

# MASTER PLAN RECOMMENDATIONS UPDATE

Master Plan Recommendations Status as of  
6/1/22

Status	Priority				total	Percent of Total
	High	Medium	Low			
Done	43	20	13		76	31%
In Progress	47	27	5		79	32%
Initial Stages	23	42	3		68	27%
For later work	12	13	0		25	10%
					248	All recommendations
4 - acted on   3 - working on   2 - initial stages   1 - for later work						

## These have been acted on

Priority

## These have been upgraded to "acted on"

1.1	Develop a Water Resources Master Plan Chapter.	H
1.1	Work with NHDOT to investigate safety and design alternatives for problem intersections and other local roadway transportation needs, as recommended in the Route 28 Steering Committee Report.	H
1.15	Using the Wentworth Watershed Association Watershed Management Plan as a guide, work to develop Watershed Management Plans and water testing programs for waterbodies within Wolfeboro AND secure Clean Water Act Section 319 or other water quality Best Management Practice (BMP) funding.	H
1.2	Maintain effluent disposal options, such as the spray fields, to ensure future redundancy in our effluent disposal system.	H
1.3	Continue to be involved in the design and development of the Route 28 Steering Committee Report. Develop bike and pedestrian plan/maps. Continue to monitor active centers or neighborhoods that ought to be connected and indicate where they can be connected and how to support the facilities (i.e. restrooms, drinking water, bike racks, benches and parking.)	H
1.4	Continue to support Wolfeboro's Milfoil Control Committee and its efforts.	H
1.7	Support existing watershed planning efforts on Lake Wentworth, Crescent Lake, Rust Pond, Mirror Lake, Wolfeboro Bay, and Winter Harbor and develop plans for the parts of the watershed that are not presently under study.	H
2.1	Resolve Police and Fire/Rescue facility needs considering current and alternate locations and unified or separate housing.	H
2.4	Recognizing that there is a need for a congregate living facility or a continuing care facility at an affordable price, develop a zoning ordinance or overlay zone to allow this type of use.	H
2.6	Develop the Pop Whalen Ice Arena into a four season recreation center.	H
2.7	Wherever feasible support new or expanded facilities projects by public/private partnerships	H

3.2	Require new commercial development and redevelopment to preserve or establish substantial vegetative buffering with new and replacement vegetation including trees.	H
3.3	New development and redevelopment should be compatible with Wolfeboro's character from a site design, scale, and architectural perspective.	H
3.3	Propose Architectural Standards for inclusion in the Site Plan Review process administered by the Planning Board.	H
3.4	Establish a budget for the Heritage Commission so they can lead by example, taking on specific preservation efforts on behalf of the town, providing educational programs in history, historic places and architecture, and advising other town bodies on regulatory or operational matters.	H
4.3	Work with the Planning Board to update the Town's road standards that ensure safe access, long-term resiliency, and that neighborhood character is protected through context sensitive application.	H
5.2	Develop plans to ensure that our public beaches are not degraded by overuse and also ensure that Wolfeboro residents are able to access these resources.	H
5.6	Encouraging community engagement;	H
6.4	Complete necessary upgrades to the Dockside Dock infrastructure to ensure that existing infrastructure is sound.	H
8.5	Continue to support the State improvements to the Route 28 roadway (Alton-Pickering Corner) to ensure that this project remains on the New Hampshire Department of Transportation's project list in 2024.	H
9.4	Continue the application for and implementation of 319 Water Quality Grants and other state, federal, or other funds for Watershed Management Planning Board and Stormwater BMP Implementation in partnership with non-profit organizations with the Wentworth Watershed Association as a model partnership.	H
1.11	Protect headwater areas of streams that originate in adjacent communities through multi-town cooperative efforts, including Alton, Brookfield, New Durham, and Tuftonboro and programs convened by Lakes Regional Planning Board Commission (LRPC), Wentworth Watershed Association, Lakes Region Conservation Trust, and Moose Mountains Regional Greenways (MMRG).	L
3.6	Consider Form Based Code (FBC) in the Downtown area to more effectively regulate the aesthetics of buildings and provide for more use flexibility when designing projects.	L
5.5	Continue to monitor and study pricing of utility services to mitigate negative impacts to business retention, expansion, and attraction.	L
1.1	Establish capital reserve funds for facility upgrades or purchases costing \$100,000 or more.	M
1.1	Increase the support of the Lake Host Program that protects our lakes from invasive species.	M
1.5	Review existing nonconforming uses in Town to determine if the existing zoning ordinance allows for reasonable improvements and growth.	M
2.2	Consider expanding the boundaries and use-allowances of the existing Residential Institutional Overlay District.	M
2.3	The Town must continue to work with State and regional groups that help steward, manage and protect water resources.	M

3.3	Invest in capital assets to assure continued electric reliability and increase efficiency such as modernizing and update the billing department's software so that it facilitates better communication between the MED, the billing department and users as well as enabling extraction of data from the system. Move from being paper driven to electronically driven and real-time billing.	M
4.2	Continue a capital reserve program for long term needs of the water system, understanding that some future capital needs of the system will need to be recouped from the reduction in debt service based on the Asset Management Plan recommendations.	M
5.1	Conduct updates to the Town of Wolfeboro Hazard Mitigation Plan per the required FEMA schedules through a Hazard Mitigation Planning Board/Committee.	M
5.2	Support the update and maintenance and update to the Town's Emergency Operations Plan in cooperation and coordination with Town, County, State, and Federal Governments.	M
5.4	Continue to provide needed facilities for our trails and recreational areas such as the Foss Field pavilion and the Abenaki Ski Area Lodge, but also look to providing appropriate facilities at other trailheads and recreation areas.	M
7.5	Explore creation of a new transitional zone between Pine Hill Road, Filter Bed Road, and the Bay Street.	M
7.7	Improve downtown directional signage for municipal parking lots.	M
9.5	Continue educating Wolfeboro residents on how to dispose of household hazardous waste safely such as at our Hazardous Waste Collection days.	M
<b>These have remained "done"</b>		
1.16	Provide sufficient enforcement of the Shoreland Water Quality Protection Act and Town of Wolfeboro Shoreland Regulations by adding a staff water resources engineer.	H
1.2	Form a task force to recommend the best means to launch a comprehensive Town Events Calendar, that would include all arts/culture/heritage events. Consider paying for it by advertising "featured events."	H
1.4	Work to protect, through easement or purchase, the entire watershed to the town's water supply.	H
2.1	Increase acquisition of land for preservation and secure permanent protection of critical natural resource parcels by encouraging cooperation among the Town, Conservation Commission, landowners, and independent land protection agencies.	H
2.1	Identify major historic structures, public art, and places of significance, and communicate their stories to the public through various means such as newspaper articles, website or blog postings, social media and public programs.	H
3.1	Develop a Street and Shade Tree enhancement program within the Town's gateways and commercial core areas to enhance streetscaping, support the Tree City USA designation, minimize the heat island effect, and enhance stormwater management in more intensely covered urban landscapes.	H
3.3	Propose Architectural Standards for inclusion in the Site Plan Review process administered by the Planning Board.	H
3.4	Continue to explore ways to improve the management of existing parking for the benefit of visitors and employees in the downtown area. Review signage, maps and other platforms directing people to public parking and improve where necessary.	H

3.4	Develop and implement mandatory architectural design review for Site Plan Review applications (non-residential and multi-family) through the Planning Board.	H
3.4	Evaluate the potential of a systems benefit charge to be used to create a "Saves" program to fund efficiency investments in Wolfeboro (NH Electric Coop charge is \$.003/kWh)	H
4.1	Historic properties should be protected, whenever possible, from demolition, deterioration and/or major incompatible alteration through collaboration with property owners and the Heritage Commission.	H
4.3	Make it easier to get a permit for small scale events/arts, to encourage spontaneity and creativity.	H
5.1	Strengthening and directing development towards existing neighborhoods, and;	H
5.11	Encourage compact building design.	H
5.2	Provide the proper technology to help existing and new businesses provide more opportunities by expanding more reliable and faster broadband services for better coverage and take the necessary steps to make certain these services are provided.	H
6.1	Conduct a comprehensive review and update of the commercial fee schedule, ordinance, and policies for docking. Review fees in the context of apply fees collected to future capital upgrades for docks/boat ramps. Inventory and asses the condition and useful life of docks and ramps, etc. This should include the Town Dock, Back Bay, Mast Landing and the Libby ramp.	H
7.1	Identify local, community, State, and federal resources for education for municipal employees, residents, and businesses in order to achieve the aforementioned goals.	H
7.1	Inventory the condition of and assess future needs for municipal parking lots including the following existing municipal lots: Odd Fellows, Glendon Street Lot, Foss Field Lot, Championship Lot, Dockside, Mast Landing, Libby useum, McKinney Park, Abenaki, Brewster Beach, Carry Beach and Town Hall Parking lot.	H
7.3	Continue regular maintenance and upgrades to parking lots through an asset management plan and long term capital funding plan.	H
8.4	2) Bay Street	H
9.7	Develop a dam (and bridge) inventory and asset management plan that includes a long-term maintenance plan for these critical detention structures.	H
	Support the construction of Continuing Care Retirement Communities (full-cycle care communities).	H
2.4	Review the recommendations and plans/maps from the 2004 Transportation Master Plan to pedestrian, bicycle, and vehicle improvements in the downtown area.	L
2.5	Research a Transfer of Development Rights Ordinance within the water/sewer service area.	L
5.15	Discuss allowance of select lower-impact uses by conditional use permit.	L
5.3	Encourage energy conservation and alternative transportation modes such as drones and driverless vehicles	L
6.1	Encourage the Lakes Region Planning BoardCommission to establish a regional public transportation steering committee to coordinate regional transportation needs for disadvantaged population that focuses on the provision of shared transportation services. Continue support of Public Transportation services such as Tri-County Community Action Partners.	L
7.3	Promote the development of the sites within the Business Park off Pine Hill Road.	L
7.3	Through Energy Committee work with all stakeholders to host 'Green Tours' that demonstrate local applications of energy efficiency in buildings	L

7.6	Explore the construction of a satellite parking area at the former Water Tower site on North Main Street and/or on a Filter Bed Road extension	L
8.5	Establish an “ADOPT-A-ROAD” program to assist the Town and the state in keeping the roadsides clean.	L
9.6	Develop an ‘Adopt-a-Spot’ program with non-profits, businesses, and other organizations for construction and/or maintenance of Stormwater Best Management Practices on public and private property.	L
10.3	Support the role of the Tree Warden position within the context of public infrastructure projects, shoreland permitting, and other Streetscaping and public space improvement projects.	L
1.12	Consider the development of tiered riparian buffers/setbacks for perennial streams within the Town of Wolfeboro that protect the naturally vegetated areas that border streams and watercourses. This can include both wetland and upland areas.	M
1.12	update site specific soil mapping for erodible soils associated with the steep slopes ordinance to the regulations that protect our water quality and use these for new development proposals.	M
1.3	Consider more development in the Village Residential District especially in areas with existing sidewalks.	M
1.5	Ensure that the aquifer protection districts are delineated and also being protected with updated data.	M
1.9	Develop requirements for Innovative/Alternative Technology ISDS systems (Individual Sewage Disposal Systems) per best management practices in at-risk areas.	M
1.9	update the lists of large above ground and below ground oil storage tanks as well as hazardous waste sites.	M
2.3	Support and assist the Historical Society in its mission to collect and care for the town’s collective material culture, and as a place for research and education.	M

**These are being worked on presently**

Priority

**These were downgraded as 10 years is up. NRI will be re-done.**

2.2	Utilize and update the 2011 NRI (Natural Resources Inventory) and map set to identify Open Space and Conservation protection priorities at least every 10 years. Utilize Conservation Focus Area information when setting land protection priorities.	H
9.6	Keep the Natural Resources Inventory (NRI) current with appropriate updates.	H

	<b>These remained the same, still being worked on</b>	
1.1	Audit impervious surface thresholds in certain watersheds/zones and explore incentives for stormwater management infrastructure.	H
1.1	Continue to explore solutions for the design and implementation of measures to reduce unbilled water losses through leak detection.	H
1.1	Review the existing Conservation Subdivision ordinance to determine if changes are needed to the ordinance in order to encourage its use and to ensure the purpose of the ordinance is being met.	H
1.13	Implement stormwater management regulations and landscaping standards that incorporate best management practices for Low Impact Development (LID) and minimize the amount of impervious surfaces for the protection of water quality for any land use activity.	H
1.17	Develop procedures that assist in the enforcement of conditional approval requirements for Shoreland Permits and other development.	H
1.2	Add an energy chapter to the Town Annual Report that specifically describes Town Government energy use, by supply and the implemented programs and progress against the goal as well as a report from the MED on progress toward its goals.	H
1.2	Review the Affordable Nonprofit Workforce Housing ordinance and the Inclusionary Zoning Ordinance, which allow for a diverse supply of housing types and increased density for housing units, to ensure the development standards and procedures are realistic to allow these types of residential development.	H
1.4	Explore use of Community Revitalization Tax Relief Incentive (RSA 79 - E).	H
1.6	Encourage conversion of unused commercial space to innovative work environments such as co- working spaces.	H
2.1	Analyze and review opportunities/areas for development by using a specified set of criteria such as: existing zoning, existing uses, community needs, infrastructure access/ availability, and environmental constraints or vulnerabilities.	H
2.1	Review the Town's building code and make recommendations to modify the building code as standards evolve to be more energy efficient.	H
2.3	Implement traffic calming measures to reduce vehicle speeds, improve safety, and improve the quality of travel for pedestrians and cyclists.	H
2.5	Maintain continuous and convenient sidewalks and crosswalks along public roadways, especially those that connect the medical, civic, cultural, commercial, and recreational centers of the community. Improve crosswalk locations and designs in the downtown area for pedestrian and vehicular safety.	H
2.5	The Town should coordinate with local employers to develop a process for understanding employees' housing needs.	H
3.1	Develop a Street and Shade Tree enhancement program within the Town's gateways and commercial core areas to enhance streetscaping, support the Tree City USA designation, minimize the heat island effect, and enhance stormwater management in more intensely covered urban landscapes.	H
3.1	Review the permitted uses in the Greater Downtown area to make certain the area has a variety of retail, commercial, civic and cultural uses and the mixed use character is maintained for year round vitality.	H
3.1	Support, educate and empower town professionals to grant code compliance relief whenever possible to encourage new investment in the rehabilitation of significant historic structures.	H

3.2	Adopt policies and practices which encourage and promote the adoption of renewable energy. This would include approval of an updated net metering policy that encourages local renewable energy generation, including large scale, while simultaneously assuring the MEDs long-term economic viability.	H
3.2	Develop a policy for jurisdiction and maintenance of private distribution lines that tie into Town water systems.	H
3.2	Find new uses for vacant or underutilized town-owned historic properties such as the municipal electric building, Freight House, RR station, and water pump house on Elm Street, and invest in their rehabilitation.	H
3.3	Develop a policy for seasonal water lines.	H
3.3	Ensure that the Asset Management Plan is integrated into the Capital Improvements Plan and the Road Maintenance Plan in order to coordinate with overall infrastructure maintenance, replacement, and expansion efforts. This Asset Management Plan should also require an annual report to the Board of Selectmen during the annual budget cycle.	H
4.2	Create and update maps of significant historic and cultural sites and buildings to help create regulations to protect the lands that provide the town's essential character.	H
4.5	Develop a policy for the acceptance of roads through the betterment assessment process through an analysis of operating and maintenance and other factors.	H
5.1	Create and maintain an inventory of historic resources in Wolfeboro.	H
5.1	Develop a plan based on historic use and projected use to improve and protect existing recreational, natural and cultural resources. Develop new facilities and programs to meet the future needs of town residents.	H
5.2	Preserving open space, farmland, natural beauty and critical environmental areas;	H
5.2	Promote access to Wolfeboro Village Core by boat through dock improvements and potential expansion per the Tighe and Bond Report and recommendations of Town Dock Committee	H
5.4	Creating a range of housing opportunities and choices;	H
5.4	Encourage mixed use development of non-residential and residential spaces by relaxing permitted uses in the Greater Downtown Area and focusing on the aesthetic and environmental impact of development rather than use-based restrictions in order to minimize vehicle trips.	H
5.8	Making the development process consistent and predictable;	H
5.8	Regularly review site plan review regulations to ensure that landscaping, streetscape, and buffering standards include policies designed to reduce heat-island effects by requiring internal landscaping and greenspace establishment, particularly in the greater downtown area with significant impervious surface.	H
6.1	Research and develop a plan for bringing training expertise to this area to develop the trade skills needed to support appropriate economic growth and encourage participation of local youth.	H
6.3	Promote diversified housing opportunities to meet varying residential needs	H
6.3	Whenever possible, utilize public/private and grant partnerships for dock repairs, docking capacity expansion, and dredging work.	H
6.5	Continue to encourage diverse housing types.	H
8.1	Develop a sidewalk/pedestrian pathway inventory and asset management plan that prioritizes upgrades and maintenance for the existing pedestrian infrastructure.	H
8.3	Seek funding for transportation enhancements such as scenic easements, water quality improvements, pedestrian facilities, etc.	H

8.9	When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis. Complete and fund asset management plans and inventory stormwater infrastructure including catch basins, storm water system pipes, and best management practices for existing (Back Bay Rain Garden, Auto Care, Gene's beach, etc.) and new designs.	H
9.4	Continue to regulate the development of commercial properties and private properties to protect our natural resources.	H
9.8	When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	H
10.2	Initiate communications to keep the general public, Boards, and Commissions informed on the status of proposed or pending transportation projects including both print and electronic media as they arise.	H
5.1	Explore alternative parking methods with trolley or shuttle services to the Downtown Core.	L
5.8	Encourage further development of trails and paths on public and private lands to provide recreation opportunities for young and old. As an example, it might be possible to create a trail from the Nick to the Cotton Valley Trail so people could travel from town to the Nick on foot or bicycle off the main roads. Expansion of other summer and winter trail systems is possible.	L
7.8	When considering or siting future parking areas, consider recreational pathway/facility connectivity.	L
10.2	Incorporate trees and greenscapes into public works and planning projects in a way that identifies them as infrastructure assets as well as a valuable natural resource that must be protected.	L
1.14	Revisit shoreline regulations with regard to boathouses and heights of buildings.	M
1.8	Ensure that future development has an adequate supply of water and the ability to dispose of waste for commercial and self contained sites.	M
1.8	Investigate public or private sewer infrastructure extension projects in sensitive watershed areas.	M
2.11	Establish a new multi-age Community Center with an emphasis on Senior needs.	M
2.2	Identify and implement all measures that may be necessary to assure the long-term watershed protection and security of the Beech Pond Reservoir including potential acquisition of parcels with frontage on Beech Pond Reservoir and use of modern security technologies such as drone implementation.	M
2.3	Continue to support the development of permanent affordable housing through cooperation with nonprofit housing corporations and private housing developers.	M
2.3	Review how conservation open space process can impact large parcels of land prior to requiring incentives for conservation subdivisions.	M
2.3	Fund and respond to a feasibility study for the site of the current Community Center.	M
2.4	Continue upgrades to water distribution lines through an asset management plan in order to ensure excellent water quality and flow rates and provide a yearly update to the Board of Selectmen.	M
2.5	Identify and implement all measures to identify and quantify presence of emerging contaminants. Implement public education program focused on emerging contaminants for private water users including the use of the Household Hazardous Waste Program.	M

3.1	Continue to utilize a sewer rate schedule that ensures annual operating and maintenance costs are recouped from users.	M
3.1	Get information on BMPs to landowners when they file an “ intent to cut” so that the landowners better understand the process and make sure that they get appropriate benefit from the timber sale and prevent degradation of their land.	M
3.2	Utilize a Town Timber Monitor to make sure that timber harvests are done according to regulation.	M
4.1	Continue to encourage landowners to keep large tracts of land undivided through means such as current use. This can be done through publicity about the benefits to the public at large and through interaction with landowners who can take advantage of “current use”.	M
4.5	Encourage increased use of all Town venues including the Great Hall for community events by raising awareness of potential users.	M
5.14	Promote planning concepts that encourage compact mixed use neighborhoods in the Greater Downtown.	M
7.6	update and keep a tree survey of town trees.	M
7.9	Wolfeboro Falls Area- Focus on improvements and adjustments to the district that will enhance the aesthetics of existing and future commercial and residential uses, while also improving pedestrian connectivity between this area and the Downtown/Waterfront, and capitalizing on Center Street corridor improvements and connections to the recreational pathway that bisects the district.	M
9.1	Continue to encourage higher densities, mixed uses, and redevelopment in and around the village core.	M
	<b>These are now being actively worked on instead of "initial stages"</b>	
1.1	Complete all engineering/construction activities for the RIB Disposal System in order to comply with NHDES Administrative Order by Consent.	H
1.3	Encourage close and receptive communication between department heads and the Board of Selectmen, the Budget Committee, and the Town Manager during the budgetary process.	H
4.6	Develop and implement a long-term Road Asset Management Plan (Road Surface Management System (RSMS) for the Town’s road infrastructure based on condition, need, and impact.	H
4.7	Develop wildlife protection area maps to guide subdivision development during the planning process.	L
2.8	Study expansion and site improvements for the Libby Museum of Natural History.	M
4.2	Require developers to conduct traffic impact studies that project and evaluate the traffic impacts and that include mitigation strategies for large development projects.	M
4.4	Encourage Best Management Practices throughout the permitting and developing processes.	M
5.5	Update the signage on trails so that the public can easily understand how to get the most enjoyment out of their experience.	M
7.3	b. Extension of Railroad Avenue	M

7.8	Lehner/Glendon/School Street/Railroad Station Area - Building upon work done to study several separate areas of this geography, develop a comprehensive plan that is based upon access to and improvement of community-oriented uses, reuse and improvements to publicly and privately owned lands and buildings, and increasing the presence of mixed uses that will enhance the waterfront-centric downtown character of this area.	M
9.1	Continue to maintain protection for vernal pools which has been the subject of recent warrant articles and assist the Conservation Commission in doing this extra monitoring.	M
9.3	Continue to support the control of aquatic and terrestrial invasive species and increase the signage at boat launching areas to educate the public about invasive species especially in "non- standard" launching sites.	M

**These are in "initial stages"**

Priority

**These were downgraded to "initial stages"**

1.2	Work closely with the Lakes Region Planning BoardCommission to make known the Town's roadway transportation needs, particularly those that deal with roadways maintained by the State of	H
1.3	Hire a professional administrator to coordinate and maintain this comprehensive Town Calendar and to interface with organizations and websites that also promote Wolfeboro arts and culture.	H
2.2	Research building code best practices for energy and make recommendations for updated building codes by 2020 date.	H
2.2	Consider paths, lanes, shoulders, trails, and sidewalks as part of new construction, where appropriate.	H
2.2	Use the town website to provide historic maps, and info on walking tours, historic markers and publicly-owned designated historic buildings (National Register of Historic Places, State Register).	H
2.3	Review and consider policies that promote the use of passive energy building practices and active solar orientation in new or renovated buildings.	H
3.4	Continue to explore ways to improve the management of existing parking for the benefit of visitors and employees in the downtown area. Review signage, maps and other platforms directing people to public parking and improve where necessary.	H
3.5	Continue to monitor development and redevelopment applications that have an impact on Treatment Plant loading or on the scope of the current service grid. The Director of Water and Sewer should be required to verify adequate capacity in the system.	H
3.7	Continue to improve restroom quality and availability in the Greater Downtown.	H
3.7	Review and update existing lighting standards to encourage more warm lighting while incentivizing the use of energy efficient LED lights.	H
4.3	Adjust hydrant fees to 20% of expenses per the American Water Works Association	H
5.1	Implement a pilot program to reduce vehicular carbon pollution by limiting the immediate downtown area to "foot traffic only" for a specified "special event" or other occasion , so that the associated logistics and benefits could be identified.	H
5.9	Providing a variety of transportation choices;	H

6.3	Improve the town website to promote opportunities and events for those under 21, including volunteer and internship opportunities, available grants and scholarships, jobs, activities and events.	H
7.1	Inventory the condition of and assess future needs for municipal parking lots including the following existing municipal lots: Odd Fellows, Glendon Street Lot, Foss Field Lot, Championship Lot, Dockside, Mast Landing, Libby useum, McKinney Park, Abenaki, Brewster Beach, Carry Beach and Town Hall Parking lot.	H
8.4	Encourage the construction of new or improved sidewalks along Bay Street and Elm Street to Center Street to create a walkable loop from the downtown area.	H
10.3	Maintain an effective working relationship with NH DOT District 3 regarding highway maintenance, driveway permitting, and district-level projects.	H
3.1	Encourage development of a Circular Back Bay Pedestrian Sidewalk and Pathway System, connecting three of the four commercial sub areas (Back Bay, Main Street, and Wolfeboro Falls). Completion of a circular ADA-accessible pathway would create a unique recreational opportunity for downtown visitors, possibly tying into the Town's cross-country trail system.	L
5.9	Explore an amendment to the subdivision regulations to require bicycle lanes, pedestrian walkways, and connections to primary networks in new subdivisions, where appropriate.	L
2.4	Prohibit the issuance of building permits for development on Class VI roads.	M
4.1	Through the site plan review process, encourage siting and orientation of buildings in a way that reduces energy usage and provides opportunity for the installation of active energy improvements such as solar and promotes the implementation of passive energy building practices.	M
4.6	Get input from the public about what factors, (such as water quality, open space or agricultural lands,) they most value about our community. This should then be used by the Conservation Commission and the Planning Board to develop plans to further protect these resources. The factors can be used to develop a co-oConComurrence model for conservation.	M
5.17	Work with property owners on Private Roads and in Homeowners Associations to encourage them to develop policies and agreements for their private roads and infrastructure.	M
5.7	Continue to work to protect access to town owned properties and popular recreation areas through purchase or easement so they are not blocked off by private landowners which would prevent the public from accessing them.	M
6.1	Conduct a transportation survey to collect data on issues related to local travel, commuting and ride sharing.	M
6.3	The Town should understand trends driving changes in transportation including autonomous vehicles, electrification, ride sharing and make policy and infrastructure changes as needed.	M
6.5	Develop an asset management plan for Town owned lands so that long range planning can be done for these properties.	M
6.6	Develop improved monitoring strategies by professionals for lands protected by the Town so as to prevent more "duties" for the Conservation Commission.	M
7.4	Hold a forum to get input from community members regarding design standards for viewsheds and determine how they might be protected while insuring that the rights of land owners are protected through reasonable regulation.	M
7.5	Look into whether other town roads would benefit from scenic road designation.	M
8.7	5) Elm Street Pathway (4-season and fully ADA accessible)	M

10.5	Develop a formal 'tree-cutting and tree-trimming policy' within the public right-of-way of all roads.	M
1.5	Establish a Town facilities maintenance department.	
	<b>These remained at "initial stages"</b>	
3.4	Develop a policy to ensure the Town acquires easements for future Town sewer installations encroaching on private property and a policy that deals with jurisdiction over and maintenance of private sewer systems that tie into Town sewer mains.	M
3.5	Encourage businesses to have their employees park outside the immediate downtown area and ask businesses to allow use of their private parking lots by the public when the businesses are not open.	M
3.5	Explore new regulatory tools and procedures that can be used to protect and preserve historic structures. Build community support for adopting these measures, then promote and encourage their use.	M
4.1	Impose traffic mitigation requirements on new or expanded developments which may have an impact on transportation safety, capacity, and existing service levels.	M
4.8	Evaluate present conservation subdivision regulations to see if they protect our natural resources.	M
5.1	Focus new housing development in existing and new neighborhoods that minimizes infrastructure costs and promotes infill development that encourages the use of alternative modes of transportation.	M
5.2	Encourage the Board of Selectmen to establish a Sustainability Initiative for the Town of Wolfeboro that: reduces dependence upon fossil fuels and extracted materials, lessens the need for chemical and other manufactured substances that degrade our natural environment, encourage energy efficiency and conservation in order to reduce impact on natural resources and decrease activities with negative impact on eco-systems and proactively plan for changes in climate.	M
5.2	Explore zoning encourages the development of sites in areas with existing bicycle or pedestrian infrastructure availability and/or allows for the future connectivity of alternative transportation infrastructure	M
5.22	Anticipate future municipal and school district land and building needs and identify specific properties to be acquired for future use.	M
5.3	Explore the provision of density bonuses for increased residential density that are based on the implementation of energy conservation/efficiency methods in building construction (more stringent energy code or net-zero building).	M
5.5	Continue implementation of a Wolfeboro Complete Streets program through road upgrade projects in order to encourage safe access for pedestrians and bicyclists.	M
	<b>These now are in the "initial stages" instead of "for later work"</b>	

1.4	When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	H
1.9	Support museum facilities and planned future expansion efforts by promoting Wolfeboro as the “Museum Hub” of New Hampshire.	H
5.13	Strengthen the Greater Downtown Area as the village core including the Central Business District, Wolfeboro Falls Limited Business District, and Bay Street Limited Business District.	H
5.3	Encouraging a mix of land uses in appropriate places;	H
8.2	Ensure improvements to the state highway network are context sensitive, highly participatory, and interdisciplinary (i.e. that they are of a scale and design that complement the character of the community, not detract from it).	H
9.5	Incorporate stormwater management improvements into all municipal and State road re- build projects.	H
10.1	Develop a tree-inventory for those within the municipal right-of-way and for other significant trees and critical protection areas. Develop a policy for the removal/protection of significant trees.	L
1.1	Continue looking at salt use on roads and how it relates to water quality and then use best management practices as they evolve over time.	M
1.6	Support increase oversight and coordination of storm water management based on the increased number of these projects.	M
2.1	Make Town owned beaches as ADA accessible as is practically possible.	M
2.2	Fund and respond to a feasibility study for re-use of the Electric Generation building.	M
2.4	Fund and respond to a feasibility study for the Fire & Rescue Department substation.	M
2.5	Expand the Dockside Docks to provide more dock space. <b>Note:</b> Harbor masters now make boat parking more efficient. No new docks but more boats can land at a given time.	M
5.23	Develop an inventory of school and municipally owned properties and analyze properties for potential suitable future opportunities for municipal facilities, conservation efforts, or sales.	M
5.6	Provide public bicycle parking on municipal properties in high-use locations in the downtown area and at recreational facilities.	M
6.1	The town should look to finding appropriate uses for underutilized town properties such as constructing new trails.	M
6.2	Mixed-use neighborhoods should be encouraged in Bay Street Limited Business District, Wolfeboro Falls Limited Business District and the Central Business District.	M
7.1	Protect and maintain our town’s gardens and the trees and stone walls along our roads, paths and in the town center.	M
7.4	Consider extending Filter Bed Road from the Wastewater Treatment Facility to Land Bank Lane/Rte. 109A to provide for a new access corridor between the downtown and Rte. 109A and to provide for an area that is suitable for residential or commercial development within walking distance to the Greater Downtown Area.	M
7.5	Develop a ‘peak-demand’ parking plan/strategy for large events just as the Fourth of July festivities and other large community events that includes partnerships with private entities for transportation and inter-agency cooperation.	M
7.7	Bay Street Area - Complement existing and proposed residential, commercial, and institutional projects by improving pedestrian access to this area, ensuring that appropriate uses are permitted, and encouraging the general enhancement of the Greater Downtown Loop.	M

8.2	Consider extending Filter Bed Road to Rte. 109A to provide for a new access corridor between the downtown and Rte. 109A and to provide for an area within walking distance to the Greater Downtown Area.	M
8.4	Adopt local road standards that encourage context sensitivity.	M
8.8	Explore alternatives to sidewalk construction in areas where pedestrian traffic is frequent including, but not limited to the following: speed limit reduction, travel lane narrowing, provision of sharrows, and shoulder area expansion.	M

## These are all "for later work"

Priority

### These 4 items have been downgraded

1.1	Designate the Town Manager and the Town Planning Board and Development Director to be a proactive team to promote economic growth in town.	H
1.13	Create regulations regarding pumping water from our lakes and streams for such things as sales to people filling swimming pools.	M
4.3	Develop regulations to limit the length of any development along Class 6 roads.	M
4.3	Recommend Scenic Road designation for additional roads, such as: Beach Pond Rd. from North Line to Ossipee line, North Line Rd to Beach Pond Rd., 109A from Waumbeck to Tuftonboro Line, College Rd.	M
These have remained the same		
1.1	Create a central staffed location to welcome visitors, orient them to the community, and provide information on its arts and culture opportunities. Explore a potential location such as the Railroad Station and/or Freight Shed for such a center.	H
1.5	Protect and preserve Wolfeboro's surface drinking water resources to meet and exceed state water quality standards.	H
3.6	Expand the Town docking facilities to increase boat parking capacity and increase economic development.	H
3.9	Encourage locating such utilities as electrical, telephone and cable underground.	H
5.12	Identify and encourage desirable land use patterns reflective of rural village character and density such as those found in traditional neighborhoods like Clark Road, Green Street and Pleasant Street.	H
5.18	Review the practice of 'infrastructure-based' zoning districts.	H
5.5	Creating walkable neighborhoods;	H
5.7	Fostering distinctive, attractive neighborhoods with a strong sense of place;	H
6.5	Attract bus service to Wolfeboro especially weekend transit to Wolfeboro from the south, perhaps linking with the Downeaster Amtrak in Dover and C&J and/or Concord Coach from Boston.	H
7.1	Develop a plan for a future road network that would interconnect the Town's roads including, but not limited to the following: a. Extension of Filter Bed Road between Varney Road and Pine Hill Road b. Railroad Ave.	H

7.1	Future commercial development should be located in areas that are: accessible to major transportation routes, either served or could be served by municipal utilities, and be clustered to preserve valuable open space and to avoid strip development.	H
10.6	Ensure that Scenic Roads are preserved and that rural road maintenance standards are followed in order to protect the character of rural Wolfeboro.	H
1.2	Establish asset management plans for all Town facilities.	M
1.3	Update the existing publication “Doing Business in Wolfeboro” under the guidance of the Economic Development Committee. Publish a shorter, one-page document, with simplified language.	M
2.1	Explore options for potential expansion of wastewater collection systems in coordination with other potential road and water infrastructure projects to mitigate water quality impacts. When considering upgrades and expansion ensure that long-term capital and operations and maintenance costs are included for review and analysis.	M
2.9	Continue to evaluate demographic trends to see if additional facilities are needed in the future.	M
3.2	Establish a Sewer System Capital Reserve Fund for long-term infrastructure refurbishment needs based on the Asset Management Plan recommendations.	M
3.5	Maintain standards to require larger buffers and minimize access points on rural gateway areas, such as NH Route 28.	M
5.7	Consider implementing current bicycle parking requirement for new development and redevelopment projects in downtown areas.	M
6.2	Perform a Complete Streets analysis for Wolfeboro and implement best practices. Make recommendations on ways to decrease Downtown traffic.	M
7.3	Continue to implement the State’s scenic road law and the Town’s scenic road policy.	M
7.4	Encourage energy conservation and efficiency in parking lot lighting upgrades and retro-fit projects.	M
8.3	Create non-motorized networks by connecting trails, pathways, sidewalks, and Class VI roads.	M
8.6	Enhance and identify connections between recreational trails, recreational facilities, and the downtown core while improving mapping, wayfinding, and advertising of trails.	M
10.4	Develop a right-of-way ordinance for utilities within the right-of-way including street trees and other greenscapes.	M