 Colonial with Greek Revival entry
46 Pine Street	c. ____ (former school)
88 Pine Street	1800's Greek Revival (with barn)
122 Sandown Road	c. 1820

Pre-Civil War Period

(1830 to 1860)

25 Back Road	c. 1860 Greek Revival
70 Back Road	c. 1860 Greek Revival
42 Beach Plain Road	1850 (Union Church)
44 Beach Plain Road	1800's firehouse (<i>former barn, relocated & refurbished</i>)
Beach Plain Road	1850 Sargent Cooperage (<i>moved from Elm Farm, Main Street</i>)
113 Beach Plain Road	c. 1850
156 Beach Plain Road	1849 Greek Revival (Able Elkins homestead)
16 Hersey Road	1829 Hearse House (<i>moved from Meeting House to Center Cemetery</i>)
123 Kingston Road	c. 1835-1850
285 Long Pond Road	c. 1840 cape
215 Main Street	c. 1850 with barn
226 Main Street	1832 Baptist Church (<i>moved to current site 1980's</i>)
239 Main Street	c. 1860 Greek Revival with barn
312 Main Street	1800's
380 Main Street	1834 Red Schoolhouse
599 Main Street	c. 1840 Greek Revival (Elm Farm; National Register)
52 Pine Street	c. 1855 Greek Revival
71 Pleasant Street	c. 1850

Post Civil War Period:

(1860-1900)

46 Beach Plain Road	1895 White Schoolhouse/Sanborn Library
55 Beach Plain Road	c. 1870
61 Beach Plain Road	c. 1880 cape (<i>portions of original destroyed by fire</i>)
12 Colby Road	1930's-1940's Cape
64 Colby Road	c. 1880 Victorian
70 Colby Road	c. 1880 Folk Victorian
78 Colby Road	c. 1890 Folk Victorian
82 Colby Road	c. 1880 (<i>substantially modified</i>)
86 Colby Road	c. 1861
90 Colby Road	c. 1880
94 Colby Road	c. 1880
98 Colby Road	c. 1880 three-story New Englander
106 Colby Road	c. 1865 Cape
110 Colby Road	c. 1880
10 Hampstead Road	1855 Cape
12 Hampstead Road	1870's Cottage
15 Hampstead Road	1868 Cottage
69 Hampstead Road	c. 1870 New Englander with Greek Revival entry
8 Kingston Road	c. 1890 (<i>substantial additions to original</i>)
11 Kingston Road	c. 1890 (former school)
12 Kingston Road	c. 1890 (<i>substantially modified from original</i>)
20 Kingston Road	c. 1890 (Workman Hall/Grange Hall)
130 Kingston Road	c. 1890 Greek Revival
136 Kingston Road	c. 1890 Cottage
139 Long Pond Road	c. 1894
41 Main Street	1872 Cottage
54 Main Street	c. 1880 (<i>substantially modified from original</i>)
60 Main Street	c. 1864 New Englander with barn
65 Main Street	c. 1892
66 Main Street	c. 1850 Federalist (<i>barn is new</i>)
70 Main Street	1867 Cottage
71 Main Street	c. 1880 Gothic Revival
72 Main Street	c. 1880
83 Main Street	1850 Cottage
86 Main Street	c. 1880 (<i>substantially modified from original</i>)
87 Main Street	c. 1880 New Englander
91 Main Street	c. 1870-1880 New Englander
113 Main Street	c. 1890 New Englander (<i>substantially modified from original</i>)
210 Main Street	1886 Town Hall; Gothic Victorian; National Register
271 Main Street	c. 1890
273 Main Street	c. 1875
346 Main Street	c. 1880 Greek Revival
36 Pleasant Street	c. 1890 New Englander
41 Pleasant Street	c. 1890 Cape
42 Pleasant Street	c. 1890

Pre-World War II Period

(1900-1945)

105 Beach Plain Road	c. 1900 <i>(date uncertain)</i>
177A Beach Plain Road	c. 1900
2 Colby Road	c. 1900
12 Colby Road	c. 1930-1940
13 Colby Road	c. 1900
22 Kingston Road	c. 1900 Cottage
161 Kingston Road	c. 1900
285 Long Pond Road	c. 1900
206 Main Street	c. 1900 cottage
221 Main Street	c. 1900 (former store)
256 Main Street	c. 1900
263 Main Street	c. 1906
291 Main Street	c. 1900
32 Pine Street	c. 1920
93 Pine Street	Early 1920's
117 Pine Street	c. 1900
3 Pleasant Street	c. 1904 Queen Anne Cottage
68 Pleasant Street	c. 1910 (early barn moved from Hersey Road w/house now at 107 Main Street)
<p><i>In the future the Heritage Commission will evaluate more recently built structures in Town to determine appropriate properties to be listed in this section</i></p>	

Public Cemeteries

Ye Olde Cemetery (in Historic District)
Meeting House Cemetery (in Historic District)
Center Cemetery

Private Burial Sites

Blake Road Graveyard (Eastman/Huntoon family)
Colby Road Graveyard (Dimond family)
Hersey Road Trail (Memorial Marker)
Hunt Road Graveyard (Mary J. Plumer headstone)
Kingston Road Graveyard #1 (Bagley family)
Kingston Road Graveyard #2 (Josiah Tewksbury family tomb)
Olde Road Graveyard (Eaton family & Jane French)
Main Street adjacent to Meeting House Cemetery (Stafford family)
Pleasant Street Graveyard (Collins family)

Historic District

Old Meeting House, Ye Olde Cemetery, Meeting House Cemetery, Tuckertown Road and approximately 400 acres of town-owned land in the area of these sites.

National Register of Historic Places

Old Meeting House, 468 Main Street
Elm Farm, 599 Main Street
John Elkins Homestead, 157 Beach Plain Road
Town Hall, 210 Main Street

New Hampshire State Register of Historic Places

Webster Stagecoach Stop & Store, 1 Sandown Road

EARLY ROADS

(See also Map # HR-2 Dated 1760)

Early Roads Presently With Special Status

Tuckertown Road

(included in Historic District; also designated scenic, closed road;
road & all branches designated a Class A Trail)

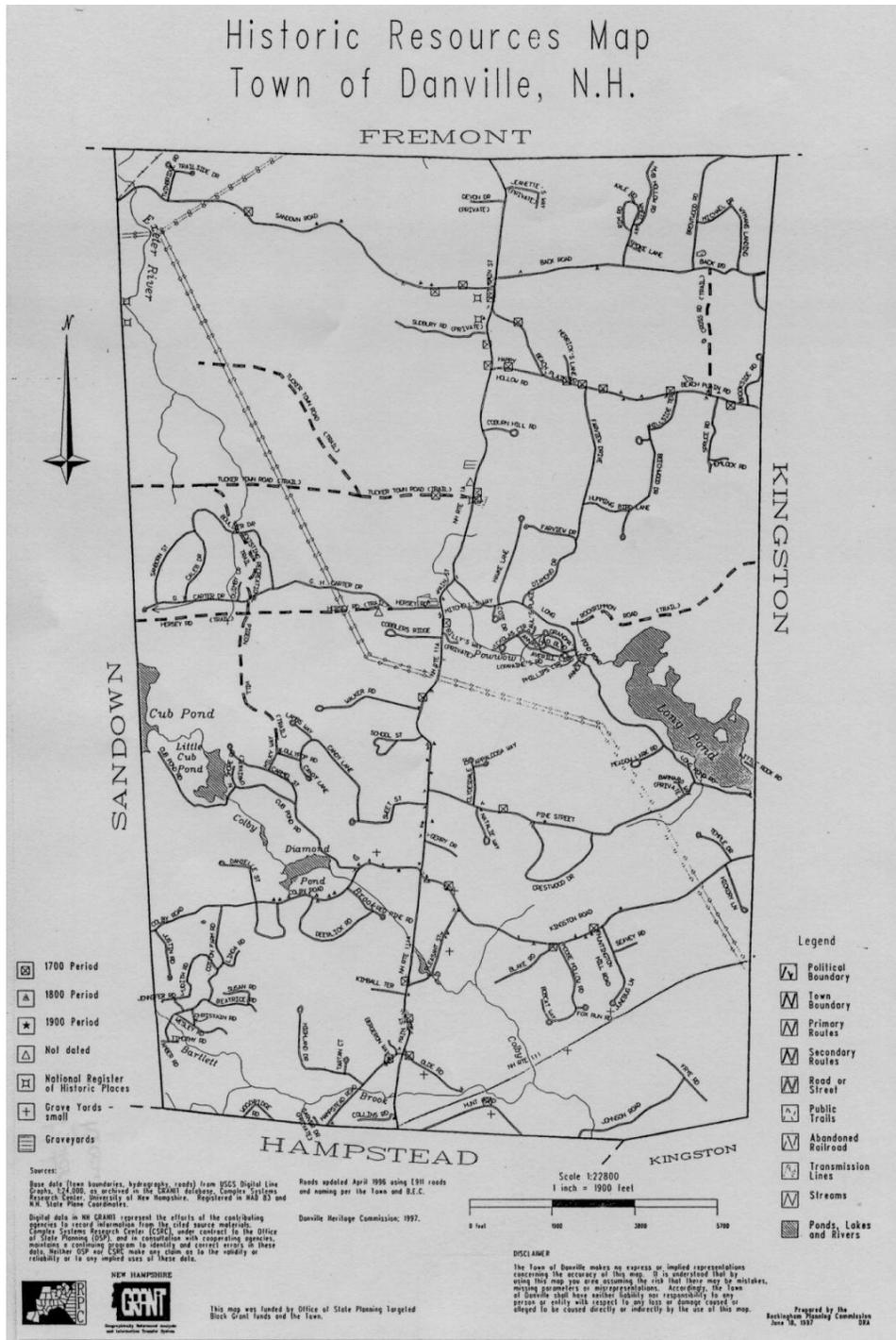
Bedbug (Hersey) Road

(a portion now designated a Class A Trail)

Rockrimmon Road

(a portion now designated a Class A Trail)

Figure 7-1 Historic Resources Map



For reference only. Consult Town Hall for the latest map.

This page intentionally left blank

8. Conservation

CONSERVATION

The purpose of the Conservation Chapter of the Master Plan is to determine and prioritize steps to protect, preserve, and manage the land and natural environment of Danville. Like many towns in the Rockingham region, Danville faces the challenge of balancing growth and development with the conservation goals of the town. Uncontrolled development may lead to the fragmentation of forests, the loss of farmland and wildlife habitat, the degradation of the water supply, diminished recreation opportunities and the loss of historic character and scenic quality. At the same time, it is inevitable that some development will occur, and the Town must develop strategies to ensure that Danville's growth will not significantly degrade or compromise natural resources such as clean water, clean air, wildlife, and farms, fields, and forest lands.

The Danville Conservation Commission and Forestry Committee have taken a proactive role in advancing the Town's conservation interests in a variety of areas. Although issues such as open space are discussed elsewhere in the Master Plan, this chapter has a more directed statement regarding town policy for conservation, of which open space is an element. These are described below by section as identified by the master plan.

WATER RESOURCES

The following information is based on the Danville Natural Resource Inventory, completed in 1998, and past master plan conservation chapters.

Surface Water

Danville is within the area of two regional watersheds. Approximately 26 percent of the town is within the Exeter River Watershed, and approximately 74 percent of the community is within the Powwow Watershed.

Wetlands and Groundwater Protection

Wetlands are defined as poorly and very poorly drained soils, in accordance with the National Cooperative Soil Survey conducted by the USDA Soil Conservation Service, as well as marshes, ponds, bogs, swamps, and lakes. In Danville, wetlands include freshwater systems, such as the Exeter River and the Powwow River. Wetlands are transitional zones between surface water and upland sites and are commonly the sites of very productive ecosystems. Wetlands provide a variety of ecological benefits and functions, such as flood retention areas, filtration of pollutants and sediments, habitat areas, providing opportunities for recreation and education, contributing to scenic value, and serving as water recharge areas. Wetlands also pose significant development constraints. Wetlands restrict building development due to high water tables, poor drainage, slow percolation rates for septic systems, susceptibility to flooding, and unstable conditions building foundations.

The Danville Conservation Commission (DCC) has taken an active role in reviewing site plans and subdivision plans for compliance with wetlands rules and ordinances. By authority of RSA 482-A, the DCC has also taken time to investigate a variety of applications for dredge and fill permits that were filed with the NH Wetlands Board. These applications have ranged from mere backyard projects to major housing developments.

Progress to Date

The DCC has conducted several site visits to study proposed site plans in conjunction with the actual physical layout of the site to ensure plan accuracy. The involvement of the DCC has contributed to at least one denial of a site plan because of major wetlands impact and helped result in a new site plan with reduced wetlands impact.

The DCC has also participated in the implementation of the "expedited application process" for dredge and fill permits. Projects that will have minor wetlands impact are able to use a much shorter application with a reduced fee. This application makes the process less onerous for smaller projects and also encourages reduced wetlands impact.

Educating the public on wetlands and groundwater issues has been a high priority for the DCC. A bulletin board needs to be set up at the Town Hall that displays various fact sheets obtained from the New Hampshire Department of Environmental Services. These fact sheets include, but are not limited to: information on wetlands regulations and the wetlands permit process; forest management; pollution prevention; care and maintenance of septic systems; and DES contacts and phone numbers for additional information. The bulletin board will be maintained and updated as needed by the DCC.

University of New Hampshire Wetlands Studies

The Danville Conservation Commission continues the process of a town-wide evaluation of wetlands in Danville. The DCC is working with students and professors from the University of New Hampshire. Two studies, which will aid the town in determining whether particular wetlands should be designated as prime or critical wetlands have been completed.

In the spring of 2002, five Natural Resources students from the University of New Hampshire studied and evaluated five wetlands in Danville. The following information is taken from the text of the study, *Wetland Inventory: Danville New Hampshire (2002)*. The wetlands were evaluated using the *Method for the Comparative Evaluation of Nontidal Wetlands in New Hampshire*. The intent of the study was to use the results to determine whether the Conservation Commission should propose that particular wetlands be designated as prime or critical, and to add the data obtained to the current Natural Resource Inventory.

Throughout April the students made five visits to Danville to evaluate the wetlands. The wetlands were chosen for evaluation based on diversity of wetland types and wetland location.

During the evaluation, the following materials were utilized: NH Method, road map, GRANIT National Wetland Inventory Map, GRANIT topography map, GRANIT road map, GPS, Geographical Information Systems (GIS), and a digital camera. GRANIT is a geographical database for the state of New Hampshire. The functional values of the wetlands that were included in the evaluation were as follows:

Ecological Integrity: Evaluates the health of the wetland, and its various functions

Wetland Wildlife Habitat: Evaluates the wetland habitats and the suitability to sustain wetland dependent species. It is important to note that the species are not evaluated, but rather the habitats.

Finfish Habitat: Evaluates the ability of water courses, ponds, and lakes found within the wetland area to support finfish.

Educational Potential: Evaluates the ability of the wetland to support educational events.

Visual/Aesthetic quality: Evaluates the aesthetic quality of the wetland

Water-based Recreation: Evaluates the ability of the wetland to support recreational activities

Flood Control Potential: Evaluates the ability of wetland areas to act as buffers to reduce downstream flood peaks

Ground Water-Use Potential: Evaluates the aquifer, if present, as a potential use for drinking water

Sediment Trapping: Evaluates the ability of a wetland to trap sediment given its surroundings

Nutrient Attenuation: Evaluates the ability of the wetland area to reduce the effects or excess nutrients present in runoff on downstream water bodies

Shoreline Anchoring and dissipation of Erosive Forces: Evaluates the wetlands ability to buffer shorelines from erosion and sediment deposition

Urban Quality of Life: Evaluates the ability of the wetland to improve the quality of urban life

Historical Site Potential: Evaluates the ability of a wetland to provide historical reference to the past

Noteworthiness: Evaluates the wetland based on features it has which give it high values regardless of any other attribute. For example, if an endangered or rare species is present the wetland automatically receives a high value for the functional value.

Each wetland was scored for the above functional values. Wetlands one, two, and five, showed high functional value scores when compared to all the wetlands evaluated. (More information on the process of calculating the wetland scores can be found in the document titled *Wetland Inventory: Danville, New Hampshire, May 8, 2002* available from the University of New Hampshire).

Wetland One is located in the northwest corner of Danville. At about 450 acres, it was the largest wetland evaluated. The wetland was chosen for evaluation due to its large acreage and its diversity of wetland classes. There is a segment of the Exeter River running through the wetland. Activity in the watershed above the wetland such as the use of off-highway recreational vehicles has caused some damage, and sedimentation to occur. The wetland area also contains several old vehicle parts and tires. Other activity in the area includes recreational hunting.

Wetland Two is much smaller than wetland One, at 86 acres, and is located in the same watershed. The wetland is located west of Rt. 11A near Hersey Road. New housing developments, associated logging, and construction activities have occurred in the watershed upland of the wetland.

Wetland Five is found along the southern border of Danville. It is located along route 111A in between Kingston Road and Route 111. Colby Brook, a small stream, runs through the middle of the wetland. The inlets and outlets of the wetland are formed by culverts that go below the roads. The actual wetland area is quite narrow. This wetland is predominantly forested except for a few small areas that had some very shallow open water.

Based on their high functional scores, wetlands one, two and five, were recommended as the best candidates for prime designation.

2005 Wetlands Study

In the fall of 2005, students from the University of New Hampshire completed a second wetlands study. In this study, four wetlands were evaluated, using the same methods as described above. Wetland one is located in the Southeast corner of Danville near Route 111A and Hunt Road. The wetland is about 24 acres in size with a watershed of about 224 acres. Researchers found trash littered along the edge of the wetland as well as evidence of recreational hunting in the wetland. This wetland does not have a lot of open water but contains many indicator species. It was chosen for evaluation due to its close proximity to other larger wetlands in the town of Danville and Hampstead and its diversity of wetland classes. The study found that compared to other wetlands evaluated in the area, this particular wetland had high functional values, and thus it was recommended for prime wetland designation.

Wetland two is located in the southwest corner of Danville near Colby and Cotton Farm Roads. This wetland is 68.8 acres with a watershed of 315.6 acres. Housing developments are located

in and surrounding the wetland. Trash and litter was found throughout the wetland. The researchers found evidence of a seasonal stream through a large portion of the wetland. The researchers concluded that low functional values for this wetland indicated that it was not healthy and not functioning well due to human disturbances.

Wetland three is located on the southwest side of Danville off of Cub Pond Road. This wetland is 17.2 acres and has a watershed of 68.9 acres. Researchers concluded that this wetland was the best preserved of the four evaluated wetlands, and that the functional values of the wetland indicated that this wetland is healthy overall and should thus be classified as prime.

Wetland four is located in the Northeast corner of Danville near Hub Hollow Road. This wetland is 11.5 acres and has a watershed of 287 acres. Of the four wetlands evaluated, researchers concluded that this one was the most disturbed. Currently a road is being constructed through part of the wetland, houses are being built in the wetland, and there is evidence of ATV vehicles and construction vehicles going through the wetland. Garbage is scattered throughout the wetland. The functional values for this wetland indicate that it is not healthy and has been adversely affected by human development.

Based on their study, the researchers concluded that wetlands one and three should be considered for prime designation. (*More information on this study can be found in the report Wetlands Inventory: Danville, NH, December 15, 2005*).

The Danville Conservation Commission will continue to work with UNH to study additional wetlands, to determine whether these wetlands should be designated at prime.

After evaluation using the New Hampshire Method, the following steps must occur before the wetland can be labeled as prime. Prime wetlands are designated by a municipality according to the requirements of RSA 482-A:15 and Chapter Wt 700 of the NHDES administrative rules. Once a community has chosen wetlands to designate as prime, based on an evaluation, the municipality holds a public hearing before the residents of community vote on the designation. If the residents vote to approve the wetlands for designation as prime, the municipality then provides a copy of the study and tax maps with the wetlands identified to the DES Wetlands Bureau. DES reviews the submission for completion and compliance with administrative rules. Once the submission is considered complete, DES will apply to any future projects that are in or adjacent to a prime wetland the applicable administrative rules and law. All projects that are in or adjacent to a prime wetland are classified as major projects. All major projects require a field inspection by DES and all prime wetland projects require the DES to conduct a public hearing.

The UNH reports caution that although prime designation can be used to protect a wetland, it also places restrictions on projects that can be performed in the future in the area in or adjacent to a prime wetland.

Aquifers

Danville relies on groundwater as the primary source of its water supply. Danville has one medium sized aquifer located in the center area of Town. The transmissivity, or potential to yield, of this aquifer is rated as medium, in some areas less than 1000 gallons per day would be the likely yield from any well situated within the aquifer. The aquifer is shown in the standard map set included with this chapter. For more information on the size and quality of the aquifer in Danville, please see Geohydrology & Water Quality of Stratified-Drift Aquifers in the Exeter, Lamprey, & Oyster River Basins, Southeastern NH, USGS.

RECOMMENDATIONS: Water Resources

1. Conserve and protect Water Resources for the current and future use of Danville's residents.
2. Establish a continuing program to test and monitor water quality in both surface and groundwater. A monitoring program would not only help to detect whether the Town's water supply is endangered and to determine the source of endangerment, but would also give the Town a chance to remedy a potential problem before the damage becomes irreversible.
3. Establish a buffer zone around wetlands and water bodies. No tree cutting should be conducted in the buffer zone. Tree cutting near wetlands and water bodies encourages erosion and siltation into water and wetlands. It also exposes these areas to more sunlight than they are accustomed to. Both actions cause an imbalance in ecosystems, discourage biological diversity, and endanger the health and well being of the water supply. A typical buffer zone established by the city of Concord to protect its water supply ranges from 150-200 feet.

Preservation of wetland Buffers has been recognized as exceedingly important in preserving of a living wetland ecosystem. This research and data is detailed in the recent publication Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities November 1995 by the Audubon Society, NRCS, NHOSP, and the UNH Co-op and is incorporated herein in its entirety.

OPEN SPACE

Although open space is very important to the town, it was discovered that many residents had no idea where much of this open space was located. A cursory survey of town records showed that the town currently owned over a total of 450 acres of land in parcels-greater than 4 acres and as large as 50 and 150 acres. Included with this chapter is a Conservation Easement Map showing parcels in the town with known conservation easements.

Progress to Date

The DCC introduced two warrant articles at town meeting in 1995 to help accomplish the above goals. Both warrants were passed.

The first warrant article allocated \$5000 to the DCC to do three things:

- **Provide for the organization, assembly and annual update of a file that contains as much information as possible on each parcel of town-owned land.**

Each subfile contains copies of the deed, survey, tax map, subdivision or site plans, minutes of any Town Meetings concerning the parcel, pages from town histories that mention the land, and any other information available. Such parcels of land shall also be clearly identified on a topographical map of the Town.

- Part of this task was the DCC's job by statute (RSA 36-A: 2) to "keep an index of all open space and natural, aesthetic or ecological areas within the city or town... including land owned by the state or the town." However, it was determined that mapping the lands would not only enable the DCC to do its job in conducting a resource inventory and enable residents to identify and use these lands, it would also assist the town in its planning efforts. For example, if a developer negotiating a site plan with the planning board offered to set aside a parcel of open land and/or to implement a trail system, the most beneficial location of the parcel or trail would be contiguous to existing town lands and trails and could be located and identified on the map. A map would also help protect and preserve open space by preventing encroachment by developers and others onto town land.

- **Provide funds for land acquisition for recreation (such as a town trail system) and conservation purposes.**

It was determined that a town trail system was the ideal way to connect town lands into a contiguous system and also to provide public access to town lands. Once town lands were mapped to show their location, the DCC could decide whether to use funds to seek purchase of easements or other parcels to possibly connect them or make them more accessible as a network. The State has indicated that developers were sometimes amenable to either donating undevelopable land to the town or selling it for nominal fees as low as \$500 to \$1000 an acre.

- **Provide for education of Danville citizens on existing and future conservation laws, rules and methods.**

Sometimes the state makes new rules regarding land use restrictions or discovers new conservation/pollution prevention methods and doesn't publicize them to any extent. The DCC wanted to keep Danville citizens informed of these rules/methods by providing information in the form of pamphlets, fliers or notices.

The second warrant article required that the Selectmen get an official second opinion from the DCC before they decide to sell town land taken by tax deed.

If the DCC recommended that the Selectmen not sell a particular parcel of land, the decision of whether or not to sell would be the Town's at the next town meeting. It was felt that the DCC did a lot of walking on town land and potential developments and was in a good position to be able to recommend whether it was in the Town's best interest to hold onto the land - i.e. for conservation purposes, recreation, or town trail system.

Subsequently, DCC was instrumental in developing other warrant articles that have contributed significantly to the ability of the DCC to work towards the conservation of land in Danville.

Land Use Change Tax

In 1997, Danville adopted a Land Use Change Tax, to be applied to land conversions from current use to development. Current Use assessment is a property tax program that encourages preservation of open space by allowing owners of qualified parcels to pay a reduced tax rate based on the parcel's ability to generate income in its current, undeveloped use, rather than in a developed use. In place in New Hampshire since 1973, this program is a voluntary program, which requires landowners to apply for the reduced tax rate. Tax rates for these properties are set each year by the Current Use Board.

When a parcel enrolled in the current use program is converted to a developed use or subdivided below the 10-acre minimum size, a penalty, called the land use change tax, is paid by the landowner to the town. This penalty equals ten percent of the full market value of the land when it no longer qualifies for the current use program. Under this program, when land is converted from current use to development, a land use change tax is assessed against the owner, based on the increased value of the land. Danville allocates 100 percent of the Use Change Tax to a Conservation Fund. This fund is used by the Town to purchase lands with the intent of placing permanent conservation easements on those lands.

Town Forest Conservation Easement

In 2002, another warrant article was proposed and passed in 2003 to authorize the Selectmen to grant and convey to an appropriate conservation organization a conservation easement on approximately 469 acres of Town Forest located on several parcels of land within the town. The purpose of this easement is to ensure the permanent protection of the Danville Town Forest as open space so that it may be managed for multiple conservation benefits, including wildlife habitat, watershed protection, recreation, timber production, scenery, and

natural area preservation. Ownership and management of the Town Forest continues to remain in the hands of the Town of Danville.

Cluster/Open Space Development

In 2005, the Town adopted a new zoning ordinance to allow cluster/open space development on parcels with at least 12 contiguous acres in a residential/agricultural zone. The Town may wish to consider several strategies to coordinate the conservation of land on adjacent parcels and to enhance protection of natural resources:

- The Town should consider requiring developers who choose cluster development to also consider the placement of the open space in the context of both the Town's natural resource inventory as well as other existing parcels with land in conservation. In this way, the Town can facilitate the connection of conservation lands, which increases the value of that land as wildlife habitat as well as potentially doubling the amount of land available for recreational activities such as hiking, hunting, and fishing.
- The Town should also consider cross-easements for adjacent developments, so that residents of two adjacent cluster developments together will have a larger area of conservation land and open space.
- The Town should consider incorporating into its ordinance performance standards for cluster subdivisions to promote the preservation of scenic views and preservation of resources identified in the natural resources inventory.

Other Innovative Land Use Controls

The town should also consider other innovative land use controls permitted under RSA 674:21, such as environmental characteristics zoning, and the Village Plan Alternative subdivision, to determine if the use of such tools would further the conservation goals of the Town as stated in the Master Plan, and should consider the management practices suggested in Minimum Impact Development for stormwater management, energy efficiency, reduction of impervious surface areas, and site layout.

Mapping, Natural Resource Inventory, Trail System and Open Space Management

Mapping & Natural Resource Inventory

A Natural Resources Inventory provides listings and descriptions of important naturally occurring resources within a given locality. The inventory includes inventory maps that show the location and extent of important resources. Accompanying the maps is a database of source

documents and other information on the characteristics of the mapped resources. A natural resource inventory encourages active participation in identifying natural resources that are important to communities and provides information that will support land use planning and improved resource protection measures.

In June of 1996, the DCC applied for and received \$3000 of additional matching grant funds from the Rockingham Planning Commission (RPC) to help with its project. A subsequent contract to complete the mapping project resulted between the RPC and the DCC. The DCC's financial contribution will not exceed \$4000 on this project and RPC's contribution will be \$3000. The following tasks were performed by the Rockingham Planning Commission in the preparation of natural resource and trail system maps, each of these maps are incorporated into this chapter:

1. Assist the Conservation Commission in conducting an assessment and inventory of existing town-owned land, owner's unknown land, conservation land owned by other public or private groups, lands protected by conservation easements, and existing/proposed trails.
2. Using the RPC's Geographic Information System (GIS), update the base map of the Town of Danville to add any new roads built since October of 1994. This map will be used as the base for all other maps. A large version for display proposes and an 11" x 17" version for copying will be prepared.
3. Prepare a Town Owned Land Map on GIS.
4. Prepare an Owner Unknown Land Map on GIS.
5. Prepare a Conservation Land and Open Space Map on GIS.
6. Prepare a Proposed Trails System Map on GIS.
7. Prepare a composite map showing the features of all the other maps, on GIS.
8. Prepare 11" x 17" versions of each of the maps prepared above.

The DCC and the RPC worked with the Danville Planning Board and the Selectmen in managing this contract and providing the necessary information to complete the project. The project was completed in 1998 and is described more fully in the report entitled Town of Danville, Natural Resources Inventory.

Town Trail System

The Town of Danville contains a number of class VI roads that have remained in an unimproved state for a long time. These roads are all very scenic and have traditionally been

used by the town as trails for hiking, horseback riding, hunting, etc... To protect/preserve these roads as a good core trail system, the DCC has proposed by warrant that they be incorporated into a permanent trail system. This proposal passed at town meeting in March of 1996. Among the roads incorporated into the town trail system are Tuckertown Road, Hersey Road, and Rockrimmon Road.

In 2006, the Forestry Committee utilized a small parcel of Town land to create a dirt parking area off 111A as an entrance into the Town Forest with walking trails to a new Heron Rookery and a beaver lodge and loops to Tucker Road and returning to the parking area. More trails are planned to benefit local residents in and out of Danville. The trails provide undeveloped space for recreation such as walking, hiking, jogging, snowshoeing, and cross country skiing.

Open Space Management

RSA 31:112 provides that a town's conservation commission may participate in the management of the town forest. The DCC is very interested in taking an active role in the Town's forest management. A member of the DCC attended the 25th Annual Meeting of the New Hampshire Association of Conservation Commissions which focused on forests. The subjects discussed included a new long range Forest Resources Plan for New Hampshire, forest sustainability and maintaining long-term timber availability while protecting forest ecosystems. The DCC would like to help the Town develop a forest management plan. This would be a long-range plan that would help conserve valuable and unique natural resources and preserve open space and biological diversity.

RECOMMENDATIONS: Open Space Protection and Management

1. Continue to develop and set aside a town trail system. Once town owned lands, owner unknown lands, general open space and natural resources are mapped, the planning process should include how best to make sure that these lands and resources remain accessible. Optimal methods include establishing an interconnected trail system and acquiring easements or parcels of land. The Town should also consider working with adjacent towns to connect trails and trail systems.
2. Consult maps during the development process to identify existing contiguous open space. When site plans set aside open space, the new maps should be consulted to determine the most beneficial locations so that new open space parcels are contiguous with existing open space and can be interconnected with town lands. It is much more ecologically sound to have a few large, contiguous open space parcels of land than to have many small, separated open space parcels of land.
3. Utilize the complete natural resource inventory in order to identify prime forestland, farmland, wetlands, scenic areas, and historic landscapes for conservation. The

Conservation Commission should also strive to help the town participate in the federal, state and regional open space protection programs.

4. Identify sources of grants to support projects to preserve open space. The Planning Board and the Conservation Commission should take a more proactive role in searching out grant funds to help them with their projects to preserve open space. There is substantial money available to help purchase land, conduct resource inventories and to assist in the planning process.
5. Attend regional land use and planning seminars and the municipal law lecture series that are given by State agencies and the Rockingham Planning Commission. These are not only opportunities to learn the latest valuable information on land use and planning but they also serve as a forum to interact with other towns to see how they are dealing with similar issues. The Town should interface with RPC more often and use them more effectively for things such as developing ordinances, new information and planning for the future.
6. Identify and promote best management practices to minimize impact from development and maximize the benefits of responsible land stewardship.
7. Consider the State's Habitat Action Plan and town-level maps of wildlife habitat co-occurrence as a resource to identify parcels for conservation. The Town should also work with adjacent towns in considering wildlife corridors, and work with adjacent towns to connect important habitat areas, such as parcels with large acreages of unfragmented forest land.
8. Consider providing the public and local schools with outreach materials such as a newsletter or website to provide information about conservation lands in the town, and to encourage volunteering and other forms of civic participation in the Town. For example, the Conservation Commission could consider inviting citizen or school groups to site walks or meetings to encourage a greater public awareness of the importance of conservation and the activities related to conservation that occur at the Town level.
9. Review the August 2006 *Land Conservation Plan for New Hampshire's Coastal Watersheds* and determine if portions of this plan should be adopted by the Town of Danville.

Summary of recommendations for the Conservation Chapter:

WATER RESOURCES

- Conserve and protect Water Resources for the current and future use of Danville's residents

- Establish a continuing program to test and monitor water quality
- Establish a buffer zone around wetlands and water bodies

OPEN SPACE: MAPPING AND IDENTIFICATION

- Utilize the complete natural resource inventory in order to identify prime forestland, farmland, wetlands, scenic areas, and historic landscapes for conservation.
- Consult maps during the development process to identify existing contiguous open space.
- Require developers who choose cluster development to also consider the placement of the open space in the context of both the Town's natural resource inventory as well as other existing parcels with land in conservation

OPEN SPACE: MANAGEMENT

- Consider cross-easements for adjacent developments, so that residents of two adjacent cluster developments together will have a larger area of conservation land and open space.
- Incorporate performance standards into cluster subdivision ordinance to promote the preservation of scenic views and preservation of resources identified in the natural resources inventory.
- Consider other innovative land use controls permitted under RSA 674:21, such as environmental characteristics zoning, and the Village Plan Alternative subdivision
- Identify sources of grants to support projects to preserve open space
- Identify and promote best management practices to minimize impact from development and maximize the benefits of responsible land stewardship.

CONSERVATION EDUCATION AND OUTREACH

- Attend regional land use and planning seminars and the municipal law lecture series that are given by State agencies and the Rockingham Planning Commission.
- Consider providing the public and local schools with outreach materials such as a newsletter or website to provide information about conservation lands in the town, and to encourage volunteering and other forms of civic participation in the Town.

TRAILS

- Continue to develop and set aside a town trail system

WILDLIFE

- Consider the State's Habitat Action Plan and town-level maps of wildlife habitat co-occurrence as a resource to identify parcels for conservation

FOREST

- Learn more about the State's Wildlife Action Plan
- Investigate sources of grants to support projects to enhance the forest landscape and wildlife
- Provide outreach materials such as a newsletter or website to provide information about forest lands in the town.
- Recruit volunteers from the community
- Learn more about the tree farms and private landowners

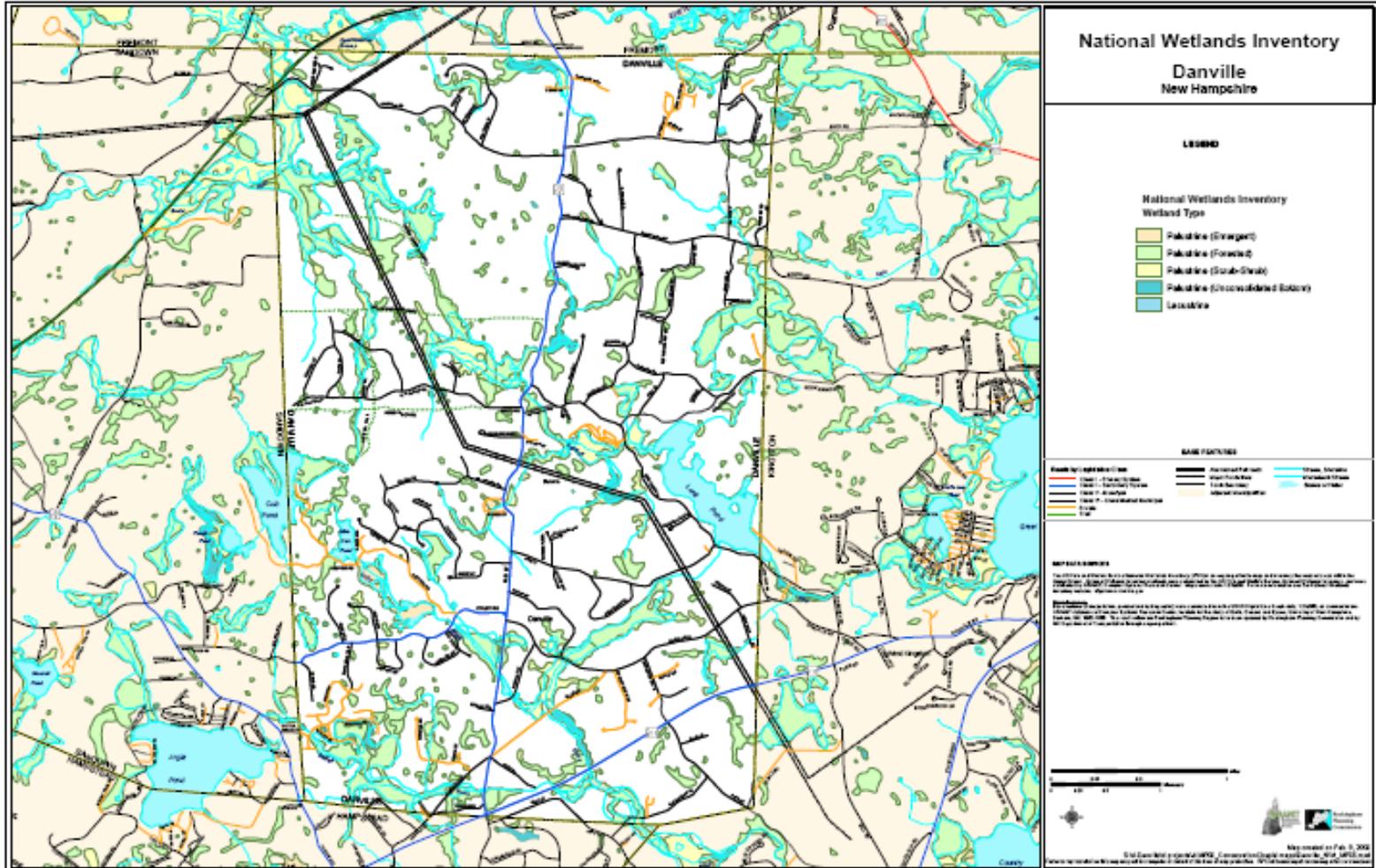
Maps

The following maps are included for reference.

1. Figure 8-1 Water Resources Map – Danville, NH
2. Figure 8-2 National Wetlands Inventory – Danville, NH
3. Figure 8-3 Lands of Special Importance – Danville, NH
4. Figure 8-4 Land Use Constraints – Danville, NH

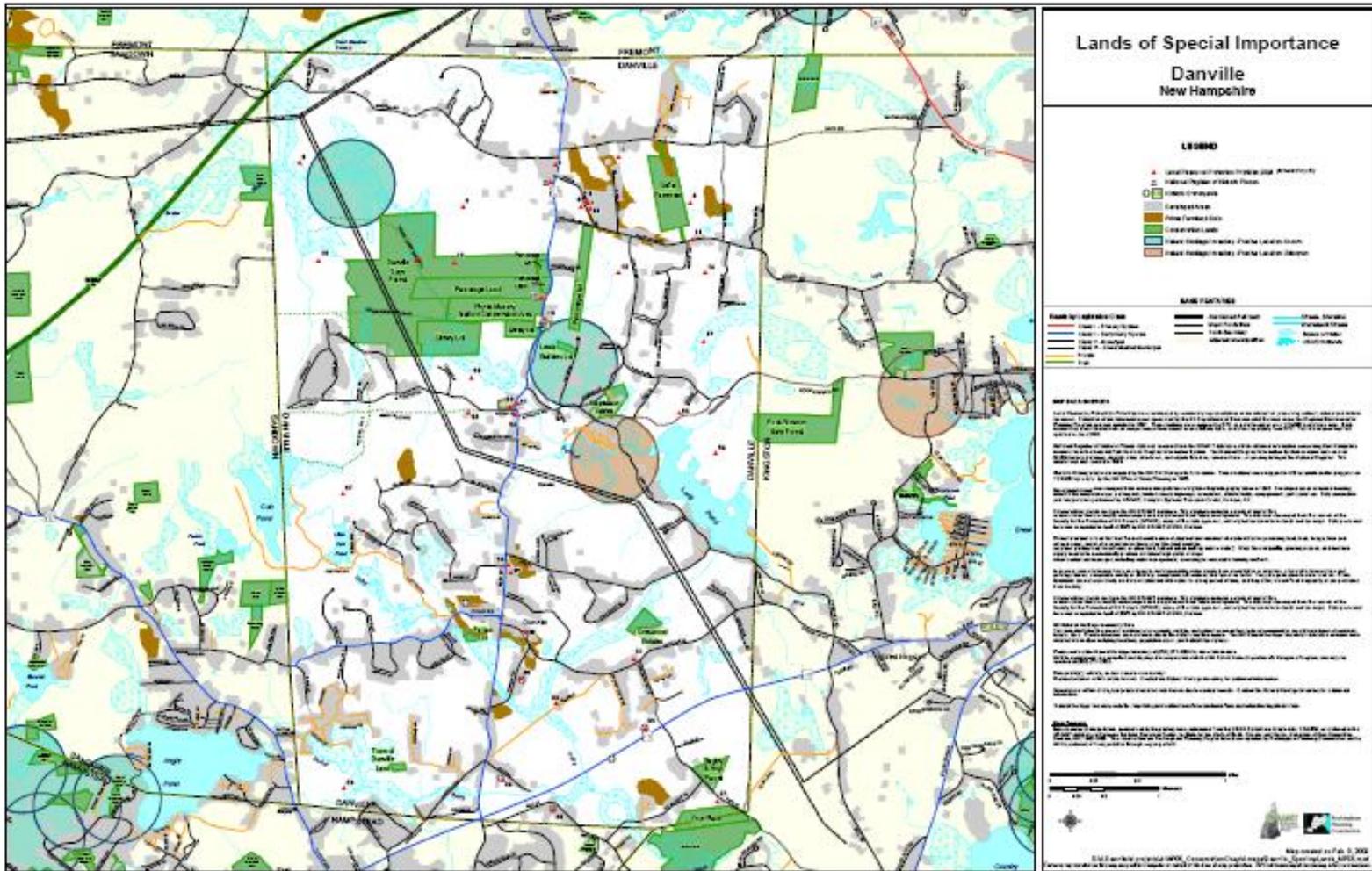
Please consult the Town Hall for the latest versions.

Figure 8-2 National Wetlands Inventory – Danville, NH



For reference only. Consult Town Hall for the latest map.

Figure 8-3 Lands of Special Importance – Danville, NH



For reference only. Consult Town Hall for the latest map.

9. Open Space

OPEN SPACE

Typically, open space is defined as any lands that remain in a natural and undeveloped condition that contribute ecological, scenic or recreational value. The definition of open space may be expanded to include working lands (forests, agriculture, field corners, fence rows and abandoned pastures) and managed green space such as golf ranges, parks, and recreation areas. The terms ‘natural environment’ and ‘natural resources’ are used to broadly describe air, water, and land resources including, but not limited to, scenic qualities, air quality, aquifers, streams, soils, plants and animals.

These natural features form an integrated natural network or “**green infrastructure**” in which the town’s built environment and its key cultural and historic resources are embedded. The open space and green infrastructure provides the ecosystem services required to sustain a vibrant and healthy community.

The green infrastructure comprises the land and resources that, if protected from development or degradation, should ensure that the services provided by the natural environment to Danville’s residents could be sustained.

Open space provides many benefits: 1) recreation; 2) buffer areas between developments; 3) screening for unsightly features; 4) pleasant scenery, visual relief, maintenance of rural character; 5) food production; 6) wildlife habitat; 7) soil and other natural resource conservation; 8) air purification and production of oxygen; 9) groundwater retention and recharge; and 10) flood control. As development continues to expand into new areas, Danville needs to take steps to ensure that open space areas are preserved and managed wisely.

Open space can be defined as sites having natural resources worthy of conservation or protection. It can be comprised of areas that contain forests, farmland, floodplains, or wetlands. Open space can also be scenic vistas, recreational areas, or historic landscapes.

NATURAL RESOURCES

Forests:

Danville is very fortunate to have its own Town Forest and small part of the Rockrimmon State Forest. The original 55 acre and 20 acre “parsonage lands” were acquired in 1761 for ministry support. A forest type map of the parsonage lands was drawn by the state’s forestry department in 1938, several months after the hurricane. Today, the Town Forest is more than 400 acres and provides many benefits to the Town. The Danville Conservation Commission used Conservation Funds to survey the Town Forest Lands in anticipation of placing a Conservation Easement on the property. In addition, a new 20 acre parcel of land south of the Hersey Road (so-called) was purchased with conservation funds.

In general, forests are highly valued as areas of ecological stability that help to protect soil, promote clean air and water, and provide wildlife habitat and renewable energy resources. Forests also contribute to the rural setting of the Town. Forests serve many social, ecological, educational, and economical purposes.

With increasing residential development, the Town is experiencing a steady loss of forested land. According to the UNH Department of Forest Resources, Danville had 6290 acres in 1953, 5990 acres in 1974, and 5035 acres in 1982. The Town should seek to have forest lands of manageable size (greater than ten acres) preserved and utilized for their aesthetic, environmental, and economic benefits.

Public and private forests provide the townspeople with further benefits:

- 1) Provide areas for outdoor recreation such as hiking, cross-country skiing, and snowmobiling;
- 2) Provide local sources of outdoor education in forestry, nature studies, and wildlife; and
- 3) Foster a greater sense of community by adding to the quality of community life. Municipal officials should monitor the lands surrounding the Town Forest in the event that these lands become available for Town acquisition.

Proper management of public and private forests allows multiple forest uses. The goals and strategies of proper management are best described in a forest management plan. A forest plan is important for the following reasons.

- 1) The plan describes to citizens the administration of public resources and provides continuity of land management.
- 2) Managed forests stands have greater timber yields, thus greater revenues from wood sales;
- 3) A management plan may increase the Town's eligibility for federal assistance for forest management practices through the Agricultural Stabilization and Conservation Service (ASCS); and
- 4) If Town lands are well managed, the townspeople are more apt to support the Town forest activities and may choose to deed their land to the Town, or manage their own lands better.

A Forest Management Plan for the Town Forest was developed for the Forestry Committee in 2002 by a NH Licensed Forester. The management plan includes the location, history, descriptions of timber stands and site factors (i.e., wildlife, water, soils), maps, forest management objectives, management recommendations, and a schedule for plan implementation.

A management plan should be flexible in order to reflect any changes in the Town's objectives or demands. Typically, a plan is reassessed every 5 to 10 years. A NH Licensed forester should evaluate the effectiveness of any programs implemented, collect new data, and make new recommendations. .

Town Forest Management

An important component of planning is setting clear short-and long-term goals and objective. These must be realistic and based on the forest's current condition and its potential capability. Goals and objectives can include:

- Protection of water resources
- Protection and/or enhancement of wildlife habitat
- Protection of native plants and animals
- Recreational development
- Maintenance or enhancement of scenery and aesthetics
- Periodic income

- Timber production

Forest Sustainability

Forest sustainability involves all resources and amenities provided by the forest: trees shrubs and herbaceous plants; water and scenery; soil bacteria, fungi and nutrients; wildlife and insects. It requires trade-offs and compromises among competing uses and the balancing of individual and society need, rights, and responsibilities. Forests in Danville are both public and private.

Good Forestry in the Granite State provides the following principles that are adapted from the Northern Forest Lands Council Principles of Sustainability and the Society of American Foresters Task Force *Report on Sustaining Long-Term Forest Health and Productivity*. The principles are interrelated and equally important.

- Maintain the structural, functional, and compositional integrity of the forest as an ecosystem, through:
 - Maintenance of soil productivity;
 - conservation of water quality, wetlands, and riparian zones;
 - maintenance or creation of a healthy balance of forest size classes;
 - conservation and enhancement of habitats that support a full range of native flora and fauna;
 - protection of unique or fragile natural areas.
- Meet the diverse needs of the human community, through:
 - Continuous flow of timber, pulpwood, and other forest products;
 - improvements of the overall quality of the timber resource as a foundation for more value added opportunities;
 - addressing aesthetic impacts of forest harvesting;
 - continuation of opportunities for traditional recreation.

Farmland:

Even though there is very little land in Danville that is actively being farmed, much of the Town contains very good agricultural soil. The USDA Soil Conservation Service classifies agriculturally productive land into four categories:

- 1) Prime Farmland -- land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods.
- 2) Unique Farmland -- land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods.

- 3) Farmland of Statewide Importance -- land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.
- 4) Farmland of Local Importance -- In some local areas, there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. In places, additional farmlands of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Areas containing these farmland soils and are of significant size are depicted on maps in this plan. With only a few sites containing very good agricultural soil, and even fewer farms still active, Danville should act to protect and preserve these resources. Preservation methods are outlined in the section "Planning Approaches for Open Space Protection."

Wetlands:

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

The benefits wetlands provide to a community are discussed in the Water Resources section of this plan. Briefly, these include: wildlife habitat; silt and nutrient absorption; stabilization of ground and surface water levels; and flood water storage.

Danville contains a considerable amount of wetland soils, most of which surround the Town's streams. The Conservation Commission and Planning Board have done a fine job toward preserving wetlands. A wetland conservation district ordinance, prepared by these two volunteer groups, was adopted at Town Meeting 1986. As a result, the wetlands will be further protected from encroachment and preserved as a vital natural resource.

Surface Waters:

Danville has a dense network of interconnected streams, rivers and ponds fringed by extensive floodplain wetlands and wetland complexes. Numerous isolated small ponds and open water wetlands are also scattered across the landscape between floodplain and upland areas.

Two of Danville's largest tributaries – the Exeter River and the Powwow River – serve as surface water sources for public drinking water supplies in Exeter, NH and Amesbury, MA respectively.

Comprehensive Shoreland Protection Act (CSPA)

The Comprehensive Shoreland Protection Act was enacted by the NH legislator in 2008. The

statute cites as it's purpose that:

“The shorelands of the state are among its most valuable and fragile natural resources and their protection is essential to maintain the integrity of public waters” and therefore “There is great concern throughout the state relating to the utilization, protection, restoration and preservation of shorelands because of their effect on state waters.”

Within the 250 foot Protected Shoreland, the CSPA requires a 150 foot natural woodland buffer, a 50 foot waterfront buffer and a 50 foot primary building setback. Refer to RSA 483-B for more detailed information about additional requirements of the CSPA.

Some water bodies in Danville are under the jurisdiction of the Comprehensive Shoreland Protection Act. Refer to Figure 9-2 at the end of this section.

As shown in Figure 9-2, a significant number of smaller streams (third order and lesser) are not protected under the CSPA. While zoning ordinances and development regulations can include protections such as buffers and setbacks, land protection and open space preservation offer permanent protection of surface water resources including the adjacent uplands, riparian corridors and floodplains.

Aquifers:

Danville has extensive stratified drift aquifers situated mostly in the Exeter River and Powwow River drainages, with a small isolated portion in the headwater areas of Colby Brook. The transmissivity of these aquifers are at the lower range at less than 1,000 feet squared per day (or 7,481 gallons per day per feet).

Generally, stratified drift deposits consist of sorted layers of gravel, sand, silt and clay of glacial origin. Drinking water wells located in these deposits are typically shallow and can often be affected by seasonal changes in the groundwater table and contamination from land based activities. Therefore land uses that pose high risk for contamination of groundwater and surface waters (i.e. involving hazardous substances, excavation or subsurface infiltration/injection) should be limited in these areas to protect the quality of drinking water supplies.

Impervious surfaces can hinder the natural process of groundwater recharge from precipitation and snowmelt. While proper site development and stormwater management standards can help to preserve groundwater recharge in developing areas, land protection and open space preservation offer permanent protection of highly valuable aquifers and groundwater resources.

Floodplains:

Flooding from rivers and large brooks is a primary consideration in assessing the development potential of land. In 1975, the U.S. Department of Housing and Urban Development/Federal Insurance Administration (HUD/FIA) mapped the flood hazard areas in Danville for use in the flood insurance program. This flood zone was designated for the 100 year storm based on topography and previous flooding history.

As is true for the Town's wetlands, the 100-year flood zone surrounds the major water courses flowing through Danville. The largest zone lies in the Exeter River drainage in northwest quadrant of Town. Development should be located away from these low-lying areas because of the potential for flooding and the unstable soil conditions.

Wildlife and Habitat:

New Hampshire Wildlife Action Plan

In 2006 the New Hampshire Fish and Game Department collaborated with partners in the conservation community to create the state's first Wildlife Action Plan. The New Hampshire Wildlife Action Plan (NHWAP) is a comprehensive wildlife conservation strategy that examines the health and distribution of wildlife and habitat types across the state. The plan includes maps of exemplary and high quality wildlife habitat types for each NH community and prescribes specific actions to conserve wildlife and vital habitat before they become scarce and more costly to protect.

Based on the NHWAP maps, Danville has the following wildlife and habitat resources:

- Areas of highest ranked wildlife habitat located primarily in the Exeter River floodplain and adjacent uplands in the northwest corner of town (see Figure 9-3), and
- Critical wildlife habitat types including: Hemlock-Hardwood Pine, Appalachian Oak-Pine, Peatland, Floodplain Forest and Grassland (see Figure 9-4).

Refer to maps of these resources in Figures 9-3 and 9-4 at the end of this Section.

Slope:

Slope is a very important consideration in land use planning because it affects the land's capability to supporting development. Typically, development on steep slopes (>25%) causes negative environmental impacts such as increased runoff, erosion, sedimentation, and pollution. Moreover, the costs for the design and construction of buildings and septic systems, as well as the risks of septic system failure, are very high. For these reasons, development in very steep areas should be discouraged.

Despite hillsides being unsuitable for development, they are well suited for recreation and open space. Scenic vistas are common along Danville's hillsides, especially in the Rockrimmon State Forest area.

Recreational Areas:

As stated in the 1980 Master Plan and repeated in subsequent plans, assorted trails throughout the Town provide the principal mode of outdoor recreation. The plan also cited three problems:

- 1) overuse of trails by non-residents;
- 2) incompatible recreational uses; and
- 3) sections of trails being privately owned.

The 1980 plan recommended that:

- a scheme of tax incentives be developed to encourage landowners to give easements for trail use; and
- a detailed plan be developed for enforcement of resident-only use and use restrictions.

Historic Landscapes:

Danville's parsonage land, established in 1766, is a prime example of an historic landscape. This land continues to help support the parsonage and is used as the Town forest as well. This site should be preserved, if not expanded, for its historical significance, as well as for its forest land benefits.

A natural resource inventory has been undertaken by the newly established Heritage Commission. These resources are more fully addressed in the Historic Resources Chapter.

PLANNING APPROACHES FOR OPEN SPACE PROTECTION

The previous section described the benefits of different types of open space lands. Some areas of notable value were mentioned as well. However, for a more complete analysis of lands worthy of protection, a natural resource inventory should be performed.

Benefits of Open Space Preservation

Open space preservation serves multiple goals within a community and provides the following benefits:

- ✓ Attracts investment by residents and businesses seeking high quality of life
- ✓ Revitalizes town and village centers
- ✓ Supports a resource based tourism economy
- ✓ Helps prevent flooding and flood related damage
- ✓ Protects farms and agricultural lands
- ✓ Promotes sustainable development patterns
- ✓ Protects environmental resources (water, aquifers, air, forests)
- ✓ Provides recreational and educational opportunities

Danville Open Space Report (2011)

Funded by a grant through the I-93 Community Technical Assistance Program (CTAP), the Danville Board of Selectmen worked with staff from the Rockingham Planning Commission to develop the Danville Open Space Report which identifies natural resource protection priorities for open space preservation. The BOS served as the Open Space Task Force for this project.

The Danville Open Space Report can serve as a guidance document for the community to implement planning and resource protection initiatives, and capital improvement and budgetary decisions relating to land and resource preservation. The plan can guide voluntary efforts to implement land conservation easements and promote stewardship of both private and public lands. The Danville Open Space Report is not a binding document and is intended to be used only as a guideline.

Open Space Preservation Methods

Priorities for land protection could then be set based on environmental benefits, imminent threat, accessibility, scenic beauty, recreational potential, fragility, and scarcity. The next step would be to piece together a protective strategy using an appropriate combination of approaches.

- 1) Land Purchase (fee-simple interest): Purchase of land will give the Town ultimate control over its use, but may also be the most expensive means of land acquisition. However, federal and state matching grants can greatly reduce purchase costs.
- 2) Option or Right of First Refusal: If landowners are not interested in any permanent protection method, they may be willing to grant an option or right of first refusal to the Town. An option establishes a price at which the Town could purchase the land any time during a specified period of years. A right of first refusal guarantees the Town the opportunity to purchase the land for a price equal to a bonafide offer from another party. It provides a legal means for the Town to become aware of a potential sale and an opportunity to respond.
- 3) Purchase and Resale: An increasingly necessary option the Town should consider is the purchase of the property and subsequent resale of all or part with restrictions or limited development opportunities. In this way, the Town may be able to recoup more than its purchase cost through some creative planning and tasteful development on that part of the land not critical to open space benefits.
- 4) Bargain Purchase: Buying the land for less than its fair market value reduces the purchase price for the Town and offers tax deductions to the seller. The difference between the fair market value and the bargain sale price may be used as a charitable donation by the landowner. Used in concert with the Land and Water Conservation Funds or Pitman-Robertson funds administered through the Department of Resource and Economic Development, a bargain sale of 50% could eliminate any expense for the Town.
- 5) Easements (less-than-fee interests) can be implemented in various ways depending upon the desired outcome and level of protection sought. Both of the methods described below provide tax benefits to the landowner.
 - Conservation Easement: Landowners who do not want to develop their land can sell or, more commonly, give a conservation easement to the Town, and yet retain some property rights themselves. A conservation easement places perpetual restrictions on land use and provides for long term enforcement by the Town. The Town may also work with local (The Rockingham Land Trust), state (The Society for the Protection of New Hampshire Forests), or national organizations (The Trust for Public Lands) in acquiring these easements. Finally, a well drafted Cluster Ordinance may be the impetus for the development and donation of easements that are part of the development themselves.
 - Purchase of Development Rights: Landowners sell the development rights to the Town, state, or private conservation entity, thereby permanently protecting their land from development, and reaping certain tax benefits.

Regulation and Zoning:

Through regulation of land use and growth patterns, Danville can conserve open space areas in the interest of environmental quality and public health and welfare. To achieve this, specific regulatory approaches might be considered such as the establishment of a shoreland protection district and an aquifer protection district. Another method is to allow cluster development in certain areas, so that a portion of the property can be designated and restricted by deed to remain undeveloped.

In 2005, Danville adopted a Cluster/Open Space Development ordinance (Zoning Ordinance Article IV Permitted Uses and Regulations, Section A Cluster/Open Space Development). The following provisions of this ordinance enhance and encourage preservation of open space:

- Its purpose is to “encourage flexibility in the design and development of land, while promoting its most efficient use, as well as preserving natural features and open space.”
- The open space for all Cluster/Open Space Developments shall be separately set aside and not be less than twenty-five percent (25%) of the gross land area of the development.
- All open space shall be contiguous and shall provide for connected corridors of undeveloped land.

Tax Incentives:

- 1) Donation: Land owners who donate their land, or execute easement restrictions, can receive tax benefits in the form of federal income tax deductions, potential estate tax benefits, and relief from property taxes.
- 2) Current Use Assessment Program: Authorized by NH RSA 79-A, this property tax abatement program generally provides for reduced property assessments on parcels of field, farm, forest and wetland of 10 acres or more or on "natural preserves" of any size, recreational land of any size, or farmland generating more than \$2,500 annually.

Government and Non-Profit Programs:

- Designation of Prime Wetlands: Prime wetlands are designated by a municipality according to the requirements of RSA 482-A: 15 and Chapter Env-Wt 700 of the DES administrative rules. Under the statute and rules, towns may evaluate and designate wetlands within their borders as "prime wetlands" based on the value of their physical and biological characteristics (i.e. size, unspoiled character, fragility or uniqueness). Once prime wetlands are designated, the NH Wetlands Board is required to give special consideration to these areas. Once designated, the NH DES will apply to any future projects that are in or within 100 feet of a prime wetland the rules and law that are applicable. All projects that are in or within 100 feet of a prime wetland are classified as major projects for the purpose of permitting. The Wetlands Board will not issue a dredge and fill permit for prime wetlands: 1) without a public hearing; and 2) if the proposed project impairs the value of the wetland.

- The former program Acquisition of Agricultural Land Development Rights administered by the Agricultural Land Preservation Committee (ALPC) was designed to save important farmland throughout New Hampshire through the purchase of land development rights in order to limit the land's use to agricultural production

The NH Department of Resources and Economic Development (DRED) holds all easements on lands previously designated by the ALPC as an "agricultural preservation restriction area".

- Trust for New Hampshire Lands: This is a nonprofit corporation formed in the fall of 1986 by representatives from the business, conservation, and government sectors. There are two primary goals set for the Trust:
 - 1) protect up to 100,000 acres of prime natural land throughout the state for conservation and recreation purposes; and
 - 2) enable towns to identify and retain important natural landscape that enhance the community's character.

The Trust wants to accomplish its land preservation goals through voluntary negotiation with landowners, and will rely on land protection methods such as land acquisition, conservation easements, and purchase of development rights. The Trust will seek \$50 million in bonds from the state over a 5 year period. A portion of this money will be available as a match to towns.

- Federal programs: There are several federal grant programs for the purchase of conservation land:
 - 1) The Land and Water Conservation Fund (LWCF) was established by Congress in 1965. The Act designated that a portion of receipts from offshore oil and gas leases be placed into a fund annually for state and local conservation, as well as for the protection of our national treasures (parks, forest and wildlife areas). The LWCF program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States.
 - 2) The N.H. Department of Fish & Game receives Pitman-Robertson Funds which cover 75 percent of the fair market value of lands acquired by the Department for wildlife protection.
 - 3) The Farm and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, US Department of Agriculture Natural Resource Conservation Service (NRCS) partners with State, tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

To qualify for the FRPP, farmland must: be part of a pending offer from a State, tribe, or local farmland protection program; be privately owned; have a conservation plan for highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; have adequate infrastructure and agricultural support services; and have surrounding parcels of land that can support long-term agricultural production.

- Exeter River Watershed Association: This is also a nonprofit citizen organization. Its present goal is to "work towards regional cooperation to protect and improve the health of the Exeter River and its watershed." Since so much of the Exeter River flows through Danville, the Town should continue to participate in this program.
- Society for Protection of New Hampshire Forests: A private non-profit organization that has been extremely active throughout New Hampshire that promotes responsible use and land protection for generally larger tracts of forested land throughout the state.
- Southeast Land Trust: The Southeast Land Trust of New Hampshire (SELT) is a non-profit organization whose mission is to conserve the significant lands and natural resources of greater Rockingham County, including farmland, working forests, water, wildlife habitat and natural areas, and community landscapes. Depending on a landowner's goals and the natural resources of the property, SELT employs several methods for long-term conservation, including conservation easements, deed restrictions, or transferring full ownership to the Trust. SELT is a membership-based organization that relies on the financial support of hundreds of residents, businesses and other land protection partners throughout southeastern New Hampshire to support its mission.

Conservation Commission:

The Conservation Commission, as well as the Selectmen, play a critical role in the conservation and preservation of open space in Danville. Conservation Commissions typically provide information and instruction to other town officials regarding the open space protection methods described above.

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

In order to identify important areas on which to focus its preservation efforts, the Conservation Commission should undertake a natural resources inventory. Such an inventory would establish areas of critical concern that the Commission should direct its energies toward protecting.

The conservation of valuable and unique natural resources and the preservation of open space is important for Danville. It is one way to maintain the community's character in spite of its continued growth. All the Town boards, especially the Conservation Commission, play a vital role in this endeavor.

Forestry Committee:

The Danville Forestry Committee plays a key role in managing and protecting the Town Forest. RSA 31:112 provides that a Town Forest shall be managed by a Forestry Committee. The goal of the committee is to use sustainable management practices as a model for private forest landowners through outdoor education and workshops; recreational activities; and hands-on work with interested in nature trails and wildlife studies.

The proper management of our forest resources is extremely important to the preservation of open space. It helps to maintain the rural character of the Town. All the Town boards, and especially the Forestry Committee, play a vital role in this endeavor.

Recommendations

- 1) Maintain the Town's Forest Management Plan.
- 2) Develop a recreation plan that describes techniques for trail management, and identifies additional playing field sites for the Town.
- 3) Undertake a natural resource inventory in order to identify prime forestland, farmland, wetland, scenic areas, and historic landscapes.
- 4) Employ regulatory approaches for open space protection such as adopting additional incentives in the Cluster/Open Space Development ordinance, and developing shoreland and aquifer protection zoning.
- 5) Encourage land and conservation easement donations by promoting tax incentives.
- 6) Participate in the federal, state and regional open space protection programs.
- 7) Publicize to citizens the results of the trails work completed by the Conservation Commission and the Rockingham Planning Commission.
- 8) The Planning Board and Conservation Commission should work together with outside organizations to facilitate conservation of land in partnership with the private industry.
- 9) The Heritage Commission should work with landowners in Historic areas to preserve historic landscapes and viewsheds that permit reasonable development thus increasing preservation of open space, property values and preserving the rural character and quality of life present in Danville.

- 10) Consider Innovative Land Use Controls, as authorized by RSA 674:21 and as provided in the NH Department of Environmental Services publication *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development (2008, as amended)*, to help preserve open space.
- 11) Continue to develop and set aside a town trail system:
 - Publicize to citizens the results of the recent trails work completed by the Forestry Committee.
 - Develop a recreation plan that describes techniques for trail management.
- 12) Learn more about the State's Wildlife Action Plan:
 - Assist private landowners to identify wildlife habitat management opportunities that may be effective and reasonable.
- 13) Investigate sources of grants to support projects to enhance the forest landscape and wildlife:
 - Establish a Town Forest Trust Fund to receive grants, gifts, donations, and other funds.
- 14) Provide outreach materials such as a newsletter or website to provide information about forest lands in the town:
 - UNH Cooperative Extension publications and educators.
- 15) Recruit volunteers from the community:
 - Individuals, families, civic groups, girl and boy scouts for special projects.
- 16) Learn more about the tree farms and private landowners:
 - Distribute an "Intent- to- Cut" handout to landowners.
 - Visit sites and learn about the goals and objectives of the owner's forest.

Figure 9-1 Conservation Land and Open Space with Soil and Slope Overlay

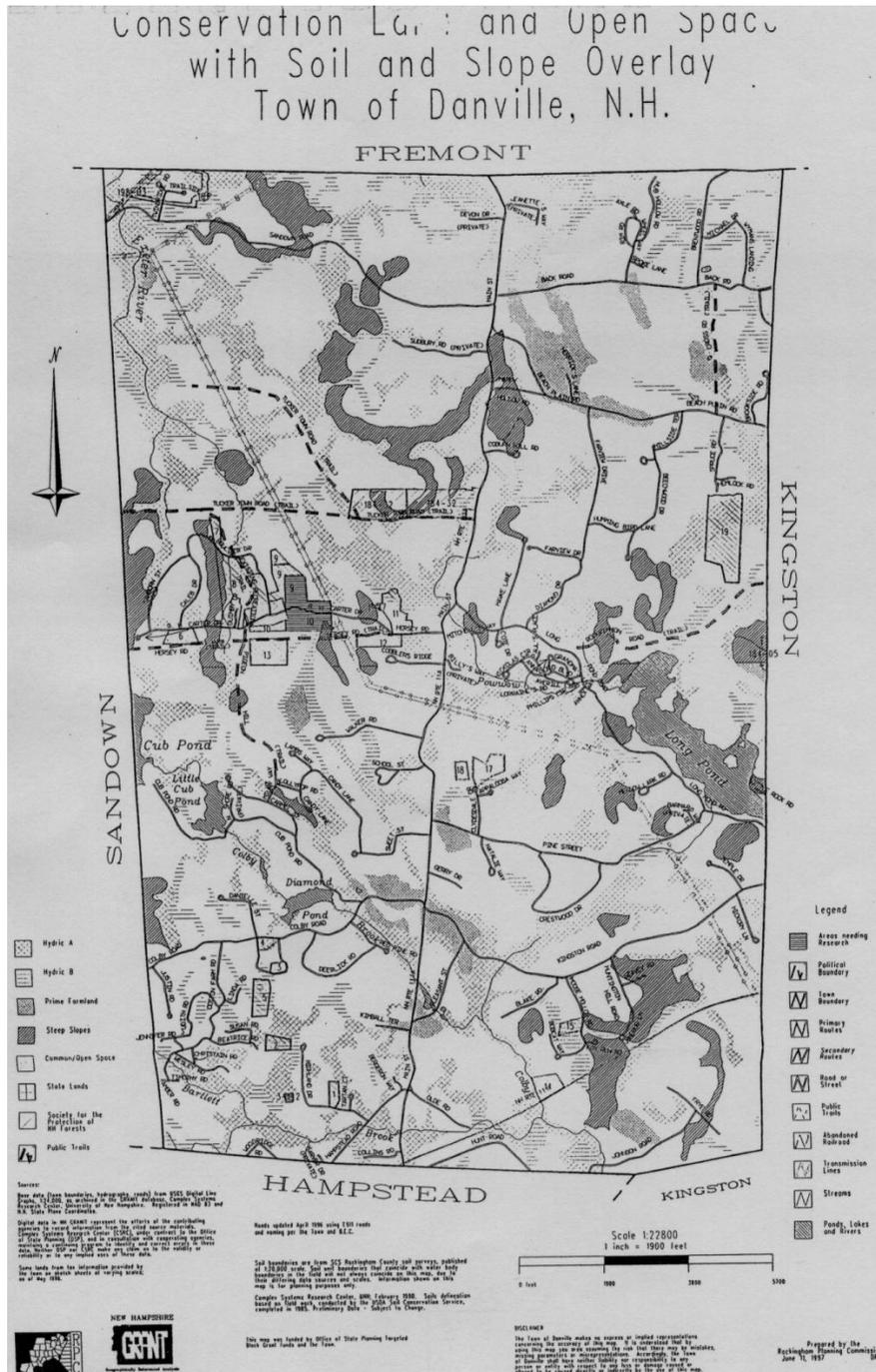
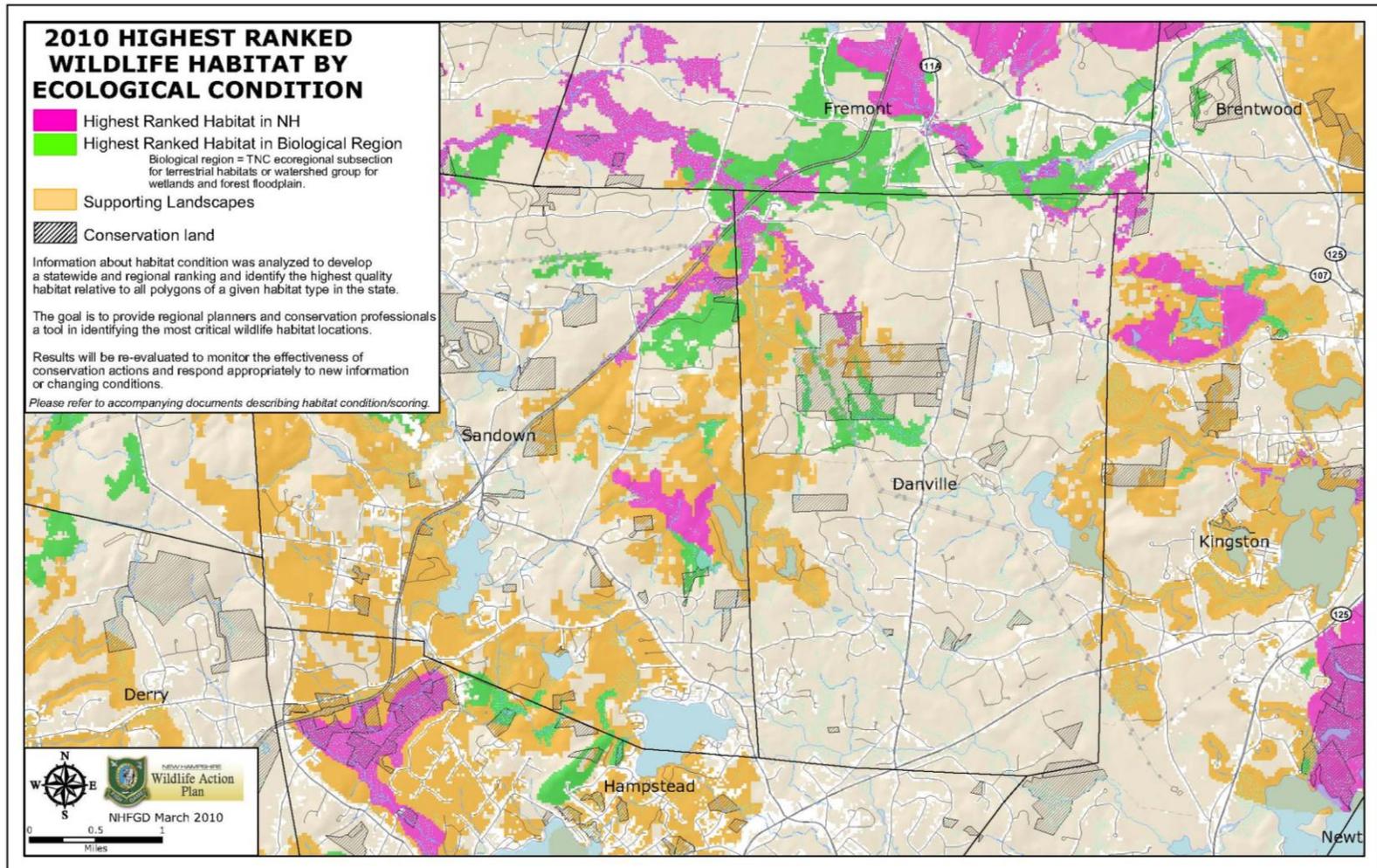
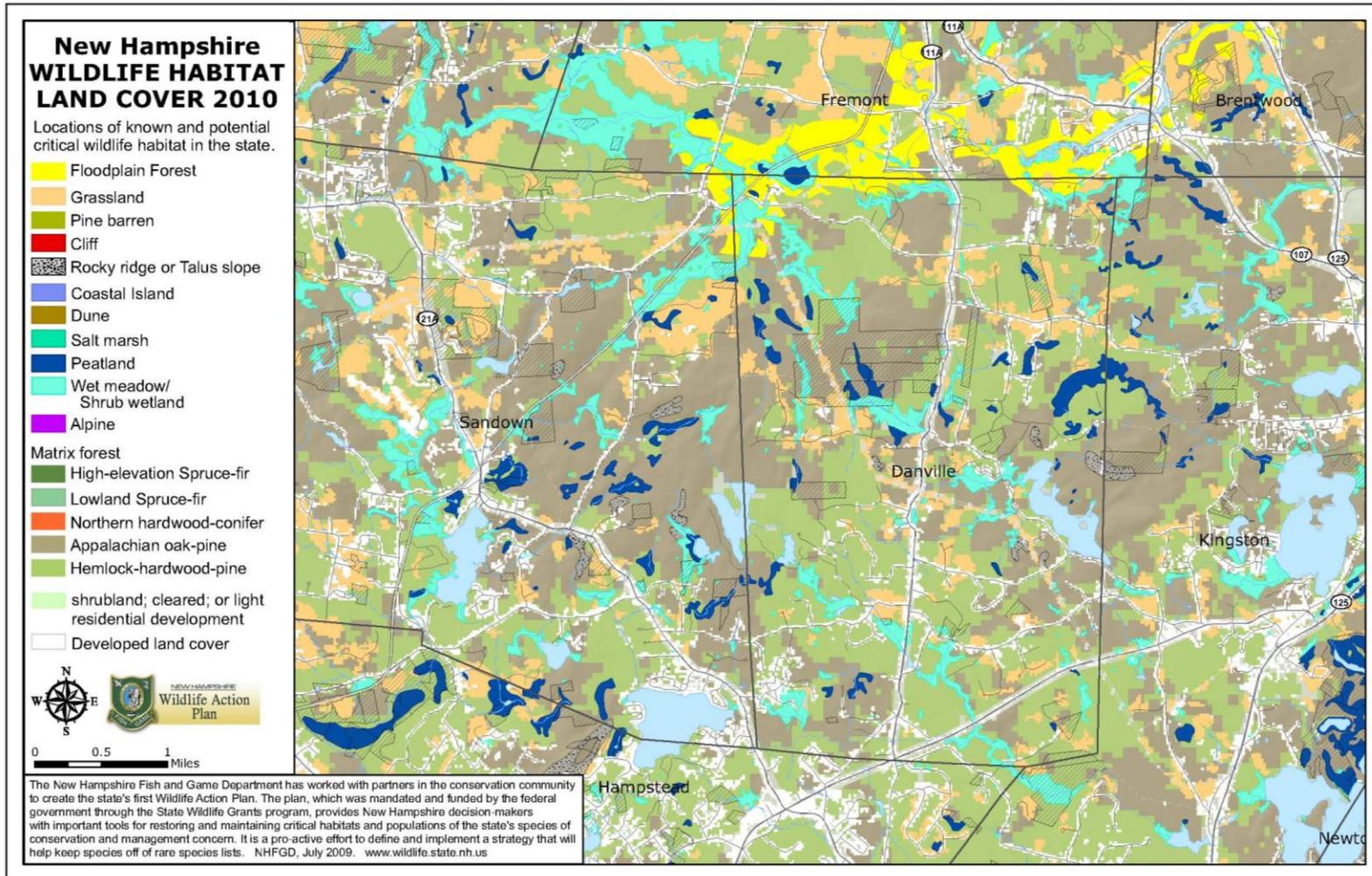


Figure 9-3 NH Wildlife Action Plan areas of highest ranked wildlife habitat



For reference only. Consult Town Hall for the latest map.

Figure 9-4 NH Wildlife Action Plan critical wildlife habitat types



For reference only. Consult Town Hall for the latest map.

This page intentionally left blank

10. Existing Land Use

EXISTING LAND USE

The Existing Land Use chapter of the Danville Master Plan provides information on both the topography of the land and the specific uses (zoning areas) which are taking place throughout the town. This information is depicted on three maps: the Base map is a topographical base map which shows the various elevations, waterways, roadways and specific reference points throughout the town; the Current Land Use map, which illustrates the various uses of the land and depicts which areas of the town are being used for retail, single family, mobile home, and commercial uses; and the Official Zoning Map which graphically depicts the Zoning area permitted within the Town. The Current Land Use map also displays the locations of existing gravel pits or operating junkyards in the confines of Danville. To provide a sense of history, direction and cohesion to our Master Plan, the Existing Land Use chapter describes the current conditions of development in Danville.

Danville, located in the southern most portion of New Hampshire, maintains its characteristic as a commuter community that is also experiencing a rise to many newly established home businesses. What makes our town desirable as a place for families to establish their roots is the strong sense of community and involvement found throughout.

In recent years, development in Danville has slowed, as it has throughout the region and country as the economy has slowed. However, from the mid 1990's through 2006, Danville experienced a tremendous surge in development. In the late 80's and early 90's the development was slow due to the general economic conditions of the area. Now, with a substantially improved economy, many significant developments are unfolding throughout town. (See the Growth Management chapter for a more thorough and statistical analysis of this growth.) Due to these developments, several connections with other towns may be created. The establishment of new roads throughout the town creates frontage and allows large portions of previously undevelopable land to be developed.

The construction in town has not been limited to a specific geographical area. Rather, this development has spread to the east and west sides of route 111A. In 1986 Danville's development concentrated primarily on, or very close to, the major thoroughfares in town. Now, we can see that the development sprawls deep and far from our major roadways with the construction of new roads. One concern presented by recent development is that the connection and continuance of roadways through these new areas allows for entry by more than one class V roadway, or town maintained roadways. An examination of the Current Land Use Map will show that the existing land use plan is to provide a contiguous network of class V roadways.

The predominant type of Housing in Danville has been, and continues to be, single family detached residences in the past being built primarily on 2 acre sites, but in recent years, being more predominantly built in cluster developments as was permitted under town ordinances and regulations. Due to an ever increasing trend toward cluster development, and the fact that the resulting developments were not consistent with the intent of the Ordinance, the Planning Board in 1995 felt that a major retooling of this part of our regulatory scheme was in order. Cluster development was temporarily removed as an option from Danville's regulations at the March 1996 Town Meeting. Between 2001 and 2005, the planning board refined the Cluster Zoning Ordinance to enhance the open space requirements for cluster

developments and new Cluster Development regulations were presented and approved by voters in March 2005. In 2005, the Town also approved a new Senior Housing regulation put forward by the Planning Board.

Danville is certainly progressing from it's rural roots as a community of farmers to what could be called a "pre-suburban" community. In the near future it will continue to feel the development pressures associated with this growth.

CHANGES IN THE LAND

There is a substantial loss of forest in Danville due to the many recent developments throughout town. Although Danville is fortunate that the township owns a large portion of forest which can be maintained in it's natural state for recreational use as well as aiding in the preservation of our rural community characteristic, this may not be enough given the recent trend in land use. Current parcels of open space and conservation lands can be seen on the Conservation, Open Space, and Town Owned Lands Map. The development of a town wide interconnecting trail system is underway; the Conservation Commission and the Planning Board are working towards this goal. With the reinstallation of the cluster ordinance, the Town anticipates additional open space could be added to this trail system.

Recreation Facilities and Land Use

Toward the goal of maintaining open space and providing recreation for the residents of the town, Danville has recently acquired, by donation of developers, three ballfields, a soccer field and space for a playground which is being built through efforts of fund-raisers and donations. No town beaches exist in Danville.

Commercial Land Use

Danville has not yet tapped its Commercial capacity. No factories, no office parks, nothing of an urban or suburban business use exists in Danville. Of the few commercial businesses which do exist in Danville, they blend into the town's rural character and rural setting. In 2008, Danville replaced the Commercial/retail zoning district with a new Danville District. This new regulation provides property owners opportunity to integrate commercial, professional, and service oriented business uses with the existing residential and civic uses already along Main Street. This type of low impact commercial development will be important to Danville in maintaining the Town's charming qualities.

Excavations

Excavation and/or the removal of earth is not permitted in Danville unless the Zoning Board of Adjustments grants a special exception under RSA 155-E. Two excavation projects (gravel pits) currently exist, but neither one is operating under RSA 155-E because they are grandfathered.

Incorporating New Zoning into Current Land Use Scheme

As with the Danville Village District added in 2008, other districts to our Zoning Ordinance will undoubtedly continue to be adopted. Danville's rich history continues to be uncovered and certain significant areas in town have been incorporated into a Historic District to aid in their protection and preservation. Of note are the "Old Town Meeting House" and adjacent cemetery in central Danville, the Webster Stagecoach Stop in north Danville, and the two one room schoolhouses of north and south Danville.

CONCLUSION

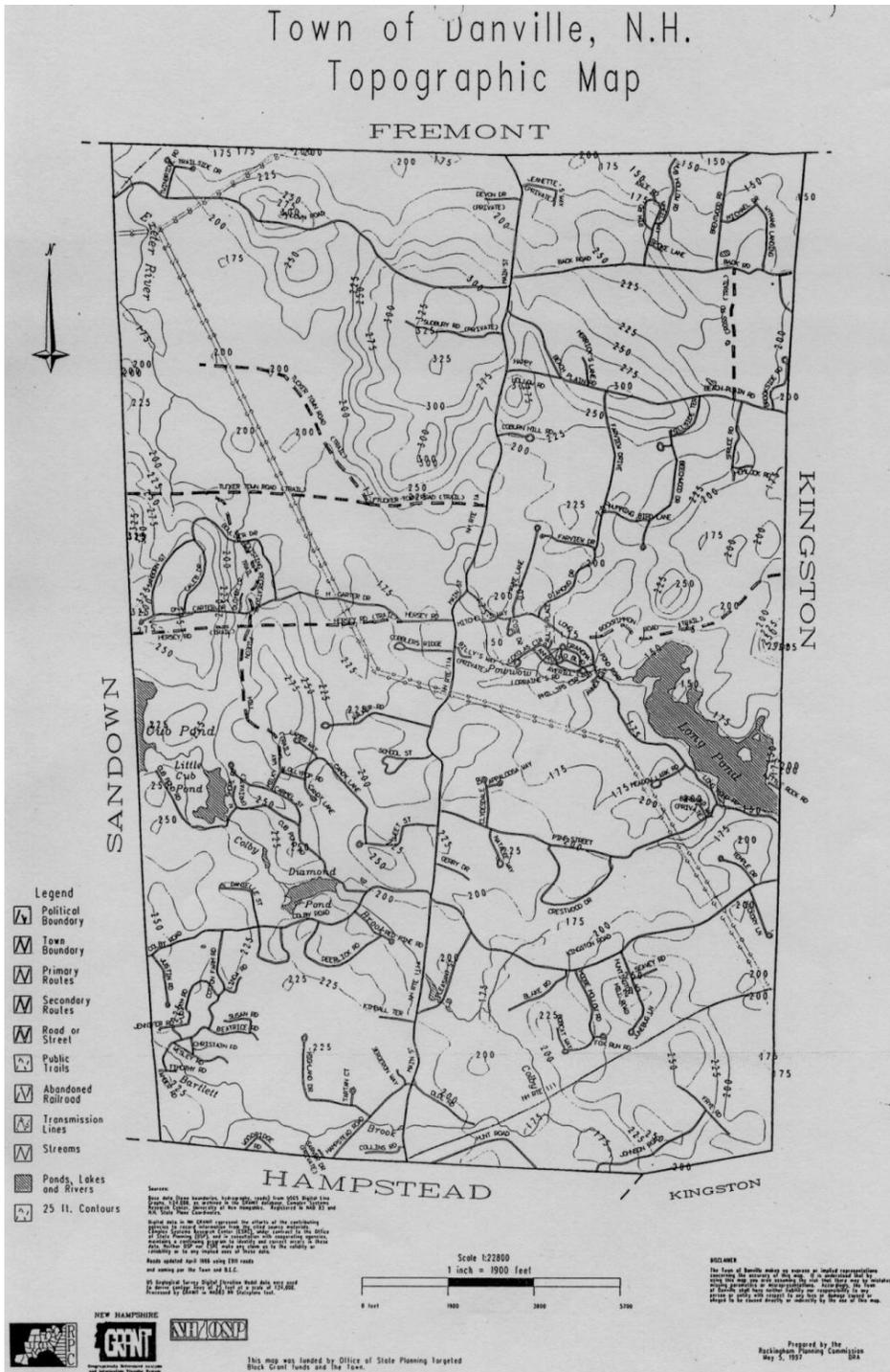
The existing land use of Danville is very clear, single family dwellings far out way any other use and clearly will for the future. While other dwellings exist such as multi-family and mobile home, Danville has not seen any substantial growth in these uses nor is it likely to occur. While commercial expansion and development is invited and anticipated by most towns, development in this area seems years away for our community as well.

RECOMMENDATIONS

1. The Planning Board should continue to closely monitor the development of new Town roads in order to insure the harmonious development of the community, and avoid scattered and premature development.
2. The Planning Board should monitor the developmental effects and impact of the 2008 Danville Village District, review the pros and cons as properties are developed, and continue to adjust the district requirements and boundaries to achieve the best possible result for Danville.
3. Development as a whole should be addressed as a reasonable balance of rights of the individual and the benefits of the community as a whole.
4. The Town should research and develop a Growth Management Plan to accommodate the explosive growth.
5. The Planning Board, in conjunction with the Conservation Commission, should research ways to strengthen Danville's ordinances and regulations so that appropriate care is taken to preserve natural and environmental resources.
 - A. This joint effort should also strengthen the provisions which require open spaces of adequate proportions and parks for recreational uses within particular subdivisions.
 - B. These actions should also link with and consider efforts to provide for community-wide recreational planning that couple these new resources together with existing facilities in an appropriate and useable system that benefits the entire community.

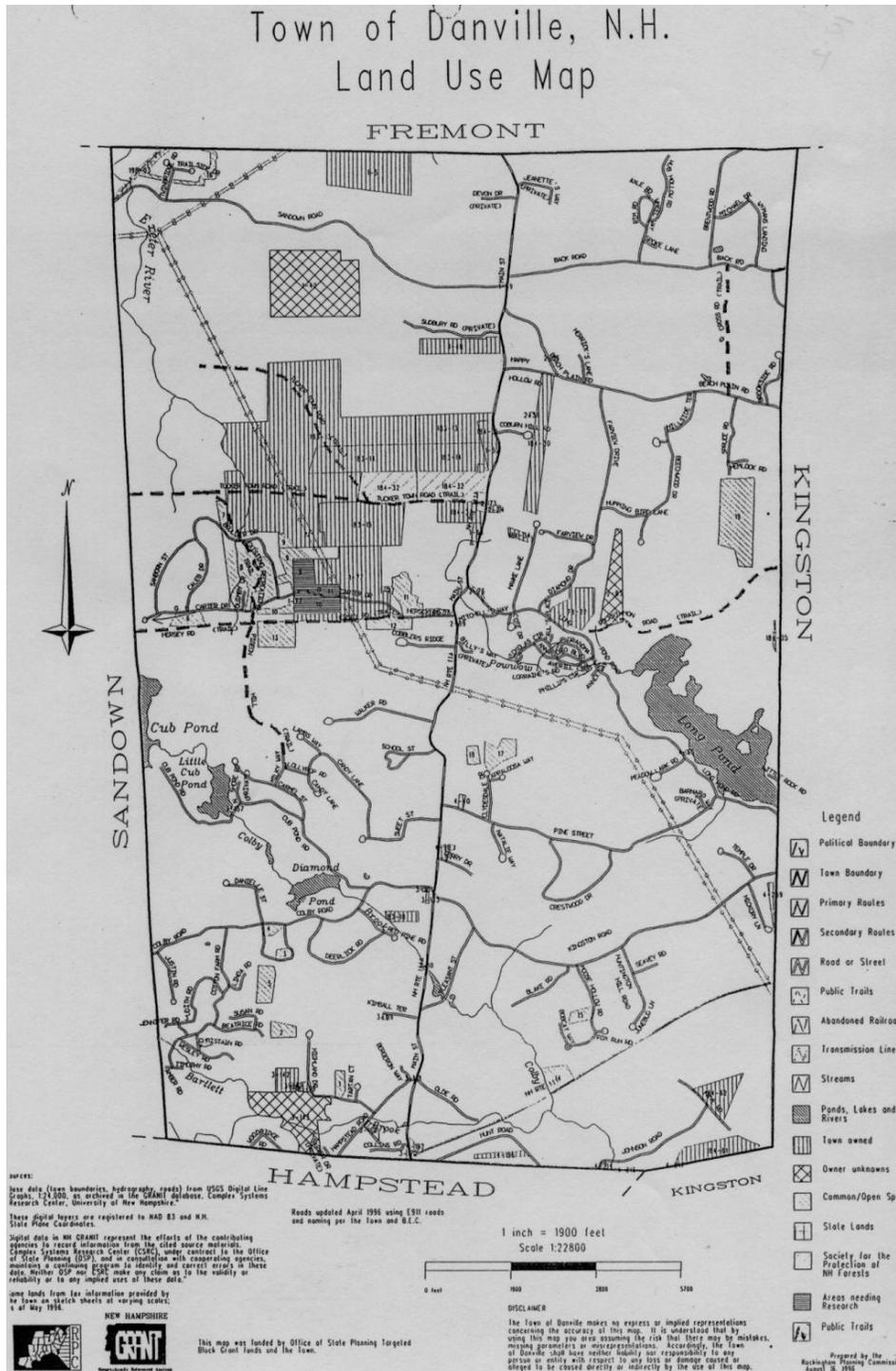
6. The Planning Board, in conjunction with the Recreation Commission, should examine ways to ensure that developments also contribute to the overall recreational facilities available in town.
7. The Planning Board should review and revise the Town's impact fee ordinance that will ensure that burdens placed upon existing services and new services needed by particular developments are adequately provided by the developers who create the burden.
8. The Planning Board should periodically review the status of the existing gravel excavations to ensure full and complete compliance with RSA 155-E. If these pits are found to have violated this statute, the Board should guide the Board of Selectmen in working with the excavator to bring the pit into compliance or seek to declare them "abandoned" as permitted in RSA 155-E:2, and order reclamation.

Figure 10-1 Topographical Map



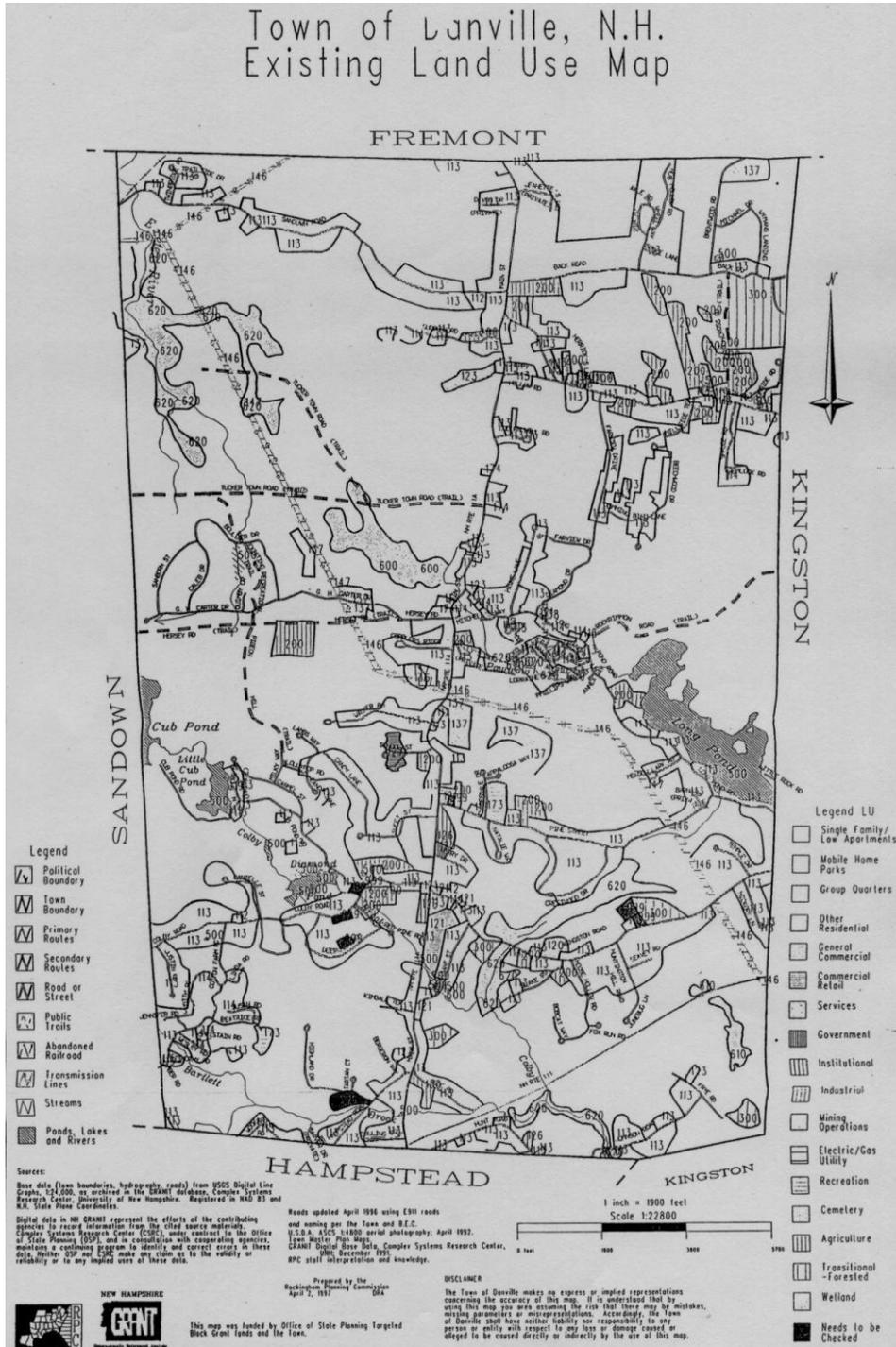
For reference only. Consult Town Hall for the latest map.

Figure 10-2 Land Use Map



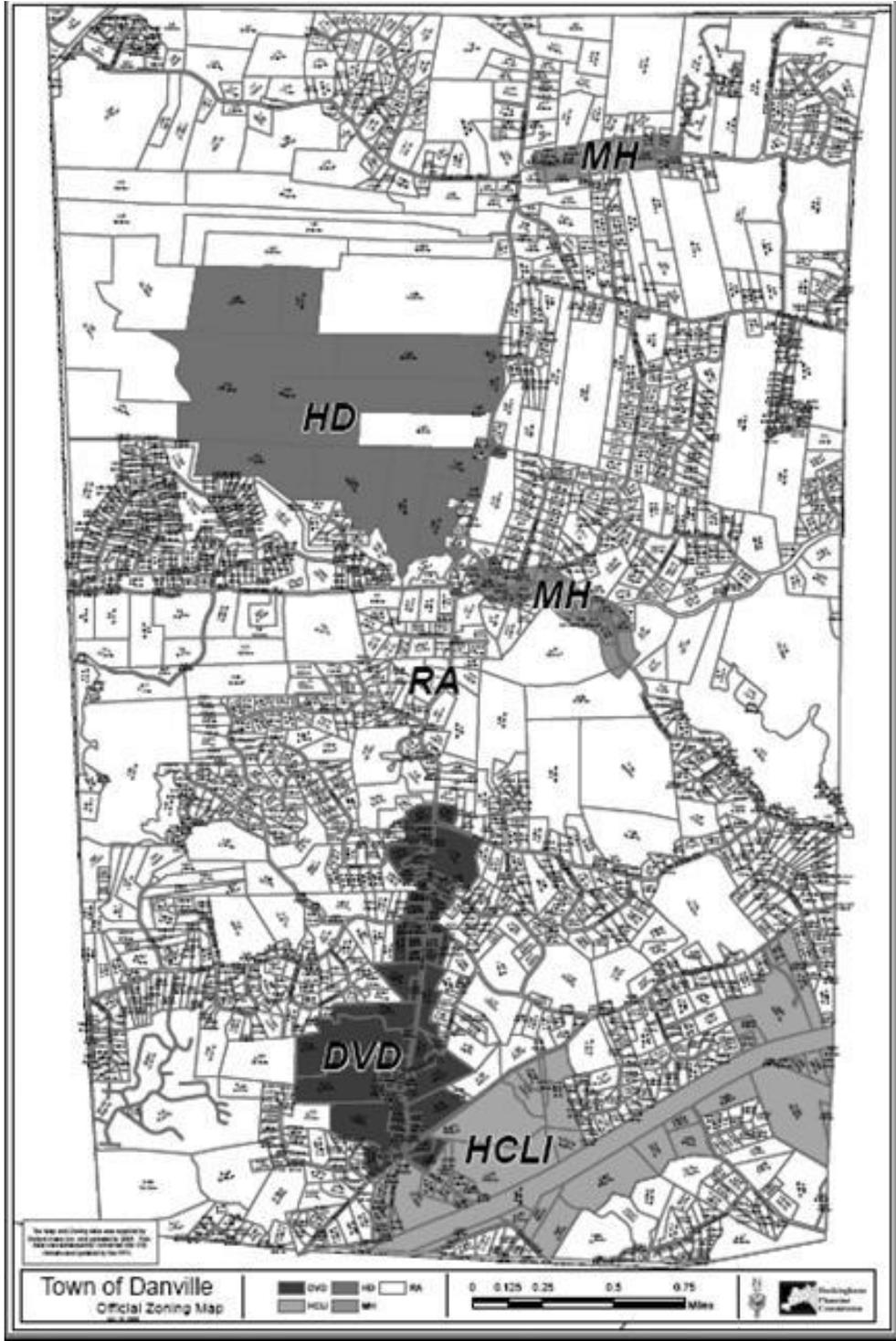
For reference only. Consult Town Hall for the latest map.

Figure 10-3 Existing Land Use Map



For reference only. Consult Town Hall for the latest map.

Figure 10-4 Official Zoning Map



For reference only. Consult Town Hall for the latest map.

This Page Intentionally Left Blank

11. Future Land Use

FUTURE LAND USE

Introduction

The Future Land Use section of the Master Plan reflects the desired long-range development pattern for Danville. It is a plan designed to encourage compatible development in each unique area of Danville. Land capability, the ability of land to absorb and filter waste on-site, is the primary factor used to guide development. Other important factors include existing development patterns, roads, zoning, existing and anticipated municipal services, as well as community policies.

The plan resulting from this analysis must be both general and specific. It must establish general policies and goals, reflected in acceptable and reasonable development standards. As a plan, it must also specify land areas where development should be prohibited, where it should be limited, and where it should be encouraged.

Development Suitability

The Water Resource section of the Plan anticipates no municipal sewer or water system will be developed in Danville in the near future. This is based on the New Hampshire Water Supply Pollution Control and Army Corps of Engineers findings of little aquifer availability. In the absence of ground water in sufficient quantity to support a municipal water system, Danville should pursue a land use planning strategy which avoids the need for a municipal water supply. The town should carefully plan to minimize the potential for pollution or depletion of its limited water resources. Furthermore, given some of the water-related troubles in town resulting from over-development, these issues of sustainability have become more apparent. (See Growth Management Appendix G-C for news article on the now-resolved water issues at the Cotton Farm Village Mobile Home Park).

Preferred locations for development are obviously those areas where natural conditions impose the fewest constraints. A simple classification scheme based on physical characteristics was devised to define general land suitability. The classification includes consideration of performance levels, the difficulty or relative cost of corrective measures that will improve soil performance, and adverse social, economic, or environmental effects of soil limitations, if any, that cannot be feasibly overcome. The classification consists of three categories: 1) land unsuitable for development; 2) land poorly suited for development; and 3) land generally suited for development. These locations are identified on the Development Suitability Map for future development guidance.

Land Unsuitable For Development

Land with low to very low development potential has severe soil and other limitations and is not suitable for development. These areas include land which has low potential for the siting of septic systems (such as poor soil and steep slopes), wetlands, and areas within the designated 100-year flood hazard zone. The significance of these areas is described as follows:

Areas with Very Low Potential for Septic Systems: Soils which have low or very low potential for septic systems include those that percolate water slowly or have steep slopes. Soils with steep slopes are labeled by the Soil Conservation Service with an "E" (greater than 25% slope). These lands create problems for the construction, maintenance, and operation of septic leach fields. For example, if a leach field is built on or near a steep slope, the wastewater may discharge out onto the hillside surface instead of down into the ground. Steep slopes also hinder the construction of driveways or roads. Steep roads commonly have problems with erosion, drainage or subsidence, and are often hazardous during wet or icy conditions.

Wetlands: The importance of preserving and protecting wetlands is well established. Wetlands are important because they provide flood protection by temporarily storing storm water runoff which thereby protects persons and property from flood hazards. Wetlands provide recharge areas necessary to maintain groundwater levels and augment stream flow and water supply during dry periods. In addition, wetlands are highly important from an ecological standpoint and should be preserved.

Aside from the importance of preserving wetlands, it is equally important to prevent building in such areas because of the potential impact on water quality and public health. Wetlands exist where groundwater is at or near the surface of the ground for most of the year. Septic systems that are constructed in or near wetlands, and fail, can readily cause groundwater contamination. Since a municipal sewer system is not available in Danville and will not be constructed in the foreseeable future, all buildings requiring sewage disposal should be located at a safe minimum distance from wetlands, surface waters and groundwater.

The USDA Soil Conservation Service has categorized and mapped the Town's wetlands as poorly and very poorly drained soils. These delineated wetlands are now under the jurisdiction of the Wetlands Conservation District ordinance. Furthermore, on-site wetlands mapping also brings these soils under jurisdiction when an application is pending

Furthermore, preservation of wetland buffers has been recognized as exceedingly important in preserving of a living wetland ecosystem. This research and data is detailed in the recent publication Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities November 1995 by the Audubon Society, NRCS, NHOSP, and the UNH Co-op. The findings and research are adopted herein, and the reader is directed to this document for a more thorough treatment of this issue in understanding the justification and rationale for Danville's buffer requirements.

Areas Designated Within 100-year Flood Hazard Zone: In January, 1975, maps were developed showing the location of flood hazard areas in Danville. These areas were identified from storm hydrology studies of Danville's streams, lakes and ponds. The

mapping was conducted by the Department of Housing and Urban Development, Federal Insurance Administration.

Floodways are unsuited for development because: 1) of the associated risks of damage to life and property; 2) construction in the floodplains worsens flood hazards downstream; 3) the inundation of subsurface sewage disposal systems can cause water pollution and a public health hazard; and 4) the overall expense to society to cover the expense of insuring and replacement of facilities that are destroyed by floods.

Land Poorly Suited For Development

Land considered poorly suited for development falls into the categories of buffer areas for wetland and watershed protection and areas that have poor potential for siting septic systems. Soil performance is below desirable standards and the costs for overcoming soil limitations are high. For example, soils with "D" slopes (15 to 25%) or with excessively slow percolation rates present problems for septic system operation and maintenance.

Some soils are unsuitable for septic systems. These areas contain soils that have poor potential for the successful siting of septic systems. The soils are limited due to one or more of the following factors: slope, shallow depth to bedrock, seasonal wetness or slow percolation rate. In most instances, these natural limitations can be overcome by modifying the site to comply with minimum State septic siting requirements, but only at high cost. These areas are suited for low density development only, with densities determined by the soil type lot size requirements as mentioned above.

Percolation rates are used to estimate soil permeability -- the ability of liquid to enter and move through soil. A slow percolating soil may not be able to fully absorb the effluent of a septic system. This may lead to septic system failure.

These areas do not pose serious enough environmental and public health problems to justify a prohibition on all construction. Rather, these low potential areas are considered "problematic" and are best suited for low density development. Carefully developed regulations are necessary to safely guide future development in these areas.

A buffer area for wetlands and watershed protection is one such regulation. A wetlands ordinance which prevents development in wetlands does not necessarily protect wetlands from harmful uses occurring immediately adjacent to them. As discussed in the Water Resource section, there is a need to extend certain development restrictions to those areas adjacent to lakes, streams and primary wetlands. A buffer zone 50 to 125 feet in width is typically considered adequate depending on the size and environmental value of the system. It should be noted that size and environmental value do not exist as separate values, sometimes short lived vernal pools are small yet critical environments for amphibian breeding grounds. Danville's ordinances set specific requirements for buffer zones.

Structures that are potentially harmful to lakes, streams and wetlands, such as septic systems, waste storage areas and salt storage areas, should be excluded from buffer areas. Natural vegetation should be protected or restored in these areas to control erosion and sediment from contaminating Danville's water resources.

Land Generally Suited For Development

All other areas not specifically identified pose no unusual limitation for development. This does not mean that all land is equally suitable. A town-wide map cannot show in sufficient detail the location of all physical limitations described above. Conversely, developable land is likely to be found within areas shown with low development potential. The Development Suitability Map is not intended for site-specific development determinations but is intended as a general guide.

Other factors must also be considered that are not related to land capability such as highway access, quality or capacity of access roads, compatibility with surrounding uses, the need for municipal services, and existing zoning regulations.

Danville Buildout Analysis

A buildout is a tool that allows planners and decision makers in a community to estimate future development based on different scenarios. The buildout developed in 2010 was part of the I-93 widening project and grants provided to communities through the Community Technical Assistance Program (CTAP) and was an analysis of existing adopted municipal policy. The buildout method allowed for the potential testing of alternative land use regulation, open space planning and major development scenarios. Generally, a buildout consists of one or more scenarios. For the purpose of future land use discussion the buildout developed in 2010 as part of CTAP contains three scenarios: base, standard alternative, and community alternative. The process was designed with the capability for conducting future alternative scenario testing. Comparing various scenarios allows decision makers to test the effects and consequences of new zoning ordinances. Changing setbacks, densities, and building restrictions can significantly alter a buildout. The analysis of results allows decision makers to evaluate the effectiveness and viability of changes to the zoning code. Questions that can be answered by a buildout scenario testing include: Where do I want my community to be at buildout? How much open space will there be? What will the traffic patterns look like? What will the quality of our environmental resources be like? Where will people live and what will the development patterns look like? The CTAP Buildout project was a community empowerment tool to help people make the best long-term planning decisions.

Results of the CTAP Buildout Analysis

The CTAP buildout tested and compared three alternative scenarios for growth. Each scenario (Base

Buildout, Standard Alternative Buildout, and Community Scenario Buildout) produces different land use patterns, different densities and different development totals. The mix of jobs and housing, available open space, traffic, schools, water and air quality and community character are all impacted in different ways. By comparing the data produced by each scenario in the buildout, a community can analyze how that growth pattern will affect their city or town.

The first scenario conducted was the Base Scenario. This scenario represents what buildout would look like following the current land use regulations. Density, setbacks and lot coverage is applied from the current zoning regulations. The standard development constraints of wetlands, 100- year floodplain and conservation lands are applied. If current zoning is a blueprint for how the community should grow then this scenario is the culmination of the existing regulations.

The second scenario conducted was the standard alternative scenario. This scenario is different from the Base Scenario in a couple of key ways. First, it applies the Natural Services Network (NSN) layer as an additional development constraint. Second, adjustments to allowable densities will be made to maintain an equal number of new housing units and non-residential square feet. This growth neutral method will be conducted by increasing density in concentric rings based on distance from one or more community centers. This scenario is focused on creating densely developed downtown areas, sparing important ecological areas identified in the NSN. The key to the Standard Alternative Scenario is to adjust allowable development densities so that an approximately equal amount of growth occurs as the Base Buildout despite the fact that more land has been set aside as un-buildable. This scenario is applied a standardized, uniform growth alternative to all communities in the CTAP region. It is not limiting the amount of commercial and residential growth that might occur in the community, but it is managing it differently during the CTAP buildout analysis.

A third scenario was provided to specify factors or issues unique to the municipality and to test their own alternatives. This scenario is known as the community alternative. This is a chance for certain properties to be removed or added to the developable areas list or for particular regulation changes to be implemented. In order to get the community's input for their scenario, meetings were conducted with local officials and volunteers. This was an opportunity for the community leaders to test what would occur if their Town or City were to grow in a different way. This was a chance to apply goals specified in the Master Plan or other planning documents, or to test the affects of purchasing large tracts of land for conservation. The Danville Community Scenario makes the assumption that a Highway Commercial (HC) type district is created. This 'district' is an approximate 100' buffer that follows Rt. 111A through town. This buffer was adjusted to match parcel lines, so that it is not a consistent 100' buffer. Then the allowed density in this new zone is adjusted to a minimum lot size of 3.0 Acres per building unit.

Although the Town requested that these three scenarios be included in the analysis for reference, there is currently no plan to enact such zoning.

Below are tabled results from the CTAP buildout analysis that may be useful for consideration when the Town examines the impacts of growth and development if complete buildout of the Town were to occur. Although it is unlikely that a complete buildout will happen in the foreseeable future the information

provided (particularly when analyzing the base buildout scenario figures) will allow a town to consider and debate future land use directives while hopefully also keeping in mind the overall vision of the community. For the purposes of Future Land Use discussion the following figures were utilized from the complete tables and detailed maps of the CTAP buildout analyses attached as an appendix to this chapter of the Master Plan.

Table 11-1 Developed Residential and Non-Residential Acreage

Scenario	Developed Residential Acres	Developed Non-Residential Acres
Current	1, 407	60
Base Buildout	3,526	233
Standard Alternative	3,808	239
Community Scenario	3,432	363

Table 11-1 shows developed residential and non-residential acreage values based on the three scenarios discussed above. Although both the standard alternative and community scenarios are revealing and informative the base buildout scenario is probably the most instructive because (as mentioned above) this scenario represents what buildout would look like following the current land use regulations. These totals also provide insight into the undeveloped potential in each zoning district and can serve to inform future discussions of land use throughout town. Following that counsel, according to the buildout the Town could potentially feel the impact of 2,119 additional developed residential acres and 172 additional non-residential developed acres if current regulations etc, stayed in place. This development growth means more than additional persons, houses or commercial buildings. It can have impacts on finances, traffic, municipal services, environmental quality and sense of community and place. Danville may want to evaluate this current growth pattern specifically as it relates to zoning districts and density requirements in order to support, not necessarily less development, but greater density of development coupled with greater open space requirements to promote Danville’s rural landscape and prevent unsustainable practices on Danville’s natural service networks (surface waters, aquifers, forested lands, wildlife habitats, agricultural lands and outdoor recreational assets).

Table 11-2 Dwelling Units Current/Future

Scenario	Residential Dwelling Units	Residential Dwelling Units per Acre
Current	1, 626	1.16
Base Buildout	2,512	.71
Standard Alternative	2, 512	.66
Community Scenario	2, 490	0.73

Table 11-2 displays the number of houses determined to be possible under current zoning requirements

for each of the Town’s zoning districts that allow residential construction. As discussed above for Table 11-1 emphasis is given to the base buildout scenario. Based on the buildout the town is far from being fully developed from a residential standpoint. Approximately 886 additional homes could be built under the current zoning by-laws and, as shown, will lead to less acreage per dwelling unit. This coupled with what is suggested in Table 11-3 below with a 2000 U.S. Census figure of 2.56 persons per owner occupied structure, could mean an increase in almost 2,277 additional residents. Of those residents and based on the 2000 census that states approximately 18.9% of the total population is of school age the buildout base scenario suggests that 430 additional children may be introduced to the Towns school system. As the total population increases the population density would also rise to an additional 192 people per square mile. This, like other buildout indicators, may cause negative effects to environmental and transportation systems alike and will lead to an increased demand on the educational system. Based on the current growth pattern and these numbers it will be important for Danville to evaluate projected school facility and recreation needs as well as current road safety standards.

Table 11-3 Population Growth

Scenario	Population	School Population	Population Per Square Mile
Current	4,179	790	353.33
Base Buildout	6,456	1,220	545.86
Standard Alternative	6,456	1,220	545.86
Community Scenario	6,399	1,209	541.08

Table 11-4 Transportation

Scenario	Vehicles Owned	Vehicle Trips per Day
Current	2,992	9,675
Base Buildout	4,622	14,946
Standard Alternative	4,622	14,946
Community Scenario	4,582	14,816

Table 11-4 above depicts the total number of vehicles owned by residents in the municipality and vehicle trips per day. In 2000, the US census calculated that the average household has 1.84 vehicles. This number was calculated by using the number of dwelling units which it turn can give an approximate value of vehicles owned at buildout. Vehicle trips per day calculations are based on a widely accepted derived computation from the Institute of Transportation Engineers that found vehicle trips per day for a single family household is 9.57 while multi-family is 5.86. At buildout, because of the added number of vehicles on the roads, the town may face increased maintenance and repair needs and their likely costs. Emergency services may also be impacted due to the potential of additional calls from vehicular accidents. Considering this potential growth pattern it will be important the town develop wise access management strategies as a way to manage the additional vehicle capacity in town as well as to limit potential safety conflicts with pedestrians and bikers alike. Also, the town should continue to support alternative transportation initiatives as a way to lessen the current and future strain of additional vehicles on Danville’s roadway infrastructure.

As mentioned above, complete tables and detailed maps of the CTAP buildout analyses are attached as an appendix to this Master Plan. It is important to understand, the buildout and information as part of that buildout, is merely a snapshot of what may occur in the future if land use policies and guidelines are left unchanged. Although this buildout shows what could occur based on current land use policies, the timing and shape of buildout will also be dependent on personal property choices as well as economic and market forces.

Although not an element of this buildout analysis, the town should consider to evaluate conservation and preservation scenarios within the Green Infrastructure located in the CTAP Open Space Report for the Town of Danville and as discussed in the Open Space Chapter. This could be a helpful way to visualize a community's buildout potential when significant parcels within a designated Green Infrastructure are protected by utilizing such land use policy tools as a Conservation Overlay District, transfer of development rights sending zone coupled with a Village District Center, mandatory cluster/open space subdivision areas, or parcels within the Green Infrastructure purchased for conservation purposes.

Future Land Use Analysis

Future land use areas have been delineated on the Future Land Use Map. Seven of the eight zones include: Mobile Home, Low Density Residential, Residential, Commercial, Industrial, Public Land, and Ponds. Many factors contributed to the locations of these areas, such as: land suitability, existing development patterns and zoning, roads, existing and future municipal facilities, as well as community needs. The eighth zone is Land Unsuitable For Development. As previously discussed, these lands include: soils that have very slow percolation rates; soils with slopes greater than 25%; soils that are poorly and very poorly drained; and lands within the 100-year flood zone.

Residential Development: Danville's residential development can be classified into three types: 1) traditional, older buildings scattered along town roads, 2) densely populated buildings around Little Cub and Long Ponds, initially built as camps or summer residences, and 3) new subdivisions developed on land previously undevelopable due to lack of access.

The Future Land Use Map shows three residential areas: Mobile Home, Residential, and Low Density Residential. The Mobile Home zones are located on land that is now zoned for mobile homes. However, the Mobile Home areas depicted on Figure 11-2 have been widened and/or lengthened so as to respond to future growth.

The Low Density Residential zone is located in a relatively remote area of Town which has poor access and road conditions, and contains poor soils as well as significant flood hazard areas. Large residential development in this area may be considered "scattered or premature" due to: 1) inadequate street capacity and/or conditions; 2) potential problems of fire and emergency protection due to excessive response times; or 3) excessive expenditures of public funds for police patrols, transportation of school children, snow plowing, or a municipal water supply in the event of groundwater contamination.

These criteria for scattered and premature subdivision of land are stipulated in the state statutes, RSA 676:36 II (a) as well as in Danville's Zoning Ordinance.

Conservation Subdivision Design Development: Danville may wish to re-consider addressing the Town's need to preserve open space while possibly providing moderate priced homes to continue to ensure all population groups fair and reasonable housing. This design effort is a modification of the often failed Cluster subdivision. Throughout the region many towns have adopted "Cluster Ordinances" and found numerous problems with such development.

As an alternative to the pattern dictated by conventional lot dimension requirements, the principle of conservation design development requires the grouping of dwelling units closer together on a given tract of land in exchange for an specified minimum amount of land dedicated by deed for permanent open space. The overall density resulting from cluster development need not and should not be greater than that of conventional subdivision, although the Town may wish to award the developer with some minor increase in density to make the option more attractive. Any such density bonus should be definitively laid out in the ordinance. Furthermore, because the development should result in shorter roads and infrastructure there should be economic incentive therein. The former "cluster" principle is applicable to all types of residential structures (single family, duplex, multi-family etc.), including a mixture of types.

Conservation development offers advantages to both Danville and the developer. The Town benefits because environmentally sensitive land and open space can be left undisturbed and, generally, the development must be better "fitted" to the land. This is an important consideration in a Town where much of the remaining undeveloped land is of marginal development quality. Other advantages to the Town are:

- 1) Conservation design development can be more easily shielded from incompatible nearby uses by the utilization of wide buffer strips;
- 2) it encourages the development of back land instead of consuming frontage along existing roads; and
- 3) it minimizes the lengths of town road for each residential unit which must be serviced by the Town in the future.

The developer gains from a substantial reduction in the per-lot development costs. Because much of the land available for subdivision may have subsoil which is poor for private sewage disposal systems, conventional zoning regulations are requiring larger lot sizes to keep development densities in line with the development capacity of the land. Large lot sizes require greater frontage which, in turn, require more road construction and longer utility lines. As a result, lot costs and site improvement costs are far out of proportion to the requirements of a single dwelling unit. This same reduction in development costs can result in a significant increase in the affordability of housing for the home buyer.

When Conservation Design Subdivision is used in conjunction with a Town Open Space Plan, the results can be dramatic. First of all, the Conservation Design may be required in the areas of high value open space designated as an Conservation Overlay, like, scenic vistas, visible hillsides, environmentally sensitive lands, traditional public access lands, etc, by requiring this type of development in these areas the developer must take into account the Open Space Plan and accommodate the Town's natural resources.

For excellent discussion of this topic interested individuals are directed to the works of Randall Arendt entitled: Conservation Design for Subdivisions, Island Press (1996), and Rural by Design: A Handbook for Maintaining Small Town Character, Chicago Planners Press (1994).

Commercial Development: Danville has commercially zoned land along the southern portion of Route 111A and along Route 111. There are also numerous home occupations and "grandfathered" businesses located throughout Town.

The extent of Danville's commercial development is similar to that of surrounding towns. Danville's businesses are supplemented by nearby regional retail centers, such as those located in Plaistow, Epping, Exeter, and Derry. Danville's commercial zone has recently begun to experience development.

Light Industrial Development: Danville has a sizeable area zoned "Highway Commercial and Light Industrial" along Route 111. Even with this district's excellent location along a major road and away from housing, no industry has yet located in Town. Examples of light industry are research laboratories, warehouses, and light manufacturing enterprises (e.g. food packing, printing, electronics assembly).

It is important that Danville be able to attract industries that are compatible with the present business and residential community. Danville's zoning regulations specify the types of industries allowed and what conditions they must meet to be approved.

Open Space, Conservation & Recreation Land: As Danville continues to grow and develop, the management of the Town's natural resources will become increasingly important. Since a large portion of Danville is still undeveloped (see Existing Land Use Map, Figure 10-3) it is important to identify areas that should be sustained. Even though the Town owns a few parcels of land, these parcels are not contiguous. A plan to consolidate town owned conservation land should be developed to protect Danville's historical areas, ponds, wetlands and surrounding wildlife habitat. A plan to consolidate conservation land could be realized with the Town purchasing land in identified conservation areas. The plan would provide for a few large conservation areas instead of creating several, smaller, scattered parcels.

Conservation areas that the town may wish to consider include: 1) the backland northwest of Main Street (111A) on Tucker Town Road; 2) the recommended historical area around the old

meeting house and church and; 3) the existing large area of Town-owned land on the west side of Main Street between Tucker Town Road and Happy Hollow.

Natural resource protection methods have been described in the open space chapter. The conservation and open space areas that the Town should protect are delineated on the Future Land Use Map as "Resource Protection Areas". These three sites are:

- Land adjacent to the existing Town Forest: This area has soils poorly suited for development, but also contains excellent wildlife habitat sites. This land has many open space values (as discussed in the Open Space chapter) which would enhance Danville's Town Forest (area depicted as Resource Protection area A on Future Land Use Map).
- Farmland adjacent to Route 111A and Back Road: This site contains a significant area of high quality agricultural land. The soil quality and size of this land make it eligible for development rights acquisition by the NH Department of Agriculture. This land should be preserved for food production, as well as for its cultural, environmental, and aesthetic values (Resource Protection Area B, Future Land Use Map).
- Aquifer area: This area was identified by the U.S.G.S. (as described in the Water Resources chapter), and is the Town's most important source of groundwater. To protect this groundwater resource as a potential municipal water supply, Danville should zone this area as an Aquifer Protection District (area depicted as Resource Protection Area C on Future Land Use Map).

Public Land: The public land depicted on the Future Land Use Map reflects most of the existing Town-owned land. These lands are in a good location and readily provide the townspeople with scenic relief, recreational opportunities, and other benefits.

Danville should take steps to ensure that its residents continue to have adequate public recreation facilities in the future. As development spreads throughout Danville, the town should obtain and actively pursue the development of neighborhood parks and recreational areas. Specifically, much of the existing Town-owned conservation land could provide hiking and nature trails especially in the recommended remote backland northwest of Main Street.

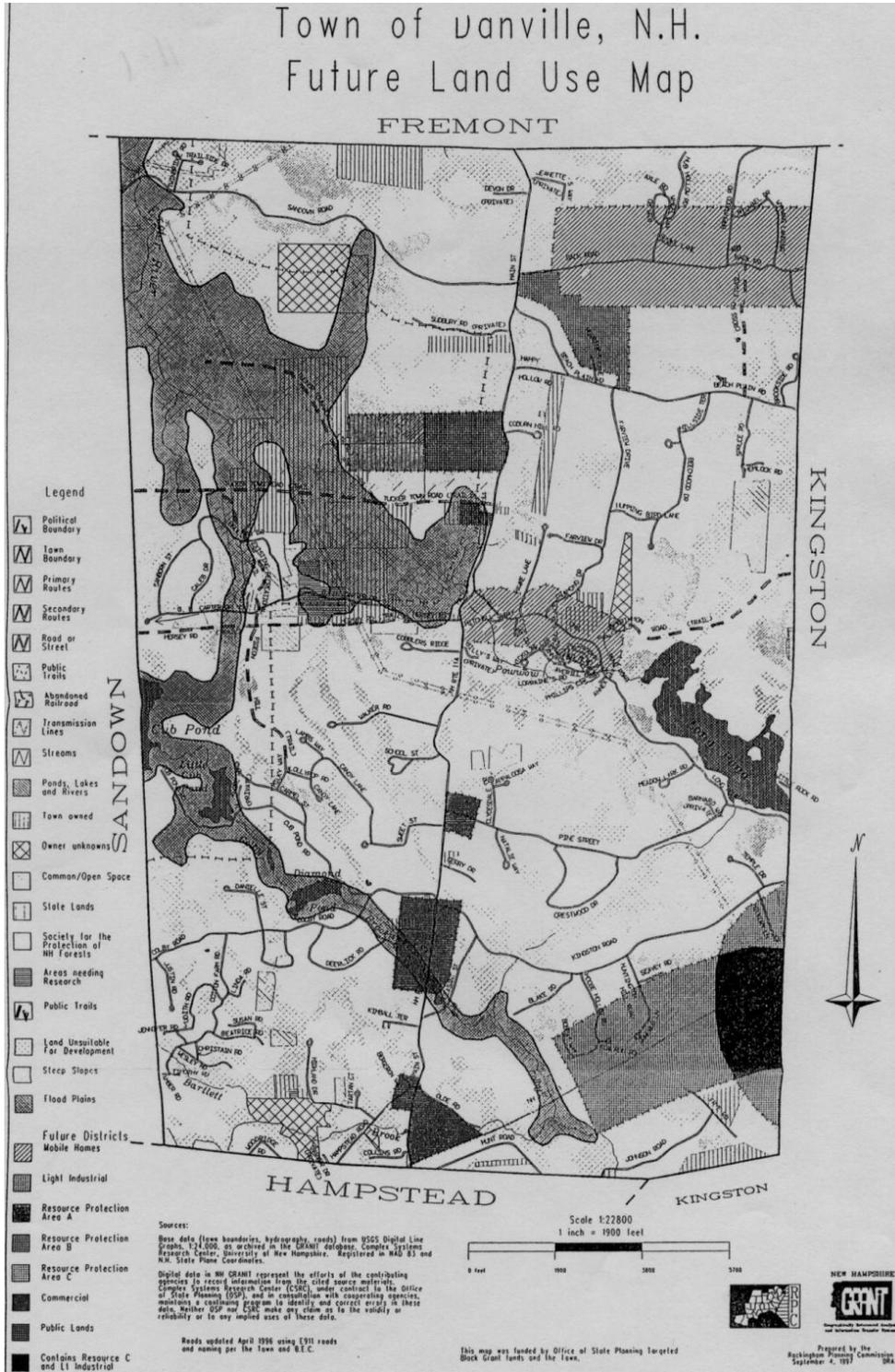
The ponds and rivers throughout Town also provide aesthetic, recreational, and wildlife benefits. Danville should act to secure public access to these surface water bodies so that these valuable resources can be enjoyed by the Town citizens for generations to come.

Recommendations

- 1) Zoning changes should be researched to find incompatible zoning districts and incorporate the individual areas mentioned in the above section.

- 2) Conservation zoning techniques should be examined to protect the Resource Protection Areas as found on the Future Land Use Map and Open Space Chapter.
- 3) Lands that are unsuitable for development due to limitations particular to the land itself should be carefully protected during planning board review of applications.
- 4) Lands that are located in Resource Protection Areas should be developed carefully and in limited form to ensure the sustainability of these areas.
- 5) Conservation lands and lands unsuitable for development should be examined for possible development of an Open Space and Natural Resources Plan with the Town of Danville Conservation Commission, the recommendations of this plan should be considered for implementation of zoning ordinance changes.
- 6) Consideration of a Conservation Design Subdivision process should be explored in conjunction with the designation of a Conservation Zone where such developments are required in certain circumstances. This recommendation is an attempt to replace the former “cluster” efforts which often failed in its implementation. This option should be explored with great care in light of the failures of the “Cluster” designs.
- 7) Consider linking the CTAP Open Space Report and the CTAP Buildout Analysis to formulate conservation land use guiding policies.
- 8) Examine the buildout analysis with regards to the current and future development growth pattern in town. Consider the land use implications of further buildout and whether the Town should continue to grow in this developmental pattern and if not, make changes to the Towns regulations that will promote a future desired pattern of development.

Figure 11-1 Future Land Use Map



For reference only. Consult Town Hall for the latest map.

12. Capital Improvements Program

CAPITAL IMPROVEMENTS PROGRAM

Introduction

New Hampshire Revised Statutes Annotated delegates to the Planning Board the responsibility of creating a Master Plan, "*...with the general purpose of guiding and accomplishing coordinated and harmonious development which will, in accordance with existing and probable future needs, promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development.*" The plan is also required to provision for the "*...wise and efficient expenditure of public funds...*" RSA 674:22 in turn requires communities which regulate development through a growth management ordinance to prepare and adopt both a Master Plan and a Capital Improvements Program (CIP).

This Capital Improvements Program is a budgetary document which schedules all anticipated Town and School Board capital expenditures for a period of at least six years (Danville has chosen to establish a CIP for a longer time period). The program, when adopted and fully utilized, serves to ensure that the services and facilities necessary to meet the community's needs are provided in accordance with the financial capabilities of the Town.

Definition

For the purposes of this section of the Master Plan, A Capital Improvement is defined as a major expenditure for public facilities having a gross cost of \$5000 or more, and has a useful life of at least three years and is a non-recurring (beyond the scope of normal annual operating expenses) or any project that requires bond financing.

Advantages of a Capital Improvements Program

- It facilitates implementation of the Master Plan through scheduling of proposed projects over a period of time. This eliminates duplication and a random approach to expenditures.
- It furnishes a total picture of the Municipality's and School Board's major needs, discourages piecemeal expenditures and serves to coordinate the activities of various departments.
- It establishes priorities for projects on the basis of needs and costs, and permits anticipation of income and expenditures.
- It serves as a public information tool, explaining to the public the Town's plans for major expenditures.
- It enables the Town to establish growth control measures and/or impact fees in accordance with RSA 674:21,22.

In a cooperative effort, the Planning Board, Board of Selectmen and Budget Committee review the CIP and make desired revisions prior to adoption. Once the program has been adopted, it is reviewed and updated annually by the Planning Board in conjunction with the Board of Selectmen and Budget Committee. This is especially important when all proposed capital projects are not funded by the voters at Town Meeting.

Future Capital Improvements

As the Town continues to grow and the demand for new, expanded, or additional facilities for the Town's citizens compete for the most limited resource of all - Tax Dollars - there appears to be a need to have a more formal method of communicating with departments, boards and commissions and, at the same time, have a more formal, standardized form for the submittal of capital projects. The Capital Improvements Worksheet, shown at the end of this section, is a simple, one-page worksheet that will guide the departments so that all essential elements of the proposed capital improvements are spelled out and will help in the prioritization and analysis of the improvement.

Although this plan provides for the identification of capital projects over a ten year period, it is obvious that there will be other projects identified which will be of high priority and warrant immediate inclusion in the Town's capital spending plan. Thus, the priorities identified by the plan may not remain constant although every effort should be made to adhere to the plan.

The plan must also be designed to be as realistic, practical and feasible as possible. The Capital Improvements Program should not constitute a "wish list" of desirable but unlikely to be approved projects. The Planning Board should accept the responsibility of making its best effort that the plan is in the best future interests of the Town. It should also be recognized that the plan does not have the force of law and cannot commit or bind future administrations or officials of the Town to the long range spending plans of their predecessors.

Method of Financing

Town expenditures can be grouped into two broad categories - operating expenses and capital expenses. Operating expenses include such things as salaries, utilities, insurance, maintenance and repair of buildings, etc. Examples of capital expenses include purchases of equipment that lasts more than five years, additional vehicles, building renovations and road projects which result in long term improvements.

Capital improvements are generally funded in one of five ways: 1) current revenue; 2) general obligation bonds; 3) revenue bonds; 4) capital reserve funds; and 5) special revenue sources.

- Current Revenue - The most commonly used method of financing capital projects is through the use of current revenue - the money raised by the local property tax and other sources for a given year. Projects funded with current revenues are customarily lower in cost than those funded by bonds. However, making capital acquisitions with current revenues does have the effect of lumping and expenditure into one year resulting in higher taxes for the year of purchase.

- General Obligation Bonds - These are issued for a period of time ranging from five to twenty years, during which time principal and interest payments are made. This allows the capital expenditure to be amortized over a long period of time and avoids the property tax peaks that result from capital purchases made from current revenues. On the other hand, they do commit resources over a long period of time thereby decreasing the flexibility of how yearly revenues can be allocated.
- Revenue Bonds - These bonds are issued to finance revenue producing facilities such as water and sewer services. Although secured by the Town, they are paid for out of the revenues generated by the improvement being financed.
- Capital Reserve Fund - This is a set aside of current revenue for a period of years in order to make purchases of considerable expense. This allows major acquisitions to be made without the need to go into the bond market and without the necessity of making interest payments.
- Special Revenue Sources - This category includes projects financed by user fees, inter-governmental transfers, grants and gifts/donations.

Review of Proposed Capital Improvements

New Hampshire RSA 674:6 requires the CIP to classify projects *"...according to urgency and need..."* and to contain *"...a time sequence for their implementation."* RSA 674:7 requires the Planning Board to *"...Study each proposed capital project and to advise and make recommendations to the department, authority or agency concerning the relation of its projects to the capital improvements program being prepared."*

Upon receipt of the individual project worksheets from all departments and agencies, they are read and, in conjunction with a review of the Master Plan, the Planning Board classifies the proposed project using the following guidelines:

Table 12-1 CIP Classification Guidelines

Classification	Description
Class I - Urgent	Cannot be delayed; needed immediately for health and safety
Class II - Necessary	Needed within 3 years to maintain the basic level and quality of community services
Class III - Desirable	Needed within 4-6 years to improve the quality or level of service
Class IV - Deferrable	Can be placed on hold for more than the current 6 year period but supports community development goals
Class V - Premature	Needs more research, planning and/or coordination

When all proposed capital projects have been classified, it would be a simple matter to resort the projects in classification order.

Prepare a Project Schedule

After the number of projects and general priorities have been assigned, the board must identify which projects should be included within the CIP timeframe of six years and how the costs of these improvements can be distributed over the years to avoid high property tax impacts in any given year. To this end, a Schedule of Capital Improvement Projects and Annualized Costs worksheet would be filled out. The purpose of the worksheet is to draft a capital program through which the net annualized property taxes to the Town for capital items can be absorbed without inordinate tax increases. For those long-term capital projects requiring debt financing, principal and interest payments would be scheduled out over the capital period to illustrate the annual cost impacts.

Although there are numerous ways to project future operating expenditures for a municipality, the Planning Board recommends that forecasts be done on a department-by-department basis for two reasons: (1) changes in the cost of services differ radically by department; and (2) some costs remain fixed over time, while others vary with growth. For example, Danville has experienced a significant increase in population on new roads built by the developers. This forces an increase in school, government and safety costs but only a small increase in highway maintenance costs.

The Table of Danville's Capital Improvements is shown by department as prioritized by the department heads with some adjustment made by the CIP Committee in an effort to equalize capital expenditures over the six year period. There may be instances where projects may appear without a scheduled year or with funding amounts that are reduced or not allotted at all. This may be done by the CIP Committee for various reasons. In some instances, the projects may have been submitted without supporting documentation as to the costs, time frames for purchases, etc. In some instances, the committee may determine that the six year budget simply will not allow for the capital project at that time. These unfunded or unscheduled projects remain in the program to ensure that they be reconsidered as the CIP undergoes its necessary annual evaluation and amendment.

While identifying the projects that will make up the Capital Improvement Program, the Department Heads must also consider longer term effects and must broaden their horizon to perhaps 15-20 years by asking themselves questions such as:

- Are there advance planning costs, engineering studies, land acquisitions or other short term investments that should be made during the next few years to support the long term facility needs of the next 10-20 years?
- Should additional capital reserve funds be established now to provide for improvements needed either within or beyond the initial six-year planning period?
- Will facilities be adequate to handle the anticipated growth of the community?

Figure 12-1 CIP Project Schedule

SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS AND ANNUALIZED COSTS														DECEMBER 2013 - UPDATE
Description of Project	Additions 2014	Actual 2014 Existing Balance	Proposed 2014 Year 2	Proposed 2015 Year 3	Proposed 2016 Year 4	Proposed 2017 Year 5	Proposed 2018 Year 6	Proposed 2019 Year 7	Proposed 2020 Year 8	Proposed 2021 Year 9	Proposed 2022 Year 10	TOTAL		
												All years	All years	
ADMINISTRATIVE/ GENERAL GOVERNMENT BUILDINGS														
CR	Future Police Station (DESIGN)	\$0.00	\$0.00	\$50,000.00	\$50,000.00	BOND								\$100,000.00
B	Police Station (new)	\$0.00	\$14,434.47			\$900,000.00								\$0.00
OB	Town Hall Improvements / Renovation	\$0.00	\$0.00											\$0.00
HF	Town Historic Building Preservation	\$0.00	\$0.00											\$0.00
OB	Fire Dept. Safety Complex Renovation	\$0.00	\$0.00		\$40,000.00	\$40,000.00								\$80,000.00
CR	Salt-Shed Construction	\$0.00	\$150,797.48											\$80,000.00
ET	Municipal Building Maint/Reno	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		\$80,000.00
OB	Fire Association Hall													\$0.00
PUBLIC SAFETY - EMERGENCY SERVICES: EQUIPMENT														
Police Department														
	Animal Control	\$0.00	\$0.00			BOND								\$28,000.00
						\$28,000.00								\$0.00
CR	Fire Department Protection Equipment Needs	\$0.00	\$45,822.72	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$80,000.00
PUBLIC SAFETY - EMERGENCY SERVICES: VEHICLE ACQUISITION/REPLACEMENT														
Fire Department														
CR	Future Fire Dept Vehicle	\$30,000.00	\$30,015.49	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$300,015.49
	Fire Engine Purchase	\$0.00			\$350,000.00									\$350,000.00
Police Department														
OB	Cruiser	\$0.00		\$30,000.00					\$30,000.00					\$60,000.00
CR	Four-Wheel-Drive	\$0.00					\$40,000.00							\$40,000.00
OB	Cruiser Equipment	\$0.00		\$5,000.00			\$5,000.00		\$5,000.00					\$15,000.00
PUBLIC SAFETY / ROADS / BRIDGES														
Highway Department														
CR	Long Pond Bridge/Culvert Re	\$0.00	\$42,176.60		\$20,000.00									\$40,000.00
OB	Long Pond Road				\$20,000.00									\$20,000.00
OB	Hampstead Road					\$20,000.00								\$20,000.00
OB	Kingston Road				\$150,000.00	\$150,000.00								\$300,000.00
OB	Back Road				\$70,000.00									\$70,000.00
OB	Kimball Terrace			\$50,000.00										\$50,000.00
OB	Collins Road			\$20,000.00										\$20,000.00
OB	Sweet Hill Development				\$200,000.00	\$200,000.00								\$400,000.00
PUBLIC SAFETY / HEALTH														
ET	Municipal Mosquito ET	\$0.00	\$5,833.01											
LIBRARY														
OB	Leach Field Replacement	\$0.00	\$5,000.12					\$10,000.00						\$12,500.00
OTHER DEPARTMENT REQUESTS														
Recreation														
OB	Clyde Goldthwaite Rec. Field	\$0.00												\$0.00
Cemetery														
CR	Future Expansion	\$0.00	\$34,694.45	\$1,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$67,000.00
TOTAL ANNUAL CIP FUNDS ANTICIPATED		\$328,774.34		\$204,000.00	\$953,000.00	\$1,391,000.00	\$103,000.00	\$58,000.00	\$103,000.00	\$58,000.00	\$58,000.00	\$58,000.00	\$58,000.00	\$2,517,500.00

NOTE: Values shown are 2014 dollars with no inflation parameters

Danville Planning Board - CIP SCHEDULE revised: February 2014

Figure 12-2 CIP Submission Form

DANVILLE, NH CAPITAL IMPROVEMENTS PROGRAM

Capital Project Worksheet and Submission Form

Department: _____ Worksheet _____ of _____	
Type of Project: _____ Primary effect of project is to: <i>(check one)</i> <input type="checkbox"/> Replace or repair facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
Service Area of Project: <input type="checkbox"/> Town <input type="checkbox"/> Street <input type="checkbox"/> Neighborhood <i>(check one)</i> <input type="checkbox"/> School District <input type="checkbox"/> Other Area	
Project Description: <i>(continue on separate sheet if necessary)</i> _____ _____ _____	
Rational for Project: <i>(check all that apply; elaborate below)</i> <input type="checkbox"/> Removes imminent threat to public health and safety <input type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Alleviates substantial conditions or deficiencies <input type="checkbox"/> Reduce long-term operating costs <input type="checkbox"/> Responds to federal or state requirements to implement <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Improves the quality of existing services <input type="checkbox"/> Eligible for matching funds available for limited time	
Narrative Justification: <i>(continue on separate sheet if necessary)</i> _____ _____ _____	
Cost Estimate: Planning/feasibility analysis \$ _____ Architectural/Engineering fees \$ _____ Real Estate acquisition \$ _____ Site preparation \$ _____ Construction \$ _____ Furnishings/Equipment \$ _____ Vehicles and capital equipment \$ _____ Other: _____ \$ _____ _____ \$ _____ TOTAL PROJECT COST: \$ _____	Impact of Operating & Maintenance Costs and/or Personnel Needs: <input type="checkbox"/> Add personnel <input type="checkbox"/> Reduce Personnel <input type="checkbox"/> Increase O&M costs <input type="checkbox"/> Reduce O&M costs Dollar Cost of Impact(s) – <i>If known:</i> + \$ _____ annually (-) \$ _____ annually
Source of Funding: Grant from _____ \$ _____ Loan from: _____ \$ _____ <input type="checkbox"/> Donation <input type="checkbox"/> bequest <input type="checkbox"/> private \$ _____ User fees & charges \$ _____ Capital Reserve withdrawal \$ _____ Current Revenue \$ _____ General Obligation Bond \$ _____ Revenue Bond \$ _____ Special Assessment \$ _____ <input checked="" type="checkbox"/> Other: _____ \$ _____ TOTAL PROJECT COST: \$ _____	Form Prepared By: _____ (Signature) _____ (Name) _____ (Title) _____ (Department) _____ (Date Prepared)

Danville Planning Board · CPW Form 1 revised: March 22, 2007

Figure 12-3 Danville Request for CIP Project Input

TOWN OF DANVILLE

Danville NH 03819

MEMORANDUM

TO:
FROM: Barry Hantman, Chairman, Planning Board
DATE: April 30, 2009
SUBJECT: Capital Improvements Projects: 2010-2019
Response Requested by May 31, 2009

The preparation of a Capital Improvements Program (CIP) has been initiated by the Danville Planning Board. Your list of specific capital projects envisioned for the planning period shown above is needed for the CIP.

New Hampshire RSA 674:7 requires as part of the CIP process that municipal departments and related authorities and agencies transmit a statement of all capital projects they intend to undertake during the term of the CIP upon request of the Planning Board. The statute also requires communication between the Planning Board and the School Board in preparing the CIP. The attached form provides the Planning Board and the School Board in preparing the CIP. The attached form provides a worksheet for your response.

For the purposes of this CIP, a "Capital Project" is defined as any project outside normal operations and maintenance with the following characteristics:

1. A gross cost of at least \$5,000.00
2. A useful life of at least three (3) years
3. Is non-recurring (not an annual budget item)
4. Any project requiring bond financing.

If the project is eligible for any Federal or State grants, matching funds, or loans, please indicate this on the form. One summary sheet should be completed per project, with separate sheets added for explanation where necessary. Please note that the CIP is an advisory document only. The inclusion of any particular project on your list or its listing in the CIP does not commit the Town to that expenditure. A copy of the 2008 CIP, updated to reflect the current state, is attached for your reference.

Thank you for your cooperation.

Barry G. Hantman, Chairman
Danville Planning Board

Post Office Box 29-210 Main Street
Telephone: 603-382-8253 FAX: 603-382-3363

In 2008, the New England School Development Council (NESDEC) studied the facilities utilized by the Timberlane Regional School District (TRSD). Their report, dated 2 October 2008, identified several deficiencies in the TRSD school buildings and provided options for capital improvements. These recommendations are currently under review by the School District. It is likely that portions of these recommendations, possibly modified during the review process, will become part of the School District Capital Plan. While these recommendations by NESDEC are not currently part of any formal Capital Improvement Plan, they are included in this Master Plan as insight into possible improvements being considered by the School District. These options, if incorporated into a future School District Capital Plan, could have significant impact on the residents of Danville. The report proposed 3 options.

Option 1

- Construct a new 1,500 student high school on the existing 90 acre high school/middle school site.
- Relocate grades 6-8 to the existing (present) high school building.
- Renovate / add to the present high school building to accommodate the middle school model and eliminate existing educational and structural deficiencies in the building.
- Use the existing middle school building for swing space during the renovation of the high school.

Option 2

- Construct a 1,100 student middle school on the existing 90 acre high school and middle school site.
- Renovate / add to the present high school building to accommodate the middle school model and eliminate existing educational and structural deficiencies in the building.
- Use part or all of the existing middle school building for swing space during the renovation of the high school.
- After the renovation of the existing high school building, consider alternatives regarding the disposition of the middle school building.

Option 3

- Renovate / add to the present high school building to accommodate the middle school model and eliminate existing educational and structural deficiencies in the building.
- Renovate and add to the present middle school building to accommodate the middle school model and to eliminate existing educational and structural deficiencies in the building. *(Please note: a preliminary report update from the architectural firm of Lavalley and Brensinger received by NESDEC on 9/29/08 casts doubt on the feasibility and cost effectiveness of renovating the middle school.)*

Since that time, the Timberlane Regional School District began development of a Capital Improvement Plan (dated 2009-2010) which was presented to the Town of Danville in the fall of 2009. While the report did not contain detailed costs for the various projects, it provided rough estimates and showed the need to extensive Capital Improvements for the Schools within the District.

The School District Capital Improvements plan can be summarized as follows:

- 2009-2011 timeframe: 10 Year Bond for consolidation of the Sandown Elementary Schools that will include a 20,000 square foot addition to Sandown North to provide a more cohesive education while implementing a cost savings in the operation of just one building. Estimated Cost: \$5,674,000.
- 2012-2014 timeframe: 20 Year Bond for construction of a new 203,700 square foot free-standing Middle School on the existing high school and middle school property that will include improvements to vehicular ways, athletic areas and pedestrian routes. Estimated Cost: \$36,000,000
- 2016-2019 timeframe: 20 Year Bond to renovate and reconstruct the existing High School facility to include renovations of 48,000 square feet of existing high school, demolition of portions, and construction of an additional 185,000 square feet of educational space. Estimated Cost: \$37,000,000 to \$40,000,000
- 2020-2024 timeframe: Capital Improvements to the Pollard School, Danville Elementary, Atkinson Academy and the Superintendent's Office. There are no estimated costs for these projects at this time.

The School District also notes that the costs indicated above represent 2009 construction dollars and do not reflect inflation costs which, over the past several years, have risen by an average of 7% per year in New Hampshire.

13. Growth Management

GROWTH MANAGEMENT

We begin this chapter with an analysis of the status of the law in New Hampshire on Growth Management. We include this information to show that we have taken a hard and serious look at the directives and requirements of the State Legislature and the New Hampshire Supreme Court and have considered our actions carefully.

Definition of Growth Management

Planning is no longer based simply on how large a community should grow in terms of hopeful aspirations, but should consist of realistic estimates based on sound planning principles. Planning and growth management should consider the availability and cost of service expansion and a system to time that growth at a pace coordinated with facilities and service capacity expansion. For this Master Plan and Growth Management Chapter, the following definition is used:

Growth Management is a conscious government program intended to influence the rate, amount, type, location, and quality of future development linked to the adequate availability of services, facilities, natural resources, and infrastructure.

This is the operational idea which defines the goals of a comprehensive growth process for Danville.

Growth Management in the RSA

A discussion of growth management in New Hampshire must begin with an examination of the power and legal authority that a municipality has to influence development. The basis for the power in the state legislature is found in the United States Constitution. This power, reserved to the states, is given to local governing bodies through "enabling statutes".

Generally, the state legislature has decided that the municipality should have the authority to regulate the use of land for the health, safety, and welfare of the people; this is more commonly known as the "police power" of the states. In New Hampshire this power manifests itself in the ability to adopt Master Plans, zoning ordinances, building codes, various commissions, authoritative boards, and other innovative techniques, and finally, growth control ordinances. This power is offset by the individual and property rights guaranteed in the US and the New Hampshire Constitutions.

The first step of the analysis must examine the nature of the power that is given to the town. In RSA 672:1, the findings supporting, and purposes of, land use tools are laid out by the legislature. New Hampshire has favored local control of land use through local governments and boards and the inclusion of citizens in this process. See RSA 672:1,IV. Chapter 673

continues with the nature and administrative structure of the Boards and Commissions whose duty it is to enforce and maintain these tools.

Under the Chapter 674, the tools themselves are laid out. These statutes include how the tools are created, the limits to their use, and guidance for the town's utilization of these powers.

The Planning Board and The Master Plan. The Planning Board has the duty to create and maintain the Master Plan. RSA 674:1. The Planning Board is authorized to advise the municipality on development issues, recommend ordinances to the legislative body, and additional powers as deemed necessary by the citizens. RSA 674:1. The purpose of the Master Plan, adopted by the Planning Board, is described in RSA 674:2, its preparation and adoption requirements are found at 674:3 & 4, respectively. The Master Plan is the guiding document of the municipality that "shall generally be comprised of a report [and information]...designed to show as fully as possible and practical the Planning Board's recommendations for the desirable development of the territory legally and logically within its planning jurisdiction." RSA 674:2. The Master Plan is advisory and is the foundation for further actions of the town. Once the Master Plan is adopted, the town will have the information necessary to begin planning efforts. The town may begin to adopt the familiar specific tools of land use controls and thus begin to formulate a growth management plan.

Growth management can be effected in any number of ways, it can be indirect through the various land use control methods available through the RSAs, or it can be a limitation of growth specifically based on a timing of growth, also available through the RSAs, but requiring certain other prerequisites and scientific findings. We will begin by describing the indirect effects and mechanisms found in the RSA.

Capital Improvements Program. The Capital Improvements Program, found at RSA 674:4-8, provides for a plan that addresses the estimated capital expenses for a planning period of six years. This program, by limiting expenditures, can in turn have an effect on growth through limits on the necessary infrastructure to support development. For instance, if there are no services present in a particular area, there would not be support for the scattered and premature development if proposed. The Supreme Court of New Hampshire has also mandated that "towns, acting in good faith, "must develop plans to ensure that municipal services, which normal growth will require, will be provided for in an orderly and rational manner."" Rancourt v. Town of Barnstead, 129 NH at 50 (1986), citing Beck v. Town of Raymond, 118 NH at 801 (1987). These cases are discussed further below.

The Official Map. The official map, as authorized under RSA 674:9-15, permits the city to locate streets, both current and future. The official map thus limits development where it will interfere with the town's plan to build streets. However, most towns, Danville included, have not had to build streets and instead must respond to developers who build streets for the town to serve their own developments. However, an Official Map may help to limit the number of dead-ends or "lollipops" that crop up by laying out future planned connections.

Zoning Ordinance. New Hampshire authorizes local governments to adopt zoning ordinances at 674:16(I), the procedure for enactment is found in the requirements at RSA 675. According to 674:18, before a town may enact a zoning ordinance the Planning Board must adopt a general statement of objectives as well as the land use section of the Master Plan. The purposes of the zoning ordinance are found at 674:17. Exclusionary and spot zoning are two major aspects of zoning that are often confronted in zoning issues. Exclusionary zoning is basically found at 672:1, III-e which states that the underlying purpose of zoning is to provide safe and affordable housing for low and moderate income families and individuals. Spot zoning is the unreasonable singling out a limited area for use inconsistent with the surrounding areas for the sole benefit of the limited area's owner(s).

Site Plan and Subdivision Regulation Statutes. New Hampshire has authorized Site Plan and Subdivision Regulations. The authority enabling the Planning Board to adopt these regulations is at RSA 674:36 for Subdivision; and RSA 674:44 for Site Plans. With the power to regulate at 674:35 and 674:43, respectively. Between these two statutes the Planning Board is given broad discretion to ensure well planned and appropriate growth. The laws are essentially similar in their provisions. These statutes provide for the Planning Board to adopt regulations that include the following sections that are taken from the state statute (sections that are not relevant to this issue are removed):

- (a) Provide for the safe and attractive development or change or expansion of use of the site and guard against such conditions as would involve danger or injury to health, safety or prosperity...
- (b) Provide for the harmonious and aesthetically pleasing development of the municipality and its environs.
- (c) Provide for open spaces and green spaces of adequate proportions.
- ...
- (h) Include such provisions as will tend to create conditions favorable for health, safety, convenience, and prosperity.

§ III of 674:36 (subdivision) includes:

- (a) Provide against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.
- (f) Park or parks suitably located for playground or other recreational purposes

Both sections have provisions for setting conditions precedent that deal with the cost of facilities that the subdivision or site will require. The Site Plan Regulations also contain a listing of what is required in the regulations.

The case law on these statutes is voluminous. Most of these cases examine the authority of the

Board in rejecting development based upon either of these mechanisms. The Court has upheld town ordinances and actions under regulations enacted according to these statutes that were rationally based upon the enabling language in the statutes.

Innovative Land Use Controls. This statute is the most broad and exciting section of New Hampshire law. Found at RSA 674:21, the statute lists techniques which may be utilized by a municipality adopted according to 674:16 and in accordance with 675:2, II. This statute includes a list of potential growth management techniques beginning with “Innovative land use controls may include, but are not limited to:”. This language gives broad authority for a municipality to adopt almost any technique under this section. Each technique that is mentioned in the Master Plan could, theoretically, be authorized through this statute. The remainder of the statute is devoted to a description of and requirements for impact fee ordinances 674:21(V), their adoption, calculation, and administration.

Timing of Growth. The State of New Hampshire has allowed specifically for the timing of growth. This can be achieved only after the Planning Board has adopted both a Master Plan and a Capital Improvements Program. The statute authorizing this process is RSA 674:22. There is no guidance on how the ordinance should be written or what may be considered. The only language states that the ordinance shall be "based upon a growth management process intended to assess and balance community development needs and consider regional development needs." A recent case where the town of Barnstead enacted such an ordinance is discussed more fully below. Another case, decided under the prior law, Stoney-Brook Development Corp. v. Town of Fremont, 124 NH 583 (1984), stated that growth control should regulate and control, not prevent, growth.

There is also provision for an interim Growth Management Regulations at 674:23, for unusual circumstances.

While not in force at the present time, Danville has imposed certain growth management restrictions at times in the past.

Growth Management and the New Hampshire Supreme Court

The New Hampshire Supreme Court has turned a willing eye toward growth management, even going so far as to allow strict growth timing control ordinances. Most of the rules laid down by the Court can be utilized as guidance for a town that wishes to enact such controls. Aside from allowing the town to withstand a legal challenge, these cases contain objective and sound advice for local governments and the issues that will be faced. Specific cases that can be referenced for guidance include:

- Beck v. Town of Raymond, 118 N.H. 793 (1978)
- Stoney-Brook Development Corp. v. Town of Fremont, 124 N.H. 583 (1984)
- Britton v. Town of Chester, 134 N.H. 434 (1991)
- Ettlingen Homes, Inc. v. Town of Derry & a., 141 NH 296 (August 12, 1996)

GROWTH IN DANVILLE

Population Growth

The first way to analyze growth is to look at the overall, or entire, population. The most reliable data is presented by the US Census. The New Hampshire Office of State Planning (OSP) publishes data on projections. Although speculative, and even discounted in a recent Supreme Court case (the Rancourt decision above), the projections may still be used as part of the basis for analysis of current and future growth trends. A proper analysis must detail comparative growth rates on increasing scales. This analysis allows one to appreciate the true impact of growth for the Town of Danville. These comparative numbers are presented in multiple formats below. These charts and tables show the population as reported through the US Census and the OSP. State, county, and regional comparisons are also detailed.

An important factor is the determination of the surrounding region. These towns are Atkinson, Brentwood, Fremont, Hampstead, Kingston, Plaistow, and Sandown. They were chosen due to their geographic proximity, membership in the Timberlane school district, rough similarity in available land for development, and similarities in demographic make-up. We have adopted this surrounding region, as our “community” as defined in the Britton case mentioned above. This community will be most impacted by our actions and we chose them to ensure that our planning and growth management efforts are in accordance with a balanced approach to both our own needs and that of our community.

In order to “close the loop” on our planning, we have also widened the lens of our view to include, where available, the county, Rockingham Planning Commission’s region (roughly similar to the county), and the entire state. This has allowed us to get a more full picture of the trends experienced in New Hampshire and Rockingham County and to utilize the resources of the Rockingham Planning Commission's regional facts and statistics.

Table 13-1 Population Growth and Density

Municipality	U.S. Census Estimate			Persons Per Square Mile
	2000	2010	2012	
Atkinson	6,178	6,751	6,739	602.83
Brentwood	3,197	4,486	4,623	272.42
Danville	4,023	4,387	4,441	381.32
Fremont	3,510	4,283	4,364	252.91
Hampstead	8,297	8,523	8,563	638.71
Kingston	5,862	6,025	6,007	302.62
Plaistow	7,747	7,609	7,576	714.13
Raymond	9,674	10,138	10,208	354.29

This chart details recent growth and shows that Danville has experienced population growth of approximately 10% since 2000. However, even with the growth, Danville still has a density lower than that of many of the surrounding communities leaving open the potential for additional growth.

Danville participated in a project with the Rockingham Planning Commission (RPC) to develop a buildout analysis for the Town. While different scenarios provided different results, the overall result was that Danville’s population could exceed 7500 people when fully developed.

Table 13-2 shows the most recently published Office of State Planning population projections for the Towns in the area. For Danville, these numbers show a growth rate comparable to the surrounding towns in the near future.

Table 13-2 Population Projections from New Hampshire Office of State Planning

Town/Area	2015	2020	2025	2030	2035	2040
Atkinson	6,932	7,199	7,358	7,485	7,551	7,536
Brentwood	5,097	5,789	5,916	6,019	6,071	6,060
Danville	4,500	4,669	4,772	4,855	4,897	4,888
Fremont	4,619	5,020	5,131	5,220	5,265	5,255
Hampstead	8,484	8,539	8,726	8,878	8,955	8,938
Kingston	5,999	6,040	6,173	6,280	6,334	6,322
Plaistow	7,391	7,247	7,406	7,535	7,601	7,586
Sandown	6,328	6,754	6,903	7,023	7,084	7,070
Region	49,350	51,257	52,385	53,295	53,758	53,655
Rockingham County	299,277	306,867	313,619	319,065	321,840	321,226

According to the New Hampshire Office of Energy and Planning, “the total state population is projected as 1,427,098, in 2040, an increase of 110,628, or 8.4 percent”. However, the State also projects that “By 2040, every New Hampshire county is projected to experience natural decline – an excess of deaths over births.” (source <http://www.nh.gov/oep/data-center/documents/2013-projections-state-counties.pdf>)

As these projections are just estimates, we must look at this data as an indicator of growth, not a definitive statement. However, the true growth that is being experienced is more adequately displayed by the number of building permits issued in the past several years and recent school enrollments and enrollment projections.

The building permit data indicates that Danville, along with the rest of Rockingham County, does not require growth management controls at this point in time. Danville, along with the surrounding region, saw a dramatic reduction in growth due to the recent economic downturn.

However, as the economy improves, growth will most likely increase.

GROWTH, TAXATION, AND TOWN SERVICES

The consequences of uncontrolled and disproportionate growth have a significant impact upon the residents of Danville. Perhaps the most tangible effect is the increase in property taxes. Intimately related to the tax consequences is the decrease in Town services. Although the impact on services may not be felt, the tax consequences are immediate. As the number of residents grows, the services required to provide the quality of life that is a part of Danville's heritage also increases. This quality of life includes safety in the form of quick response by fire and police officers, safe roads for commuting, recreational facilities, trash collection, Town office hours, library facilities, and finally school facilities. Because Danville has grown rapidly over the last twenty years, the Town has not had an opportunity to reach an equilibrium that balances the services required and the number of residents present or projected. The subject of Town services, and the impacts of growth on the services; which in turn has an impact on the residents of Danville, is discussed below.

There is no doubt that growth will continue. The question becomes: at what rate? As the Town and School District struggles to meet the needs of this new population, a new problem appears. This problem is the increase in tax rates.

Table 13-3 shows the local tax rate and percentage for Danville and the surrounding communities.

Table 13-3 Tax Rates

Town/Area	2000	2004	2008	2012	% increase since 2004
Atkinson	19.37	14.57	14.86	18.8	29.03
Brentwood	27.87	21.33	21.33	23.24	8.95
Danville	29.67	37.25	20.3	27.18	-27.03
Fremont	18.46	31.56	22.56	27.8	-11.91
Hampstead	21.4	16.23	19.89	21.94	35.18
Kingston	20.55	18.07	20.96	21.64	19.76
Plaistow	23.21	22.09	21.3	24.71	11.86
Sandown	27.15	23.15	19.37	20.78	-10.24

Source: NH Department of Revenue
 (http://www.revenue.nh.gov/munc_prop/property-tax-rates-related-data/2012/documents/2012TaxRateReport.pdf)

While the table shows the Tax Rate as having dropped between 2004 and 2008, this was due to a long-overdue reevaluation of the properties within the Town. In actuality, overall taxes have increased dramatically for the Town's residents.

The rise in property taxes has very disturbing consequences. It is part of the complex web of impacts that a Town must balance when approaching growth management. Often these impacts are felt upon citizens that live on a restrictive and fixed income. These are usually young families, elders, and low and moderate income families and citizens. It is incumbent upon the town to try and minimize the adverse impacts upon citizens for extraordinary growth and incredibly sharp tax increases.

On the other side of the taxation coin are the services and expenditures that require such increases. This interaction between taxation and services is the subject of the next section.

Town Services and Taxation

The previous section discussed the tremendous tax increase that has befallen the Town of Danville. When taxes jump in this fashion many ill effects occur. Most people do not fully understand how a rise in residential development may affect the need for services, which in response to this increase, also rises. With unchecked and unbalanced growth, the needs and impacts of this growth become too much for many, including the providers of town services, to respond to.

Taxation

For some citizens in Danville, the rise in taxes has a serious direct economic impact. Citizens on fixed incomes, often low and moderate income families, or the elderly, are forced to re-evaluate their living situation such that it results in the need to move, dramatically change their lifestyle, or sell off family lands and farms. Since it is often more important for long-time residents to stay, they try to reduce their tax burden by selling land. When family lands are sold, an actual physical part of the community is destroyed; farms that are no longer economically viable are lost, historic viewsheds become housing developments, and environmentally valuable open space is forever lost. Many of these lands and resources are what brought residents to Danville. When these lands are sold, they are often sold to investors who then add more residential development and thus continue the cycle. With a refined planning effort, the town of Danville may pursue efforts to control and provide for growth that will enhance the Town of Danville and not threaten it. Furthermore, the citizens that move to Danville are capable of and warned about the current tax rate, whereas the existing citizens are subject, often with little recourse, to the increases due to their hope for continued residency. As taxes increase their residency is threatened.

When families are forced to move, their lives are torn and the community begins to crumble, oftentimes feelings of anger are expressed toward the town officials, and toward the new residents that seem to be at the root of the problem. A schism may occur between long term residents who have struggled to maintain family traditions and homesteads, and the newer residents who represent the loss of these traditions, both as the cause of the increase in taxes, and the invaders of family lands. Resentment may also appear as these new families, who move

to Danville, have a different expectation of taxation rates and the wherewithal to accommodate subsequent increases. It is not the point of this analysis that the Town of Danville should confront growth by "building a moat around themselves and pulling up the drawbridge", but to lay on the table the realities of unnatural and disproportionate growth. This analysis justifies the conclusion that unchecked growth, without an accounting for the ability of the town or its citizens to accommodate it, will result in the slow destruction of the community itself. This slow erosion of the welfare of the community will not only affect those who have lived in Danville all their lives, but also those who moved here last year. Each citizen, current and future, deserves the Town's best efforts to preserve the "sense-of-community" which led many to Danville. Each individual part deserves the Town's efforts to maintain the welfare of the whole. The first step in this comprehensive planning program is to control unnatural growth spurts that disproportionately impact the Town. By bringing growth to a reasonable and foreseeable rate that is comparable to the region, the impacts can be planned for, and the whole community can grow together.

The stories that illustrates this situation are all too common throughout the region. In Danville this situation is even more apparent because there has been disproportionate (to the region county and state) and explosive growth, and a high number of families that live on fixed incomes. See Community Profiles Chapter generally on issues of income and poverty figures. The root of the situation is that new development increases the level of service that is needed for the new citizens. If such growth occurs in an accelerated rate, the need surpasses the ability of the current citizens, or planning efforts, to accommodate the expense. The services needed often surpass the existing facilities by so much that the capital expenditures to meet these needs are disproportionate and unrealistic.

Thus the irony occurs where it is the growth itself that creates an atmosphere that forces low and moderate income and elderly families to leave Danville. In line with the Supreme Court's directive we have undertaken growth management not to discriminate, but in order to preserve equal opportunities for the current and future low and moderate income families to move to and stay in Danville.

Town Services

There are two ways to address the impact on town services: one is to increase taxes and meet the needs of the citizenry; the other is to decrease services. Decreasing services is a threat to the safety and welfare of the community and should only be used as a last resort. Therefore, either new revenue must be generated or the added expense from abnormal and disproportionate growth must be brought under control. First, an examination of the nature of the problem must be undertaken. By looking at services, how they are impacted by growth, and the current status of the facilities, we may determine how growth will impact the ability of the town to provide these essential services. Also, the citizens themselves must be accounted for, both in their need for services, the impact of decreased services, and how increased tax rates continue to impact their lives.

A simplistic equation can illustrate the relationship between unrestricted and disproportionate growth and its impact upon the current level of services. Police services will be used as an example to help examine this issue. The already vastly overburdened school system will be discussed in its own section. However, it should be noted that the current impacts on schools have already triggered the outcome and situation described below.

Let us assume that four full time and six part time officers, two cruisers, and a small physical plant is needed, and is present, to serve the town. Furthermore, let us assume the operating and maintenance expenses can be distributed over the next twenty years, assuming a steady growth that is comparable to the region. With a capital improvements program in place, that bases its findings on this steady growth, the Town can plan for the acquisition of new cruisers every few years and the eventual need for more full time and part time officers. Due to this steady and reasonable growth, the town has time to plan for a new police station.

Then let us assume that the town experiences unique and disproportionate growth over the next twenty years. Now we have a crisis. Assuming double the growth, the expenses are required half as soon as expected. Additional full time officers would be needed quickly, the number of cruisers would need to be increased, and new facilities would need to be accelerated in the Capital Plan. When these needs are added to the already expanding costs, the capital funds needed to fund this service jump.

Table 13-4 illustrates how Danville’s Tax Rate compares with neighboring towns since 2008.

Table 13-4 Tax Rates Since 2008

Town/Area	2008	2012	% increase since 2008
Atkinson	14.86	18.8	26.51
Brentwood	21.33	23.24	8.95
Danville	20.3	27.18	33.89
Fremont	22.56	27.8	8.76
Hampstead	19.89	21.94	10.31
Kingston	20.96	21.64	3.24
Plaistow	21.3	24.71	16.0
Sandown	19.37	20.78	7.28

Only one other Town, Atkinson (26.51%), is even close to Danville in terms of a tax rate increase from 2008. So the answer to the question “Has the tax rate of Danville continued to rise disproportionately?” would be “yes” (not considering any extenuating factors such as reevaluation).

The disproportionate tax rate Danville residents bear is the result of population growth in the past as well as but the lack of additional revenue streams.

Police Department Service Calls

In the 2013 Police Department Annual Report, it is stated that, “The Danville Police Department, with a current sworn staff of 5 full-time police officers, 2 part-time officers and a full-time secretary, provides a complete range of public safety and community based services. These include emergency response, criminal investigations, motor vehicle enforcement, juvenile services, and a wide array of community focused crime prevention programs.” It is noted that “After observing a 17% increase in 2012, the reported number of thefts dropped from 108 in 2012 to 37 in 2013, while the number of burglaries also was down 33%. Sadly, though, we continue to see a tremendous amount of illegal activity involving prescription drugs and heroin in our streets and in our neighborhoods.”¹

Table 13-5 provides a summary of the Police department service calls.

Table 13-5 Police Department Service Calls

Service Calls	2007	2008	2012	% Increase 2008-12
Motor Vehicle Violations	1,014	1,113	972	-12.67
Public Hazard	23	43	12	-72.09
Suspicious Activity	56	53	79	49
Suspicious Vehicle	54	45	76	68.89
Suspicious Person	18	16	47	193.75
Arrests	96	156	109	-30.13

Source: 2012 Danville Town Report

However, this is only a partial compilation of the Department’s service calls for this period. Crime statistics have decreased in vital..

While crime has been down in the past few years in some key areas, there is no guarantee that this will continue nor is it clear that the current Police Force would be adequate if the Town experienced growth on the magnitude of that which occurred in some periods in the past.

¹ Source, Town of Danville 2013 Town Report and Town Website, (<http://police.townofdanville.org/2012police-report.htm>)

Fire Department

The fire department has also been under strain due to the growth experienced over the past 10-15 years. Table 13-6 depicts the number of calls for the department in 2013.

Table 13-6 Fire Department Service Calls

INCIDENT TYPE	#	INCIDENT TYPE	#
FIRE		GOOD INTENT CALL	
Fire - Other	2	Good intent call, other	10
Building fire	11	Dispatched & cancelled en route	7
Forest, woods or wildland fire	2	No incident found on arrival	1
Cooking fire, confined to container	2	Authorized controlled burning	6
Passenger vehicle fire	2	Smoke scare, odor of smoke	1
Brush or brush-and-grass mixture fire	2		25
Outside rubbish, trash or waste fire	1	FAL SE ALARM & FAL SE CALL	
Outside rubbish fire, other	1	False alarm, other	5
Outside equipment fire	1	Alarm system sounded due to malfunction	3
	25	System malfunction	1
RESCUE & EMS		Smoke detector activation-malfunction	4
Emergency medical service	4	CO detector activation - malfunction	4
EMS call, not vehicle accident	195	Unintentional transmission of alarm	4
Motor vehicle accident w/injuries	6	Smoke detector activation-no fire	5
Motor vehicle accident w/no injuries	11	Detector activation, no fire	4
Motor vehicle/pedestrian accident	2	Detector activation, unintentional	6
Extrication, rescue, other	1		39
	219	TOTAL INCIDENT COUNT	360
HAZARDOUS CONDITION (No fire)		MUTUAL AID GIVEN	12
Hazardous Condition, other	4	MUTUAL AID RECEIVED	3
Gasoline/flamable liquid spill	1		
Carbon Monoxide Incident	3	INSPECTIONS	
Power line down	1	47 residences - (1 to 4 inspections each)	
	9	Inspection Fees collected	\$1,495.00
SERVICE CALL		BURN PERMITS	271
Service call	9		
Water problem, other	1		
Water or steam leak	1		
Smoke or odor removal	2		
Public service assistance, other	2		
Public service	2		
Assist invalid	21		
Unauthorized burning	4		
Cover assignment, standby, moveup	1		
	43		

Source: 2013 Danville Town Report

While the total number of incidents has grown over the years, especially in the Rescue & EMS area, the department has only just recently been able to expand their personnel and equipment. Furthermore, time and resources for drills has become strained. Thus, the number of training

drills have gone down while incidents have risen.

Service expansion has been a direct result of the increase in growth and the need for more services required by more structures and more people. It is unclear whether the increase in personnel and equipment will meet the current need. It is clear that if the Town were to experience dramatic growth, these services will not be able to keep pace with the need, thus risking property and human safety.

Currently, Danville is a volunteer fire department with part-time firefighters/EMTs manning the station during the work week. This means that most of the department's personnel are out of town during the day for other commitments such as, work, personnel matters, etc. If the Town were to once again experience dramatic growth, the number of potential accidents and fires would increase with the rise in housing units, people, traffic, etc. Therefore, the balance between available services and resident needs would be altered and it could quickly become extremely unsafe and hazardous as development increases.

Increased police and fire presence will contribute to the safety of Danville. In its current state these departments present certain hazards due to the need compared to capacity. The limited presence of both fire and police personnel, and the increase in incidents combine to present a potentially hazardous and unsafe situation as the response time declines and the frequency of incidents increases. Therefore, it is imperative that unnatural growth be monitored and, if detected, brought under control in order to assure that these Town services are provided to ensure the health and safety of the citizens and property of Danville. Growth will occur, but it is not necessary to sacrifice life, safety, or the economic well-being of the citizens of Danville to accommodate growth that is not in balance with that of the region, county or state.

An alternative to managing growth is to retard the level of service. This presents even more dire circumstances, particularly with police services. Response time decreases. The job becomes more taxing. What happens if there are two or three serious situations occurring at one time? An increase in population statistically leads to more travelers on the roads, and more situations needing police attention. When an already over- taxed department reaches a critical situation, a breakdown may occur that could easily result in injury or loss of life.

Replace the above analysis with the fire department, as shown, and the exact situation occurs. Replace the department with the library, recreation department, or other recreational facilities, and there occurs a significant impact on the general welfare of the community. The very attractions that precipitated the growth itself will cease to exist. The quality of life itself begins to decline, and Danville is no longer able to maintain the image that it once portrayed, and the Town is irrevocably changed.

GROWTH & SCHOOL FACILITIES

Regional Population Growth - School Age Children

The following is a series of charts and graphs that details the number of children and the percentage increase over the periods of the last three US Census reports for the region and the Town of Danville. The first chart depicts the totals for all school age children ages 0-18. Unfortunately, this data is not available in any other format and is somewhat out of date. Due to the difficulty presented by using numbers that are already 10 years old, this analysis can only be used as indication of the recent growth over the past thirty years. However, by looking at the pace and type of recent development in Danville, and the data produced by the SAU office, it is obvious that this trend will not only continue but probably accelerate. This data must be re-evaluated when updated data is available.

The most critical aspect of this data is that during this period Danville grew at a rate similar to these other Towns. The data shows that although Danville grew at roughly the same rate, if not lower (particularly in the 1970-80 period), there has been an incredible growth factor in school age children during the same period. This facet of population growth is the most critical when analyzing the impacts of population upon taxes and town services because the age group demands not only the most services but represents the vast majority of town expenditures. Aside from the obvious impacts on the need for school facilities, and the tax consequences such expenditures create (discussed more fully below in this Chapter), school age children also access many other services such as, library facilities, recreational facilities, etc.

From the chart comparing recent populations of census information, no Town experienced more growth in people under 18 over the 1990-2000 period than Danville. Further examination of the data provided by the Timberlane District shows that the growth in Danville's younger population continues.

Table 13-7 shows the comparison of young and school age children (ages 0-19) , and the comparative growth in the surrounding communities (the shaded areas comprise the Timberlane School District). The chart shows the percentage increase as found in the US Census reports from 1980, 1990, and 2000.

Table 13-7 Comparison of Young & School Age Children

	1980	1990	2000	% increase 80-90	% increase 90-00
Danville	470	737	1176	56.8	59.6
Atkinson	1604	1504	1513	-6.2	.6
Plaistow	1980	2045	2001	3.2	-2.2
Sandown	688	1423	1616	106.8	13.6
Brentwood	597	650	791	8.8	21.7
Hampstead	1251	2063	2396	64.9	16.1
Kingston	1351	1688	1505	24.9	-10.8
Fremont	445	792	1020	77.9	28.8
Rockingham	61985	69842	73329	12.6	4.9
State	295048	313395	309562	6.2	-1.2

While this chart shows the Census data, and the increase of children in the past from 1980-2000, the current numbers show that the situation has reached a critical point for Danville, especially when compared to the results presented above. The capacity, enrollments, and projections all show that Danville is experiencing growth and inadequate school facilities unlike any other town in the Timberlane region. This Growth is only one factor, it is the combination of growth and facilities that truly displays the crisis.

A more focused analysis of Danville’s school age population shows that the current situation must be addressed regardless of the conditions of the surrounding communities.

Recent data (2013) from the New Hampshire Department of Employment Security shows Danville’s young and School Age population to be 1331.

Danville School Age Population Growth

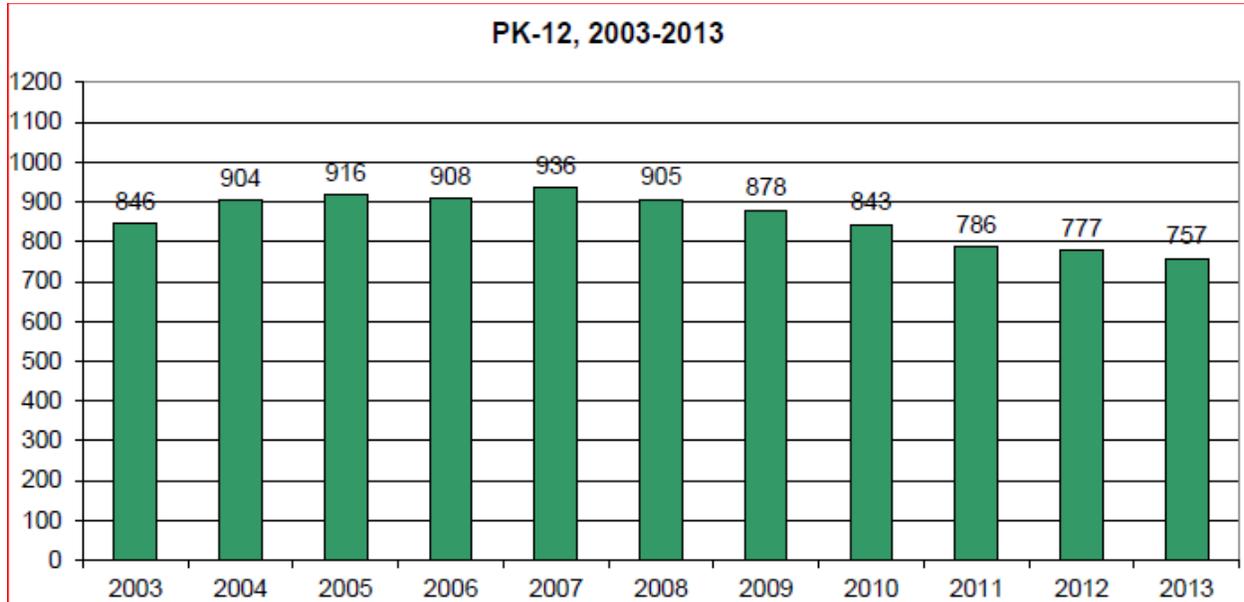
Table 13-8 and Figure 13-1 show the historical school enrollment by grade for Danville.

Table 13-8 Danville Historical Enrollment by Grade

Historical Enrollment By Grade																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
1998	80	2003-04	0	0	64	70	52	67	81	69	90	78	52	74	67	51	31	846	846
1999	63	2004-05	0	0	75	69	73	55	71	86	73	88	78	52	72	62	50	904	904
2000	48	2005-06	0	0	88	73	69	72	58	72	95	70	87	77	51	71	55	916	916
2001	63	2006-07	0	0	87	65	75	74	73	60	71	98	71	91	83	60	0	908	908
2002	44	2007-08	0	46	63	88	65	74	75	73	61	69	92	68	84	80	0	936	936
2003	63	2008-09	0	56	54	62	85	65	71	70	70	62	66	92	68	94	0	905	905
2004	43	2009-10	0	51	81	58	87	88	64	71	67	71	60	63	88	73	0	878	878
2005	35	2010-11	0	22	62	58	55	64	84	67	67	69	71	62	65	67	0	843	843
2006	38	2011-12	0	45	23	62	53	56	63	80	67	67	68	71	64	67	0	786	786
2007	40	2012-13	13	46	54	26	59	54	54	62	79	65	66	67	69	63	0	764	777
2008	34	2013-14	14	41	54	49	27	60	56	53	62	79	56	63	67	76	0	743	757

Source: NESDEC 2/28/14

Figure 13-1 Danville Historical Enrollment



Source: NESDEC 2/28/14

As shown, Danville’s school enrollment peaked in 2007 and has declined in the years since. In addition, projections forward show continued enrollment declines as shown in Table 13-9 and Figure 13-2.

Table 13-9 Danville Projected Enrollment by Grade

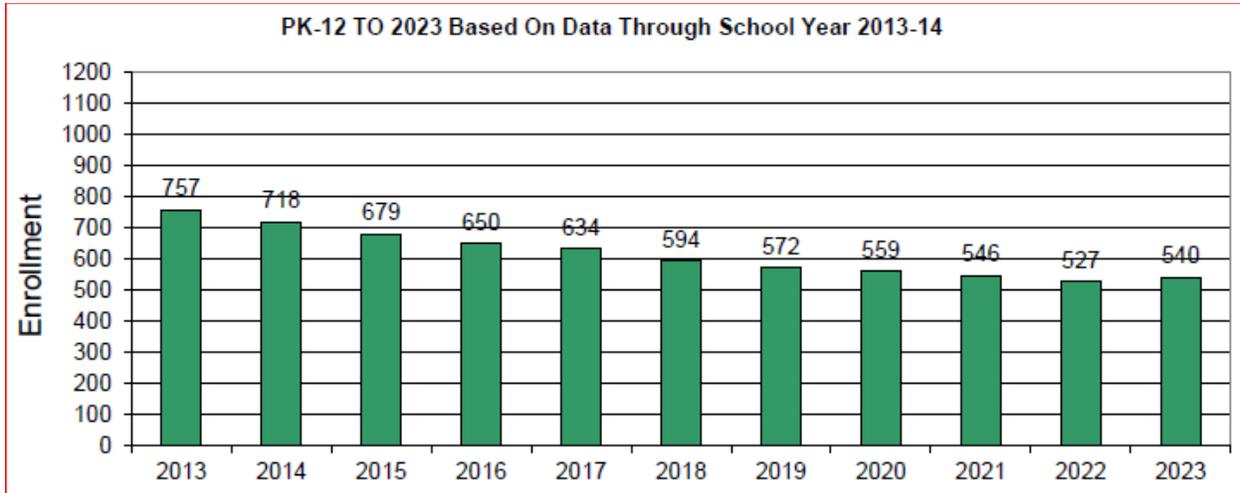
Enrollment Projections By Grade*																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2008	34	2013-14	14	41	54	49	27	60	56	53	62	79	56	63	67	76	0	743	757
2009	35	2014-15	14	37	47	54	47	27	60	54	52	62	76	55	63	70	0	704	718
2010	29	2015-16	15	30	43	47	52	48	27	58	53	52	59	75	55	65	0	664	679
2011	33	(prov) 2016-17	15	35	35	43	45	53	48	26	57	53	50	58	75	57	0	635	650
2012	34	(est.) 2017-18	16	36	40	35	42	46	53	47	26	57	51	49	58	78	0	618	634
2013	33	(est.) 2018-19	16	35	41	40	34	43	46	52	47	26	55	50	49	60	0	578	594
2014	33	(est.) 2019-20	17	34	40	41	39	35	43	45	51	47	25	54	50	51	0	555	572
2015	32	(est.) 2020-21	17	34	39	40	40	40	35	42	45	51	45	25	54	52	0	542	559
2016	33	(est.) 2021-22	18	35	39	39	39	41	40	34	42	45	49	44	25	56	0	528	546
2017	33	(est.) 2022-23	18	35	40	39	38	40	41	39	34	42	43	48	44	26	0	509	527
2018	33	(est.) 2023-24	19	35	40	40	38	39	40	40	39	34	40	42	48	46	0	521	540

*Projections should be updated on an annual basis.

Based on an estimate of births
 Based on children already born
 Based on students already enrolled

Source: NESDEC 2/28/14

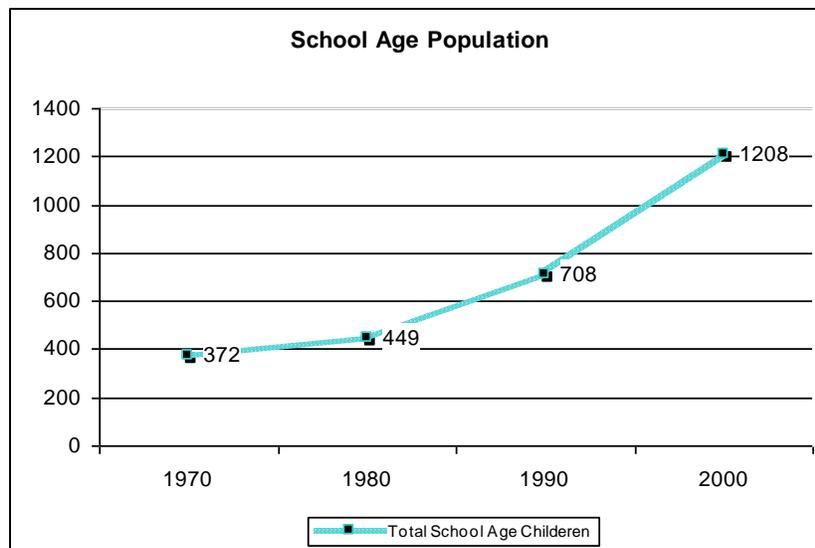
Figure 13-2 Danville Projected Enrollment



Source: NESDEC 2/28/14

Danville experienced extremely large amounts of growth in the school age population in the 1980s, 1990s, and 2000s as shown in Figure 13-3.

Figure 13-3 School Age Population

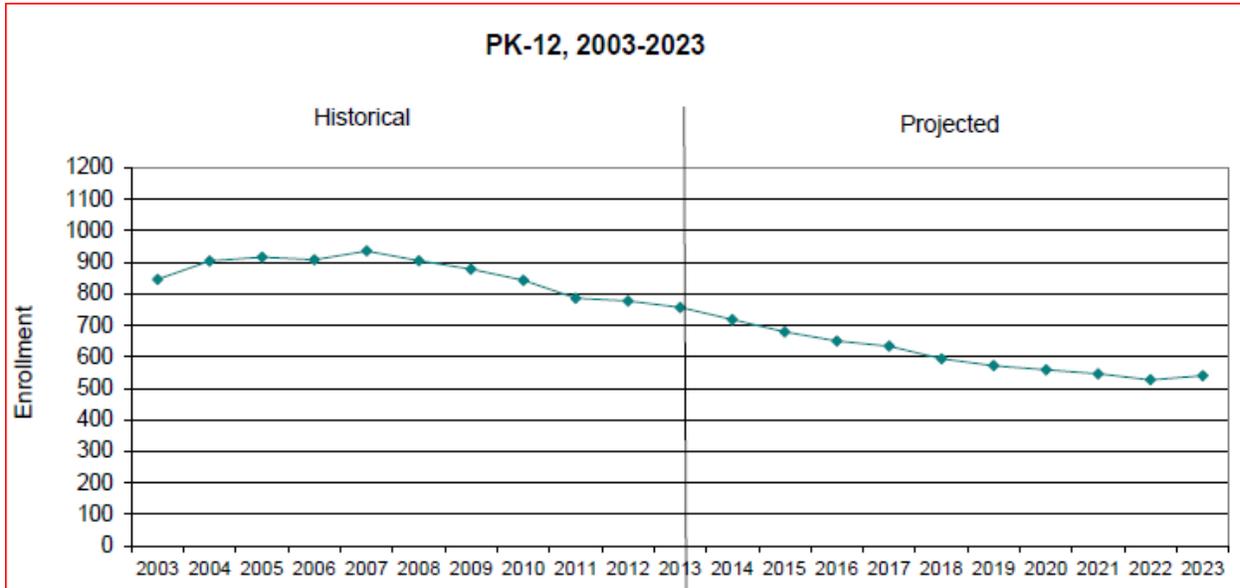


Source US Census 1970-1990

Note: School age population does not necessarily correlate to the number of students enrolled in the Timberlane Regional School District

However, projections indicate that another period of rapid growth is not envisioned in the foreseeable future as shown in Figure 13-4 .

Figure 13-4 Danville Historical & Projected Enrollment



Source: NESDEC 2/28/14

Analysis

An analysis of these tables and graphs shows that while the student population grew dramatically over the past few decades, more recent data (since 2007) shows a decline in school enrollment. Likewise, current projections indicate a continued decline in the school age population. It is important to monitor the school age population due to the disproportionate impact this age group has on Town expenditures in education and recreational facilities.

While considerable research went into generating the projections, unforeseen factors could cause the projections to be inaccurate, especially over the longer terms where the projections are, by their very nature, less accurate. While the growth in the number of school age children declined along with the overall decline in development in Town, renewed growth would have an immediate and large impact on the school system. While the current economic slowdown throughout the country has slowed growth in Danville, the pace is expected to pick up once again when the economy improves. Therefore, although the projections indicate continued school enrollment declines, the situation should be continually monitored so that deviations from the projections can be detected early enough to appropriately react if necessary.

In addition to the tax impacts that renewed growth in the school age population represents, there would also a decline in educational services that accompanies such a burden. Through the overcrowding and rapid expansion of school age population without the concurrent and adequate expansion facilities, infrastructure, and staff to serve this population the overall quality

of education would drop. This drop would detrimentally affect the future for these children as their education becomes compromised.

Impacts of School Population Growth

The significant growth experienced in the school age population over the past few decades has created a range of issues. The School District has been forced to upgrade and expand facilities and, in some cases, build new schools. Rapid expansion presents numerous internal problems, among these problems are: availability of physical space, ability to expand programs to adequately serve the influx of students, expansion of staff, acquisition of new land and facilities, and during periods of expansion there exists the issue of overcrowding and the negative impacts on education by larger class-sizes as schools struggle to accommodate extraordinary growth.

Recognizing the above problems and factors that accompany growth, the Timberlane School District has issued several reports and projections that are incorporated into this chapter to better assess the impacts such growth creates. The Timberlane Capital Improvements Plan highlights the perceived facility changes needed in the coming years.

Status of School Facilities

Elsewhere in this chapter an analysis has been done of Town facilities other than education facilities. Although those other facilities merit attention, it is the status of the educational facilities that have the largest impact. There are aspects of the school facilities that are unsafe. This is without even broaching the issue of detrimental effects of overcrowded classrooms on the quality of education provided. The issue of educational quality and overcrowding will be discussed in detail as it contributes to the general decline in the lives and opportunities of our children.

The Timberlane Regional School District Capital Improvement Plan dated 2009-2010 documents extensive Capital Improvements that are needed throughout the District, primarily at the Middle School and High School levels.

Overcrowding and Education

A result of the tremendous, unnatural, and unrestricted growth seen in the past has been to cause over-crowding in the classrooms. We analyze this factor as it provides justification for monitoring growth and, if necessary, controlling growth to prevent the detrimental impacts over-crowding creates.

In Answers and Questions About Class Size: A Statewide Experiment, by Jeremy Finn of SUNY Buffalo and Charles Achilles UNC - Greensboro (American Educational Research Journal-Fall 1990), the authors state, quite succinctly:

"This research leaves no doubt that small classes have an advantage over larger classes in reading and mathematics in the early primary grades...In addition to an overall class-size effect, there is strong indication that the performance of minority students is enhanced in the small-class setting."

Answers and Questions, AERJ, p. 575.

In a Tennessee study by Helen Pate-Bain the results were consistent with the above. This study has been reported by Barbara Nye, et al. in Smaller Classes Really are Better, The American School Board Journal (May 1992). The article states:

"The results [of the Pate-Bain study] were striking. At each grade level in each of the four specified settings, the small classes performed better than both the regular classes and the regular classes with a full-time teacher aide. Although the advantage declined slightly in second and third grades, the small-class effect remained strong across all variables...Furthermore, students of low socioeconomic status (as determined by participation in free or reduced price lunch programs) benefitted more than did students of high socioeconomic status."

Smaller, ASBJ, p.31-32.

Therefore, growth management that helps to provide the sound educational services found in smaller class-sizes, will enhance the educational opportunities of low and moderate income children. Assuming the reverse is true, that larger classes have a more detrimental impact upon low and moderate children, it is apparent that uncontrolled growth, yielding larger classes, would have an increasingly negative effect upon children of low and moderate income families.

Thus, the research speaks, unequivocally, to the detrimental impacts of over-crowded classes, and the benefits of smaller classes. In Danville, we seek to preserve an education that prevents such harmful and detrimental impacts. Over-crowded classrooms significantly impact the general welfare of the community by reducing the quality of education we are able to provide to our children. Furthermore, smaller classes will not only benefit our children now, but preserve and protect the general welfare of the community as a whole. Finally, that in light of the prior growth, and the incredible tax outlays for school facility expansion, these goals may only be realized if a natural and reasonable population growth is maintained and that unnatural and unrestricted growth is prevented.

School Enrollments and Facilities

Table 13-10 provides enrollment data specific to Danville and its adjacent communities:

Table 13-10 School Enrollment for Danville & Neighboring Towns

	Danville	Sandown	Atkinson	Plaistow	TRMS	TRHS
2002-03 actual	838	1119	1015	1390	1185	1327
2008-09 actual	905	1153	1066	1362	1104	1508
2012-2013 projected	828	1085	976	1234	1005	1476
Percentage increase/decrease 2002-2013	-1.20%	-3.00%	-3.80%	-11.20%	-15.20%	11.20%
Numerical increase/decrease 2002-2012/13	-10	-34	-39	-156	-180	+149

What is quantified is that with the recent economic downturn, growth has slowed and Danville’s population is no longer “outpacing” its neighboring communities. In fact, the school age population has declined and projections indicate continued declines. However, this must be monitored to ensure that the recent trend does not reverse itself.

OTHER IMPACTS OF GROWTH

There are a number of other impacts should the Town experience uncontrolled and unreasonable growth. Destruction of valuable agricultural and forestry lands and natural resources, permanent modification of community character, destruction of historic resources, destruction of wildlife habitat, and loss of open space are issues that are not discussed in this chapter. Consistent among these issues is the necessity for time to plan for the reasonable protection of these resources, and the crisis situation that currently exists for each. Danville is at a turning point in its development, and the actions taken over the next few years will have eternal effects upon the future of the town and the quality of life for the citizens.

Although each of these topics deserves full discussion in this chapter, they are incorporated herein by reference from their individual chapters throughout this plan. In each chapter the subject matter’s treatment is more comprehensive and individually based, and therefore deserve reference and consideration for any efforts of growth management.

CONCLUSION AND RECOMMENDATION

Cumulative Impacts

This chapter of the Master Plan shows the numerous problematic effects that unreasonably high and disproportionate growth could present. Although the Town has not experienced

unreasonably high growth in recent years, one does not need to go too far back in history to understand the impacts of high growth.

The New Hampshire legislature has enabled towns to pass interim timing of growth ordinances in unique circumstances. Although Danville is not experiencing these unique situations at present, past history has confirmed that it is better to be prepared in advance rather than to try to react after the fact.

Part of the complexity of this situation is the existing web of interrelationships between growth, taxation, and town provided services and facilities. Facility construction and upgrades rely on taxation for funding; Growth spurs the need for more and updated facilities, which in turn requires more taxation. This cycle widens the gap between need and the ability to provide. Due to Danville's current circumstances, the ability to offset this tax deficit with industrial and commercial growth is unlikely.

Danville does not seek to raise its "drawbridge" to growth, but, rather, to allow that growth which is reasonable and balanced throughout the community. We do not blind ourselves to the attractions Danville has, we merely seek to preserve them for all our citizens, current and future, so that we may continue to offer the life-style to which we have been accustomed.

This section of the Master Plan details the statistics of population growth, both overall as well as school-age populations. In addition, an analysis of current and past taxation rates and the economic impact of this growth on Danville's citizens reveal the fiscal factors. Furthermore, this chapter offers an esoteric discussion of the benefits to controlled growth which realize the preservation of open space, Danville's community spirit, and the improvement of quality of life and community welfare. Also, Town facilities, services, and qualities have been discussed with an analysis of the impacts of unnatural growth.

RECOMMENDATION

It is therefore the recommendation of this Chapter of the Danville Master Plan that the Town of Danville take three actions.

1. The Town must continue to monitor the Town's growth. If development picks up as the economy improves and the growth is beyond that to which the Town could easily react and manage, the Town should consider reenacting a Growth Management Ordinance, already contained in Town Zoning, to curb the negative and destructive aspects of such unnatural growth.
2. Danville should encourage industrial and commercial growth and, by increasing this revenue stream, reduce the disproportionately high property tax burden of its residents. Business growth can and must be compatible with Danville's proud historical heritage as well as with its ordinances and regulations.
3. The Town and citizens of Danville must begin to prepare a long range comprehensive

growth plan that addresses and nurtures the future of Danville into the 21st Century. This group must begin expanding on the vision of Danville and work with all interested parties and develop a more general and far reaching vision of the future of Danville. Through the combined recommendations of this Master Plan, such a comprehensive growth plan should help the Town of Danville grow, and grow well, into the future.

14. Economic Development

Introduction

The Town of Danville is faced with the growing problem of an increasing housing supply with an extremely limited commercial and/or industrial economic base. Until now, there has been little organized effort in the Town with regard to economic development. Like many other small communities, Danville does not have a local chamber of commerce but recently the Danville Economic Development Committee has been formed. This committee is studying the issues surrounding economic development in an effort to help create an appropriate “economic vision” for the Town. What is the proper level of development for Danville? Is increased economic activity the direction desired by townspeople? This chapter should assist in answering some of these questions. Its purpose is to discuss the Town’s economic base independently and in context of the regional economy, explore current local conditions impacting economic development, and develop recommendations for preserving and promoting business development which is in keeping with Danville’s goals, character and location.

The purpose of economic development is to preserve and enhance existing businesses, as well as to create new business opportunities and attract new non-residential development. Many communities pursue economic development in order to diversify the local tax base, and maximize tax revenue while minimizing demand for public services. However, as economic development does affect a community’s image and quality of life, the need exists to carefully consider and balance community character and economic development efforts.

Population

As has been the case with most communities in Southern New Hampshire, Danville has experienced tremendous growth in the last two decades. The following table presents a comparison of the population histories and projections for Danville and the five surrounding communities. In addition, population information is given for Rockingham County, the region and the State. The table also presents past and projected population growth rates for the region, county and state from 1980 to 2000, and places Danville in context with the surrounding region and State.

Census data shows that Danville has experienced significant population growth over the past twenty years, and at a considerably higher growth rate than either the region, the County or the State. Between 1980 and 1990 the Town saw an increase of approximately 1,200 new residents. This translated into an average annual growth rate of 6.8%, and tied the Town with Fremont as the third fastest growing community in Rockingham County. In comparison, the RPC region grew at 1.8% and the County at 2.6% annually during the same time period.

Danville’s population continued to increase between 1990 and 2000, during which it added nearly 1,500 new residents. While this reflected a decrease in the average annual growth rate from 6.8% (1980-’90) to 4.7% (due to the larger population base), it placed Danville as the second fastest growing community in Rockingham County.

Population growth projections developed by the New Hampshire Office of Energy and Planning (NHOEP), formerly the Office of State Planning, are also shown in the following table. These projections were calculated subsequent to the release of the 2000 Census data and thus take into account more recent population growth trends.

Table 14-1 Population History and Projections

Town/Area	Population History					Population Projections							
				Avg. Annual Growth Rates		Population Projections					Projected Avg. Annual Growth Rates		
	1980	1990	2000	'80-'90	'90-'00	2005	2010	2015	2020	2025	2000-'25	2005-'15	2010-'25
Danville	1,318	2,534	4,023	6.8%	4.7%	4,270	4,590	4,860	5,090	5,320	1.1%	1.3%	1.0%
Brentwood	2,004	2,590	3,197	2.6%	2.1%	3,490	3,710	3,890	4,040	4,190	1.1%	1.5%	0.8%
Fremont	1,333	2,576	3,510	6.8%	3.1%	3,820	4,120	4,380	4,600	4,810	1.3%	1.6%	1.0%
Hampstead	3,785	6,732	8,297	5.9%	2.1%	8,770	9,430	9,980	10,460	10,910	1.1%	1.3%	1.0%
Kingston	4,111	5,591	5,862	3.1%	0.5%	6,320	6,730	7,050	7,330	7,610	1.0%	1.4%	0.8%
Sandown	2,057	4,060	5,143	7.0%	2.4%	5,430	5,860	6,220	6,530	6,830	1.1%	1.3%	1.0%
RPC Region	134,145	161,071	178,997	1.8%	1.1%	189,390	200,950	210,850	219,810	228,180	1.0%	1.2%	0.9%
Rockingham County	190,345	245,845	277,359	2.6%	1.2%	294,970	313,130	328,960	343,320	356,800	1.0%	1.2%	0.9%
New Hampshire	920,475	1,109,252	1,235,550	1.9%	1.1%	1,311,050	1,385,210	1,456,120	1,523,680	1,586,070	1.0%	1.1%	0.9%

Source: U.S. Census Bureau (population history), NH Office of Energy and Planning (population projections)

According to the NHOEP projections, population growth in Danville will level off through the year 2025, dropping the average annual growth rate to 1.1% for the period 2000 through 2025. Under this scenario, Danville would continue to grow at a slightly higher rate than Rockingham County or the State overall, but would be more in line with growth in neighboring communities.

Danville's Economy - Historical Perspective

Danville's economic history is not unlike many of the rural communities in Rockingham County. For the better part of two hundred years the Town had its share of farms and manufacturing facilities such as lumber mills and shoe factories. As detailed in other sections of the community master plan, these facilities have slowly gone out of existence as the regional economy has shifted away from small manufacturing establishments. Danville has become for the most part a bedroom community

The early inhabitants of Danville were devoted almost exclusively to agriculture and livestock. The soil was generally good and produced excellent crops. There were also mills for processing fruits and grains. In a census taken in 1829 there were eight mills in town used for various enterprises. Pre Civil War years saw an incorporation of newer industries in Town. These included saw mills, cooperages, blacksmithing and home shoe shops.

The years following the Civil War saw a number of new and expanded business enterprises in Town. The Colby family lumberyard was in Town until 1965. Three cooperages supplied staves and barrels, casks, and ladder back chairs. Ice became a commodity with the annual flooding of low areas abutting Peasley Pond. This era also brought the shoe industry to town in earnest. There were at least 5 such factories employing large numbers of Danville residents through the

war years of the 1940's. The post war years have seen a steady decline in industry and commerce in Danville. With few exception commercial and industrial enterprises have closed and not been replaced by other businesses. As a result the Town has become predominantly residential in nature.

Regional and State Economy

In addition to looking at the local economy, it is useful to place Danville in context of the regional and state economy. The information in this section is taken from the Rockingham County *Comprehensive Economic Development Strategy* (CEDS) document. The CEDS was developed and is maintained by the Rockingham County Economic Development Corporation (REDC), a non-profit organization whose mission is to seek to promote responsible, sustainable economic development activities in the 37 communities of Rockingham County.

According to the CEDS document, New Hampshire's economy--like much of the nation's--experienced a deep recession from approximately 1989 through 1992. Southern New Hampshire was particularly impacted by the depressed real estate market, because the construction trades represented a disproportionate part of the economic expansion that preceded the recession.

The closure of Pease Air Force Base in 1991 also had a significant negative economic impact on many of the seacoast communities in Rockingham County. The estimated total direct and secondary job loss attributable to the base closure was approximately 7,000 jobs, with an annual payroll loss of approximately \$110 million and a \$35 million loss in procurement and service contracts.¹ The closing of Pease Air Force Base in the midst of an economic recession forced Rockingham County leaders to develop strategies to revitalize the base for commercial reuse and to attract new businesses that would enhance the economic vitality of the area.

New Hampshire's economy began to rebound in the mid-'90s. This was evidenced by the business expansion that contributed to the County's economy rebounding from the Base closing. The unemployment rate started to decline in 1993, the labor force began to grow and employment began to recover from the lows of the recession. Rockingham County's economy generally kept pace with the State's recovery.

A significant portion of the increase in employment since 1990 resulted from a corresponding increase in the number of businesses in the County during the same period. The following table displays the change in number of business establishments in Rockingham County between 1980 and 1999. The total number of employment establishments in the County increased from 7,476 in 1990 to 9,227 in 1999, a growth of 23%.

¹ Rockingham Economic Council *Overall Economic Development Plan*, June, 1993
Page -14-4

Table 14-2 Number of Employment Establishments by Industry Class

Number of Employment Establishments, by Industry Class*
Rockingham County: 1980, 1990, 1997, 1999

Industry Class	1980			1990			1997		
	No. of Establ.	% of total	Tot. Annual Payroll (000's)	No. of Establ.	% of total	Tot. Annual Payroll (000's)	Number	% of total	Tot. Annual Payroll (000's)
Agriculture, Forestry, Fishing	45	1.2%	not avail.	123	1.6%	\$6,365	183	2.0%	\$14,340
Mining	2	0.1%	not avail.	9	0.1%	\$482	7	0.1%	\$1,549
Construction	480	12.4%	\$89,121	976	13.1%	\$111,150	1,020	11.4%	\$183,756
Manufacturing	266	6.9%	\$236,641	457	6.1%	\$392,703	530	5.9%	\$726,435
Transportation & Public Util.	111	2.9%	\$51,119	259	3.5%	\$286,043	360	4.0%	\$213,132
Wholesale trade	263	6.8%	\$54,617	522	7.0%	\$133,505	708	7.9%	\$296,064
Retail trade	1,145	29.7%	\$104,441	2,008	26.9%	\$319,468	2,197	24.6%	\$478,299
Finance, Insurance, Real Est.	239	6.2%	\$31,560	501	6.7%	\$165,774	663	7.4%	\$231,133
Services	1,044	27.1%	\$99,199	2,348	31.4%	\$508,999	3,210	35.9%	\$973,273
Unclassified	263	6.8%	\$6,642	273	3.7%	\$7,496	59	0.7%	\$812
Total	3,858	100.0%	\$675,737	7,476	100.0%	\$1,931,985	8,937	100.0%	\$3,118,793

Industry Class	1999		Tot. Annual Payroll (000's)
	No. of Establ.	% of total	
Forestry, fishing, hunting and agriculture support	20	0.2%	not avail.
Mining	7	0.1%	not avail.
Utilities	23	0.2%	\$86,911
Construction	1,092	11.8%	\$231,266
Manufacturing	506	5.5%	\$673,027
Wholesale trade	650	7.0%	\$319,240
Retail trade	1,654	17.9%	\$468,587
Transportation & warehous.	231	2.5%	\$86,124
Information	157	1.7%	\$117,148
Finance & Insurance	365	4.0%	\$246,529
Real estate, rental & leasing	336	3.6%	\$55,322
Prof., scientific & tech. serv.	1,033	11.2%	\$230,164
Mgt. of companies & enterpr.	46	0.5%	\$277,706
Admin., support, waste mgt, remediation services	541	5.9%	\$303,010
Educational services	98	1.1%	\$65,958
Healthcare, social assist.	709	7.7%	\$322,395
Arts, entertainment, recreation	160	1.7%	\$40,285
Accommodation & food serv.	726	7.9%	\$142,667
Other services	748	8.1%	\$84,768
Auxiliaries	8	0.1%	not avail.
Unclassified	117	1.3%	not avail.
Total	9,227	100%	\$3,785,880

* Beginning in 1998, data are tabulated by industry as defined in the North American Industry Classification System: United States, 1997 (NAICS). Data for 1997 and earlier years are based on the Standard Industrial Classification (SIC) System.

Source: New Hampshire Department of Employment Security

The table below provides a summary of the number of employment establishments (with 20 or more employees) in Rockingham County by the size of the employer, as developed by Tower Publishing in 1998. This table indicates that smaller firms are the backbone of Rockingham County's economy and provide a significant portion of the employment opportunities in the area. They reflect the strength of New Hampshire businesses, where it is the smaller firms that have contributed the most to the economic growth of the State and, in this case, Rockingham County. The Table also details that there are only two establishments in town with greater than twenty employees. One is the Danville Elementary School with 80 employees and the second is the Town of Danville with 40 employees.

Table 14-3 Number of Employment Establishments with 20+ Employees

By Number of Employees, Rockingham County: 1998

Number of employees	Number of establishments Rockingham County	Number Of Establishments Town of Danville
500+ employees	6	0
100-500 employees	45	0
50-100 employees	51	1
20-50 employees	82	1
Employee category unreported	87	

As a result of business expansion, employment in Rockingham County increased between 1990 and 1999. The following table shows that total employment grew by nearly 33% between 1990 and 1999, from 89,112 employees in 1990 to 118,414 employees in 1999. This increase in the number of jobs occurred despite an estimated loss of 7,000 jobs due to the closing of Pease Air Force Base between 1990 and 1996.

Table 14-4 Number of Employees by Industry

Number of Employees, by Industry
Rockingham County: 1980, 1990, 1997, 1999

Industry Class	1980		1990		1997	
	Number	% of total	Number	% of total	Number	% of total
Agriculture, Forestry, Fishing	100-249*	<0.5%	405	0.4%	605	0.5%
Mining	20-99*	<0.2%	24	0.03%	41	0.04%
Construction	6,871	11.7%	4,724	5.3%	5,249	4.7%
Manufacturing	17,123	29.3%	14,079	15.8%	18,638	16.7%
Transportation & Public Util.	2,916	5.0%	9,012	10.1%	5,334	4.8%
Wholesale trade	3,638	6.2%	4,563	5.1%	7,007	6.3%
Retail trade	14,114	24.1%	25,987	29.2%	32,073	28.7%
Finance, Insurance, Real Est.	2,894	5.0%	5,958	6.7%	6,853	6.1%
Services	10,058	17.2%	24,063	27.0%	35,941	32.2%
Unclassified	607	1.0%	297	0.3%	38	0.03%
Total	58,456	100.0%	89,112	100.0%	111,779	100.1%

* Employment size provided by range only

Industry Class	1999	
	Number	% of total
Forestry, fishing, hunting and agriculture support	20-99*	not avail.
Mining	20-99*	not avail.
Utilities	1,289	1.1%
Construction	5,912	5.0%
Manufacturing	17,033	14.4%
Wholesale trade	6,440	5.4%
Retail trade	24,058	20.3%
Transportation & warehousing	2,967	2.5%
Information	2,214	1.9%
Finance & Insurance	5,039	4.3%
Real estate, rental & leasing	1,950	1.6%
Prof., scientific & tech. serv.	5,359	4.5%
Mgt of companies & enterpr.	2,513	2.1%
Admin., support, waste mgt, remediation services	11,012	9.3%
Educational services	2,720	2.3%
Healthcare, social assist.	11,943	10.1%
Arts, entertainment, recreation	1,774	1.5%
Accommodation & food serv.	10,849	9.2%
Other services	4,099	3.5%
Auxiliaries	1,000-2499*	not avail.
Unclassified	20-99*	not avail.
Total	118,414	100%

* Employment size provided by range only

* Beginning in 1998, data are tabulated by industry as defined in the North American Industry Classification System: United States, 1997 (NAICS). Data for 1997 and earlier years are based on the Standard Industrial Classification (SIC) System.

As the table below illustrates, between 1990 and 2000 the County's population increased from 245,845 to 277,359, the labor force by 26,978 and employment by 29,221. The County's unemployment rate dropped from 5.2% in 1990 to 2.9% in 2000. That rate compared to 2.6% for the State of New Hampshire and 3.7% for the United States.

Table 14-5 State of the Regional Economy

Rockingham County: 1990 – 2000 -2003; Danville 2003

Indicator	1990	2000	2003	Danville 2003
Population	245,845	277,359	290,102	4,316
Labor Force	130,052	155,473	168,639	2,390
Employment	123,289	151,291	159,526	2,264
Unemployment	6,763	4,182	9,113	126
Unemployment Rate	5.2%	2.7%	5.4%	5.3%

Sources: "Economic and Labor Market Projections for New Hampshire and its Counties: Fiscal Years 1990 and 2000", NH Employment Security, Economic and Labor Market Information Bureau. June 2003.

In the early 2000s, however, unemployment rates in most Rockingham County communities began to increase. In general, Rockingham County's unemployment rate has been higher than that of New Hampshire, but lower than the national average. In December 2002, the County's unemployment rate (5.9%) exceeded the nation's (5.7%) for the first time in nearly a decade. Unemployment trends in Rockingham County since 2001 have been fueled by layoffs within the County, as well as in adjacent counties, Massachusetts and Maine. In 2003, unemployment rates peaked at 6.4% in January and have come down somewhat, to 5.4% as of November 2003.¹ As of June 2004, Danville's unemployment rate remains 5.3% according to NH Employment Security.

Housing

A key area of concern in the region is the lack of affordable housing to support the local workforce. The growth of Danville's housing stock, including housing type and cost, is therefore important to consider with respect to economic potential. The following tables provide information on population and housing trends in Danville, neighboring communities, Timberlane School District and the State.

Danville's population has grown at a significant rate, with an estimated population increase from 1980-1990 of 92.3% compared to 20.4% for the state, 20.1% for the region and 42.7% for the Timberlane Regional School District² (see Table 14-6). The growth in the 1990's was nearly as dramatic. From 1990 to 2000 the Town's population grew by more than 50%. In the same time frame the region grew by 10%, the Timberlane Regional School District grew by 17.3% and the State population increased 10.2%.

¹ NH Employment Security, Economic and Labor Market Information Bureau

² Source: US Census

Table 14-6 Population

	1980	1990	2000
Atkinson	4397	5188	6178
Brentwood	2004	2590	3197
DANVILLE	1318	2534	4023
E. Kingston	1135	1352	1784
Epping	3460	5162	5476
Exeter	11024	12481	14058
Fremont	1333	2576	3510
Greenland	2129	2768	3208
Hampstead	3785	6732	8297
Hampton	10493	12278	14937
Hampton Falls	1372	1503	1880
Kensington	1322	1631	1893
Kingston	4111	5591	5862
New Castle	936	840	1010
Newfields	817	888	1551
Newington	716	990	775
Newton	3068	3473	4289
N. Hampton	3425	3637	4259
Plaistow	5609	7316	7747
Portsmouth	26254	25925	20784
Rye	4508	4612	5182
S. Hampton	660	740	844
Salem	24124	25746	28112
Sandown	2057	4060	5143
Seabrook	5917	6503	7934
Stratham	2507	4955	6355
Windham	5664	9000	10709
REGION	124145	161071	178997
TIMBERLANE SCHOOL DISTRICT	13381	19098	23091
STATE OF NEW HAMPSHIRE	920475	1109252	1235786

Source: U.S. Census

This population increase has brought with it a large increase in housing units. Over this period, Danville's housing stock grew by 118.7% from 1980 to 1990 and an additional 52% between 1990 and 1998, as shown in Table 14-7, which is also above the regional, state and school district averages (79.1%, 84.6%, and 72.6% respectively). In 1990, the Office of Energy and Planning estimated that Danville would continue to grow at a rate of approximately 3.9% annually between 1990 and 2000, while the state and the Timberlane School District will grow at annual rates of 2.9% and 1.9% respectively. Based on growth between 1990 and today (2001), we believe this estimate to be low. This growth in population and housing suggests Danville is growing much faster than the area as a whole.

Table 14-7 Housing Units

	1980	1990	2000
Danville	439	960	1479
Sandown	736	1433	1777
Plaistow	1827	2304	2927
Atkinson	1428	1798	2431

Source: U.S. Census, NHHFA, and NH Office of Energy and Planning

In looking at housing growth, Danville must be evaluated based on its ability to accommodate the projected demand that will be placed on the community. Historically, the NH Office of Energy and Planning have underestimated future growth for the community. The 2000 Census established the population to be 4023, more than five hundred more people than had been projected.

Danville, however, appears to have begun accommodating this projected demand of housing units. Figures obtained from the Office of Energy and Planning indicate that Danville added 519 housing units between 1990 and 2000. This is higher than 381 new housing units than had been projected by the State Planning office.

Danville's place in the region in terms of providing housing should also be evaluated in light of interpretations provided by the Courts. The New Hampshire Courts of Law have come to suggest that towns are responsible not only for accepting a fair share of population growth and housing, but also for providing opportunities for a variety of housing types to be built. The town's performance in terms of providing housing for its residents can best be analyzed by examining the types of housing and the economic status of Danville residents.

Housing Types

While Danville's zoning ordinance provides for a range of housing types, single family and mobile homes compose the bulk of the housing stock. Table 14-8 illustrates Danville's housing stock relative to the Timberlane School District and the state. Danville provides a greater

percentage of single-family homes than the state and a lesser percentage of single-family homes than two of the other three communities that make up the Timberlane School District.

Table 14-8 Area Housing Stock

	Danville	Sandown	Atkinson	Plaistow	State
Single Family (detached)	1080 (74.1%)	1550 (85.0%)	1888 (74.9%)	1795 (60.2%)	337727 (61.0%)
Multi-family	80 (5.5%)	174 (9.5%)	619 (24.6%)	1106 (37.1)	169387 (30.5%)
Mobile Home	297 (20.4%)	101 (5.5%)	13 (0.5%)	81 (2.7%)	46960 (8.5%)
Total	1457	1825	2520	2982	554,074

Percentages may not total 100% due to rounding. Source: NH Office of Energy and Planning, 2000.

In the area of housing Danville is actually fairly well situated with respect to surrounding communities. The Town has moderately priced housing when compared to the county and has a much more diverse housing stock than many Towns in the region.

The Local Economy

Local Employment Base

Information from the New Hampshire Dept. of Employment Security and the U.S. Census Bureau can be used to develop a picture of employment trends in the Town over time, as well as to describe the current employment base. This information is useful in that is an important measure of the health of the local economy.

The total number of private employment establishments and the number of workers employed in Danville has increased slightly since 1980. In the last decade, the number of businesses in Town increased by 11 percent, and total employment by 27 percent. However, as a percentage of population, the number of businesses and total employment have actually declined.

Table 14-9 Employment Trends

PRIVATE BUSINESSES: 1980 – 2000								
1980			1990			2000		
# Private business estab.	# Employees	Avg. weekly wage	# Private business estab.	# Employees	Avg. weekly wage	# Private business estab.	# Employees	Avg. weekly wage
17	58	\$137	36	115	\$304	40	146	\$490

Source: U.S. Census Bureau (1980 and 1990), NH Dept. of Employment Security (2000)

Using information from the NH Dept. of Employment Security, it is estimated that there were 40

private businesses in Danville in the year 2000, which employed approximately 150 workers.¹ The largest employer in Town in terms of total number of employees is the Town of Danville, which employs approximately 40 persons. According to the NH Dept. of Employment Security’s “Community Profile” document, the largest private employers in Danville in the year 2000 were Danville Chenille Co., Inc. (15 employees), Post Wood Woodworking (12 employees), CZ Machine (6 employees) and Reinforced Plastics (5 employees). Using commuting data from the 2000 Census, it can be estimated that approximately 55 percent of the jobs in Danville are held by Town residents. Most of the non-residents holding jobs in Danville commute from the four communities of Atkinson, Salem, Manchester and Stratham. Of note is the number of employees of the Danville Elementary School. Although there are approximately 80 employees at this facility, the NH Employment Security (NHES) does not include them in Danville summaries because they are employees of the Timberlane School District with offices in Plaistow. These employees are incorporated into Plaistow tabulations by NHES.

Table 14-10 Local Employment Establishments

2000				
SIC code	Description	# Businesses	# Employees (avg. annual)	As % of total employment
07XX	Agricultural	6	15	8%
15XX-19XX	Industrial - Construction	16	60	33%
28XX-35XX	Industrial - Manufacturing	4	35	19%
42XX	Transportation	1	6	3%
43XX-59XX	Retail, restaurants	2	4	2%
65XX-87XX	Commercial services	10	20	11%
9999	Other / unclassified	1	6	3%
	Town government	1	37	20%
TOTAL		41	183	

Source: NH Dept. of Employment Security

The majority of employment in Danville can be classified as “industrial” (includes both construction and manufacturing), which comprises just over half of all jobs in Town. The next largest category of employment is government (20%), followed by commercial services (11%).

Until 2001, the NH Dept. of Employment Security broadly categorized employers as either “manufacturing” or “non-manufacturing.” Beginning in 2001, the department began using the classifications “Goods Producing,” “Service Providing” and “Government.” This employment information is generated by Employment Security for the municipal level on an annual basis, and again, is useful as a measure of the health of the local economy. A summary of the data for the years 2001 and 2002 is provided below.

¹ Detailed NH Dept. of Employment Security data is masked for reasons of confidentiality. Data on local employers was obtained by Standard Industrial Classification (SIC) code, not by employer name or location. It is important to note that the Dept. of Employment Security tracks “covered” businesses, or businesses and jobs eligible for unemployment insurance.

The average weekly wage paid by Danville private businesses was \$490 in the year 2000. (Table 11 below) This wage was significantly lower than the average wage for Rockingham County (\$689) and the State of New Hampshire (\$668), and lower than the average wage paid in any of the abutting communities with the exception of Fremont. By the year 2000, the average weekly wage paid by private businesses had increased to \$930, but dropped to \$783 in 2002.

Table 14-11 Employment and Wages

EMPLOYMENT AND WAGES, 2001-2002		
TOWN OF DANVILLE		
	2001	2002
Goods Producing		
Avg. employment	103	94
Avg. weekly wage	\$1,063	\$910
Service Providing		
Avg. employment	47	60
Avg. weekly wage	\$638	\$582
<i>Total private industry</i>		
<i>Avg. employment</i>	<i>150</i>	<i>154</i>
<i>Avg. weekly wage</i>	<i>\$930</i>	<i>\$783</i>
Government		
Avg. employment	40	39
Avg. weekly wage	\$202	\$222
Total: Private + Govt.		
<i>Avg. employment</i>	<i>190</i>	<i>193</i>
<i>Avg. weekly wage</i>	<i>\$777</i>	<i>\$668</i>

Local Labor Force

The median household income reported for Danville in the 2000 Census was \$57,287, lower than the county average of \$58,150 but higher than the State average of \$49,467.

Employment & Wages

The following table includes information from the NH Department of Employment Security on the numbers of employment establishments, the number of workers employed, and average weekly wages paid to employees.

As shown, employment and wages for Danville establishments, as well as for the County and State overall, held up reasonably well in the 2001 totals, despite the weakening economy nationwide and the shock of the September 11 terrorist attacks. According to the Department of Employment Security, the Town of Danville gained three private employment establishments between 2000 and 2001 (7.3% increase), while the County added 178 (2.0% increase) and the State added 2,530 (6.7% increase).

The average weekly wage paid by Danville employers increased by \$178/week between 2000 and 2002, which translates into a 36% increase. This was significantly faster than either the County or State, which increased by 3.5% and 4.2% respectively. Danville's increase translated to higher earnings per week for Town residents than those found in all surrounding communities except for Brentwood. Despite the increase, however, average wages paid by Danville employers remain lower than the average wage for Rockingham County and the State overall.

Table 14-12 Employment and Wages

Town/Area	Employment and Weekly Wages														
	# Private Employers, 2001			Change in # of Private Employers, 2000-2001		# of Employees, 2001				Change in Total # of Employees, 2000-2001		Avg. weekly wage paid by employers (private industries and government)			Change in average weekly wage, 2000-2002
	Goods Producing	Service Providing	Total	#	%	Goods Producing	Service Providing	Gov't	Total	#	%	1995	2000	2002	
Danville	23	21	44	3	7.3%	103	47	40	190	16	7.3%	\$393	\$490	\$668	36.3%
Brentwood	24	77	101	n/a	n/a	196	519	671	1,386	22	n/a	\$463	\$639	\$683	6.9%
Fremont	18	26	44	0	0.0%	129	219	90	438	16	7.9%	\$345	\$475	\$476	0.2%
Hampstead	58	177	235	8	3.5%	642	1,458	80	2,180	-77	10.6%	\$482	\$655	\$596	-9.0%
Kingston	34	122	156	0	0.0%	130	1,160	275	1,565	1	5.2%	\$411	\$533	\$591	10.9%
Sandown	22	27	49	-2	-3.9%	73	101	54	228	23	31.0%	\$377	\$538	\$529	-1.7%
Rockingham County	1,506	7,620	9,206	178	2.0%	23,734	92,695	13,359	129,788	227	10.3%	\$508	\$689	\$713	3.5%
New Hampshire	6,735	33,349	40,084	2530	6.7%	126,720	403,752	79,220	609,692	3,088	5.9%	\$510	\$668	\$696	4.2%

Source: 2000 & 2001 Profile of New Hampshire's Counties, Cities, Towns and Unincorporated Places, NH Employment Security, n/a = information not available

As displayed in the table, the Town's wage history as recorded by NH Employment Security has increased at a rate greater than the increase in Danville's local property tax. The property tax in Danville has increased from \$29.67 per \$1,000 of valuation in 2000 to \$34.03 Per \$1,000 of valuation in 2003 an approximately 14 % increase.

Table 14-13 Annual Property Values data and Tax Rate per \$1,000

	Year	Property Values	Tax Rate per \$1,000
2003		\$175,624,080	\$34.03
2002		\$167,730,765	\$36.32
2001		\$161,470,253	\$32.35
2000		\$155,826,304	\$29.67

Existing Land-use:

To best understand the economic situation of a community there must be an understanding of the zoning strategy used by the Town to direct land use activity. In Danville the following districts exist:

Highway-Commercial and Light Industrial Zone: That part of the Town of Danville comprising a strip of land 1,000 feet wide on each side of Route 111, measured from the centerline of Route 111, excluding existing streets, and extending from a line perpendicular to the centerline of Route 111 from the Hampstead town line to the Kingston town line.

Commercial /Retail and Service Zone: The commercial/ retail and service zone are the following four distinct areas in Town:

1. A strip of land extending southward along Main Street from the centerlines of Colby Road and Kingston Road south to Bartlett Brook, extending on both sides of Route 111A 450' from the centerline. Bartlett Brook is located 1,775 (one thousand seven hundred and seventy-five) feet south of the centerline of Colby Road and Kingston Road as identified on the Town map entitled "Map of Danville N.H.", drawn by M.C. George, November 30, 1922. Bartlett Brook is also known as Colby Brook.
2. A strip of land extending southward along the easterly side of Main Street from the centerline of Pleasant Street to a line 400 feet south of the intersection between the centerline of Main Street and the southerly fork of Pleasant Street and running perpendicular to the centerline of Main Street. The strip of land to be 450 feet wide in the easterly direction from the centerline of Main Street.
3. A strip of land extending southward along the westerly side of Main Street from a line 250 feet north of the intersection between the centerline of Main Street and Hampstead Road and running perpendicular to the centerline of Main Street to a line that is 1000' north of the centerline of Route 111, thereby abutting the Highway/Commercial and Light/Industrial Zone. The strip of land to be 450 feet wide in the westerly direction from the centerline of Main Street
4. A strip of land extending easterly along Pine Street from the centerline of Main Street to a point 690 feet from the centerline of Main Street. The strip of land to be 450 feet wide in both a northerly and southerly direction from the centerline of Pine Street.

Although these zones constitute a significant amount of land in town they are predominantly residentially developed.

Mobile Homes/Manufactured Homes: This zone is defined as three areas located on Back Road, Long Pond Road and Cotton Farm.

All other land is either zoned as Historic District or Residential /Agricultural. (See zoning map at the end of this chapter)

This land use matrix is not uncommon in its elements or its construction. Many small New Hampshire towns exhibit similar codes that display little change or variation from the original

documents developed 20-30 years ago. Although this is not uncommon it does not justify the existing land use regulation. The zoning ordinance should attempt to reflect regional and local changes. As shown throughout this chapter and elsewhere in the Master Plan, Danville has experienced significant change in the past 20-30 years. A doubling of population would lead one to expect that a similar growth in service related commercial activity would have occurred. As evidenced by the inventory of existing non-residential activities in Town this has not happened. There are only 13 non-residential properties in the Town’s assessment records and the majority of these are automobile-related service stations.

The question necessarily is asked, “Is there a formula for establishing a proper mix of residential and non-residential activities in a Town?” Such a formula would be very helpful to a Town like Danville considering which path to follow for economic development. Although research undertaken for this master plan chapter has not yielded such a formula it is helpful to look at the breakdown in surrounding communities between residential and non-residential development. These figures are based upon categorized property valuation by each Town.

Table 14-14 Residential vs. Non-Residential

Community	% of Property Valuation: Residential	% of Property Valuation: Commercial	% of Property Valuation: Other
Danville	97.0	1.3	1.7
Hampstead	89.8	9.4	0.8
Plaistow	73.6	23.6	2.8
Sandown	97.4	1.7	1.0
Kingston	87.1	10.9	2.0
Brentwood	84.3	14.7	1.0
Fremont	91.7	6.6	1.6
Atkinson	95.5	3.8	0.7

Source: NH Employment Security, Community Profiles, June, 2003

Not surprisingly, Danville has the smallest percentage of total town valuation in the commercial category. With the exception of Sandown, all surrounding communities have several times more valuation in commercial properties. In the absence of a rigid model to follow the Town could find a community with an attractive mix of uses (not necessarily a neighboring community) and pattern their economic development aspirations similarly.

Economic Development Opportunities for Danville

Up to this point the discussion has centered on a statistical and historical picture of Danville and its economic status. Clearly there is much work to be done from the Town’s perspective in order to increase the profile of economic endeavors in the community. As indicated above there are fewer than twenty commercial enterprises in Town according to tax records. This may not give a complete picture of all businesses in Town because the town allows in-home commercial activities of a limited nature through either board of selectmen or zoning board of adjustment

approval. However, even with the allowance that Danville has some in home-commercial enterprises, by and large the community is starting from “ground zero” with respect to economic diversity. This is not unusual in southeastern New Hampshire as a number of communities - Kensington, South Hampton, Newfields and East Kingston to name just a few - have just a handful of commercial or industrial facilities. There exists no magic formula that expresses the perfect mix of residential, commercial and industrial uses within a town. Too many variables exist to make such a formula practical but clearly Danville presently relies nearly exclusively upon residential property taxes to fund town operations. A desire for a more diverse tax base is legitimate. There are a number of strategies the Town can pursue to expand the opportunity for economic development to occur and these are discussed below.

As with any community, there are factors at play that either benefit economic development or hinder it. In the case of Danville there are several features that lend themselves to making Danville a positive environment for economic expansion. At the top of the list is affordable housing. U.S. Census figures for 2000 indicate that the median home price in Danville was \$160,900 and the median price for a home in Rockingham County was \$164,900. (See table next page) With the exception of Fremont and Kingston, housing costs are substantially higher in abutting communities. Housing costs are an important factor for economic development and in a county with historically high housing costs Danville could look favorable in comparison. In addition, the Town’s high percentage of manufactured housing is a positive factor in providing lower cost housing. The current trend for communities in Rockingham County is toward a mono-type approach to housing supply catering to high end single family structures. It is not uncommon for communities to have less than 5 % manufactured housing stock. Danville’s 20 % is a good indication of the availability of affordable housing.

Table 14-15 Median Housing Values and Rents

**Danville's Median Housing Values and Rents
 And Comparison with Area Communities**

Town	Median Home Value		Median Monthly Rental	
	1990	2000	1990	2000
Atkinson	177,900	197,900	429	509
Brentwood	169,400	182,900	517	654
Danville	147,500	160,900	454	613
E. Kingston	165,200	185,800	533	819
Epping	123,300	132,600	473	602
Exeter	154,000	170,000	539	702
Fremont	133,600	156,000	571	788
Greenland	168,100	213,000	690	885
Hampstead	185,300	190,600	446	568
Hampton	162,500	190,400	540	682
Hampton Falls	221,200	266,300	583	821
Kensington	171,000	201,900	505	825
Kingston	148,500	156,600	524	644
New Castle	295,000	566,600	600	1,462
Newfields	142,800	196,500	517	656
Newington	197,300	256,800	539	805
Newton	137,100	150,700	546	632
N. Hampton	187,400	211,300	547	706
Plaistow	149,900	158,100	646	793
Portsmouth	137,600	168,600	497	727
Rye	214,100	311,100	611	929
S. Hampton	174,300	210,300	771	1,000
Salem	150,300	168,900	605	709
Sandown	143,200	144,100	652	817
Seabrook	145,500	181,900	514	686
Stratham	177,700	270,200	661	865
Windham	197,500	230,100	762	911
STATE of NH		133,300		646

1990 Census Data STF1.

2000 U.S. Census

The lack of municipal infrastructure is the single greatest impediment to economic development in Town. The lack of municipal sewer and/or water has immediate implications for many operations that need such facilities in order to locate in Danville. Unfortunately this is not a factor easily overcome by the Town. In years past, large price-tag projects like water or sewer treatment facilities could be built with financial packages that leveraged large federal grants with relatively small local monetary commitment. However, these grant sources do not exist any longer and the Town of Danville would be responsible for nearly all the funding required to construct such facilities. Convincing the general public to commit to long term debt on the promise of municipally financed water and sewer facilities attracting development is very risky public policy.

Non-regulatory Approaches to Economic Development

There are a number of activities that officials from Danville should undertake that are far less expensive than infrastructure improvements but will have a definite impact upon the expansion of economic activity in Town. The Town's Economic Development Committee should take a lead role in marketing the Town regionally. The group should inventory all properties zoned either industrially or commercially. The committee should learn as much about the parcels as possible. This information should include existing conditions such as present uses and on-site facilities; knowledge about water and septic capabilities; possible potential uses according to zoning; availability and sales price; information regarding on-site soils, topography known environmental issues; outstanding code violations; and any other information that when made available would help convince a prospective business to locate in Town. Taking a proactive approach is vital in the highly speculative environment of commercial real estate and often having site specific information prepared assists the marketability of a site.

The Economic Development Committee should join regional business groups such as the Plaistow Area Commerce Exchange (PACE) or the Salem Chamber of Commerce. These groups, although located in their respective namesake communities are actually regional associations that serve as a great networking base. The Economic Development Committee could significantly raise the profile of the Town if these groups were made aware of the existence of a database of available development sites within their service regions.

New Hampshire Main Street Center

Another economic development tool that could be well suited to Danville is the Main Street Program, administered through the New Hampshire Community Development Finance Authority (CDFFA).

The Main Street concept was developed in the late 1970s by the National Trust for Historic Preservation, and piloted in three Midwestern communities. The program is designed to revitalize historic small towns where highway bypasses or new regional shopping malls have rerouted traffic and business vitality away from downtown. The Main Street program is a comprehensive, incremental approach to revitalization built around a community's unique heritage and attributes. It pursues revitalization through the Main Street Four Point Approach, which focuses on organization, promotion, design, and economic restructuring.

Since 1980 the National Main Street Center has worked in more than 1,350 communities throughout the country. Here in New Hampshire, the New Hampshire Main Street Center has assisted 17 towns in starting Main Street programs, starting in 1997 with Lancaster, Littleton, and Milford. In Southern NH, Durham, Dover, and Derry have all established Main Street programs. All told, the twenty Main Street programs statewide have helped spur the creation of 457 net new businesses, 1,184 net new jobs, \$24.4 Million in rehabilitation of existing buildings, and over \$24.1 Million in new construction in their towns.

Danville's historic downtown is much less developed than the typical participant in the program and this may serve to work against the Town if it were to consider the Main Street program, although there is some limited retail located in the "center" of Town. The presence of residential development within short walking distance of downtown is a strength, as these residents provide built-in clientele for local business. As residential development shifts to the fringes of towns, residents become less likely to come into town to do business as opposed to shopping where they work.

Danville can apply for designation as a New Hampshire Main Street Community through CDFA. Designation as a main street community brings with it access to technical assistance from the NH Main Street Center and the National Main Street Center. Assistance is tailored to meet the needs of the community, and often includes consulting services for building façade improvements or more substantial building rehabilitation; sidewalk improvements; marketing assistance to store owners; and market analysis to identify business opportunities. A specialty of Main Street programs is working with Downtown merchants to reposition themselves so they are not driven out of business by large new retail developments. This is largely done by identifying niche businesses that are not in direct competition with large discount retailers; but also includes working to improve and highlight customer service and other factors to allow small businesses to compete.

At the Present time the Main Street Program emphasis is working with communities with considerably more commercial activity than found in Danville. However the program is investigating ways by which it could offer assistance to town's that are more economically challenged and this would seem to be the perfect fir for Danville. Because these programs are not yet developed Danville's participation in the Main Street Program is most probably an action item for the future. The Town would be well advised to monitor the progress that the Main Street Program has with respect to developing these new programs so that involvement could go forward with little delay.

Rockingham Economic Development Corporation

The Rockingham Economic Development Corporation (REDC) has prepared a Comprehensive Economic Development Strategy (CEDS) for Rockingham County. This document, which is updated annually, has a mission to,

"Implement a balanced approach to economic development that will create quality jobs for local residents, while maintaining the quality of life that encourages people to live, work and visit the area."

The CEDS offers a structured approach for communities to take part in economic development planning across the county. Participation by local officials in the CEDS process is beneficial because the action plan developed for the county includes various infrastructure improvement projects that can greatly benefit communities. Participation in the process can also be a way of

accessing federal funding for both planning and project grants through the U.S. Department of Commerce's Economic Development Administration. With each annual update of the document the REDC asks for participation from all Rockingham County communities. The Town officials of Danville should take the steps necessary to insure participation by representatives from Town.

Town Land Use Ordinance and Regulation Review

An additional non-regulatory effort that the Town could undertake is a thorough review of the Town's land use ordinances and regulations. This would be done to make sure these rules are not having undesired effects on commerce. The review should include gauging the effectiveness of existing zoning ordinances to meet the needs of the Town's present population. Questions in this self-evaluation should include whether Danville's zoning ordinance allows commercial development in the right places to provide services to historic or newly established residential populations? Can existing commercial endeavors expand in their present locations or are these facilities legally existing non-conforming uses? Does the municipal planning process incorporate any flexibility regarding seasonal commercial enterprises? These kinds of activities are often precursors to year-round commercial enterprises but many communities treat them no differently in the planning process. This can often lead to very expensive site reviews for businesses with very small profit margins and can drive prospective businesses to alternate locations. The expected result of such a municipal self-evaluation would be proposals for amendments to the existing regulatory matrix.

NH Route 111

The final issue to address is somewhat a hybrid issue straddling both non-regulatory and regulatory approaches to economic development. This issue involves the 111 corridor and the economic potential presently unavailable at this time. The Town has established an Highway Commercial and Light Industrial zone along the Route 111 corridor. This zone has little opportunity to develop presently because the highway has been designated *limited access* by the New Hampshire Department of Transportation (NHDOT). The designation *limited access* is a bit of a misnomer, in fact no additional access point are expected to be allowed along this stretch of NH Route 111. There are substantial drawbacks for the town of Danville as a result of this NHDOT policy. NH Route 111 carries the highest traffic volumes of any roadway in Town. With the knowledge that many commercial and to a lesser degree industrial enterprises, rely upon high pass-by traffic, the loss of this area as a commerce destination hinders Danville's local economy. Past efforts to convince NHDOT to alter their position on this issue have been entirely unproductive. However, NHDOT's refusal to grant additional access points along the NH Route 111 corridor should not signal the end for economic development in this area of Town. To the south of the corridor west of Frye Road, several large parcels of land fall within the 1000 foot boundaries of the Highway Commercial and Light Industrial zone. Creative design of a frontage road done cooperatively by the land owners and extending from Frye Road could result in businesses visible from the corridor if not directly accessible through NH Route 111. The use of

a frontage road seems slightly less possible on the northern side of the corridor but definitely warrants future consideration.

Regulatory Approaches to Economic Development

Community Zoning

The most direct regulatory approach available to a Town with an interest in expanding economic opportunity is through changes to the Town's zoning ordinances. These changes can take many different forms, newly created commercial or industrial areas; expanded permitted uses in established districts; and increased flexibility in dimensional requirements such as required lot size, setbacks and frontage distances, just to name a few. The trick to accomplishing economic expansion in this manner is to make sure the changes proposed will create the development desired. It is important to realize that incremental zoning changes over a period of time can often be as successful as sweeping changes to an ordinance that tend to unsettle people.

In considering Danville's present zoning structure and future land use plans as reflected in the community Master Plan, several concepts present themselves. There is no well defined commercial area that serves as a "downtown" Danville. Instead there are four commercial districts located at various spots along Main Street. Important to remember is that commercial entities thrive when located near other commercial endeavors. Concentrating development makes an area an identifiable destination location which is very attractive to consumers hoping to bundle trips. One step the Town could take would involve establishing one area to focus upon as a "Town Center". This exercise should include a community-wide visioning process with the goal of linking existing governmental facilities such as the Town Hall, post office and elementary school with retail and office space to create an identifiable center of Town. The regulatory instruments that could be used in this process should include allowance for mixed-use zoning as well as increased density. Allowing the mixing of uses - residential development over first floor retail or office space - mirrors the land use characteristics traditionally seen in New England villages and often made impossible by Euclidian Zoning, that is to say zoning practices that segregate uses into specific districts to reduce land use conflicts. The Rockingham Planning Commission has been working very hard in recent years to create model ordinances that are directed toward allowing communities to zone themselves in a way more reminiscent of traditional village design. These ordinances are available to the Town.

The discussion above offers some ways to effect change by changing the town's zoning ordinance. The present zoning structure does however utilize the well established practice of using intersections. Too often entire stretches of rural roadway are offered as commercial zones. Initially these corridors can serve well as both transportation and commerce entities. However, inevitably the continued incremental establishment of commercial facilities degrades the roadway's ability to provide free flow of traffic because of the increased number of curb cuts. Each additional curb cut increases the volume of exiting and entering vehicles which causes delays to those vehicles passing through. For these reasons transportation engineers prefer to see development occur at designated locations along a corridor. These locations, called nodes in

transportation jargon, result in denser development with the trade-off being less corridor-wide disruption. The reason this is worth mentioning here is because the town's present zoning displays the rudimentary aspects of nodal development. The existing commercial zones are relatively distinct and tied to intersections in Town. The only missing feature is an allowance for higher density in these locations.

This concept of allowing increased density is not an easy hurdle for a small town to overcome. For many, increased density is synonymous with urbanization and has no place in a rural setting. The point that needs to remain in the forefront of this discussion is that historically the centers of otherwise very rural communities were densely developed. These conditions can be achieved using tools such as increased lot coverage, reduced lot sizes and innovative septic systems allowed by the New Hampshire Department of Environmental Services. The focus of the Town must remain keeping this concentrated development appropriate to Danville.

Community Site Plan Regulation

Another area of authority granted to the Town by residents that affects economic development is the site plan review process. This is the municipal review and approval process for non-residential uses in Town. These powers are used by the Planning Board in coordination with zoning requirements to determine the nature of development allowed in the community. Site plan regulations vary widely between towns and cover the complete spectrum from being nearly non-existent to being highly regulatory. The Town's site plan review regulations are remarkably well developed for a Town with so little non-residential development. From an economic development perspective the Town has adopted a set of standards that appear to provide for appropriate non-residential activity. The regulations' inclusion of sections dealing with architectural standards, lighting and retention of trees are quite sophisticated and prepare the Town well for future development.

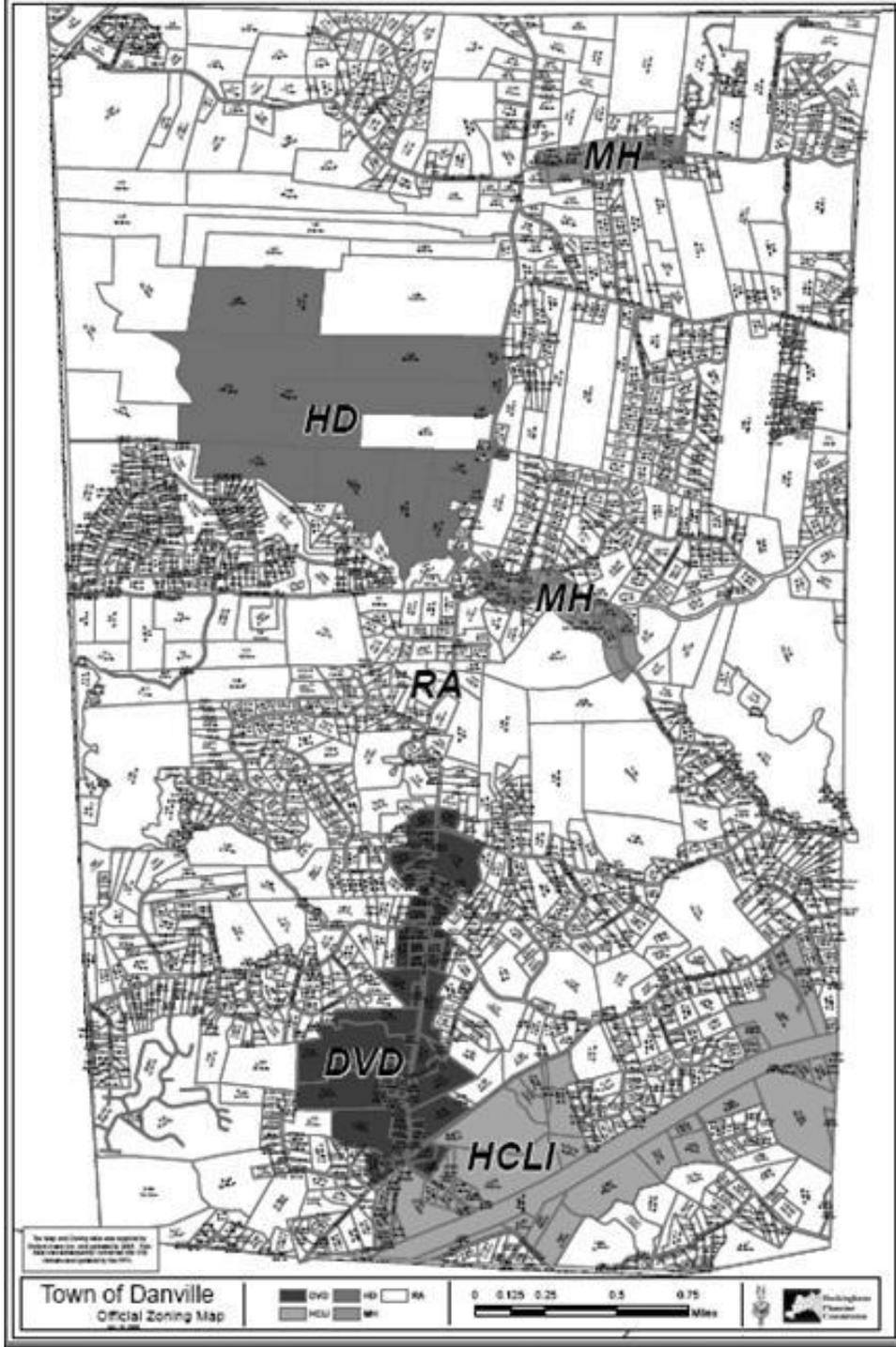
Recommendations

1. The Town should supply resources and support to the Danville Economic Development group. This group should act as the community clearinghouse for economic development programs. This group should be charged with inventorying existing businesses and compiling data bases of available land. This information is then marketed in a way that raises the profile of the community as a whole.
2. The Town's economic development group should join regional commerce associations such as PACE and The Salem Chamber of Commerce in order to establish networking capabilities within the regional economic development sector.
3. Although the NH Main Street Program may not have relevant economic development benefits for the Town of Danville at the present time, there are indications that the Program is trying to develop initiatives relevant to communities with economic development circumstances more similar to Danville. The Town should monitor these

developments in case the NH Main Street Program is successful in developing programs for less economically sophisticated municipalities.

4. The Town should participate in programs developed and run by the Rockingham Economic Development Corporation. This group's Comprehensive Economic Development Strategy (CEDS) is a great point of departure for individuals learning about local and regional economic development.
5. The Planning Board should comprehensively evaluate the Danville Zoning Ordinance, Building Code, Site Plan Review Regulations and Subdivision Regulations to ensure that the Town's regulatory framework promotes a variety of housing types, quality and aesthetically sensitive commercial development, and an overall development mosaic that is supported by the Master Plan.
6. The Town should continue to pursue opportunities for greater access to NH Route 111 through continuing dialogue with the New Hampshire Department of Transportation. If these efforts remain unproductive the Town should consider frontage roads as a means of accessing developable land along the NH Route 111 corridor.
7. The Town should consider using the zoning power to create a moderately dense Town Center.
8. The Town should consider ways to develop commercial nodes at certain intersections on Main Street to achieve increased economic diversity while at the same time preserving the integrity of the transportation corridor.
9. The Town could consider using a range of zoning tools including mixed-use concepts, innovative septic design, and reduced lot size and coverage as ways of expanding economic development opportunities within Danville.
10. The Town should consider expanding commercial areas along NH Route 111-A and elsewhere in Town.

Figure 14-1 Zoning Map



For reference only. Consult Town Hall for the latest map

This page intentionally left blank

15. Utilities and Public Services

Utilities and Public Services

Introduction

Danville's public and private utilities, which include water, sewer, electric, gas, telecommunications, internet, television, solid waste, and recycling, will be reviewed in this chapter. Information regarding these topics is intentionally brief; additional information regarding these services may be obtained from the Town or from the individual providers of these services. While it is the intention of the Master Plan to plan for Danville's future, this Chapter also briefly covers the current state of these services in Danville.

Utilities and public services can have a direct and significant impact on the future of a community and are therefore an important consideration in the Master Plan. Utility capacity and location are often decisive factors in determining how and when land will be used, especially with regard to commercial development. When considering future plans for utility development and/or expansion, it is important to consider these effects. The Town should make these decisions, consistent with the development goals of the Master Plan. Utility infrastructure expansion decisions should not be driven by development, even if the costs are entirely borne by those involved with such developments.

Water Services

Goal

The Town of Danville should work to ensure that there is an adequate and safe supply of drinking water for all residential, commercial, and industrial needs of the Town.

Current State

The vast majority of Danville's residents derive their water from private wells within the boundaries of their property. In some cases, there are wells serving multiple dwellings. And, in a few cases, private water companies supply water to Town residents. However, even these private water companies derive their water from groundwater sources within the confines of the Town of Danville. There is no municipal water supply in Danville.

Given that Danville's water is provided entirely from underground aquifers, the largest concern is groundwater contamination. Danville has experienced cases of well contamination in the past and should work to minimize opportunities for groundwater contamination.

Recommendations

1. Danville should ensure that current setbacks, as stated in the Danville Zoning Ordinance, Site Plan Ordinance and Subdivision Ordinance, are sufficient to protect groundwater

sources. Waivers regarding these portions of the ordinances should be thoroughly examined before being granted.

2. Danville should maintain the tough excavation regulations that are in place to protect groundwater sources.
3. Danville should periodically monitor groundwater sources for the presence of contaminants.
4. Danville should ensure that commercial and industrial development does not adversely impact or threaten the Town's groundwater.
5. Danville should establish an emergency disaster recovery plan outlining the Town's response to contamination of a large-scale contamination of multiple wells in the Town. This plan should include both the immediate responses necessary to supply drinking water to the impacted residents as well as a long-term plan to provide water services if drilling new wells within the impacted lots was insufficient to overcome the problem.

Sewer System

Goal

The Town of Danville should work to ensure that sewage systems do not adversely impact the Town's groundwater supply

Current State

The vast majority of Danville's residences and business utilize on-site septic systems. There is no municipal sewerage system in Danville.

Because Danville's sewerage is mainly through the use of on-site septic systems, the main issue is possible groundwater contamination caused by these systems. As stated earlier, Danville has experienced well contamination due to inadequate septic systems.

Danville's current ordinances place restrictions on the usage of sewage sludge within the limits of the Town.

Recommendations

1. Danville should ensure that the current setbacks, as stated in the Danville Zoning Ordinance, Site Plan Ordinance and Subdivision Ordinance, are sufficient to protect groundwater sources from faulty septic systems. Waivers regarding these portions of the ordinances should be thoroughly examined before being granted.
2. Danville should examine whether a municipal sewerage system, in some parts of the Town, might be beneficial in attracting additional commercial development.
3. Danville should continually monitor the state guidelines to ensure that its ordinance with regard to sewage sludge is adequate.

Stormwater System

Goal

The Town of Danville should ensure that stormwater systems are adequately design and maintained to handle anticipated runoff. The Town should endeavor to minimize the level of contaminant in stormwater runoff.

Current State

Catch basins, culverts, drainage swales, and level spreaders along the roadways of the Town handle Stormwater in Danville. These systems are local in nature. There is no Town-wide stormwater drainage system. Danville's Highway Department, under the direction of the Town Road Agent, maintains the catch basins, culverts, and drainage swales.

Recommendations

1. Danville should ensure that the Road Agent's yearly budget is sufficient to appropriately clean and maintain the drainage systems.
2. Danville should ensure that proper easements are obtained for new developments to ensure the ability of the Town to maintain the drainage systems.
3. Danville should ensure that the current stormwater drainage requirements set forth in the Danville Zoning Ordinance, Site Plan Ordinance and Subdivision Ordinance are sufficient to provide adequate drainage.
4. Danville should continue to ensure that a qualified engineer appropriately reviews drainage calculations submitted as part of a subdivision or site plan application.
5. The Danville Highway department, in conjunction with other Town Boards, should develop, implement a program with a goal of preventing and/or reducing pollutant runoff from Town operations.

Solid Waste Disposal

Goal

The Town of Danville should ensure that the residents of Danville are provided with effective curbside solid waste pickup at a reasonable cost to the Town.

Current State

The Town of Danville has contracted with Waste Management to provide curbside pickup and disposal of household waste. The cost of solid waste disposal is included in Danville's tax rate. There is no separate charge to the residents for curbside pickup. In the past, several alternatives (such as a "bag and tag" system) were considered but not implemented. However, the cost of

solid waste disposal has grown throughout the years and, with continued growth in the Town, costs will undoubtedly continue to rise.

Danville conducts a bulk item pickup twice per year and participates in a yearly regional hazardous waste drop-off day.

Recommendations

1. Danville should look for ways to increase the amount of recycling in Town thereby reducing the amount of solid waste.
2. Danville should examine whether the tri-annual bulk item pickup and the twice per year hazardous waste collection are sufficient to discourage illegal dumping.
3. Danville should explore the possibility of a regional solid waste partnership as a way to reduce costs.
4. The Town should examine whether solid waste collection should be provided for residential developments on private ways (e.g., condominium developments).

Recycling

Goal

The Town of Danville should provide the residents of Danville with a robust recycling program that both minimizes the amount of solid waste and, at the same time, reduces the long-term cost of solid waste collection.

Current State

Danville currently has semi-weekly curbside recycling through a contractual agreement with Waste Management. In the past, Danville used a recycling drop-off center. However, Town residents preferred the current curbside system.

Recommendations

1. Danville should look for ways to entice a greater percentage of residents to participate in the recycling program.
2. Danville should look for ways to increase the number and types of items included in the recycling program as a means of controlling long-term waste disposal costs. However, the inclusion of additional items in the recycling program must be commensurate with the costs/savings involved.

Electrical Service

Goal

The Town of Danville should ensure that all of the residents of the Town have adequate electrical power and that adequate power is available for the anticipated/desired growth in both residential and commercial/industrial development. In addition, the Town of Danville should ensure that essential Town services could continue to operate in the event of prolonged power outages.

Current State

Danville receives its electrical power from three separate power companies: PSNH, Unitel, and NH Electric Coop. There are no power stations or substations located in Danville. However, high-voltage transmission lines do traverse the Town.

The majority of the Town derives power from electrical lines located on aboveground poles. However, the Town now requires new subdivisions of three or more dwellings to place electrical wiring below ground.

Because Danville derives power from multiple power companies, it is not unusual for one part of Town to experience a power outage while another portion of the Town maintains power. Because of this, it is a challenge for the Town's emergency services to always know when a portion of the Town is without power.

Because of its small size, location, and lack of commercial development, Danville is not always on the top of the power company's list for power restoration after a large-scale blackout in the region. For this reason, many residents, and the Town itself, have purchased private generators for use in case of power outages. The electric companies require that these generators be registered with them. However, it is not clear whether all generator owners comply with this requirement.

Recommendations

1. Danville should look for methods to alert Town emergency services to power outages in various parts of town so that appropriate safety precautions can be taken.
2. Danville should ensure that the current Town-owned emergency power generation system is properly maintained and periodically tested.
3. Danville should ensure that the Town's emergency power generation system is adequate for the essential Town functions in the case of a prolonged outage. This analysis should be ongoing to account for Town Growth.
4. Danville should ensure that new Town buildings (such as a possible new Police Station) are adequately protected by emergency power generation systems.
5. Danville should work with the electric utility companies to ensure that Town residents are appropriately instructed in the proper installation and use of portable generators.
6. Danville should work with the electric utilities to ensure that there is adequate power to support the Town's growth.

Natural Gas

Goal

The Town of Danville should ensure that any Natural Gas Services, if eventually provided to the residents of Danville, are provided in a safe manner and that the installation of any such services are done with minimal impact to existing residents.

Current State

There are no natural gas services within the Town of Danville.

Recommendations

1. Danville should investigate whether the availability of Natural Gas services in portions of Town would aid in attracting commercial businesses.

Telecommunications

Goal

The Town of Danville should endeavor to work with telecommunications providers to provide quality telephone service, both landline and wireless, to all residents of Danville. The Town should ensure that the development of telecommunications facilities in Town does not adversely impact the Town's character.

Current State

Phone service in Danville is provided by Fairpoint Communications. Fairpoint also offers high speed internet service to Danville residents. Phone service over the Internet (known as Voice over Internet Protocol or VoIP) is provided by Comcast, Fairpoint Communications, and several other providers.

Danville has one Telecommunications Tower (i.e., cell/wireless phone tower) located within the Town and there are several towers in neighboring towns. However, even with these facilities, wireless phone service in town is spotty with many dropout areas and large areas without coverage.

Danville has a fairly robust telecommunications ordinance in place that is used a model for other towns in the region.

Recommendations

1. Danville should look for ways to encourage cellular phone providers to provide greater coverage to the Danville area.

2. Danville should encourage the growth of telecommunications facilities while still maintaining the rural nature of the Town. However, future telecommunications facilities should be evaluated based on type, appearance, and function to ensure that the development of telecommunications facilities does not adversely impact the character of the town.

Television Services

Goal

The Town of Danville should ensure that high-quality television reception is available to all residents at a reasonable cost. The Town should endeavor to use its Community Access Television station as a mechanism for communication with Town residents.

Current State

Like residents of many communities, off-air television reception is the television reception method of choice for many people in Danville. However, because of Danville's location and surrounding natural obstructions (hills, trees, etc.), high-quality off-air television reception unavailable to many people in Town. In addition, because of those same natural obstructions, satellite television reception is also not an option for many Danville residents. This is not something that Danville can remedy. However, it makes the availability and quality of cable television reception all the more important.

Danville's cable television is provided by Comcast. Comcast has installed digital cable throughout the town, which has greatly improved picture quality. Danville's contract with Comcast extends through 2013.

Comcast has provided Danville with a Community Access Channel (cable channel 20). This channel operates 24 hours per day providing a method for posting Town announcements and announcements related to community events. In addition, it provides a mechanism for televising meetings of many Town Boards.

A similar access channel is provided by Comcast for the Timberlane Regional School District.

Comcast also offers the residents of the Town high speed internet service and Voice over IP (VoIP) phone service.

Fairpoint Communications, which provides land-line telephone service to the Town does not yet offer television service though its fiber optic network to Danville residents. However, this type of service is being offered in various areas of the country and could potentially become available to Danville within the next few years.

Recommendations

1. Danville should work with Comcast to ensure that picture quality, pricing, channel selection, service, and programming options are similar to those offered provided by other cable companies in neighboring towns.
2. Danville should work with Comcast to ensure that initial installation costs for cable services are reasonable and affordable.
3. Danville should endeavor to make greater use of its community access channel by broadcasting additional Town meetings and events (sports events, parades, etc.).
4. Danville should look for methods to better communicate Town information to those residents that do not receive Danville's Community Access Channel.
5. When the Cable Television contract next comes up for renewal, Danville should consider whether enhanced competition would provide additional options and benefits to Danville's residents.
6. Danville should encourage Fairpoint Communications to offer television service through its existing fiber-optic network thereby providing additional options to Danville residents.

Internet Access

Goal

The Town of Danville should ensure that high-quality, high-speed internet access is available to all residents of Danville at a reasonable price. The Town should use its web site as a mechanism for communication with Town residents.

Current State

Both Comcast and Fairpoint Communications offers high-speed broadband internet access to the residents of Danville. These services are utilized by a large number of residents, with usage expected to continue growing).

Satellite internet connections are used by some town residents. However, because of the natural obstructions mentioned earlier (see Television Services section), satellite-based internet connections are not widely used in Danville.

There do not appear to be any publicly available WI-FI "hotspots" in Danville for wireless internet connections.

Danville has internet connections in the Town Hall, Police Station, and Library. All three have web sites providing information to Danville's residents. The Library has PCs available to the public for internet access.

Recommendations

1. Danville should work with Comcast and FairPoint Communications to ensure that quality,

pricing, reliability, and service of their broadband functionality is similar to those offered provided by other companies in neighboring towns.

2. Danville should work with Comcast and FairPoint Communications to ensure that initial installation costs for broadband internet services are reasonable and affordable.
3. Danville should endeavor to provide a greater array of information and services on the Town's web sites.
4. Danville should endeavor to link together the various Town web sites as well as the web sites for businesses in Danville to provide an information portal for information about the Town.
5. Danville should provide greater public internet access in the Town Library.
6. Danville should periodically review its Zoning, Subdivision, and Site Plan ordinances to ensure that the ordinance is are not unreasonably hampering the availability of internet services in Danville.

16. Construction Materials

CONSTRUCTION MATERIALS

One of the newest chapters required for a master plan is the Construction Materials Chapter. The enabling statute that addresses the purpose and description of a master plan was amended by the New Hampshire Legislature in 1989. R.A. 674:2, VIII-a requires the following:

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

The purpose of this chapter is to identify which construction materials are relevant and to locate these deposits using the soil survey of Rockingham County prepared by the Soil Conservation Service (SCS). Other sources of information are also used as appropriate.

While the Town of Danville recognizes the requirement for this chapter, given the recent development and growth in Danville, many areas are not suitable for excavation, due to the sensitive nature of the surrounding environment, proximity to residential areas, and condition of local roadways. This chapter is not a statement that the Town of Danville is "open for excavation", rather it is presented as fulfilling the bare requirements of RSA 674:2. In fact, many issues and problems have arisen from inappropriate excavation activities and a number of citizens have expressed opinions that any future excavations are reviewed with the utmost scrutiny to preserve the health, safety, and welfare of the citizens of Danville. Although we view this requirement with suspicion, we have presented the information objectively.

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

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

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

materials identified in this chapter are based on these SCS maps. The information is not designed or intended to be used for definitive identification of construction materials.

The soil types that are likely to contain any of the four construction materials and are found in Danville are listed in Table 16-1. Each soil number and name is provided, as well as the number of acres of that type of soil found in Danville. The source for the soil information is the SCS soil map as digitized by Complex Systems of the University of New Hampshire and provided to the Rockingham Planning Commission in digital format. Calculations of the number of acres for each soil type are based on this digital information. Each of the four types of construction materials are listed in Table 16-1. For roadfill, if a soil has a rating of good, it was indicated. For sand and gravel, only the probable rating is listed. In the case of topsoil, there were no soils which had a good or moderate rating. Only the soils that had a good or probable rating in any category were included in the table.

Table 16-1 Soil Types

<u>Soil Symbol</u>	<u>Name</u>	<u>Description</u>	<u>Road</u>	<u>Sand</u>	<u>Gravel</u>	<u>Topsoil</u>
<u>12A</u>	<u>Hinckley</u>	<u>fine sandy loam, 0-3% slopes</u>	<u>Good</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>
<u>12B</u>	<u>Hinckley</u>	<u>fine sandy loam, 3-8% slopes</u>	<u>Good</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>
<u>12C</u>	<u>Hinckley</u>	<u>fine sandy loam, 8-15% slopes</u>	<u>Good</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>
<u>12E</u>	<u>Hinckley</u>	<u>fine sandy loam, 15-60% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>
<u>42B</u>	<u>Canton</u>	<u>gravelly, fine sandy loam, 3-8% slopes</u>	<u>Good</u>	<u>:</u>	<u>:</u>	<u>:</u>
<u>42C</u>	<u>Canton</u>	<u>gravelly, fine sandy loam, 8-15% slopes</u>	<u>Good</u>	<u>:</u>	<u>:</u>	<u>:</u>
<u>43B</u>	<u>Canton</u>	<u>gravelly, fine sandy loam, 3-8% slopes</u>	<u>Good</u>	<u>:</u>	<u>:</u>	<u>:</u>
<u>43C</u>	<u>Canton</u>	<u>gravelly, fine sandy loam, 8-15% slopes</u>	<u>Good</u>	<u>:</u>	<u>:</u>	<u>:</u>
<u>66C</u>	<u>Paxton</u>	<u>fine sandy loam, 8-15% slopes</u>	<u>Good</u>	<u>:</u>	<u>:</u>	<u>:</u>
<u>125</u>	<u>Scarboro</u>	<u>muck, very stony</u>	<u>:</u>	<u>Prob.</u>	<u>:</u>	<u>:</u>
<u>313A</u>	<u>Deerfield</u>	<u>fine sandy loam, 0-3% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>:</u>	<u>:</u>
<u>313B</u>	<u>Deerfield</u>	<u>fine sandy loam, 3-8% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>:</u>	<u>:</u>
<u>314A</u>	<u>Pipestone</u>	<u>0-5% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>:</u>	<u>:</u>
<u>395</u>	<u>Chocorua</u>	<u>mucky peat</u>	<u>:</u>	<u>Prob.</u>	<u>:</u>	<u>:</u>
<u>546A</u>	<u>Walpole</u>	<u>very fine sandy loam 0-5% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>
<u>546B</u>						
<u>547A</u>	<u>Walpole</u>	<u>very fine sandy loam, very stony, 0-3% slopes</u>	<u>Prob.</u>	<u>Prob.</u>		<u>:</u>
<u>547B</u>	<u>Walpole</u>	<u>very fine sandy loam, very stony, 3-8% slopes</u>	<u>:</u>	<u>Prob.</u>	<u>Prob.</u>	<u>:</u>

Roadfill

Table 16-1 shows that eight soils in Danville are rated as good for use as roadfill. These eight soils total up to **1,985.3** acres. The two largest soil types that is good for roadfill are the Hinckley 12a-E series and the Canton 42B-E series, of which **788.4** acres are located in Danville.

Sand

Sand is a very valuable material used in many kinds of construction. There are twelve soil types in Danville that the SCS have given a probable rating for the presence of sand. The total size of

the potential sand producing soils is **1,355.7** acres. Once again, the 12 A-E Hinckley is the largest single soil type in this category, with 437.3 acres.

Gravel

Gravel is a most sought after construction material for many types of industries. Due to the geology of Danville, gravel deposits are not very plentiful. In Danville, there are only seven soil types where finding gravel is rated as probable. This area covers a total of **804.2** acres, of which 54 % of the probable gravel soils are from one soil type - 12 A-E Hinckley soils.

Topsoil

Topsoil deposits are the smallest of the four construction materials found in Danville. None of the soils were rated good, or even moderate, for topsoil.

A review of Table CM-1 reveals that one soil type, 12 A-E Hinckley, was rated for each construction material except for topsoil. 546A, 547 A and B Walpole soils were rated probable in the sand and gravel categories.

Existing Excavations

At present, there are 2 active excavations in Danville. There are no current excavations permitted under RSA 155-E in Danville.

Identification of Stratified Drift Aquifers

In accordance with maps prepared in 1977 by the State of New Hampshire Department of Resources and Economic Development (DRED), Danville has a small aquifer located in the southeastern section of Town. Located between Kingston Road and Huntington Hill Roads, this aquifer has been determined to be a medium potential to yield aquifer, implying that less than 1,000 gallons per day would be the likely output from any well situated within the aquifer on the property.

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

Excavation Regulations

The Town of Danville has adopted Excavation Regulations. Article V, G, allows excavations only upon findings acceptable to the ZBA, these regulations incorporate the requirements of RSA 155-E. Excavations are permitted in Danville if the Zoning Board of Adjustment issues an

excavation permit after obtaining the required excavation and restoration plans and holding a public hearing. Given the scarcity of large amounts of construction materials in Danville, the existing regulatory scheme should be more than adequate protection to ensure safe excavations in the future.

