

WELCOME TO



AMHERST, *NEW HAMPSHIRE*



September, 2018

COMMUNITY DEVELOPMENT FY 2020-2024 STRATEGIC PLAN

INTRODUCTION

✕ Community Development Office

+ Departments:

- ✕ Building
- ✕ Code Enforcement
- ✕ Planning
- ✕ Zoning
- ✕ Economic Development

+ Support

- ✕ DPW
- ✕ Recreation

+ Boards:

- ✕ Planning Board
- ✕ Zoning Board of Adjustment
- ✕ Historic District Commission
- ✕ Conservation Commission
- ✕ Heritage Commission
- ✕ Board of Selectmen

VISION FOR 2030

Goal 1: Amherst will be well regarded for the transparency, fairness and efficiency of its governance and regulation.

- + Transparency, Efficiency, Value

Goal 2: Amherst will strive to maintain and enhance the quality of life of its residents.

- + Community Diversity, Multimodal Transportation, Historic Resources, Rural Character

VISION FOR 2030

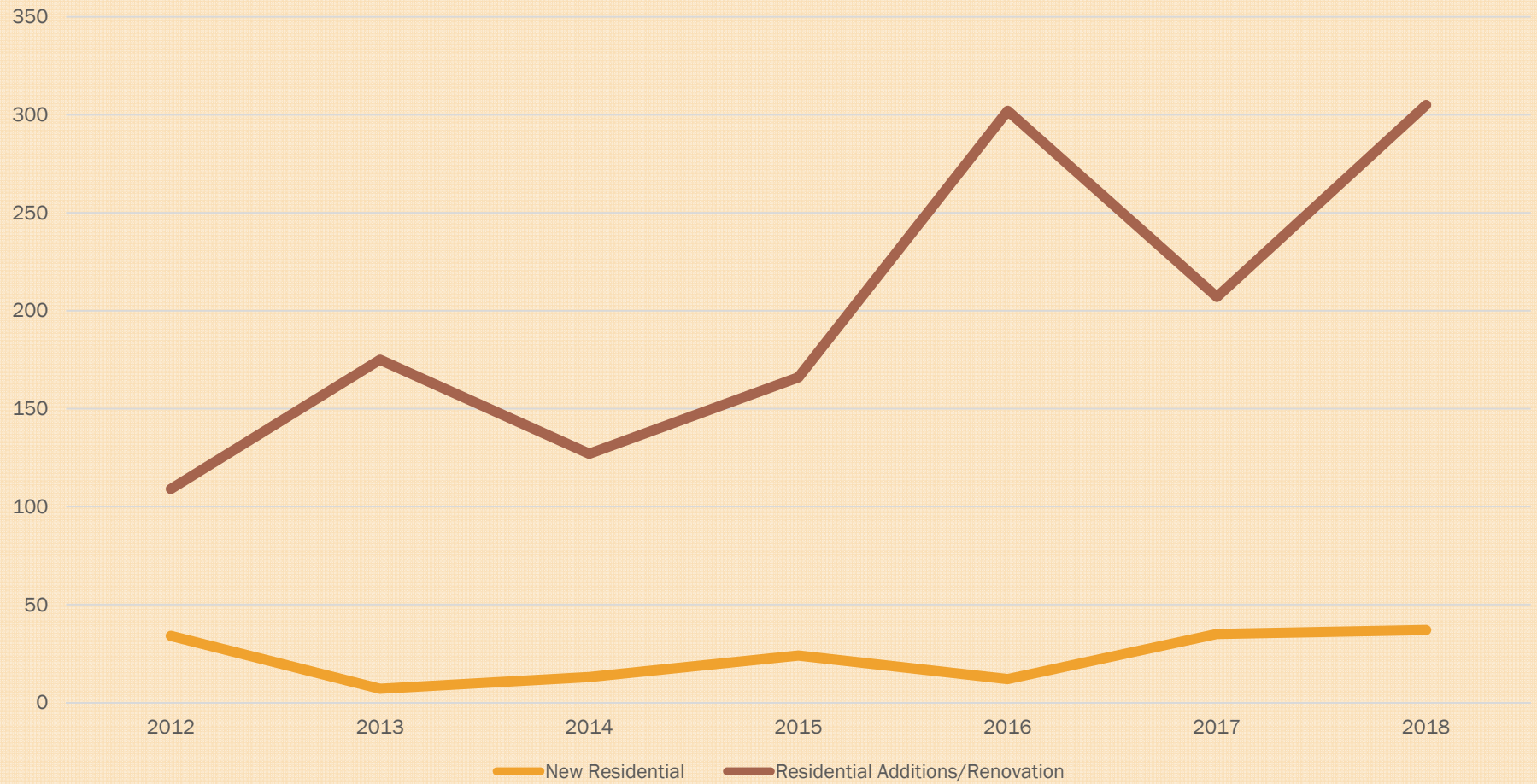
Goal 3: Amherst will protect and enhance the quality of its environmental resources.

- + Water Quality, Environmental Protection, Environmental Quality**

Goal 4: Amherst will be known as a business-friendly community with a clearly articulated strategy for creating high value development in our commercial and industrial areas.

- + Economic Vitality, Tax Base Development**

NUMBER OF CONSTRUCTION PERMITS



POTENTIAL RESIDENTIAL DEVELOPMENT

Approved Projects

16 Deerwood Road	2
Brookwood Drive	10
107 Ponemah Road	6
Connor Court	14
Whiting Farm	21
Founder's Village	24
129 Hollis Road	16
<u>137 Hollis Road</u>	<u>28</u>
Total Approved	121

Potential Projects

Hazen Property	170
Boston Post Road	60
Mack Hill Road	8
<u>Carlson Manor</u>	<u>66</u>
Total Potential Projects	304

Total Potential Residential 425

Total Potential Increase 10%

GOAL #1

Amherst will be well regarded for the transparency, fairness and efficiency of its governance and regulation.

Strategy 1: Amherst will make permitting of construction more efficient, and will make access to property records easier for citizens of the community.

Measurable Outcome: Permits issued within two weeks for residential permits, within 3 weeks for Commercial permits.

Department records will be accessible through a searchable document management portal.

INITIATIVES

1. Ensure quality construction.

- + Ensure all construction meets or exceeds current code requirements through inspection process including special inspections as necessary.
 - ✗ Ensure all building permit applications meet current code requirements and residential permits are processed within 7 to 14 days of complete information submission.
 - ✗ Ensure inspections can be scheduled with 24-48 hour advance notice for inspection.
 - ✗ Utilize Milford Building Inspector on an as-needed basis to provide support during vacations, and keep inspection scheduling within 24-48 hour advance notice.

INITIATIVES

2. Fair and equal enforcement of regulations.

- + Ensure compliance with Code Enforcement policy and reasonable response times to written complaints.
- + Provide Staff time and resources for proactive enforcement.

3. Provide a resource to assist residents navigate the permitting process.

- + Provide Staff time for permit application review.

INITIATIVES

4. Access to Records

- + Migrate public records to a data management portal, with the goal of creating a public portal for the records for online access, and facilitating tracking for compliance.
- + Create an on-line permitting portal, enabling web based permit applications and payment.
- + Continue document conversion/back scanning project. (FY 2019 – FY 2021)

GOAL #2

Amherst will strive to maintain and enhance the quality of life of its residents.

Strategy 1: Amherst will engage the entire community in a robust and inclusive master planning process.

Measurable Outcome: Amherst will adopt a Master Plan document that reflects a shared vision for the future, and will serve as a meaningful guide to development of planning and zoning policy.

INITIATIVES

1. Working with the Planning Board, develop a targeted outreach program to assess the important issues to be explored in the Master Planning Process.
2. Collect relevant data regarding transportation demand and community demographics.
3. Working with the Safe Routes to School Committee (renamed the Bike/Pedestrian Advisory Committee) develop a Bicycle/Pedestrian Master Plan for the Town.
4. Assist the Amherst Conservation Commission in their work to develop a Conservation Plan for incorporation into the Master Plan.
5. Update the 2010 Master Plan (as required by statute) in order to develop and implement a shared vision for Amherst's future. (FY 2020)

GOAL #2

Strategy 2: Amherst will encourage development that maintains open space and rural landscapes, and will pursue development of access to the natural and cultural amenities of the Town.

INITIATIVES

1. Work with the Amherst Conservation Commission, and Heritage Commission to incorporate their visions, goals and initiatives for open space and natural resource preservation into the Town's Ordinances and Regulations.
2. Develop an implementation strategy for the Sidewalk, Bike, and Trails Master Plan to serve as a basis for pursuing grant funding for multimodal trail construction, and implementation of the multimodal network. (FY2020)

GOAL #2

Strategy 3: Amherst will continue to allow for a variety of housing options and be a leader in the state (and region) in fostering diversity of housing to meet the changing demographics of the community.

Measurable Outcome: Maintain the current residential property valuation distribution through 2030.

INITIATIVES

1. Continue to allow for a variety of housing options to attract and support all generations of Amherst residents from aging in place to families.
 - + Revise zoning, if appropriate, to allow development of higher density, mixed use development in select areas of town.
 - + Identify gaps in the housing market and if appropriate, revise zoning to incentivize development of needed housing types.

GOAL #2

Strategy 4: Amherst will be a leader in the state (and region) in maintaining and managing its Historic District and cultural resources.

- ✦ Measurable Outcome: Maintain the current residential and Historic District property valuation distribution through 2030.

INITIATIVES

1. **Support the Historic District Commission (HDC)** in its role as district regulator, and provide necessary updates in legislative changes and educational opportunities to its members.
 - + Improve education, communication, and outreach to residents of the district through the Town website and ACTV (FY 2019-ongoing)
 - + Support grant applications on behalf of the Historic District Commission, provide administrative support to the Commission, and actively support the regulatory role of the HDC through enhanced inventory and assessment of historic resources. (FY2019).
 - + Continue proactive enforcement of the Historic District and provide staff review and guidance on applications submitted for HDC approval (FY 2019).

INITIATIVES

2. **Support the Heritage Commission** in its role of protection and preservation of non-historic district community resources, and provide necessary updates in legislative changes and educational opportunities to its members.
 - + Support grant applications on behalf of the Heritage Commission, provide administrative support to the Commission and require utilization of Heritage Commission resources in land development applications
 - + Implement an on-line (mobile) tool for tracking and understanding Amherst's cultural resources.
 - + Improve mapping of cultural resources and dissemination of information through an on-line portal.

GOAL #3

Amherst will protect and enhance the quality of its environmental resources.

Strategy #1: Develop a Stormwater Management Program plan to address the requirements of the 2018 USEPA NPDES MS-4 Permit.

Measurable Outcome: Compliance with the permit provisions, and submission of required documentation according to permit timelines.

INITIATIVES

1. Develop a compliance plan to address the requirements of the 2018 USEPA NPDES MS-4 Permit.
 - a) Work with the Manchester/Nashua Stormwater Coalition and Amherst DPW to develop a town-wide Stormwater Management Program (SWMP) by Q2 2019 as required by the MS-4 Permit. (FY2019)
 - b) Revise Stormwater Management Regulations to comply with the requirements of the MS-4 program. (FY2020)
 - c) Maintain water quality testing and mapping program, using interns and seasonal labor. (On-going)(DPW Stormwater Line)
 - d) Implement SWMP requirements for IDDE and sampling of discharges. (FY 2020)

GOAL #3

Strategy 2: Amherst will maintain safe drinking water standards and protect water resources.

Measurable Outcome: Protect ground and surface water resources to maintain 100% of the Safe Drinking Water Act standards for drinking water supplies, support NHDES in their management of the PFOA issues, and support Pennichuck in meeting its water quality goals.

Initiative

1. Provide proactive enforcement for local water resource related ordinances including Wetlands, Watershed, Aquifer, Groundwater/Well-head, Floodplain, and Stormwater Management Regulations (On-going).

GOAL #4

Amherst will be known as a business-friendly community with a clearly articulated strategy for creating high value development in our commercial and industrial areas.

Measurable Outcome: Increase the Total Assessed Valuation of Commercial/Industrial property in Amherst to 18% by 2030 and maintain that percent through 2040, an increase from 15.2% in 2018.

INITIATIVES

1. Define and implement a Board of Selectmen approved Town Vision for Economic Development.
 - a) Appoint an Economic Development Committee (FY 2019).
2. Guide the development and redevelopment of Commercial and Industrial properties.
 - a) Revise the Non-Residential Site Plan Regulations (FY2019).
 - b) Revise the Sign Ordinance (FY 2020).
 - c) Develop zoning amendments pursuant to Master Plan recommendations (FY2021).

INITIATIVES

3. Encourage and provide infrastructure expansion to meet the needs of the businesses in the Commercial and Industrial Districts.
 - a) Partner with Pennichuck, Liberty (gas), and Eversource to encourage the extension of utilities (water, gas lines, broadband, cable, underground electric, etc.)(On-going).
 - b) Partner with NRPC through TTAC to ensure existing transportation infrastructure maintained and future connections are available as needed (On-going).
 - c) Partner with local non-profits and community groups to ensure multi-modal transportation options as required by businesses and residents to support workforce (On-going).

BUDGET IMPACT SUMMARY

Community Development Office - 5 Year Budget Initiatives

Goals and Initiatives - Budget Impact years	FY20	FY21	FY22	FY23	FY24
Goal 1: Transparency, Fairness & Efficiency in Governance					
1.1 Ensure Quality Construction	0	0	0	0	0
1.2 Fair & Equal Enforcement of Regulations	0	0	0	0	0
1.3 Accesss to Records	15,000	20,000	20,000	0	0
Goal 2: Maintain & Enhance Quality of Life					
2.1 Master Plan Outreach & Preparation	55,000	55,000	0	0	0
2.2 Bike/Pedestrian Network Implementation	62,500	62,500	70,000	70,000	55,000
2.3 Housing Diversity	0	0	0	0	0
2.4 Maintain and Manage Historic Resources	8,000	8,000	8,000	8,000	8,000
Goal 3: Enhance and Protect Environmental Resources					
2.1 MS-4 Compliance	50,000	50,000	20,000	20,000	50,000
2.2 Maintain safe drinking water and protect water resources	0	0	0	0	0
Goal 4: Business Friendly Community with High Value Development					
4.1 Define Vision for Economic Development	0	10,000	0	0	0
4.2 Land Use standards	0	0	0	0	0
4.3 Infrastructure Expansion	0	0	0	0	0
4.4 Multi-modal transportation (Transit)	0	10,000	10,000	10,000	10,000
Totals	\$190,500	\$215,500	\$128,000	\$108,000	\$123,000

DISCUSSION