

As shown in Table 13, the median rent and median value of owner-occupied housing units in Cornish is a good deal higher than Sullivan County averages but lower than state averages. All communities should provide a sufficient supply of quality housing to ensure healthy families and a stable workforce, necessary elements of a sustainable economy. Cornish does not now have a sufficient supply of affordable housing. Cornish's housing costs are not conducive to first-time home buying; the prime age group associated with first-time home buying (25-34 years of age) has been declining as a proportion of the total population.

Table 13: Housing Cost - 2000

Area	Median Rent	Median Value of Owner Occupied Housing Units
Cornish	\$640	\$104,400
New Hampshire	\$646	\$133,300
Sullivan County	\$537	\$91,900

Source: US Census

Table 14: Median Rent and Income - 2000

Area	Median Rent	Median Household Income
Cornish	\$640	\$53,393
New Hampshire	\$646	\$49,467
Sullivan County	\$537	\$40,938

Source: US Census

It is generally accepted that housing costs should be no more than 30 percent of a household's income. As seen in Table 15, seventeen percent of renters and twenty-three percent of homeowners in Cornish pay 30 percent or more of their household income on housing. This means that for these residents, there is not enough money left after housing payments to cover other basic necessities.

Table 15: Percentage of Income Spent on Housing, 2000

	Gross Rent as a % of Household Income				Monthly Owner Cost as a % of Household Income			
	Less than 15.0%	15% - 19.9%	20.0% - 29.9%	30.0% and greater	Less than 15.0%	15% - 19.9%	20.0% - 29.9%	30.0% and greater
1999	23	25	19	17	30	16	30	23

Source: US Census

ECONOMIC BASE

The economic base of a community refers to many different aspects of the local economy and is evaluated using various economic indicators. In this section, indicators related to employment, income and the property tax base are all addressed. All of these factors are interrelated and changes in one affect all others. For example, business development in the region determines what kinds of jobs are available to residents and how well the jobs pay. Local business development and personal incomes both influence how much property tax income is available to the Town for the provision of facilities and services. Consequently, the condition of a community's economic base is a major determinant in the overall quality of life for its citizens.

Number and Percentage of Cornish Residents Employed

In 2003, Cornish's unemployment rate was 1.2 percent, compared to 3.6 percent for Claremont, 2.8 percent for Sullivan County as a whole and 4.3 percent for New Hampshire. The unemployment rate fell in Cornish from 3.7 percent in 1993 to 1.2 percent in 2003. The unemployment rate is defined as the percentage of the labor force that is jobless and is actively seeking work. This provides incomplete information about the labor market, however, as many people settle for part-time employment and/or hold jobs that do not offer a livable wage, ie. do not offer a wage that adequately covers housing, health insurance and transportation costs.

Workplace of Cornish Residents

It is estimated that 1,026 of Cornish residents are employed in 2003. Roughly twenty-one percent of these residents (223) are employed in Lebanon and sixteen percent (169) are employed in Cornish. The third largest workplace for Cornish residents is Claremont (14 percent), and Hanover is fourth with eight percent of residents employed there. Windsor, VT and Hartford, VT employ five and three percent of Cornish residents, respectively. Mean travel time to work for Cornish residents in the year 2000 was roughly 25 minutes.

The largest employers in the Town of Cornish (2004) are:

- Cornish Elementary School, which has 30 employees
- Dingee Machine Co., which employs seven people
- Cornish Highway Department, which employs five people
- 12% Solution
- Cornish General Store
- St. Gaudens

(Department of Employment and Security).

Table 16: Commuting Patterns

Year	% Residents Commuting Out of Town	Most Common Commute To:		
		1st	2nd	3rd
1990	76.6%	Claremont	Lebanon	Hanover
2000	81%	Lebanon	Cornish	Claremont
Year	# of Nonresidents Working in Town	Most Common Commute From:		
		1st	2nd	3rd
1990	126	Claremont	Plainfield	Lebanon
2000	160	Claremont	Plainfield	Charlestown

Source: US Census

Distribution of Employed Cornish Residents among Various Types of Industry

Manufacturing, despite a decline in the last decade, continues to be the industry employing the largest percentage of Cornish residents, which is true for Sullivan County as a whole. This is followed by Trade, which also declined. There was a slight rise in the percentage employed in the Construction industry, and very slight increase in the Professional category; all other categories experienced slight declines from 1990-2000.

Table 17: Distribution of Employed Cornish Residents Among Types of Industry

Type of Industry	1990	2000
Manufacturing	20.68%	17.10%
Construction	5.91%	6.50%
Agriculture, Forestry, Fisheries, Mining	4.77%	3.20%
Transportation, Communication, Utilities	6.48%	3.30%
Trade	19.55%	14.00%
Finance, Insurance, Real Estate	3.41%	3.30%
Business/Personal Services	6.70%	N/A
Professional and Related Services	5.57%	6.00%
Public Administration	4.55%	4.10%

Source: US Census 1990 & 2000.

Distribution of Cornish's Employed Residents among Various Occupational Categories

Between 1990 and 2000, there was a sharp increase in the number of employees in Managerial and Professional positions, and a moderate increase in the Service occupational category.

Table 18: Distribution of Cornish's Employed Residents Among Various Occupational Categories

Type of Occupation	1990	2000
Managerial, Professional	27.73%	39.50%
Technical, Sales, Administrative Support	29.43%	22.30%
Service Occupations	10.68%	12.90%
Farming, Forestry, Fishing	3.5%	1.60%
Precision Production, Craft, Repair	12.16%	10.30%
Operators, Fabricators, Laborers	16.48%	13.40%

Source: US Census 2000

Income: 2000 Median Household Income, 2000 Per Capita Income

Per capita incomes are helpful to measure any disparity within towns in a county. The income is what the wage-earners from the respective towns bring home prior to taxes, and is total income divided by the number of individuals within the community or region. Median household income is defined as the earnings derived by all members of the household. Cornish's median household income is significantly higher than the median for Sullivan County and higher than New Hampshire as well. The per capita income is higher than that of the county but just slightly lower than that of the state (Table 17).

Table 20: 2000 Median Household and Per Capita Income

Area	Median Household Income	Per Capita Income
Cornish	53,393	23,165
Claremont	34,949	20,267
Hanover	72,470	30,393
Lebanon	42,185	25,133
Plainfield	57,083	26,062

New Hampshire	49,467	23,844
Sullivan County	40,938	21,319

Source: US Census 2000

Percentages of Individuals and Families below Poverty Level

The US Census Bureau uses money and income thresholds by family size and composition to determine if an individual is "poor." If a family's total income is less than that family's defined threshold, then every individual in that family is considered poor. These thresholds are adjusted annually for inflation. The percentages of individuals and families below poverty level in Cornish is significantly lower than those for both the county and the state, and the percentages have declined dramatically in the last couple of decades (Table 21).

Table 21: Percentages of Families Below Poverty Level

Area	1980	1990	2000
Cornish	9.3%	3.7%	4.5 %
New Hampshire	8.2 %	6.4 %	6.5 %
Sullivan County	10.4 %	9.8 %	8.5 %

Source: US Census

Town Tax Rates

An examination of the tax rates also helps to gauge the economic health of a community. Table 22 compares Cornish's full value (equalized) tax rate in 2003 (\$20.76) to communities of similar size in Sullivan County. If the Town wishes to increase its tax base, it should continue to make land use decisions that will maintain a high quality of life. Strong zoning, site plan review, and subdivision regulations are essential to ensure quality development.

Table 22: Equalized Town Tax Rates

Municipality	1990 Equalized Tax Rate	1995 Equalized Tax Rate	2000 Equalized Tax Rate	2001 Equalized Tax Rate	2002 Equalized Tax Rate	2003 Equalized Tax Rate
Claremont	29.11	40.69	33.71	35.50	33.94	31.53
Cornish	17.91	29.65	27.50	30.91	25.36	20.76

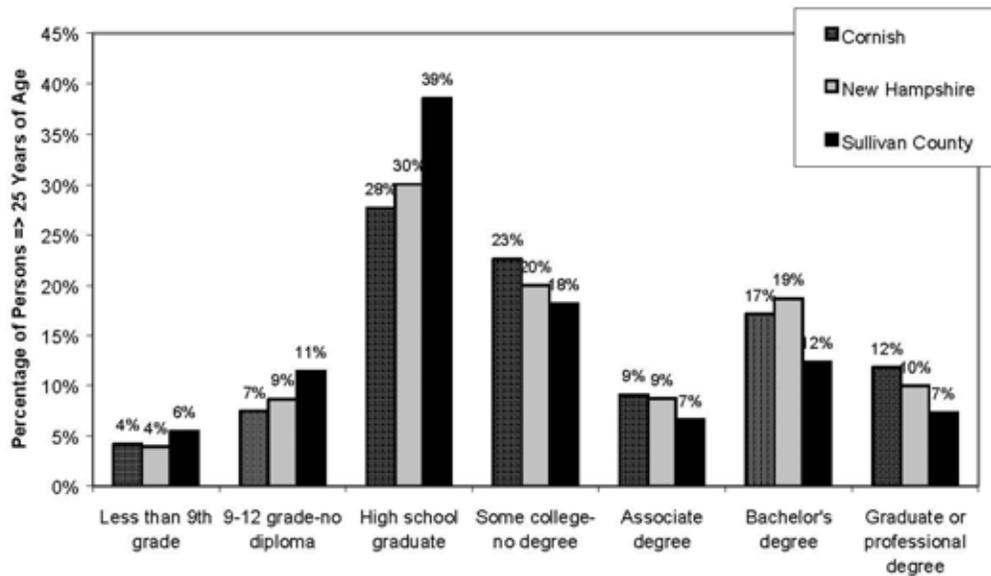
Croydon	12.74	22.79	20.55	27.19	16.97	18.18
Goshen	24.41	30.01	28.46	31.93	25.31	24.55
Grantham	9.99	13.55	18.71	21.69	15.21	15.05
Lempster	18.29	30.35	31.79	32.55	24.15	20.23
Plainfield	25.82	31.2	31	34.75	23.11	21.36

Sources: NH Office of Energy and Planning; NH Dept. of Revenue; NH Community Profiles

Educational Attainment, Persons 25 Years and Older, 2000

The percentage of Cornish residents that have obtained a graduate or professional degree is higher than the percentages for both the county and the state (Figure 4).

Figure 4: Educational Attainment



Source: US Census Bureau, Census 2000

TRAFFIC VOLUMES

Table 23: Cornish Average Annual Daily Traffic Counts

Location	1997	2000	2003	Percent Change 1997-2003
NH Route 12A South of Cornish Mills Road	2300	1900	2600	13
Windsor Bridge at Vermont SL	3100	3000	2700	-13
NH Route 120 South of Cornish City Road	2400	2000	2100	-13
Town House Road over Mill Brook	980	970	1600*	63*
Center Road West of Gap Pond Road	150	200	210	40
Leavitt Hill Road over Notch Brook	140	170	160	14

Source: NH Department of Transportation. Note: * 2004 count; percent change is calculated using 1997 and 2004 data.

Summary: Traffic Volumes

- Route 120 traffic volumes fluctuate. In 1993, average annual daily traffic (AADT) on Route 120 south of Cornish City Road was about 2,000. Similar variations are found in the traffic count data at the Plainfield Town Line, which went from 1,800 in 1993 to 2,400 in 1997 to 2,100 in 2001.
- Traffic on Route 12A is steadily increasing.
- Town House Road has experienced the greatest increase in traffic of all the roads counted, a 63 percent increase between 1997 and 2004.
- Local roads such as Center Road, Town House Road and Leavitt Hill Road have experienced significant increases in traffic volumes, placing pressures on local road maintenance.
- Traffic across the Windsor-Cornish Covered Bridge has been steadily decreasing for several years (in 1991, the AADT was 3,200).

Data Sources

US Census Data:

- <http://factfinder.census.gov>
- Limited data available at www.uvlsrc.org - and full data available in hard copy at the UVLSRPC office

Employment and Economic Data:

- NH Economic and Labor Market Information Bureau:
<http://www.nhes.state.nh.us/elmi/onlinelmidat.htm>
- www.uvlsrc.org
- NH Community Profiles: <http://www.nhes.state.nh.us/elmi/communpro.htm>

Traffic Volume Reports, NH Department of Transportation:

- <http://www.nh.gov/dot/transportationplanning/traffic/index.htm>

Appendix D: Conceptual Growth Center Comparison (Alternative Areas)

In addition to the primary growth areas identified in Chapter V. DEVELOPMENT ISSUES), the Planning Board, with the assistance of the Upper Valley Lake Sunapee Regional Planning Commission, identified several other potential growth centers in Cornish. While the Board, based on input from the public, opted to exclude these additional potential growth centers from the Master Plan itself, they are presented in this appendix in the interest of completeness.

East Road Area

East Road between Town House Road and South Cornish is another possible growth center. This may be the area most suitable for future residential development. The existing East Road may be used as a frontage road separating access from the arterial Route 120. Given the high number of commuters in Cornish, this location will offer easy access to the Lebanon, Claremont and Windsor employment areas without using local roads. Growth here may require the improvement of the Town House Road/Route 120 intersection.

Northwestern Corner

The northwestern corner of town contains the largest contiguous tract of Class 1 soils, which will support lot sizes as small as 31,750 square feet. Although there are currently no future aspirations from the town for directing development towards this area, the location contains adequate roadway access, soils suitable for development, and is adjacent to the Town of Plainfield's commercial zoning district. This area may be a viable growth center if additional space for development is needed and when the community is ready to direct growth to undeveloped areas. This may be a viable area for light commercial or industrial activities, i.e. a place where cottage industries may locate when their impacts have become too great for their residential surroundings. Some of the drawbacks of development in this area include disruption of prime agricultural soils and visual impacts along the Connecticut River.

Mace Road Area

Another undeveloped area that may be suitable for future residential development is located around Mace Road. This area is similar in terms of opportunities and constraints as the East Road location. This site contains predominantly well-drained soils. It is also located proximate to Route 120.

Table V-1: Conceptual Growth Center Comparison

Potential Growth Area	Typical Soil Classification	Area (Acres)	Range of Prescribed Lot Sizes (sq/ft)	Total Soil Capacity (units)
Cornish Flat Expansion	Class II	84	46,000-132,000	48.32
East Road Area	Class II	409	31,750-132,000	256.47
Northwestern Corner	Class I	112	31,750-40,000	141.93
Mace Road Area	Class II	129	31,750-132,000	95.65
Total	...	734	...	542.37

"Soil Based Lot Sizing, Environmental Planning for Onsite Wastewater Treatment in New Hampshire", SSSNNE Special Publication No. 4 Version I (September, 2003). Developed area subtracted from the Cornish Flat area.

Appendix E: Water Resource Protection Plan Supplement

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
Manage Construction with regard to Water Quality in all areas	SITING
<p>NHDES-NHARPC steep slope model, 2006; NHARPC lot size averaging model, 2006; NHARPC-NHDES Permanent (Post-Construction) Stormwater Management model, 2006; NHARPC-NHDES erosion and sediment control model, forthcoming; LRPC stormwater management and erosion control model, 1994; CRJC homeowners guide; UVHHWC educational materials; UNH Technology Transfer Center; VT Better Backroads Program; Nonpoint Education for Municipal Officials, technical papers.</p>	<p>Restrict Development on Steep Slopes - No disturbance over 25% slope, erosion and sediment control plan for any disturbance of land 15-25%, typical threshold 20 ft. elevation change or 1 acre disturbed area.</p>
	<p>Cluster development away from slopes, shorelines, and wetlands, and other important resources, both to provide a buffer between the resources and human activity, and to reduce road length and other disturbed areas.</p>
	DESIGN
	<p>Follow natural contours as much as possible to minimize grading. Minimize cut and fill, maximum hgt. of fill or depth of cut area 10 ft. Cut & fill ratio not to exceed 2:1. Limit size of contiguous impervious area.</p>
	<p>Combine minimum parking standards with maximum parking standards, and reduce requirements when demand management techniques used. Encourage shared parking and porous surfaces for drives and parking areas. Require landscaping to break up impervious surfaces. Minimize number, width and length of driveways. Use vegetated swales instead of curbs.</p>
	CONSTRUCTION
	<p>Manage erosion and sedimentation, min. threshold disturbance, e.g. 20,000 sq. ft. or smaller in highly erodible soils or slopes GT 15%, road construction, major subdivisions, within stream, pond or wetland buffers. Use current best management practices to prevent erosion and remove sediment from runoff. Construction practices to minimize soil compaction. Inspections paid by developer.</p>
	WASTE DISPOSAL
	<p>Ensure proper siting, design, construction and maintenance of septic systems, incl. homeowner education programs re inspection and pumping, & about alternatives to household chemicals.</p>
	ACCESS
<p>Review road standards for opportunities to reduce stormwater runoff. Use traffic calming methods to achieve safety with narrower street width, e.g. 18 ft. for low volume roads. Limit grade. Pervious surfaces for overflow parking and emergency access.</p>	
<p>Restrict driveways on steep slopes - e.g. limit residential driveways to 10%, nonresidential 8%, require stormwater management & erosion and sediment control plans. Reduce runoff with e.g. grassy swales instead of curbs.</p>	
	POSTCONSTRUCTION
	<p>Stormwater management plan for min. threshold disturbance, e.g. 20,000 sq. ft. (or smaller in highly erodible soils or slopes GT 15%), road construction, major subdivisions, and within stream, pond or wetland buffers. Limit impervious surfaces. BMPs for control of peak flow and total volume of runoff, water quality protection, and maintenance of on-site groundwater recharge. Include mandatory consideration of nontraditional and nonstructural stormwater management measures, including bioretention, infiltration, and site design, to reduce runoff rates, volumes, and pollutant loads, e.g. total suspended solids, chlorides, oils, pathogens, and phosphorus. Stormwater pollution prevention plans for uses with significant volumes of regulated substances, hydrocarbons, metals, or suspended solids. Ensure proper long-term maintenance and inspection of stormwater devices, execution of operations and maintenance plan as condition of approval, and filing of annual report.</p>

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
<p>Protect Wetlands</p> <p>model ordinance - NCC with UVLSRPC, NHDES, CRJC, 1994; LRPC 1994; see forthcoming NHDES-NHARPC model ordinance</p>	<p>USES</p> <p>No disturbance - no structures, alteration of natural surface configuration, dredging, filling, draining, substantial clearing, salt storage, junkyards, hazardous waste facilities, bulk storage of regulated substances, snow dumps, underground storage tanks.</p> <p>SITING</p> <p>Minimum 100 ft. undisturbed buffer.</p> <p>CONSTRUCTION</p> <p>Erosion and sediment control plan for any disturbance within 100 ft. buffer zone. Use current best management practices to prevent erosion and remove sediment from runoff. Construction practices to minimize soil compaction and area of disturbance. Inspections paid by developer.</p> <p>WASTE DISPOSAL</p> <p>None within wetlands or buffer areas.</p> <p>ACCESS</p> <p>When necessary, minimize adverse impact on functions and values.</p> <p>POSTCONSTRUCTION</p> <p>Stormwater management plans for nearby uses should minimize impacts on wetlands by ensuring water receives treatment before reaching wetland.</p>

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
<p>Protect Lakes & Ponds</p> <p>UVLSRPC model shoreland ordinance for Lake Sunapee towns, 1990; LRPC shoreland protection ordinance, 1994; OSP model shoreland protection ordinance, 1996; see forthcoming NHDES-NHARPC model shoreline ordinance; CRJC homeowner guide; NHARPC-NHDES Permanent (Post-Construction) Stormwater Management model, 2006; NHARPC-NHDES erosion and sediment control model, forthcoming; LRPC stormwater management and erosion control model, 1994; NCC model stormwater management and erosion & sediment control ordinance, 1994; NH Association of Conservation Districts, model stormwater management and erosion control regulation, 1997.</p>	<p>USES</p> <p>Within, e.g., 250 ft., prohibit salt storage, snow dumping, bulk storage of regulated substances, junk yards, solid or hazardous waste facilities, excavations.</p> <p>Special considerations for water dependent uses.</p> <p>SITING</p> <p>Structures set back 100 ft., maintain 150 ft. natural vegetated buffer with well distributed stand of trees, saplings, shrubs and ground covers, selective cutting for filtered view, 4 ft. walkways.</p> <p>DESIGN</p> <p>Impervious surface limit, such as 20%, within, e.g., 250 ft.</p> <p>CONSTRUCTION</p> <p>Erosion and sedimentation control plan for activities within 250 feet. Use current best management practices to prevent erosion and remove sediment from runoff. Construction practices to minimize soil compaction and area of disturbance. Inspections paid by developer.</p> <p>WASTE DISPOSAL</p> <p>Homeowner Education</p> <p>Low density development where not sewerred, e.g. via shore frontage requirements</p> <p>Soil-based Lot Sizing</p> <p>Increased setbacks - if downgradient soil is porous sand and gravel with percolation rate equal to or faster than 2 minutes per inch - 125 feet; for soils with restrictive layers within 18 inches of surface - 100 ft.; all others 75 ft.</p> <p>ACCESS</p> <p>Setbacks for roads and drives; erosion and sedimentation control plan for bridges and accessways for emergency vehicles and boats.</p> <p>POSTCONSTRUCTION</p> <p>Stormwater management plan for activities within 250 ft.; fertilizer use restricted, e.g. no fertilizer except limestone.</p>

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
<p>Protect Rivers & Streams</p> <p>UVLSRPC river protection model with DES, NCC, CRJC, 1994; LRPC shoreland protection model, 1994; NHDES-NHARPC shoreland model, forthcoming; NHARPC-NHDES Permanent (Post-Construction) Stormwater Management model, 2006; NHARPC-NHDES erosion and sediment control model, forthcoming; LRPC stormwater management and erosion control model, 1994; NCC model stormwater management and erosion and sediment control ordinance, 1994; NH Association of Conservation Districts, model stormwater management and erosion control regulation, 1997.</p>	<p>USES</p> <p>Within 250-500 ft. prohibit salt storage, snow dumping, bulk storage of regulated substances, junk yards, solid or hazardous waste facilities, excavations.</p> <p>SITING</p> <p>Structures set back 100 - 125 ft., maintain 150 ft. natural vegetated buffer with well distributed stand of trees, saplings, shrubs and ground covers, selective cutting for filtered view, 4 ft. walkways.</p> <p>DESIGN</p> <p>Limit impervious surfaces to e.g. 20%.</p> <p>CONSTRUCTION</p> <p>Erosion and sedimentation plan for any land disturbance within 250 ft. Use current best management practices to prevent erosion and remove sediment from runoff. Construction practices to minimize soil compaction and area of disturbance. Inspections paid by developer.</p> <p>WASTE DISPOSAL</p> <p>Homeowner Education</p> <p>Low density development where not sewerred, e.g. via shore frontage requirements</p> <p>Soil-based Lot Sizing</p> <p>Minimum setback 75 ft.</p> <p>ACCESS</p> <p>Setbacks, erosion and sedimentation control for bridges and accessways for emergency vehicles and boats.</p> <p>POSTCONSTRUCTION</p> <p>Stormwater management plan for activities within 250 ft. Manage stormwater runoff to prevent associated increases in stream temperature, including by infiltration and underdrains to cool stormwater. Alterations of streams must have flood carrying capacity equal to the original segment and not result in any greater flood loss at other locations.</p>

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
Protect Flood Storage Capacity and Prevent Flood Damage and Manmade Debris	
NHARPC-NHDES model floodplain ordinance, forthcoming; NH Floodplain Management Handbook 2006; Association of State Floodplain Managers - No Adverse Impact Toolkit	USES
	No new development or substantial expansion. If allow by special exception, require mitigation, e.g. compensatory storage or elevation of structures 1 foot above 100 year flood elevation, to achieve no adverse impact, i.e. no net loss of flood storage capacity or increased flood levels elsewhere.
	SITING
	Allow for margin of error by requiring setback from mapped floodplain.
	CONSTRUCTION
	FEMA floodproofing requirements for expansions of grandfathered buildings.
	WASTE DISPOSAL
Floodproof water and sewer.	
POSTCONSTRUCTION	
Periodic inspections to ensure large objects or loose material not stored in floodplain, including e.g. vehicles, campers, picnic tables, unattached sheds or garages. No permanent storage of loose materials or equipment. No dumping or filling. No storage of highly volatile, explosive, toxic, or water-reactive materials. Require anchoring of preexisting sheds, detached garages, accessory buildings, liquid storage tanks.	

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
<p>Protect Groundwater Quality</p> <p>NHDES-OEP model groundwater protection ordinance, 1999, revised 2006; UVLSRPC aquifer protection model with NHDES, NCC, CRJC, 1994; Southwest Region Planning Commission, Model Excavation Regulation, 1999</p>	
	USES
	<p>In recharge areas to important groundwater resources such as stratified drift aquifers, prohibit hazardous waste disposal facilities, solid waste landfills, outdoor storage of road salt or other de-icing chemicals, junkyards, snowdumps, wastewater or septage lagoons, bulk petroleum storage or handling, gas stations. Conditional uses - storage, handling, and use of 100 gal. or 800 lbs regulated substances; any use that will render impervious more than 2,500 sq. ft. (For certain other uses, require performance standards/inspection - see POSTCONSTRUCTION.)</p>
	DESIGN
	WASTE DISPOSAL
	Homeowner Education
	Low density development where not sewerred.
	Soil-based Lot Sizing
	ACCESS
Alternative winter maintenance to reduce salt.	
POSTCONSTRUCTION	
<p>BMPs for storage of manure, fertilizer, and compost. BMPs for regulated substances. For uses involving more than 100 gal or 800 lbs regulated substances - require stormwater management plan, BMPs, and spill prevention, control and countermeasure plan. For 2,500 sq. ft. impervious surface - require stormwater management plan including treatment of runoff to remove sediments, nutrients, chlorides, hydrocarbons, metals and pathogens. Maintenance requirements for BMPs filed with deed, routine inspections.</p>	

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
<p>Conserve groundwater quantity</p> <p>NHARPC-NHDES Permanent (Post-Construction) Stormwater Management model, 2006</p>	<p>USES</p> <p>DESIGN</p> <p>Landscaping Requirements</p> <p>Impervious Limit</p> <p>POSTCONSTRUCTION</p> <p>Manage stormwater on site; favor infiltration.</p> <p>WASTE DISPOSAL</p> <p>Community leaching field-type alternatives when individual septic systems inadequate.</p>
<p>Protect Drinking Water Supplies</p> <p>NHDES-OEP Model Groundwater Protection Ordinance, 1999, revised 2006; NHARPC-NHDES water supply protection model, forthcoming; NHDES, Model Rule for the Protection of Water Supply Watersheds, 2000. (See also Groundwater; Lakes & Ponds; Rivers & Streams)</p>	<p>Increased setbacks, e.g. 300 feet between surface sources and structures, roads, septage, sludge, manure, fertilizer, livestock, storage, use or disposal of regulated substances, solid waste disposal, road salt storage, vehicle servicing, junk yards, impervious surface GT 2,500 ft., discharge of untreated stormwater. Careful monitoring of grandfathered potential contamination sources and enforcement of BMPs within wellhead protection area.</p>
<p>Protect Important Viewsheds - of and from the Lake</p> <p>Award-winning Green River Res. Overlay District, Hyde Park VT; NHDES-NHARPC model ridgeline ordinance, 2006</p>	<p>SITING</p> <p>Maintain tree-lines, site development so as to not extend past treeline into skyline.</p> <p>DESIGN</p> <p>Vegetation to buffer view of building; non-glare materials; height limits in shoreline areas.</p> <p>CONSTRUCTION</p> <p>Minimize cut and fill.</p> <p>ACCESS</p> <p>Follow natural contours; minimize cut and fill.</p>
<p>Encourage Working landscape</p> <p>See guides to best management practices (BMPs) available through UNH Cooperative Extension, NH DRED, NH Dept. of Agriculture, NRCS. Also UNH Cooperative Extension Guide to NH Timber Harvesting Laws, 2004.</p>	<p>Logging BMPs, wetlands permit, agriculture BMPs, vegetated buffer along surface water, animal manure, lime, wood ash.</p>

Master Plan Objectives	Counter Measure/Mitigation Technique
See last page for list of abbreviations.	
BMP	Best Management Practices
CRJC	Connecticut River Joint Commissions
DRED	Department of Resources and Economic Development
FEMA	Federal Emergency Management Agency
LRPC	Lakes Region Planning Commission
NCC	North Country Council
NHDES	NH Department of Environmental Services
NHARPC	NH Association of Regional Planning Commissions
NRCS	Natural Resource Conservation Service (formerly SCS - Soil Conservation Service)
OEP	Office of Energy and Planning
OSP	Office of State Planning (now merged into OEP)
SPR	site plan review regulations
SUB	subdivision regulations
UVHHWC	Upper Valley Household Hazardous Waste Committee
ZON	zoning ordinance

Appendix F: Detail Maps of Cornish Flat

