

Town of Brookfield, New Hampshire
Master Plan:
Toward the Year 2020
Adopted Revisions as of May 8, 2006

***Town of Brookfield,
New Hampshire***

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Prepared for

Town of Brookfield Planning Board

With consultation by

Strafford Regional Planning Commission

“Planning and action for sustainable development and an improved quality of life”

Preface

Thank You!

To prepare the Master Plan, the Town of Brookfield Planning Board would like to thank all citizens that participated in the planning process.

Planning Board

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Executive Summary

Brookfield's population is projected to grow from 604 in 2000 to 900 in 2020 for a 49% growth rate.

230 additional residents are projected to arrive between the years 2005 to 2020.

100 additional dwelling units are projected to be required from 2005 to 2020.

Brookfield desires to allow for modest growth in its housing stock and meet its reasonable share of the regional affordable housing need in a manner compatible with the Town's rural character.

Within this context, citizens want the Vision for Brookfield to be:

A small, historic, rural New Hampshire farming community committed to improving the quality of life for present and future generations.

Citizens of Brookfield want to promote a sense of community and maintain the small town atmosphere, protect the Town's natural resources while maintaining the Town's economic and fiscal viability.

To accomplish this will require additional planning, and management to guide growth. Unless growth is managed, the vision will be lost. So:

- New land use or zoning districts may be required.
- Land, rural character and natural and historic features will need to be protected.
- New development will need to be reviewed and approved if it is consistent with Master Plan policies.
- However, the expressed consensus of the Town's people is to discourage commercial development that is inconsistent with the Town's rural agricultural character.

Accomplishing this will take considerable citizen time, effort, attention to development design and detail, and cost management. The cost of municipal services and hence property taxes is directly related to how the community develops. So there will be difficult choices.

However, through cooperation by citizens and surrounding municipalities, and making sometime difficult choices, the benefits will be an improved quality of life as well as increased asset value.

Part 1 --Introduction

A. A Master Plan

New Hampshire law (RSA 674:2) describes the purpose and structure of a Master Plan as follows:

The purpose of the Master Plan is to:

- *Set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the Planning Board, to*
- *Aid the Board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to*
- *Guide the Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning and wise resource protection.*

The Master Plan shall be a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board.

Each section of the Master Plan shall be consistent with the others in its implementation of the vision section.

The Master Plan shall be a public record subject to the provisions of RSA 91-A (i.e. pertaining to access to public records and meetings.).

The Master Plan shall include, at a minimum, the following sections:

A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements, which articulate the desires of the citizens affected by the Master Plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.

A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.

The Master Plan may also include the following sections: transportation, community facilities, economic development, natural resources, natural hazards, recreation, utility and public services, cultural and historic resources, regional concerns, neighborhood plans, community design, housing and implementation. (See RSA 674:2III.)

Thus, a Master Plan is a long range, comprehensive, general description of what a Town wants to be and how it will achieve it. It is a commitment to do something. It is adopted so it reflects public policy. It is used to make decisions about community development and preservation issues. The issues may range from water resource protection, residential development, and

transportation improvements to Town facilities and services. The Master Plan is the basis for land use and development regulations, zoning and subdivision ordinances, capital improvement programming, Town center development and beautification, open space or land conservation, and other programs and projects to improve the quality of life in a community.

B. Town of Brookfield's Master Plan

The Town of Brookfield adopted a Master Plan in 1990 that is periodically updated.

The Master Plan includes Policies (Policy Goals, Policy Principles, Policy Standards) and Implementation Strategies aimed at achieving a quality residential community. These terms are defined as follows:

Policies – What we want.

What citizens want to achieve.

Policy Goals – What we want – general.

General statements expressing citizens' desires or what the citizens want to achieve relative to an issue. (Begin with a noun. For example:

Natural resources protected to ensure their sustainability to meet community needs.).

Policy Principles – What we want – commitments.

More specific statements expressing citizens' desires and a commitment to what they want to achieve. (Use simple declarative sentences. For example:

Water quantity and quality will be managed and protected.).

Policy Standards – What we want – specifics.

Specific quantitative or qualitative statements that express what the citizens' want, and the legislative basis for zoning and ordinance requirements or regulations. (Use simple declarative sentences. For example:

1. The density in the water protection area shall be one dwelling unit per ten acres.
2. The standards in the document "*Buffers for Wetlands and Surface Waters: A Guidebook for New Hampshire Municipalities*" that establish surface water buffer widths aimed at minimizing water quality degradation and providing wildlife habitat).

Implementation Strategies – How we achieve it.

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How citizens will achieve what they want i.e., actions to achieve results. (Begin with verbs.) (e.g., Amend the zoning ordinance to establish a water protection district and implement the Master Plan Policies.).

The Master Planning process aimed at achieving a quality residential, in part, means setting and meeting current or new policies and standards for development. If “quality” is defined as conformance to a standard, then continually improving quality means continually setting and achieving higher standards for excellence in planning, design, development, service and operations.

Citizens drive the standards: their aspirations, expectations, goals and policies or principles.

Setting standards and monitoring progress will enable the Town of Brookfield to:

- Retain and improve the quality of life.
- Promote economic opportunity.
- Promote health and safety.
- Promote educational opportunity.
- Promote environmental protection.
- Enable sustainable development.

The Master Plan will describe these standards. Some exist in current ordinances and regulations. Others will need to be prepared and adopted over time. Achieving them will result in achieving the vision of a quality residential community.

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The following is the status of the Master Plan sections and action by the Town's Planning Board:

Master Plan	Adopted in 1990
Master Plan Update	Initiated in 1999
	Adopted in 2001
Master Plan Vision	Adopted July 11, 2005
Master Plan Policy Document Format	Adopted August 7, 2005
Master Plan Update	Adopted May8, 2006
	Vision – Master Plan Map
	Natural Resources/Conservation
	Historic Resources
	Population and Growth Management
	Land Use
	Transportation
	Community Facilities
	Housing
	Economic Development
	Community Character and Appearance
	Natural Hazards

Part 2 - Master Plan

Policies and Implementation Strategies

2.01 The Vision for the Town of Brookfield

A. Introduction

The Master Plan's Vision for the Town of Brookfield describes what kind of town the citizens of Brookfield want. The Vision describes the overall character in terms of its natural, social and built environment.

B. Vision

The Vision for the Town of Brookfield is:

A small, historic, rural New Hampshire farming community committed to improving the quality of life for present and future generations.

Citizens of Brookfield want to promote a sense of community and maintain the small town atmosphere, protect the Town's natural resources while maintaining the Town's economic and fiscal viability.

C. Policy Goals: What we want - general.

1. Water Resources - Protect ground and surface water resources from land use and development that would degrade the quality and quantity of these resources.
2. Natural Resources - Protect critical natural resources including but not restricted to steep slopes, wetlands, shorefront areas, prime agricultural lands and unique wildlife habitats from land use and development that is inconsistent with the Vision as stated in the Brookfield Master Plan.
3. Character and Appearance - Maintain Brookfield's rural and scenic beauty and safeguard its existing natural heritage.
4. Historic Resources - Preserve and maintain Brookfield's historic buildings and sites.

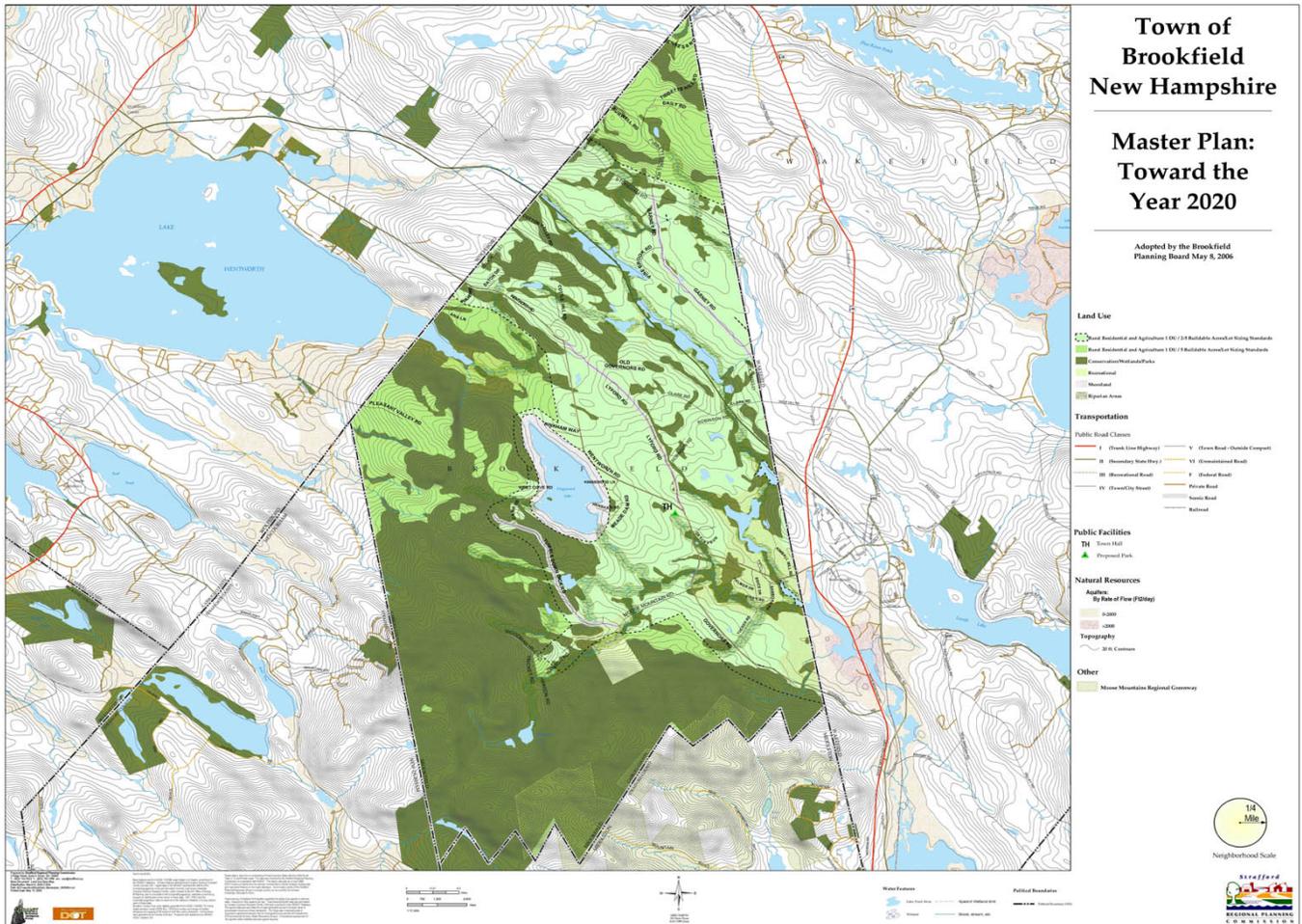
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5. Growth Management - Promote growth consistent with Brookfield's municipal resources by promoting a land use pattern that encourages the protection of rural areas.
6. Land Use –
 - a. Encourage future land use patterns to follow a scale and pace of development that accommodates the community's desire to maintain a rural life-style.
 - b. Discourage commercial development that is inconsistent with the Town's rural agricultural character.
 - c. Discourage land uses that will generate large amounts of traffic and excessive speeds.
7. Transportation –
 - a. Encourage the efficient use and maintenance of roads that will meet, to the maximum extent possible, the transportation needs of local residents, while not overburdening the Town with excessive road maintenance costs.
 - b. Encourage a transportation system that will facilitate the safe movement of people, goods, and services.
8. Community Facilities –
 - a. Assure an adequate level of community facilities and services that meet current and future needs with consideration for the cost of providing facilities and services for a small population.
 - b. Provide all residents with quality Town services and facilities in a manner that respects the Town's limited tax base and undeveloped character. To the extent allowed by state law, the person(s) initiating the development may provide for the impact of the development's costs, as long as it is consistent with Brookfield's Capital Improvement Program and Impact Fee Ordinance.
9. Recreation - Provide residents with a reasonable level of recreational services and facilities in a manner that is consistent with the Town's small population and limited tax base; such as providing Town access to Kingswood Lake.
10. Housing - Allow for modest growth in its housing stock and meet its fair share of the regional affordable housing need, in a manner compatible with the Town's rural character.

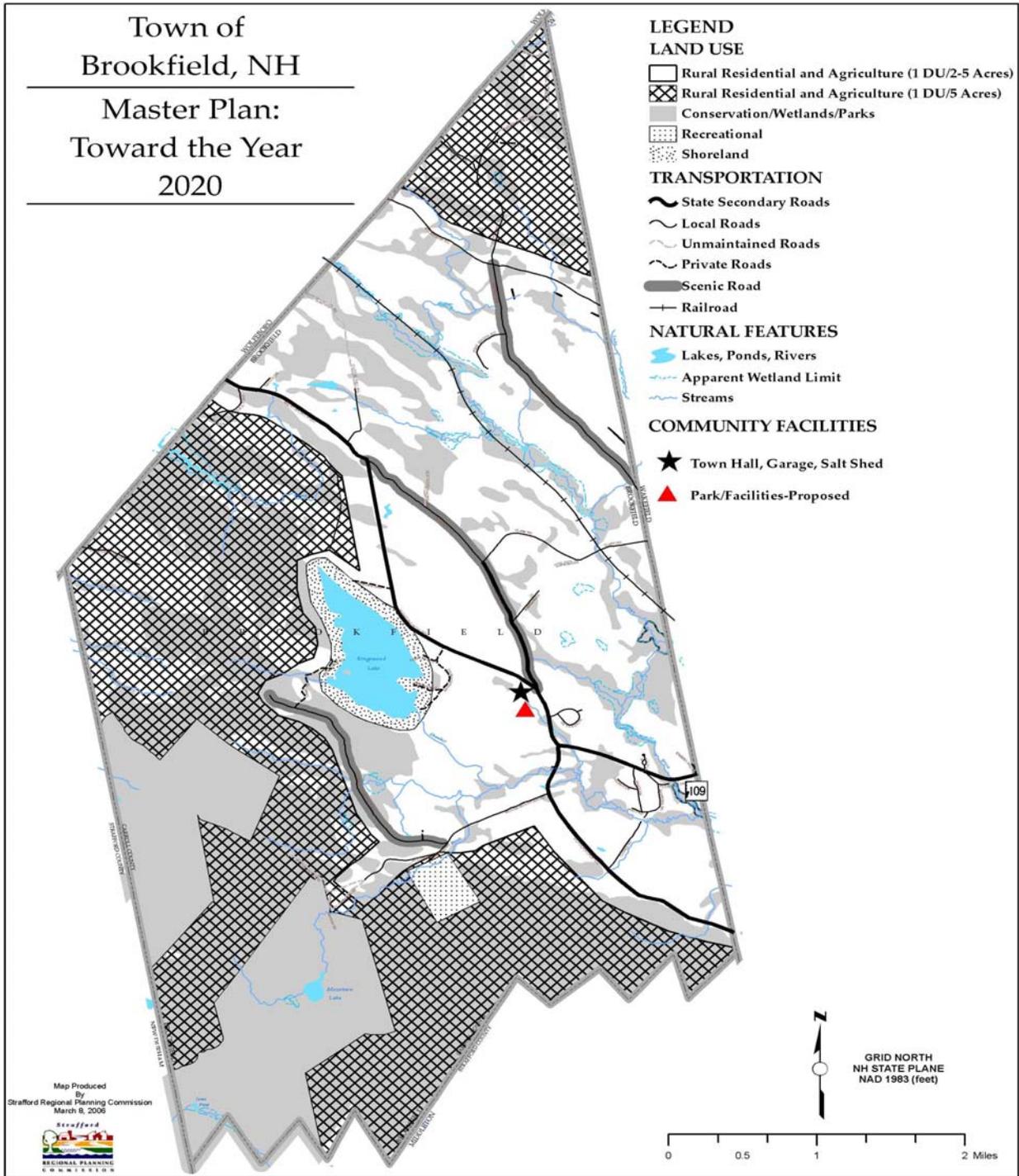
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D. Master Plan Map

The Master Plan includes the adopted Master Plan Map, as may be amended, and is hereby incorporated by reference. The Master Plan Map is a graphic representation of the policies contained in the Master Plan and is on file at Town Hall. The following is an image of the map.



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2.02 Natural Resources/ Conservation and Preservation Policies and Implementation Strategies

A. Introduction

The Master Plan Natural Resources section includes Policies and Implementation Strategies related to water and other natural resources including topography, landscape features, wildlife and fish habitat and the conservation, protection and use of these resources, and their inherent interrelationship with water resources.

B. Policy Goals: What we want - general.

1. Critical natural resources such as steep slopes, wetlands, shorefront areas, prime agricultural lands and unique wildlife habitats protected from inappropriate development.
2. Ground and surface water resources protected from development that would result the degradation of the quality and quantity of these resources.
3. Rural and scenic beauty and existing natural heritage protected.

C. Policy Principles: What we want - commitments.

1. Wetlands Conservation

Wetlands will continue to be protected especially regarding permitted and non-permitted activities in and adjacent to wetlands.

2. **Local and Regional Water Resources Management and Protection Plans**

Water resources that constitute some of the headwater regions of the Merrimack River, Saco River and Piscataqua River watershed basins and are located in the Town of Brookfield will be protected in conjunction with the other communities in the region.

3. **Environmental Protection**

Areas having significant environmental or natural resources will be protected.

4. **Bedrock Aquifers / Future Water Supply**

Any bedrock aquifers that may exist in the Town and serve as a future water supply will be protected.

5. **Rural Amenities and Agricultural Preservation**

Rural character will be maintained.

6. **Acquisition of Open Space Areas**

The unique characteristics of the Town's natural heritage will be protected and maintained.

D. Policy Standards: What we want - specifics.

See current Zoning Ordinance and Site and Subdivision Regulations.

E. Implementation Strategies: How we achieve it.

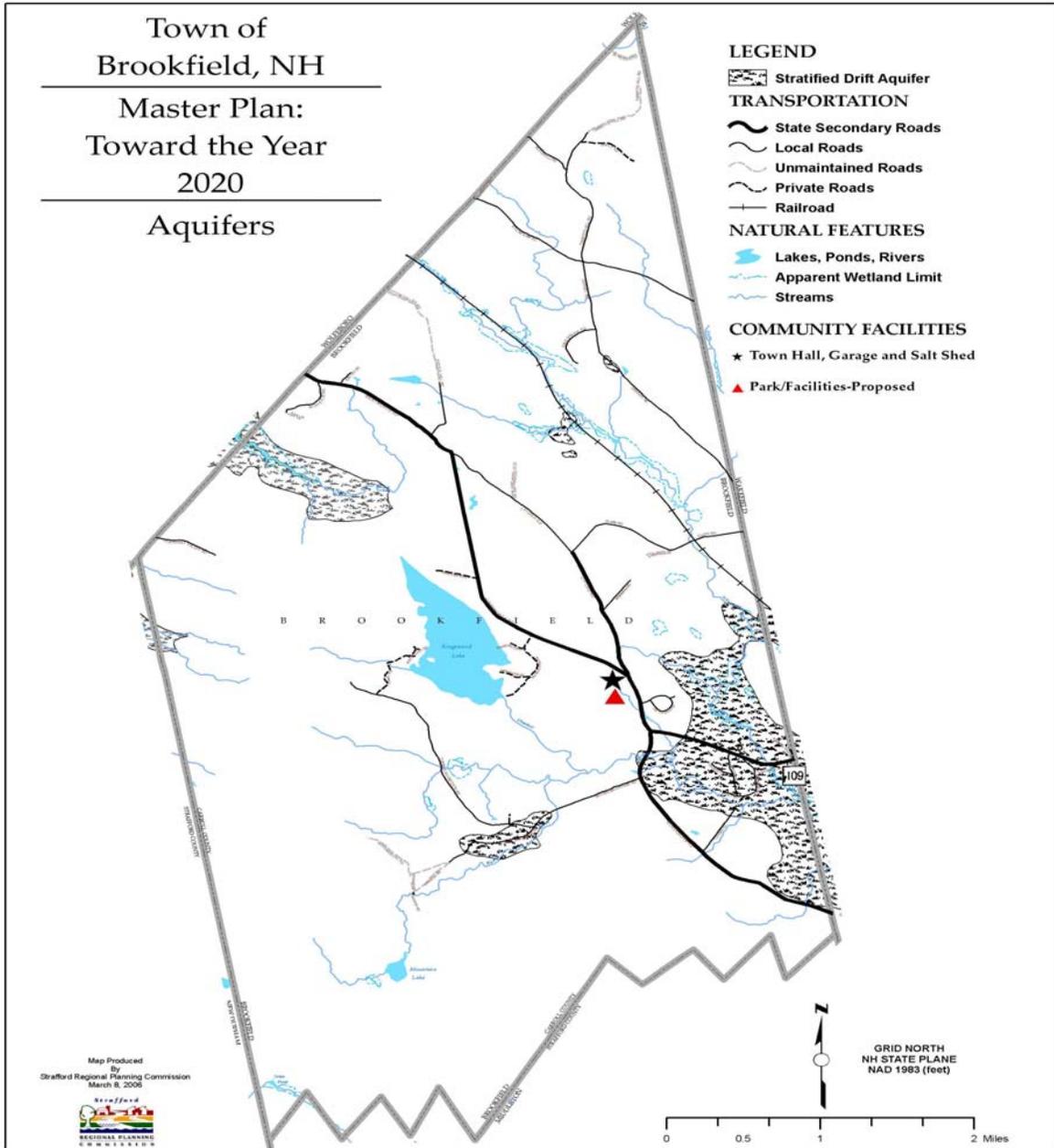
1. Adopt a Local Water Resource Management and Protection Plan in accordance with RSA 4-C:22. Also since Brookfield shares a high and medium yield surficial aquifer with the Town of Wakefield, the two communities should work cooperatively in the preparation and implementation of a Brookfield/Wakefield Regional Water Resources Management and Protection Plan in accordance with RSA 1-C:23.
3. Consider adopting an overlay zone for environmental protection that includes performance standards for permitted land uses within them.
4. Review the zoning ordinance to insure protection of Brookfield's water resources including any bedrock aquifers.
5. Amend the zoning ordinance and Subdivision Regulations to protect the Town's unique rural character by permitting innovative land use techniques such as planned unit

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development, cluster housing, and open space conservation/cluster development subdivisions.

6. Acquire and maintain the unique characteristics of the Town's natural heritage. Through both development regulation and outright dedication/purchase of open space areas, Brookfield's Conservation Commission should institute an active land conservation program to recommend strategies for land acquisition and the acceptance of conservation easements. The N.H. Land Conservation Investment Program (LCIP), Lakes Region Conservation Trust, Society for the Protection of New Hampshire's Forests or other similar group should be consulted for assistance.

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2.03 Historic Resources Policies and Implementation Strategies

A. Introduction

The Master Plan Historic Resources section includes Policies and Implementation Strategies related to historic and cultural resource identification, rehabilitation and preservation.

B. Policy Goals: What we want - general.

The preservation and maintenance of Brookfield's historic buildings and sites.

C. Policy Principles: What we want - commitments.

1. Historic resources such as homes and barns should be protected and enhanced for future generations.
2. The Town should be proactive in the monitoring, assistance and protection or enhancement of historic properties.
3. Significant historical features should be preserved.
4. Awareness of Brookfield's historic resources will be continually raised.
5. Efforts to preserve historic landscapes and structures should be encouraged.
6. Local expertise or a Historical Committee should be used in matters affecting historic sites or resources.
7. The restoration and rehabilitation of privately owned historic resources should be encouraged.
8. Educational opportunities for the residents of Brookfield should be promoted so they understand the needs and benefits of conserving open space.

D. Policy Standards: What we want - specifics.

(To be developed.)

E. Implementation Strategies: How we achieve it.

To achieve the Policies, the Implementation Strategies include:

1. Prepare and maintain an inventory of all historic buildings and other resources in the Town.
2. Encourage a voluntary consultation process to advise historic property owners about the maintenance and renovation of historic properties to retain their original character and appearance.
3. Encourage and recognize the restoration and rehabilitation of privately owned historic resources.

2.04 Population and Growth Management

A. Introduction

The Master Plan Population and Growth Management Section includes Policies and Implementation Strategies related to population and growth management.

B. Policy Goals: What we want - general.

1. Growth in an orderly manner and avoidance of any sudden spurts of population growth that would strain the provision of municipal resources and result in costly public expenditures without a corresponding increase in the tax base.
2. Growth management policies and strategies that improve the Town of Brookfield's quality of life and achieve sustainable development.
3. Growth management that balances environmental, public facilities and services, social, economic, and fiscal constraints or opportunities. Environmental constraints include water quantity and quality, air, flora and fauna, soils, and topography. Public facilities and services include schools, recreation, water and wastewater treatment facilities, and transportation systems.

C. Policy Principles: What we want - commitments.

1. Growth Management

- a. Amount – A population increase of 300 people is projected and could be accommodated by the year 2020. (See Exhibit 2.4.6)

(1) Population Projections

The Town Planning Board will review annually the population projections prepared by the State Planning Office. These estimates will be compared to local records such as birth and death records. Data review also will be coordinated with Governor Wentworth School District.

(2) Seasonal Population

Brookfield will maintain records to help estimate its seasonal population. These may include, but are not limited to, building permit applications that indicate the permanent year-round address of the applicant, seasonal home conversion records, and tax billing addresses for residential properties.

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- b. Type – The type of growth and development will be guided per the Land Use Policies and Implementation Strategies.
- c. Location – The population and growth will be located per the Land Use Section Policies and Implementation Strategies.
- d. Timing – The population and growth should be timed with the service capacity of the Town of Brookfield.
- e. Appearance – Development to accommodate the population and growth should be planned, architecturally designed and developed to complement, add economic value, enhance, and protect the Town of Brookfield’s unique, traditional New Hampshire rural character per the Character and Appearance and Economic Development Sections Policies and Implementation Strategies.
- f. Costs and Financing – The costs and financing of growth should be managed within municipal capacities as well as offset by development and service fees. Impact fees will be driven by Brookfield’s Capital Improvement Programs.

2. Growth / Land Use Pattern and Characteristics

(Consistent with Strafford Regional Planning Commission and NH Office of Energy and Planning, Smart Growth Principles, April 2003)

- a. Traditional compact settlement patterns should be maintained to efficiently use land, resources, and investments in infrastructure.
- b. Traditional character of Brookfield’s neighborhoods should be protected by encouraging historic/traditional New Hampshire styled architecture and a human scale of development that is appropriate for pedestrians and conducive to community life.
- c. Brookfield’s working landscape will be preserved by sustaining farm and forestland and other rural resource lands by maintaining contiguous tracts of open land and by minimizing land use conflicts.
- d. Choices and safety in transportation should be provided to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motorized modes.
- e. Environmental quality will be protected by minimizing impacts from human activities and planning for and maintaining natural areas and water resources that contribute to the health and quality of life of communities and people in the Town of Brookfield.

- f. Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.

D. Policy Standards: What we want - specifics.

(See Land Use section and current ordinances and regulations.)

E. Implementation Strategies: How we achieve it.

To achieve the policies, the following are Implementation Strategies:

1. See Land Use, Character and Appearance, and other Brookfield Master Plan Implementation Strategies.

D. Appendix – Exhibit 2.04.1

Table #1 Population Projections for Communities and Region Strafford Regional Planning Commission							
Projections							
Community	2000	2005	2010	2015	2020	Δ 2000- 2020	%Δ 2000- 2020
Barrington	7,475	8,210	8,860	9,480	10,050	2,575	34.5%
Brookfield	604	680	760	830	900	296	49.0%
Dover	26,884	28,750	29,640	30,280	30,860	3,976	14.8%
Durham	12,664	13,330	14,210	14,990	15,710	3,046	24.0%
Farmington	5,774	6,430	6,910	7,350	7,760	1,986	34.4%
Lee	4,145	4,420	4,770	5,100	5,400	1,255	30.3%
Madbury	1,509	1,740	1,850	1,950	2,040	531	35.2%
Middleton	1,440	1,650	1,800	1,940	2,070	630	43.4%
Milton	3,910	4,360	4,710	5,040	5,340	1,430	36.6%
New Durham	2,220	2,500	2,870	3,220	3,550	1,330	60.0%
Newmarket	8,027	8,930	9,350	9,690	9,990	1,963	24.4%
Northwood	3,640	3,850	4,120	4,340	4,530	890	24.5%
Nottingham	3,701	4,100	4,470	4,770	5,050	1,349	36.4%
Rochester	28,461	30,270	32,140	33,940	35,590	7,129	25.1%
Rollinsford	2,648	2,740	2,920	3,070	3,210	562	21.2%
Somersworth	11,477	11,900	12,190	12,440	13,050	1,573	13.7%
Strafford	3,626	4,030	4,330	4,620	4,890	1,264	34.8%
Wakefield	4,252	4,750	5,220	5,680	6,130	1,878	44.2%
SRPC Region	132,457	142,640	151,120	158,730	166,120	33,663	25.4%

* NH Office of Energy and Planning Estimates, 2005

Table 1 represents the projected population totals through the year 2020 for each community and the SRPC region. For the period between 2001-2020 the SRPC region is projected to be growing at a rate of 25.4% or 33,663 over the twenty-year period. Some of the communities with the largest projected growth rates (in terms of percentage) are New Durham 60%, Brookfield 49%, Wakefield 44.2%, and Middletown 43.4%. However, Brookfield and Madbury have two of the smallest growth increases with 296 and 531 respectively, along with Rollinsford at 562.

Communities with the largest increases in population (absolute numbers) are projected to be Rochester 7,129, Dover 3,976, Durham 3,046 and Barrington 2,575. Towns with smallest growth rates in terms of percentages are Somersworth 13.7%, Dover 14.8%, Rollinsford 21.2%, Durham 24.0%, Newmarket 24.4% and Northwood 24.5%.

2.05 Land Use Policies and Implementation Strategies

A. Introduction

The Master Plan's Land Use section includes Policies and Implementation Strategies related to land use. The policy goals, principles and standards, and implementation strategies are established within the context of State and regional goals and principles as noted below. All these policies and strategies are to be used to make better decisions dealing with land and other resources. The Master Plan includes the adopted Master Plan, as may be amended, and is hereby incorporated by reference. The Master Plan Map is a graphic representation of the policies contained in the Master Plan and is on file at Town Hall. (See Vision for Brookfield, Part 2.1, D Master Plan Map)

1. Authority / Role

Per RSA 674:1 (I) It shall be the duty of every planning board established under RSA 673:1 to prepare and amend from time to time a master plan to guide development of the municipality.

2. New Hampshire State Goals (RSA 9-A:1 and 9-B)

Encourage orderly growth and development and to maximize the control of haphazard and unplanned development and the use of land, which results over time, in the inflation of the amount of land used per unit of human development, and of the degree of dispersal between such land areas.

3. New Hampshire State Principles (per RSA noted)

(Also see New Hampshire State Principles - Achieving Smart Growth In New Hampshire, NH State Planning Office, April 2003; and see Section 2.5 Population and Growth Management Policy Principles.)

- a. State agencies shall act in ways that encourage smart growth. (RSA 9-B:2)
- b. The (state) comprehensive development plan shall include state policies to provide for the orderly growth and development of the state and to maximize smart growth. (RSA 9-A:1, III(a))
- c. Local Planning Boards are encouraged to develop plans that are consistent with the

policies and priorities established in the (state) comprehensive development plan. (RSA 9-A:1, IV)

B. Policy Goals: What we want - general.

1. A land use pattern that reflects the desires of the community by encouraging the protection of rural areas and discouraging development in areas where it would be very costly to provide municipal services.
2. Future land use patterns to follow a scale and pace of development that accommodates the community's desire to promote a rural life-style.
3. Land used in appropriate scale and patterns of minimum impact development for economic and residential use, provided it is consistent with growth management and natural resource sustainability goals.
4. Land resources that are protected and where their use and development is balanced consistent with conservation and development needs:
 - a. In cooperation with local municipalities and the private sector.
 - b. Consistent with state and other regional and local Master Plan policies and implementation strategies.
 - c. In balance with the protection of environmental resources, the maintenance of community well being, and the ability of municipalities to provide and finance community facilities and on-going services.
5. Orderly growth and development to maximize the control of haphazard and unplanned development and use of land that results over time in sprawl (e.g., the inflation of the amount of land used per unit of human development, and of the degree of dispersal between such land areas.
6. Discourage commercial development that is inconsistent with the Town's rural agricultural character.

C. Policy Principles: What we want - commitments.

To refine the Policy Goals, the following are Policy Principles:

1. **General**
 - a. Land will be protected for the health, safety and welfare of all users.

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- b. *The Planning Board is encouraged to develop plans that are consistent with the policies, principles, and priorities established in the (state) comprehensive development plan. (RSA 9-A: 1, IV)*
- c. Land uses and development and conservation practices should be consistent with the Town's and region's (Strafford Regional Planning Commission) Master Plan policies and implementation strategies including those related to growth management.
- d. Land uses will be consistent with and encourage sustainable and energy efficient operations, management practices, and materials.
- e. Brookfield's land use ordinances and regulations will ensure water resource protection.
- f. Traditional settlement patterns should be maintained to efficiently use resources, land, and infrastructure investments. (Consistent with State Smart Growth Principles)
- g. Choices and safety in transportation should be provided to create walkable communities that increase accessibility and connectivity for people of all ages, whether on foot, bicycle, or in motor vehicles and reduce pollution. (Consistent with State Smart Growth Principles)
- h. The working landscape should be maintained by sustaining contiguous tracts of open land in farm, forest, and other natural resource uses, and by minimizing land use conflicts with these uses. (Consistent with State Smart Growth Principles)
- i. Environmental quality should be protected by minimizing impacts from human activities and by planning for and maintaining natural areas that contribute to the health and quality of life of communities and people. (Consistent with State Smart Growth Principles, also see low-impact development standards for cold weather regions).
- j. An interconnected, diverse, high quality system of trails, parks and natural areas, with accessible recreational facilities and programs for the benefit of residents and visitors to the Town and Region should be encouraged.
- k. Conservation lands should be established as an integrated conservation area to provide for environmental resource protection, agricultural use as well as park and recreational areas, wild life habitat.
- l. The community should be involved (e.g. public hearings, workshops, community meetings, surveys, etc.) in the planning and implementation of development to ensure that development retains and enhances the sense of place, traditions, goals, and values of Brookfield.

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- m. Growth will be managed locally, and collaborative efforts will be encouraged with neighboring municipalities to achieve common goals and address common problems more effectively.)
- n. Brookfield will have planning and code enforcement personnel to prepare plans, enforce zoning ordinance and subdivision regulations, administer permit applications, and inspect and monitor construction to meet standards.
- o. Land will be conserved to protect water quality and quantity, including land above aquifers and land providing buffers adjacent to surface waters, such as streams, lakes and wetlands.
- p. Access to water supplies in the Region will ensure sufficient water supplies exist for public use based upon future growth projections, and for availability to native wildlife and plant communities.
- q. Shoreland (riparian) buffers will be preserved to filter pollutants before water discharges into lakes, streams and wetlands.
- r. Land will be protected from erosion using control measures and Best Management Practices (BMPs) when land use alterations occur.
- s. Vegetation on land will be protected, including forest canopy and understory on steep, highly erodible slopes.
- t. Natural resource areas including agricultural and forest resources as well as those with high ecological value should be protected and enhanced.

2. **Growth Management**

- a. The amount, location and timing for new residential and non-residential land uses and growth will be managed. The purpose is so it can be assimilated without damaging the rural character of the community or exceeding the capability of public services or facilities or fiscal capacity.
- b. A variety of regulatory and non-regulatory strategies to accommodate growth while protecting the Town of Brookfield's character will be considered.
- c. Developers will be required to pay their fair share of the improvements in the Town for necessary facilities to service the proposed use or development.

3. Land Use Areas -

a. Rural Residential and Agricultural (2 to 5 acres density)

Residential development will be planned to assure it is a positive addition to the community and is in keeping with the character of the Town.

b. Rural Residential and Agricultural (5 acres density)

Residential development will be planned to assure it is a positive addition to the community and is in keeping with the character of the Town.

c. Recreational Area

Any development is limited to active recreational use without impacting the environment or the historic residential character of the community. In compliance with RSA:674:43, the town seeks to encourage innovative development and design through the use of the site plan review process and to allow lands with 25% slopes or greater to be preserved for the purposed of recreation and conservation. Off-highway recreational vehicles and snowmobiles, except as defined under RSA: 215:A7-39, will not be permitted. No camping of any type will be permitted.

D. Policy Standards: What we want - specifics.

To achieve these Policies, the following are standards to guide land use development or conservation:

1. Residential-Agricultural Areas – (2 to 5 acres density)

General

The Residential –Agricultural (2 to 5 acres density) area is and will continue to be the major land use in the Town. Most new development will be expected to occur in this area.

Area Included

This area has been built out in conventional subdivisions at 1 dwelling unit per 2 to 5 acres based on water resources protection, soils, topographic conditions, and other Master Plan policy and growth management considerations.

Generally the area includes the land in the central area of the Town.

Desired Uses

The primary use will continue to be single-family homes with and without agricultural uses in keeping with established character of the area. In the future this area may provide for in-law, workforce and elderly housing.

New residential development will be encouraged to use a subdivision design that protects natural areas and water resources. Agricultural uses will be encouraged. Innovative land use controls will be encouraged where appropriate.

Land Use Guidelines

Residential development will be permitted at relatively low densities consistent with existing development. Maximum density lot size requirements for single-family homes will be based water resource protection, soils, topographic conditions, and other Master Plan policy and growth management considerations. If an innovative land use control such as an open space conservation / cluster development subdivision design is used, the dwelling unit lot size may vary due to the natural site conditions, views, and other considerations. In addition, development standards will include:

1. Use best management practices for the control of water runoff and the prevention of non-point water pollution

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2. Land that will be conserved via conservation restrictions or common area conservation deed or easement agreements.
3. A high intensity soils survey will be a pre-condition to subdivision or site plan review.
4. Open space shall be useable land.

Possible Zoning Implementation

Updated existing Residential-Agricultural Zone.

2. **Residential-Agricultural Area – (5 acres density)**

General

The Residential –Agricultural – (5 acres density) - area is a possible land use area in the Town. A lower density of new development will be expected to occur in this area.

Area Included

The area includes agricultural lands in areas that have not been built-out due to steep slopes, very poorly drained soils, existing forestry and conservation areas, and where access to which would be unreasonably burdensome to the Town.

Land Use Guidelines

The primary use will be agricultural uses and single-family residences and other uses permitted in the Residential-Agricultural area.

Possible Zoning Implementation

Updated existing Residential-Agricultural Zone.

3. **Recreational Area**

General

The Recreational Area is the major land area associated with a former ski resort in Town.

Area Included

This area includes the former ski resort area South of Moose Mountain Road.

Desired Uses

Recreational use.

Land Use Guidelines

Any development is limited to active recreational use without impacting the environment or the historic residential character of the community. In compliance with RSA:674:43, the town seeks to encourage innovative development and design through the use of the site plan review process and to allow lands with 25% slopes or greater to be preserved for the purpose of recreation and conservation. Off-highway recreational vehicles and snowmobiles, except as defined under RSA: 215:A7-39, will not be permitted. No camping of any type will be permitted.

Possible Zoning Implementation

Updated existing Recreational Area Zone.

4. **Shoreland Protection Areas**

General

The Shoreland areas are the natural and developed areas adjacent to water bodies.

Area Included

The area includes the natural vegetation and single-family residences located around Kingswood Lake and other water bodies in Town.

Desired Uses

The primary land use will be the natural vegetation and limited single-family residential development that is permitted in this area.

Land Use Guidelines

Single-family dwellings and agricultural land uses will be permitted in the area. However, any development will be subject to development guidelines to protect the adjacent water resources.

These guidelines include:

Setback to protect intrusion into the shoreline.

Use of best management practices to prevent water run-off and non-point source water pollution.

Limitations on the use of fertilizers and chemicals per state standards.

Limitations on boat access.

5. Wetland Areas

General

The Wetland Areas are the areas with poorly or very poorly drained soils and related vegetation.

Area Included

The area includes all poorly or very poorly drained soils and related vegetation.

Desired Uses

Existing wetlands and vegetative areas.

Land Use Guidelines

The wetlands and adjacent vegetative areas shall be protected from degrading uses in and adjacent to the wetlands. The Town will further study adopting a wetlands ordinance that offers more guidance on the pace and magnitude of development that would be limited in these areas.

6. Conservation Lands

General

The Conservation Areas are the areas for conservation of natural resources or public recreational use.

Land Use Guidelines

Encouragement and support should be given to the Conservation Commission to identify areas that should be considered for permanent protection from development due to their overall value to the Town.

E. Implementation Strategies: How we achieve it.

To achieve the Policies (what is wanted), the following are Implementation Strategies.

In summary, implementation strategies involve working together to adopt Brookfield's ordinances and programs and cooperative memoranda of agreement to implement town and regional master plan policies.

1. General

- a. Adopt Zoning Ordinance Amendments to implement the land use standards.
- b. Establish existing or larger sized lots for working farms and forestry per RSA 674:20.
- c. Continue existing rural single-family residential uses as a primary or accessory use per RSA 674:20.
- d. Phase or limit new subdivisions and residential development per RSA 674:21 (b). (The goal is to encourage development to flow into the Town's existing developed *areas* and reduce municipal operating expenses.)
- e. Evaluate subdivisions and development to determine if they are scattered or premature per RSA 674:36 II (a).
- f. If a residential subdivision includes a new road, encourage using an Open Space Conservation / Cluster subdivision design.
- g. Encourage affordable or workforce housing requirements as part of new subdivision development.

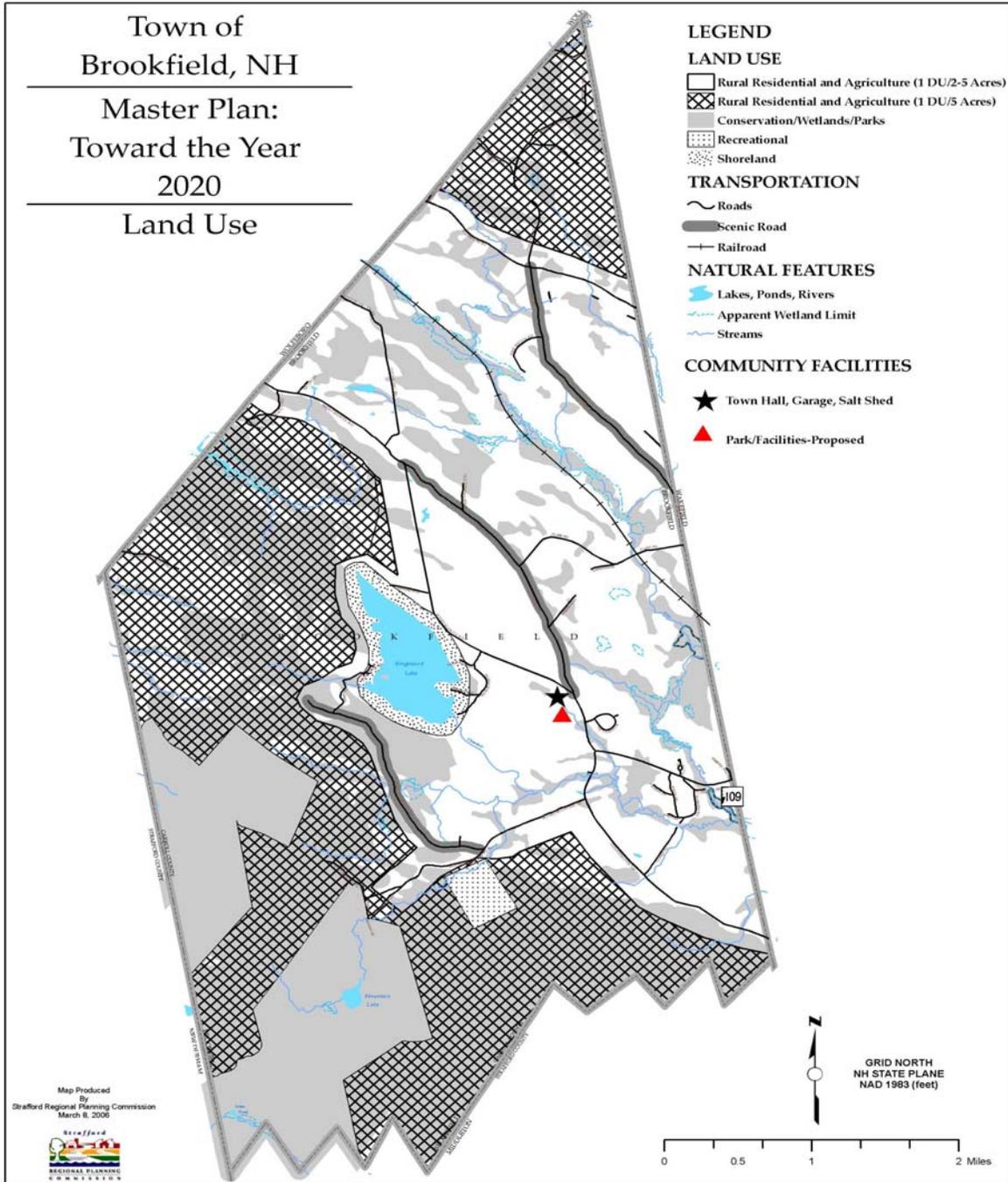
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- h. Consider adopting Inter Municipal Agreements on planning, development and conservation programs per RAS 53A.
- i. Work within Brookfield and with other municipalities to amend Master Plan Land Use policies and implementation strategies so they are consistent with the regional Land Use Policies.
- j. Consider obtaining professional municipal planning services.
- k. Encourage the use of public meetings to educate residents and property owners about the value of land use planning and design guidelines for protecting environmental quality and preserving and enhancing Brookfield's and the region's character.
- l. Work with the Town's Conservation Commission, State and Federal entities and private land trust and conservation organizations to assemble a database of parcels suitable for protection based upon guidance policies established by the Town's Conservation Commission.
- m. Maintain, and enhance where possible, the scenic views and corridors along the Town of Brookfield's roads.

2. **Rural Use Areas**

- a. Work with owners of agriculture and forestry lands so they are aware of, and kept up-to-date with, New Hampshire "current" use programs and encourage the donation or sale of land or conservation easements to the municipality's or other conservation organizations.
- b. Manage the development of public infrastructure and facilities in a manner that does not enhance development pressure on these lands.

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2.06 Transportation Policies and Implementation Strategies

A. Introduction

The Master Plan Transportation section includes Policies and Implementation Strategies related to all pertinent modes of transportation.

B. Policy Goals: What we want - general.

1. To encourage the efficient use and maintenance of roads which will meet, to the maximum extent possible, the transportation needs of local residents, while not overburdening the Town with excessive road maintenance costs.
2. Brookfield desires to encourage a road system that will facilitate the prompt movement of people, goods, and services throughout the town while discouraging excessive speeds and land uses which will generate large amounts of traffic. All road improvements shall be designed to avoid unreasonable maintenance expenditures.

C. Policy Principles: What we want - commitments.

1. Traffic Impact Analysis

To allow for the thorough assessment of traffic impacts of development, Brookfield should continue to require that proponents of larger developments prepare traffic impact statements consistent with the criteria suggested by the Planning Board, the NH Department of Transportation (NH-DOT) and/or SRPC. The Town should request that another consultant or the SRPC at the applicant's expense review these statements.

2. Assessment of Road Improvement Costs

Where appropriate, the Town should negotiate with major developers to assure that they pay their fair share of any needed off-site road improvement costs.

3. Road Maintenance Records

To determine when to pave gravel roads, the Town should maintain separate records of maintenance costs for gravel roads and paved roads. Separate records should also be established for winter and summer road maintenance.

4. **Transportation Improvement Program**

Brookfield should prepare an up to date Transportation Improvement Plan (TIP) and revise it annually. If Brookfield does prepare a Capital Improvement Program, all proposed TIP expenditures should be incorporated into that document.

5. **Coordination with NHDOT**

The Town should work with the NHDOT in encouraging improvements to state roads in town. Specifically, the Town should continue to urge the State to improve Route 109 by patching, resurfacing, drainage, and/or reconstruction. The Town should also have a representative on Region II Transportation Committee.

6. **Access Management**

a. Applying appropriate access management techniques to maintain a safe and efficient roadway system will be encouraged.

b. Curb cuts onto State highways within the Town will be managed and minimized. Shared driveways and use of secondary roads serving more than one property will be encouraged.

D. Policy Standards: What we want - specifics.

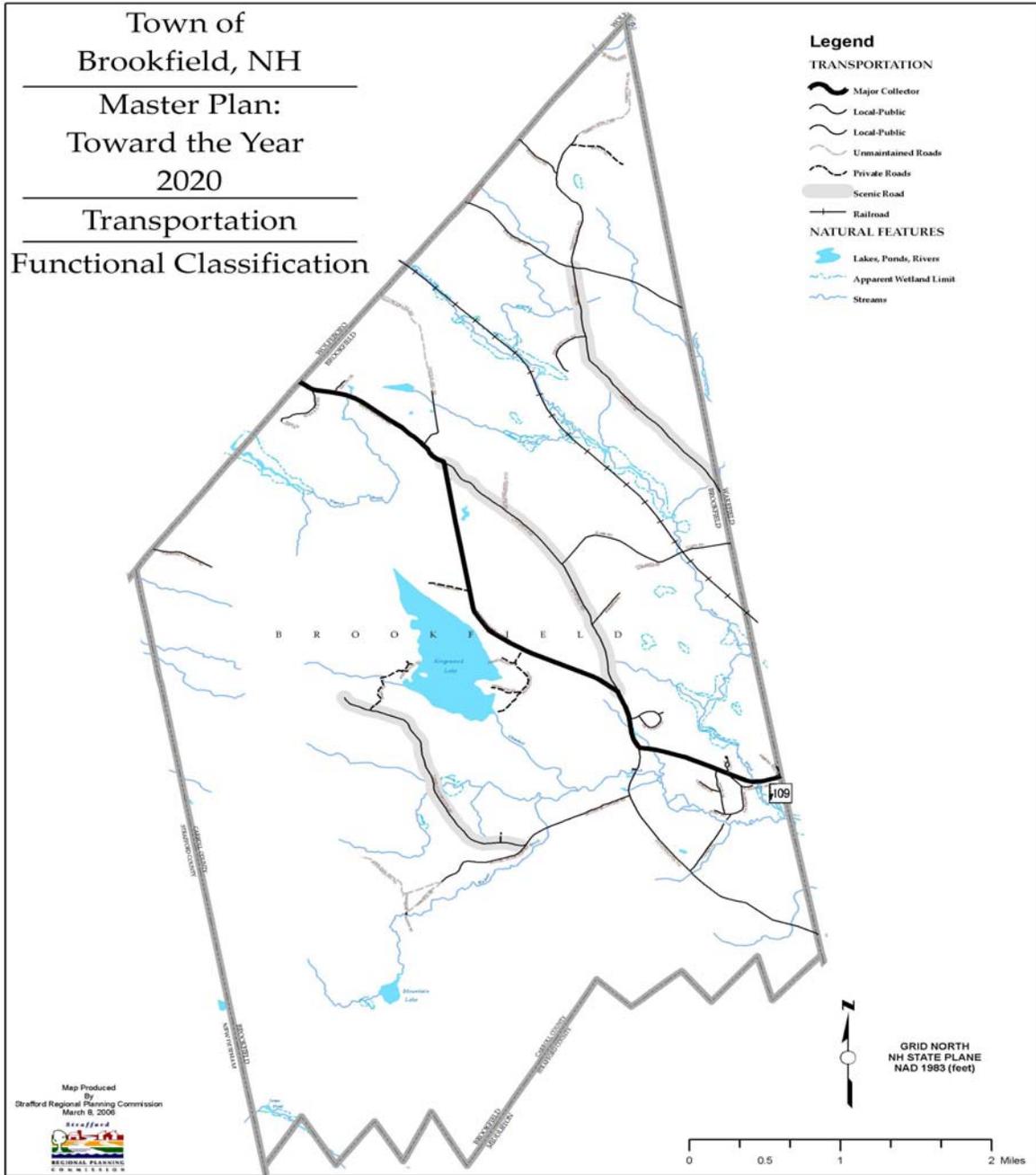
See State and regional access management policies and implementation strategies/best management practices.

E. Implementation Strategies: How we achieve it.

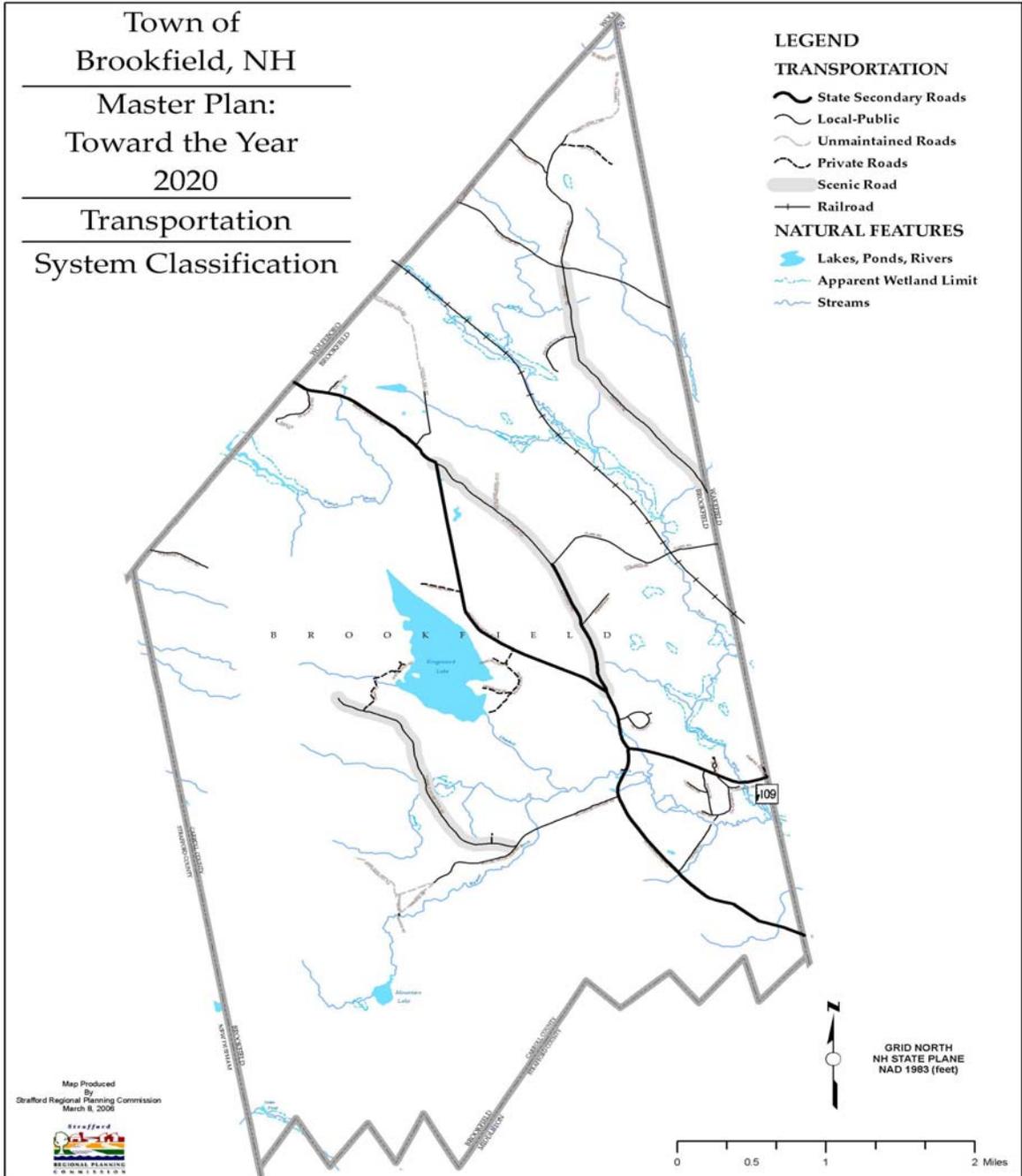
To achieve the Policies, the following are implementation strategies:

1. The Planning Board will use the access management / best management strategies in reviewing and approving site and subdivision plan applications.

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2.07 Community Facilities Policies and Implementation Strategies

A. Introduction

The Community Facilities section includes Policies and Implementation Strategies identifying and locating public and private facilities, utilities, and services needed to support the future land use pattern of development, and projected needs, in coordination with other governmental agencies.

B. Policy Goals: What we want - general.

1. Assure an adequate level of community facilities that meet current and future needs with consideration for the cost of providing such services for a small population.
2. Brookfield desires to provide all residents with quality town services and facilities in a manner that respects the Town's limited tax base and undeveloped character. To the extent allowed by state law, the person(s) initiating the development may provide for the impact of the development's costs, as long as it is consistent with Brookfield's Capital Improvement Program and Impact Fee Ordinance.
3. Provide Brookfield residents with a reasonable level of recreational services and facilities in a manner that is consistent with the Town's small population and limited tax base.

C. Policy Principles: What we want - commitments.

1. Capital Improvement Plan

The Town will prepare a Capital Improvements Program as described herein and in RSA 674:5-8. Once prepared, this document will be reviewed annually and updated completely every six years. All town departments and those Wakefield departments providing services to Brookfield should participate in the preparation of the CIP as well as the School district.

2. Property Tax Relief

Brookfield desires to avoid complete reliance on the property tax to fund municipal and school services and should consider measures to encourage alternative revenue sources where feasible. These may include, but are not limited to:

- a. Adopting impact fees and requiring developer payment of off site improvements caused by new development. (See RSA 674.21V.(j))
- b. Implementing user fees for certain services if proven equitable for all parties involved.

3. **Police Protection**

Brookfield desires to provide all residents with adequate protection. Specific policies to assure quality police protection includes:

- a. Periodically meeting with the Wakefield selectmen to determine the adequacy of current police protection arrangements.
- b. Assuring that police staffing levels remain adequate to meet the needs of the growing population.

4. **Fire Protection**

The Town will maintain an adequate level of fire protection. Specific strategies include:

- a. Acquiring additional equipment for the Brookfield Forest Fire Wardens.
- b. Supporting the needed expansions of the Wakefield Fire Department.
- c. Developing a town-wide plan for dry hydrants, fire ponds, and cisterns.
- d. Preparing guidelines for the Planning Board to help them determine when developers should be required to develop a source of water for fire fighting purposes.

5. **Ambulance Service**

Brookfield desires to maintain its quality ambulance service. Specific strategies include:

- a. Encouraging the Brookfield residents to volunteer for the Wakefield Area Ambulance Corps.
- b. Supporting the efforts of the Corps to acquire a smaller second vehicle for the non-emergency calls when the need for such a vehicle can be demonstrated.

6. **Library**

The Town will continue to provide Brookfield residents with quality library services and to continue to support the local libraries.

7. **Solid Waste Disposal**

The Town will work to manage the rising costs of solid waste disposal. Specific objectives include, but are necessarily limited to, the following:

- a. The Town should continue to work closely with Wakefield to develop an effective and reasonable cost-sharing plan to help pay for the costs of solid waste disposal.
- b. The Town should actively promote and support recycling, with Wakefield, to reduce the amount of tonnage in its solid waste stream requiring permanent disposal.
- c. Periodic maintenance of the septage lagoons in Wakefield should be encouraged to extend their useful life and to remain in compliance with State regulations.

8. **Education**

Recognizing the value of public education, Brookfield desires to provide quality educational services for its school aged children. The Town recommends that it continue its membership in the Governor Wentworth School District. It is further recommended that a Brookfield site be strongly considered for the construction of a new district school.

9. **Recreation**

Desiring to provide reasonable recreational opportunities for its residents, the Town encourages the provision of recreational facilities through the development review process such as providing Town access to Kingswood Lake.

10. **Town Meeting House Facilities**

The Town will continue to be enhanced with additional facilities and amenities to meet Town service needs, enable a central area for outdoor gatherings, promote pedestrian movement within and access to the facilities, and reinforce the Town's historic New Hampshire architectural character.

D. Policy Standards: What we want - specifics.

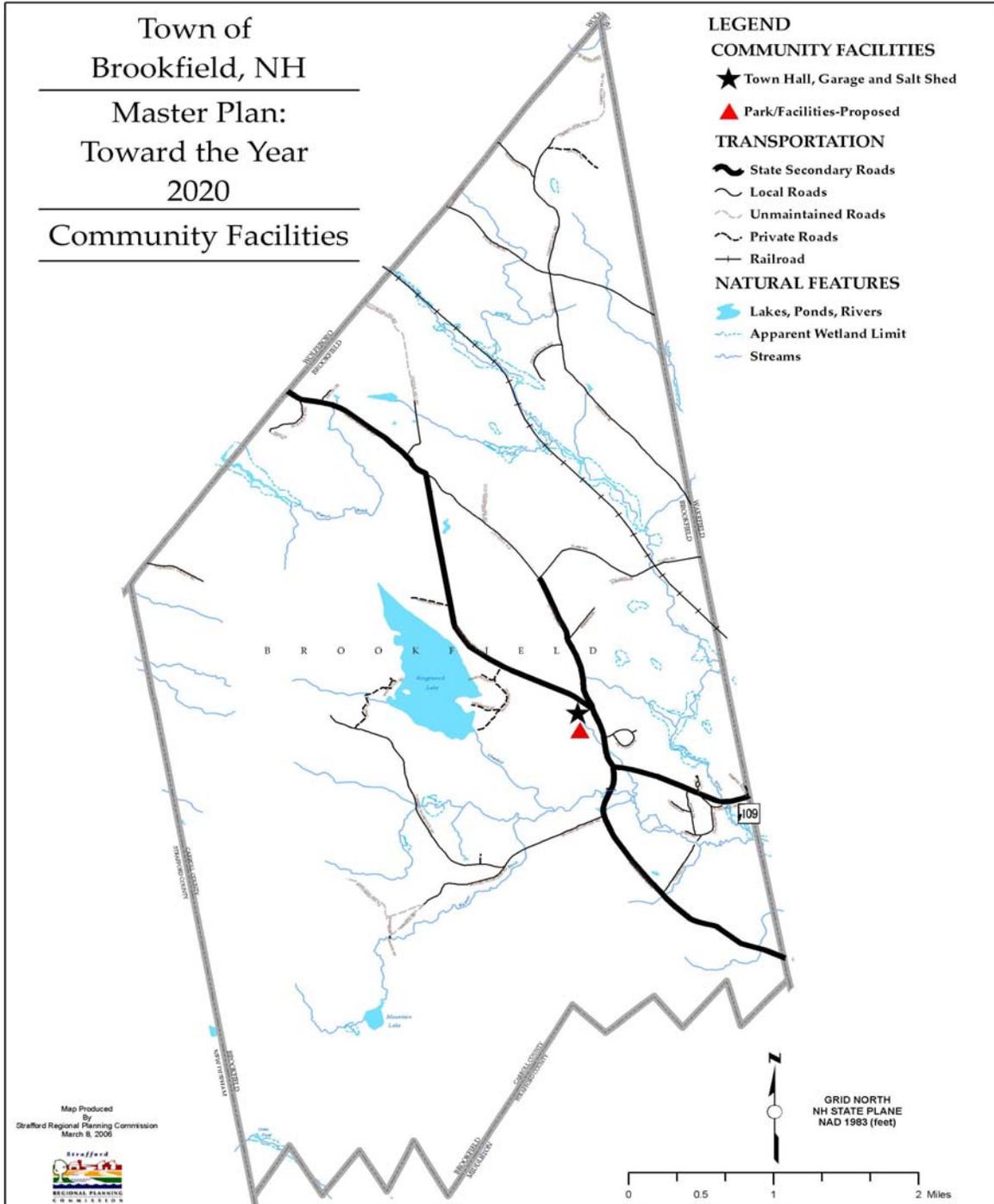
(To be developed)

E. Implementation Strategies: How we achieve it.

To achieve the Policies, the following are Implementation Strategies:

1. Consider acquiring additional land adjacent to the Town Hall Area for a central park or other community facilities.

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2.08 Housing Policies and Implementation Strategies

A. Introduction

The Master Plan Housing section includes Policies and Implementation Strategies related to housing. The policy goals, principles and standards and implementation strategies listed below are to be used to make better decisions dealing with housing.

B. Policy Goals: What we want - general.

Brookfield desires to allow for modest growth in its housing stock and meet its reasonable share of the regional affordable housing need in a manner compatible with the Town's rural character.

C. Policy Principles: What we want - commitments.

1. Quality Housing

The Town's quality housing stock will be preserved and promoted.

2. Seasonal Home Conversions

The Town will assure that seasonal homes that are converted to year-round use meet all current building code standards and that the septic system is adequate for full time occupancy. These standards should comply with state statutes and administrative codes for state review of septic systems for seasonal dwellings when the unit is converted or expanded.

3. Affordable Housing

Brookfield desires to create a reasonable number of affordable housing opportunities so that persons of all income levels can afford to live in Town. All new units, however, should be built in a manner consistent with Brookfield's desire to remain a rural community. Specific affordable housing policies shall include, but not necessarily be limited to, the following:

- a. Allow accessory apartments.
- b. Allow manufactured housing consistent with RSA 674:32.

4. Cluster Housing

Brookfield desires to encourage the preservation of quality open space and promote creative use of the land. The Town should continue to pursue cluster housing provisions in its zoning ordinance and subdivision regulations.

D. Policy Standards: What we want - specifics.

(To be developed)

E. Implementation Strategies: How we achieve it.

To implement the Policies, the following are implementation strategies:

1. Review periodically the adequacy of building code regulations and revise them when necessary to reflect current construction standards.
2. Assure that current code enforcement arrangements remain adequate.
3. Adopt standards to assure that seasonal homes that are converted to year-round use meet all current building code standards and that the septic system is adequate for full time occupancy. These standards should comply with state statutes and administrative codes for state review of septic systems for seasonal dwellings when the unit is converted or expanded.

2.09 Economic Development Policies and Implementation Strategies

A. Introduction

The Economic Development section includes Policies and Implementation Strategies identifying actions that assess and meet the region's goal of sustainable development, derived from the economic strengths and weaknesses of the Town and region.

B. Policy Goals: What we want - general.

Traditional home occupations, agriculture and forestry practices.

C. Policy Principles: What we want - commitments.

(To be developed)

D. Policy Standards: What we want - specifics.

(To be developed)

D. Implementation Strategies – How we achieve it.

(To be developed)

2.10 Community Character and Appearance Policies and Implementation Strategies

A. Introduction

The Community Character and Appearance section includes Policies and Implementation Strategies identifying the physical attributes in the Town of Brookfield and provides design guidelines for private and public development. A unique character and appearance is linked to Brookfield's traditional and historical architecture, landscaping, signage, outdoor lighting, and other related design elements of development.

Including Master Plan Policies and Implementation related to Community Character and Appearance is permitted per RSA 674:2 I, II, and III (k). In addition, it is supported by the New Hampshire court decisions going back to 1928, to Asselin, and to Bayson that refer to aesthetics in zoning and to the Concord and Bayson cases that refer to site plan review. In addition, it is supported in the context of regulations per RSA 674:44 wherein regulations may:

(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.

Thus, setting Community Character and Appearance Policies and Implementation Strategies is not only legal, it is good for rural quality of life protection, and value appreciation for the developer, neighbors, and all citizens of Brookfield.

B. Policy Goal – What we want – general.

Development that protects and enhances the historic and traditional New Hampshire character, appearance, and architecture of Brookfield's buildings, scenic resources, archaeological sites, and natural landscape.

C. Policy Principles: What we want - commitments.

1. Traditional New Hampshire and Brookfield settlement patterns that efficiently use land resources and supporting infrastructure investments will be encouraged.
2. The traditional character of Brookfield's neighborhoods will be protected.

3. Brookfield's working landscape will be protected by sustaining farm, forest, and other rural resource lands; maintaining contiguous tracts of land for wildlife; and minimizing land use conflicts.
4. The citizens will be involved in planning and implementation to ensure development retains and enhances the sense of place, traditions, goals, and values of our community.
5. Brookfield's roadways and adjacent rural scenic quality will be protected and enhanced.

D. Policy Standards: What we want - specifics.

1. General

- a. Open space conservation will be strongly encouraged.
- b. The use of professional architects, landscape architects, planners and other design professionals is strongly encouraged to prepare subdivision, building and other improvement plans and protect and enhance overall community value.

2. Scenic Rural Corridors

- a. The scenic quality of Brookfield's roads should be protected and enhanced. This shall include preservation of natural, or installation of naturally appearing, landscaped, forested and rural areas; and protection of stonewalls, scenic views, natural features and man-made features.

3. **Historic Buildings and Barns** (See Historic Resources Policies and Implementation Strategies section.)

E. Implementation Strategies: How we achieve it.

To implement the Policies, the following are implementation strategies:

1. Encourage a voluntary consultation process to advise historic property owners about the maintenance and renovation of historic properties to retain their original character and appearance.
2. Consider designating additional roadways as scenic roadways.
3. Consider adopting innovative land use controls to protect open space and rural character.

2.11 Natural Hazards Policies and Implementation Strategies

A. Introduction

The Natural Hazards section includes Policies and Implementation Strategies related to preventing loss of life and property from natural hazards based on the physical characteristics, severity, frequency, and extent of any potential natural hazards in the Brookfield and related risks in the built environment from these natural hazards.

B. Policy Goals: What we want - general.

1. Minimize loss of life and property due to natural hazards.
2. Assistance especially to vulnerable populations (e.g. the very young and the elderly) from particularly extreme hazards (e.g. extreme heat or cold).
3. Continued communication between all emergency response personnel, including Fire, Police, and the Highway Department, as well as with private citizens.
4. An Emergency Response Center(s) prepared for natural hazards.
5. Increased public awareness on important information during natural hazard events, such as evacuation routes, location of shelters, and the radio station that provides emergency information, etc.
6. Adequate shelters for Town residents.
7. Continued efforts on flood prevention.
8. Flood damages minimized by evaluating and modifying flood zone regulations and infrastructure improvements.

C. Policy Principles: What we want - commitments.

1. Buildings will not be re-developed in natural hazardous areas such as floodplains, unless deemed hazard proof.
2. Best Management Practices for development will be promoted.
3. The effort to prevent flood damages by evaluating and modifying flood zone regulations and infrastructure improvements will be encouraged.
4. Public awareness of important information concerning natural hazard events will be encouraged.

D. Policy Standards: What we want - specifics.

1. Buildings shall or should be constructed in compliance with wind standards as adopted by Federal Emergency Management Agency (FEMA), International Building Code (IBC) and Building Officials and Code Administrators International (BOCA).
2. The Town of Brookfield should comply with FEMA flood maps and related standards to prevent loss from floods and to qualify for the National Flood Insurance Program.
3. The Town of Brookfield will prohibit development in flood plain areas.

E. Implementation Strategies: How we achieve it.

To achieve the Policies, the following are Implementation Strategies:

1. Work with the state and FEMA to have the town of Brookfield Master Plan's Hazard Mitigation Policies and Implementation Strategies section and related Appendix information (i.e., the Hazard Mitigation Plan) approved by the state and FEMA.
2. Work with the state and FEMA to ensure building code standards are in compliance with wind standards.
3. Work with the state and FEMA to create and distribute posters containing emergency information such as contacts, shelters, evacuation procedures, and emergency alerts.
4. Create a Library of Emergency Information.
5. Work with the state and FEMA to ensure the Emergency Action Plan is updated.

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6. Educate citizens about the Community Rating System and the National Flood Insurance Program.
7. Periodically review and update the inventory of critical facilities in the Brookfield, including bridges and dams to analyze their ability to withstand natural hazards and capacity for emergency use (e.g. as an emergency shelter).
8. Work with the state and FEMA to continually update and ensure the accuracy of the FEMA flood maps.
9. Annually review, in conjunction with the Board of Selectmen, Planning Board and Emergency Management Officer, and update, if necessary, the FEMA approved Town of Brookfield Hazard Mitigation Plan.

Part 3 Master Plan Implementation Program

The Master Plan' Implementation Program describes how the Policy Goals, Principles, and Standards will be implemented; when they will be implemented; and who is responsible. The Implementation Program consolidates the Implementation Strategies from each Master Plan section found in Part 2. The Implementation Program is organized into the following categories:

1. Regulatory Implementation Programs
 - a. Ordinances – New or Amendments.
 - b. Regulations – New or Amendments.

2. Non-Regulatory Implementation Programs
 - a. Capital Improvement Program
 - b. Natural Resource/Water Resource/Open Space Protection
 - c. Etc.

In addition a responsible party is assigned to each action and a priority is given to each action –

- Immediate is to occur within the next 1-2 years.
- Short term is to occur within the next 2-4 years.
- Long term is to occur within the next 4-10 year.
- Ongoing is to occur on an ongoing basis.
- Annually, Bi-Annually, etc., as desired.

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	BROOKFIELD MASTER PLAN IMPLEMENTATION PROGRAM- Work in Progress	03/07/2006			
Section	Implementation Strategies	Responsibility	Time Frame	Priority Rank	
Natural Resources	Adopt a Local Water Resource Management and Protection Plan in accordance with RSA 4-C:22. Work cooperatively with Wakefield in the preparation and implementation of a Brookfield/Wakefield Regional Water Resources Management and Protection Plan in accordance with RSA 1-C:23.	Planning Board	Short Term		
Natural Resources	Consider adopting an overlay zone for environmental protection that includes performance standards for permitted land uses within them.	Planning Board	Short Term		
Natural Resources	Review the zoning ordinance to insure protection of Brookfield's water resources including any bedrock aquifers.	Planning Board	Immediate		
Natural Resources	Amend the zoning ordinance and Subdivision Regulations to protect the Town's unique rural character by permitted innovative land use techniques such as planned unit development, cluster housing and open space conservation/cluster development subdivisions.	Planning Board	Immediate		
Natural Resources	Acquire and maintain the unique characteristics of the Town's natural heritage. Through both development regulation and outright dedication/purchase of open space areas, Brookfield's Conservation Commission should institute an active land conservation program to recommend strategies for land acquisition and the acceptance of conservation easements. The NH Land Conservation Investment Program (LCHIP). Lakes Region Conservation Trust, Society for the Protection of New Hampshire's Forests or other similar group should be consulted for assistance.	Conservation Commission	Immediate		
Historic Resources	Prepare and maintain an inventory of all historic buildings and other resources in the town.	Historic Committee	Immediate		
Historic Resources	Encourage a voluntary consultation process to advise historic property owners about the maintenance and renovation of historic properties to retain their original character and appearance.	Historic Committee	Immediate		

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Section	Implementation Strategies	Responsibility	Time Frame	Priority Rank		
Historic Resources	Encourage and recognize the restoration and rehabilitation of privately owned historic resources.	Historic Committee	Immediate			
Land Use	Adopt Zoning Ordinance Amendments to implement the land use standards.	Planning Board	Immediate			
Land Use	Establish existing or larger sized lots for working farms and forestry per RSA: 674:20.	Planning Board	Immediate			
Land Use	Continue existing rural single-family residential uses as a primary or accessory use per RSA 674:20.	Planning Board	Immediate			
Land Use	Phase or limit new subdivisions and residential development per RSA 674:21 (b). The goal is to encourage development to flow into the Towns' developed areas and reduce municipal operating expenses.	Planning Board	Immediate			
Land Use	Evaluate subdivisions and development to determine if they are scattered or premature per RSA 674:36 II (a).	Planning Board	Ongoing			
Land Use	If a residential subdivision includes a new road, encourage using an Open Space Conservation/Cluster subdivision design.	Planning Board	Immediate			
Land Use	Encourage affordable or workforce housing requirements as part of a new subdivision development.	Planning Board	Short Term			
Land Use	Consider adopting Inter Municipal Agreements on planning, development and conservation programs per RSA 53-A.	Selectmen with Planning Board & Conservation Commission	Long Term			
Land Use	Work within Brookfield and with other municipalities to amend Master Plan Land Use policies and implementation strategies so they are consistent with the regional land use policies.	Planning Board	Short Term			
Land Use	Consider obtaining professional municipal planning services.	Planning Board	Immediate			
Land Use	Encourage the use of public meetings to educate residents and property owners about the value of land use planning and design guidelines for protecting environmental quality and preserving and enhancing Brookfield's and the region's character.	Planning Board	Ongoing			
Land Use	Work with the Town's Conservation Commission, State and Federal entities and private land trust and conservation organizations to assemble a database of parcels suitable for protection based upon guidance policies established by the Town's	Conservation Commission	Immediate			

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	Conservation Commission.					
Land Use	Maintain and enhance the scenic views and corridors along the Town of Brookfield's roads.	Planning Board, Conservation Commission				
Section	Implementation Strategies	Responsibility	Time Frame	Priority Rank		
Land Use	Work with owners of agriculture and forestry lands so they are aware of and kept up to date with, New Hampshire's "current" use programs and encourage the donation/sale of land or conservation easements to the municipality's/other conservation organizations.	Conservation Commission	Immediate			
Land Use	Manage the development of public infrastructure and facilities in a manner that does not enhance development pressure on these lands.	Planning Board and Selectmen	Immediate			
Transportation	The Planning Board will use the access management/best management strategies in reviewing and approving site and subdivision plan applications.	Planning Board	Ongoing			
Community Facilities	Consider acquiring additional land adjacent to the Town Hall area for a central park or other community facilities.	Selectmen	Immediate			
Housing Policies	Review periodically the adequacy of building code regulations and revise them when necessary to reflect current construction standards.	Selectmen with Code Enforcement Officer	Short Term			
Housing Policies	Assure that current code enforcement arrangements remain adequate.	Selectmen	Ongoing			
Housing Policies	Adopt standards to assure that seasonal homes that are converted to year-round use meet all current building code standards and that the septic system is adequate for full time occupancy. These standards should comply with the state statutes and administrative codes for state review of septic systems for seasonal dwellings when the unit is converted or expanded.	Selectmen with Code Enforcement Officer				

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Community Character and Appearance	Encourage a voluntary consultation process to advise historic property owners about the maintenance and renovation of historic properties to retain their original character and appearance.	Historic Committee	Immediate		
Community Character and Appearance	Consider designating additional roadways as scenic roadways.	Planning Board	Short-Term		
Community Character and Appearance	Consider adopting innovative land use controls to protect open space and rural character.	Planning Board	Immediate		
Section	Implementation Strategies	Responsibility	Time Frame	Priority Rank	
Natural Hazards	Work with the state and FEMA to have the Town of Brookfield's Master Plan Hazard Mitigation Policies and Implementation Strategies section and related Appendix information approved by the state and FEMA.	Planning Board with Selectmen	Immediate		
Natural Hazards	Work with the state and FEMA to ensure building code standards are in compliance with wind standards.	Code Enforcement Officer	Immediate		
Natural Hazards	Work with the state and FEMA to create and distribute posters containing emergency information such as contacts, shelters, evacuation procedures and emergency alerts.	Code Enforcement Officer and EMA Director	Immediate		
Natural Hazards	Create a Library of Emergency Information.	Code Enforcement Officer and EMA Director	Immediate		
Natural Hazards	Work with the state and FEMA to ensure the Emergency Action Plan is updated.	Code Enforcement Officer and EMA Director	Ongoing		
Natural Hazards	Educate citizens about the Community Rating System and National Flood Insurance Program.	Code Enforcement Officer and EMA Director	Ongoing		

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Natural Hazards	Periodically review and update the inventory of critical facilities in Brookfield including bridges and dams to analyze their ability to withstand natural hazards and capacity for emergency use (e.g. as an emergency shelter.)	Planning Board with Selectmen & EMA Director	Short Term		
Natural Hazards	Work with the state and FEMA to continually update and ensure the accuracy of the FEMA flood maps.	Planning Board with Selectmen & EMA Director	Short Term		
Natural Hazards	Annually review, in conjunction with the Board of Selectmen, Planning Board and Emergency Management Officer, and update, if necessary, the FEMA approved Town of Brookfield Hazard Mitigation Plan.	Planning Board with Selectmen & EMA Director	Annually		

Part 4 Appendix

- 4.1 Master Plan: Toward the Year 2020, Planning Background Report, Master Plan Update Guide. August 15, 2005.
- 4.2 Master Plan 1990 Background Information.