

EXISTING AND FUTURE LAND USE

1.0 INTRODUCTION

The intent of this chapter is to describe and establish a broad vision for the Town's future land development. Its preparation requires a careful evaluation and synthesis of all other parts of the Master Plan. This evaluation must take into account many factors, including community goals, the ability of the land to support development, existing land use patterns and zoning, expectations of property owners and local land use laws and regulations.

This chapter is both general and specific. As a policy document, the Master Plan establishes general policies and goals with which to guide development, and non-development, of the Town. As a Plan it goes further to specify the types of uses appropriate for various areas of Town, as well as the specific measures that will help bring about desired future development. These measures may include changes in zoning and site development regulations, new initiatives in land protection or changes in Town policy.

The future land use policies found in this chapter are a representation of the desired direction of future development in Town. While it is a useful tool for visualizing the recommended development pattern, these policies do not affect present zoning. These are general guidelines that may be revised as zoning amendments by the Planning Board and adopted by the townspeople.

The Future Land Use chapter provides guidance to private and public entities in their land use decisions. Specifically, town government and private developers should reflect upon the needs, values and goals outlined in this chapter in making their land use decisions.

2.0 EXISTING LAND USE

Development Constraints

Land not suited for development includes wetlands, buffer areas around wetlands and shoreland buffer areas. The significance of these areas and the Town's zoning requirements are described below:

- Wetlands. The importance of preserving and protecting wetlands is well established in other section of this plan. They are generally recognized to contribute vital natural resource and ecological functions, as well as their aesthetic value for open space and passive recreation. Future land uses should be directed away from wetland areas to the greatest extent possible. It is equally important to prevent building in such areas because of the potential negative impact on water quality, public health and protection from flood hazards. The Town's existing Wetlands Conservation Ordinance will continue to regulate future development with regard to wetlands.

- Buffer areas around wetlands. A wetlands ordinance that prohibits development in wetlands does not necessarily protect wetlands from harmful uses occurring immediately adjacent to them. For those uses permitted within close proximity to wetlands, adequate buffers are necessary in order to insure the protection of the wetland. The Town's Zoning Ordinance establishes a 100' buffer around wetlands; prohibited uses include structures and associated construction activity. The ordinance allows the appropriate reviewing board a high degree of flexibility in determining how close to the wetland development can occur. There is a procedure for obtaining a Special Exception from the Zoning Board of Adjustment for the erection of buildings within a wetland area. Natural vegetation should be protected or restored in this area as much as possible to control erosion and sediment from contaminating wetlands.
- Buffers along river corridors. The establishment of buffers along rivers and streams is important for many of the same reasons as wetlands. Protecting river shorelines helps preserve wetlands, reduces flooding damage, serves to maintain important wildlife travel corridors and preserve scenic beauty of the river. The Town has a local shoreland protection district that regulates building activities within the 300 foot shoreland district that has been established.

Land with limited suitability for development includes 100-year flood hazard zones and aquifer recharge zones. Of these areas, the Town currently regulates development within both areas. There are currently no public water supply sources in Kingston. The significance of the other areas is described as follows:

- 100-Year Flood Hazard Zones. Floodplains are undesirable locations for development because of the associated risks to life and property. In addition, construction in the floodplains worsens flood hazards downstream and the inundation of subsurface sewage disposal systems can cause water pollution and a public health hazard. As part of its Zoning Ordinance, the Town of Kingston has adopted specific regulations for development in special flood hazard areas as prescribed by the Federal Emergency Management Agency (FEMA). Development should continue to be limited within these flood hazard areas to those land uses compatible with areas prone to flooding and in conformance to the regulations imposed by FEMA.
- Aquifer recharge zones. Maps prepared by the US Geological Survey (1991) identify the stratified drift aquifers in Kingston. These aquifers are recharged from precipitation and run-off that infiltrates from land directly above the aquifer. As such, aquifer recharge zones are not suited for any type of development that carries a high risk of contamination. Once contaminants leak into the ground, they can spread rapidly through an aquifer and destroy it as a water supply. While there are currently no public water supplies within Kingston's aquifer recharge zones, numerous private wells in Town depend on these aquifers. The land over Kingston's aquifer recharge

zones is currently zoned for commercial and residential development; the Town's Zoning Ordinance includes a chapter with specific guidelines for developing above these delineated areas.

Complex Systems Research Center at the University of New Hampshire has completed a study of all the communities in Rockingham County in an effort to quantify land use change over a thirty six year period. By interpreting aerial photographs from the years 1962, 1974 and 1998 this study tracks land use change in a number of different categories in order to show how the region's landscape has changed. The table below shows the breakdown of land use categories developed for this study as well as showing acreages for each category for the Town of Kingston. It is important to note that there are some problems inherent with interpreting aerial photographs taken over a period of thirty years. The scales of the maps differ, leading to varying degrees of quality for interpretation purposes. In addition the science of aerial photography has improved over this time frame so that more information can be gleaned from the more recent photographs. These factors conspire to create unexplainable differences in some of the categories. These issues notwithstanding, the study offers valuable insight into the trends of land use change in Town and provides a solid baseline for future studies as well.

Kingston	1962		1974		1998	
Land Use Category	Acres	% of Town	Acres	% of Town	Acres	% of Town
Residential	672.6	5.0	1,110.9	8.3	1,896.6	14.1
Industrial/Commercial	57.5	0.4	74.9	0.6	208.6	1.6
Mixed Urban	77.7	0.6	81.5	0.6	82.1	0.6
Transportation/Roads	115.0	0.9	142.6	1.1	192.6	1.4
Railroads	4.1	0.0	4.1	0.0	4.1	0.0
Auxilliary Transportation	0.2	0.0	1.9	0.0	1.3	0.0
Playing Fields/Recreation	16.0	0.1	14.3	0.1	42.9	0.3
Active Agriculture	748.0	5.6	543.1	4.0	286.0	2.1
Farmsteads	47.0	0.3	67.6	0.5	5.2	0.0
Forested	10,134.9	75.4	9,649.4	71.7	8,849.3	65.8
Water	878.6	6.5	884.2	6.6	933.5	6.9
Open Wetlands	416.6	3.1	397.9	3.0	324.8	2.4
Idle/Other Open	281.9	2.1	477.7	3.6	623.1	4.6
Total Acreage	13,450.2					

	1962		1974		1998	
Aggregate Categories	Acres	% of Town	Acres	% of Town	Acres	% of Town
Developed Uses	943.1	7.0	1,430.2	10.6	2,428.2	18.1
Undeveloped Uses	12,507.0	93.0	12,020.0	89.4	11,021.9	81.9

A few trends are immediately evident. There has been a marked decrease in acres of forested lands and agricultural lands during the study period. There has also been a nearly three fold increase in the acres of land utilized for residential purposes between 1962 and 1998. Below are offered a description of the following zoning districts in Kingston. This discussion is offered to assist in understanding the kinds of land use permitted in Town.

Single Family Residential District

Approximately 3,550 acres of land in Kingston are zoned for single family residential uses. This district requires a minimum lot size of eighty thousand square feet. The zoning ordinance indicates that in the single family residential district the use of land is limited to single family dwellings and incidental uses such as private garages, boat houses, tool sheds, gardens and the like.

Home occupations are allowed in the Single Family Residential district, provided they meet the standards outlined in the Zoning Ordinance. While the Planning Board does not currently regulate the approval/permitting of this activity, it is believed that the number of home occupations in Town is increasing, due in part to technological advances in computers, the internet and telecommunications that make working at home more and more feasible and commonplace.

As detailed in the Housing chapter of this Plan, Kingston has a relatively limited housing supply, having a smaller percentage of multi-family and manufactured homes than other communities in the surrounding region. The Town's Zoning Ordinance currently allows duplexes in the rural residential zoning district. The Town has a specified elderly housing district which is at present fully developed. The Town allows multi-family housing in the rural residential zoning district by way of the Innovative Zoning Ordinance. In addition the Town has adopted an accessory apartment ordinance that establishes parameters for the creation of small apartments in single family structures in order to allow family members to have an additional housing option. Significant growth of these types of housing developments would be unlikely in the current real estate market that strongly favors high-end single-family development. However, the creation of zoning to allow these types of developments is needed if Kingston is to fulfill its responsibilities for providing its share of regional housing for low- and moderate-income households and to provide the opportunity for a more diverse mix of new housing and redevelopment in Town.

The Town is currently working on a residential buildout analysis to determine the remaining building potential within the residential zones. The results of this study should offer the Planning Board guidance in the future with regard to town-wide housing policy.

Single Family Residential Agricultural District

This residential district was created in the northwest quadrant of Town to facilitate the continued existence of agricultural enterprises in the town. Approximately 1,165 acres of land are located in this district. The zoning ordinance states, "The use of land in the Single Family Residential-Agricultural District is limited to single family dwellings, agricultural uses and incidental uses such as private garages, boat houses, tool sheds, gardens and the like. Agricultural use shall mean land used for agriculture, farming, dairying, pasturage, apiculture, horticulture, floriculture, silviculture and animal and poultry husbandry." This area of Town has some of the most significant agricultural soils and is home to several farms.

Commercial Districts

Until 2004 the Town had no distinct commercial zoning district. Non-residential development in Town was allowed in the rural residential zone provided the Planning Board approved the project within the site plan review process. The Town has found that this lack of specified commercial areas has resulted in confusion by property owners regarding what activities are allowed, as well as land use conflicts between residential and non-residential uses. As a result the Town has adopted three distinct Commercial Districts, C-I (202 acres) and C-II (151 acres) and C-III (854 acres). By adopting these new commercial districts and concurrently amending the rural residential district in a way that maintains some non-residential activity albeit at a smaller scale, the land policies affecting non-residential land uses have become more focused and specific. It is the intent of these districts to more clearly define areas for appropriate activity.

As envisioned by the Planning Board, the Rural Residential District, encompassing approximately 6,997 acres of town, is a transitional zone with a mix of residential and small scale non-residential development. C-I is located in the center of Town east of NH Route 125. (See Map) C-II is located in the northern part of Town west of NH Route 125. (see map) The C-III district includes those parcels having frontage upon NH route 125 in from the Plaistow border to just south of the intersection of Main Street and NH Route 125.

The following are the uses allowed in the C-I district:

- Animal hospitals, kennels and veterinarian establishments.
- Driving schools
- Shops for the use of a carpenter, cabinet maker, electrician, painter, upholster, plumber, television and home appliance repair.
- Plants for the manufacturing of electrical or electronic devices, appliances, apparatus or supplies, medical, dental or drafting instruments, optical goods, watches or other precision instruments.
- Research, experimental or testing laboratory excluding biological, radiological or chemical laboratories. Chemical, biological or radiological processes may be permitted as an accessory use at a research and development laboratory and related facility upon approval of special exception granted by the Zoning Board of Adjustment.
- Manufacturing, fabricating, assembling or conversion facilities.
- The storage of toxic materials used in the normal course of operation of a permitted use.
- Accessory uses customarily incident to the above.

The following are the uses allowed in the C-II zone:

- Manufacturing and Storage Facilities for the storage of non-toxic materials.
- Recreational Facilities
- Materials distribution plants, Truck terminals.
- Accessory uses customarily incident to the above.

The following are the uses allowed in the C-III zone:

- Business Center Development: A tract of land, buildings or structures planned as a whole and intended to include those uses allowed in this district whether built at one time as a unit or in two or more construction stages.
- Any retail business such as, but not limited to: book, stationery, or news store, drug store, dry goods or variety store, jewelry store, florist, gift or antique shop, hardware store, meat market, or wearing apparel store.
- Supermarket/Grocery Store
- Professional and business offices, medical and dental clinics and funeral homes.
- Banks and other similar financial institutions. Personal service businesses such as, but not limited to: barber and beauty shops, laundromats, dry cleaning outlets, tailor and dressmaking shops.
- General service or repair shops such as for, but not limited to: jewelry, clocks, radios and television, appliances, bicycle repair and services of a similar nature.
- Commercial recreation establishments such as, but not limited to: indoor theaters, bowling alleys, golf courses and campgrounds.
- Establishments serving food and beverage such as, but not limited to: restaurants, cafes, and taverns.
- Automotive filling/service stations; car washes. Vehicular, trailer & recreational vehicle sales, rentals or leasing and service repair facility.
- Landscaping/Nursery Facilities.

- Educational Facilities such as, but not limited to: child day-care/nursery schools, karate schools, driving schools.
- Care and Treatment of Animals
- Wholesale Businesses
- Private/Service Clubs
- Publishing and Printing Facilities
- Lodging Establishments such as, but not limited to: hotels, motels, bed and breakfasts, inns.
- Establishment for the care of the Elderly.

Industrial District

The Town has an industrial district located on the west side of NH Route 125 in South Kingston. There are currently 300 acres located in this zone. As described in the zoning ordinance,

“The Industrial Zone is established as a zone in which the principal use of land is for industry and associated uses. By established compact areas for such uses, better fire protection, police protection and utilities may be provided. Performance standards and yard regulations are set forth in this Ordinance to insure safe development that is compatible with adjacent uses. The purpose of this district is to encourage business growth and industrial installations in a campus like arrangement in the vicinity of important highways.”

This zone is presently the site of a number of heavy industrial uses. As called out in the zoning ordinance the following are permitted uses in the zone:

- Businesses such as public garages, repair shops, sales agencies for automobiles, boats, farm,
- Industrial and construction equipment.
- Establishments for the sale or storage of furniture, plumbing supplies, construction supplies, and building materials.
- Animal hospitals, greenhouses, nurseries, boarding kennels.
- Shops for the use of carpenters, cabinet makers, electricians, painters, upholsterers, plumbers or repairers of televisions and home appliances.

- Plants for the manufacturing of electrical or electronic devices, appliances, apparatus or supplies, medical, dental, or drafting instruments, optical goods, watches, or other precision instruments.
- Research, environmental or testing laboratories of a non-hazardous nature.
- Cement plants, rock crushing and stone washing operation.

Historic Districts

The Town of Kingston has a diverse stock of historic structures throughout Town and preservation of these resources has had a very high local priority. The Zoning Ordinance offers the following as the purposes and intent of creating the town's historic districts:

- to safeguard the heritage of the Town as it is represented in structures of historical and architectural value located, or which may be located, in an Historic District.
- to preserve and reflect elements of the communities architectural, cultural, social, economic, and political history.
- to ensure that residential portions of the Districts retain their residential character and qualities;
- to strengthen the economy;
- to conserve property values;
- to foster civic pride;
- to promote use of the Historic Districts for the education, pleasure and welfare of the citizens of Kingston.

As detailed in the 1986 Master Plan, "A significant step toward the preservation of historic structures was taken in 1972 when the Historic District Commission was empowered and Historic District I was created. In 1976, Historic District II was enacted to provide protection to even more historic structures. The Commission oversees the development, modification and use of structures within the two designated Historic Districts in Kingston to ensure that changes are in keeping with the historic character of the districts." Both of these zones are overlay districts that incorporate additional standards developed to enhance the existing historic nature of the areas.

Historic District I

The intent of the Main Street Historic District is to preserve the scale and unique historic character of Kingston's town center, while permitting new construction of a size, scale, and design that will be in harmony with the old. It is intended that residential portions of the district retain their residential qualities. Approximately 79 acres are located in this district.

As defined by the Kingston Zoning Ordinance, Historic District I shall include the area shown on the zoning map as filed with the Town Clerk and described as follows: "From Route 125 southerly along Main Street to the southernmost point of the Kingston Plains. The Historic District shall include the area on both sides of Main Street to a distance of 350 feet from the center lines of said street and adjacent portions of streets that intersect Main Street. On Church Street, the District shall go northwest on both sides of the street to a depth of 350 feet for approximately 1,275 feet to the further boundary of the Sanborn Regional High School property. All Sanborn Regional School District property fronting on Main Street (excepting athletic field on Chase and Church Streets) shall be in the Historic District." The Historic District shall also include the Kingston Plains Cemetery and properties on Depot Road adjacent thereto. Properties whose frontage lies partially within the District, shall be considered within the District. As explained in the Zoning Ordinance Historic District I "is an integrated area of mixed uses being predominately residential with small retail businesses for convenience shopping." The area also contains a variety of public buildings serving religious and civic functions, dining facilities, customary home occupations, traditional home arts and crafts, gardening, domestic animal raising and service professions. The area is characterized from its general appearance along the Plains as typical of a small New England village containing many fine examples of colonial architecture as well as a mix of other architectural types.

In this District, the following uses will be permitted in a manner not inconsistent with the character of the District:

- Residences;
- Retail stores principally designed to serve shoppers from their community. The HDC may approve retail stores of 1,500 feet or less. Public Hearings must be advertised and held for requests, for retail areas greater than 1,500 sq. ft.;
- Animal Clinics;
- Restaurants;
- Apothecaries;
- Service Offices such as real estate brokers, doctors, lawyers or dentists;
- Churches and church related accessory buildings;

- Civic buildings and Lyceums; and
- Schools and Government Buildings.

Historic District II

The intent of the Little River Historic District (Historic District II) is to preserve the scale and unique historic character of this cluster community built around two old mill sites.

The district is defined in the zoning ordinance:

“to include Alma Avenue from a line at the center of the road extending back 150 feet on both sides of said line; Little River Road, from a line at the center of the road, extending back 300 feet on both sides of said line, starting at a line 150 feet Southwest of Alma Avenue and running Northeast, stopping at the East side of the second bridge; Farm Road from a line at the center of the road extending back 300 feet on both sides from said line, starting at Little River Road and running West for 1,350 feet. Properties whose frontage lies partially within the District, shall be considered within the District, to the distance from the center line as described above.”

Approximately 44 acres of land are zoned as Historic District II. The zoning requirements of the Single Family Residential Agricultural zone apply to properties located in Historic District II, so permitted uses match those for the Single-Family Residential Agricultural zone as described above allowing for residences and agricultural activities.

These two districts foster a direct connection with Kingston’s past and insure a position for historic architecture and historically significant land uses in the Town center for years to come.

Elderly Housing

In 1980, the Town of Kingston became one of the first communities in Rockingham County to adopt development standards for elderly housing. The Town established a zone, approximately 60 acres in size, just east of the Plains where housing with increased density could be developed. One development was established early-on and subsequently the entire zone has been built out with units available to older residents.

Open Space

Kingston is as much defined by its un-built environment as by its built environment. As detailed in the Natural Resources chapter of the Master Plan, Kingston has a wealth of natural open areas. There are several factors at play when one considers the extent of undeveloped land still found in Town. As discussed above the Town has a great deal of wetland and the combination of State law and local regulation combine to make these areas unavailable for development. Add to this, an understanding that much of the land that has development potential but is still undeveloped has

remained so due to the land stewardship philosophies of many of the owners of the larger blocks of land. In many cases these properties are former agricultural parcels that are no longer actively farmed but remain undeveloped. State of New Hampshire tax policies, primarily the Current Use Program have allowed the retention of open space throughout Kingston.

The current use taxation law was approved by the voter's of New Hampshire in 1968 and enacted into law in 1973. This law was designed to protect undeveloped land from future development. To qualify for current use, a property owner must have a minimum of 10 acres of land, not including the building site and it's "curtilage" or maintained area around the building, including the well, septic system, driveway and all out-buildings. The only exception to this minimum acreage requirement, is for unproductive wetlands which can be any acreage amount or farmland that annually produces a minimum of \$2,500 worth of harvestable crops.

The benefit of the program is that the property owner receives a substantial property tax reduction of the land under the current use program. The Town of Kingston benefits as well because numerous cost of community services studies have shown that land remaining in current use costs the town less than any other land use type. With the exception of occasional fire or police protection events open space requires very limited municipal services and consequently are a cost savings over developing the land.

Much like a conservation easement, land that has been approved for current use remains under the program in perpetuity. The only time land can be removed from current use is if there is a change with the use of the land (i.e. residential development). Should the property owner decide to develop his land, only that portion of land that is being developed is removed from current use as it no longer qualifies for the program. The owner is then subject to a "land use change tax" on that land, or 10% of it's market value at the time it no longer qualifies for the program. (Avitar Associates of New England, 2002)

A review of property cards in 2004 revealed that 151 property cards included lands enrolled in the Current Use Program. These enrollments involved 4,341 acres of land, or just slightly less than one third of the total acres in Town. This situation could have serious repercussions for the Town. While on its face this means that a large portion of Town that could be developed is not being developed as a conscious decision by property owners; there must be a corresponding understanding that this program is voluntary and property owners willing to absorb the land use change tax can develop these parcels at any time. Long-term protection of these properties can not be assumed by Town planners.

The Town has had success in permanently protecting land through both out-right purchase and purchase of conservation easements. The Town has successfully utilized both Federal and State programs in efforts to protect important open space areas. The Town actively participated in the Land Conservation Investment Program in the early 1990's. This New Hampshire program provided matching funds for the protection of land with specified resource value. Kingston preserved an extensive network of land along the Pow Wow River as well as acquiring the development rights to the Bakie Farm, an historically significant agricultural operation in Town.

In addition to the NH program the Town has applied for and received monies through the Federal Farmlands Protection Program to preserve the Kemp Farm in north Kingston. Recently, townspeople have voted significant funds at annual Town meeting for the purpose of protecting open space permanently.

From a regulatory standpoint, the Town long ago incorporated the protection of open space into their development matrix. In 1986 the Town adopted its Innovative Zoning Ordinance. The purpose of the ordinance is to allow more flexibility in the placement of residential structures on a site. By allowing structures to be grouped together with reduced setback requirements, developers are encouraged to leave as open space larger un-fragmented tracts of land. These open areas are then permanently protected from future development.

3.0 FUTURE LAND USE

Residential Uses

Residential development will continue to be one of the most important land uses in the Town of Kingston. Single family districts should continue to be the most restrictive districts in Town, thereby providing protection to property values by limiting the opportunity for conflicting land uses. The Town should continue to advocate innovative development design for residential development proposals because this development type is well suited for minimizing the negative impacts of development upon the landscape. The Town should use the results of the residential buildout analysis as guidance for future housing policy. Concepts such as village design, wherein commercial and residential land uses are encouraged in close proximity may be appropriate in transition areas in Town.

In addition, the town leaders could consider the practice of transfer of development rights as a way of locating housing with increased density in specific areas in town while protecting undeveloped areas from future development. In a program of transfer of development rights, the town is divided into discreet areas. One or more areas that are undeveloped are zoned to insure that they remain undeveloped. The development potential of these areas are transferred to other areas in town that have been re-zoned to allow for higher density of development. The private development sector pays the land owners located in the areas zoned for minimal development for the right to transfer this development potential to projects located in the areas zoned for higher density. By utilizing this development concept the town can protect undeveloped areas while concurrently allowing development in those areas deemed most appropriate for such growth by the Town.

The Planning Board should periodically review the Town's zoning and site plan review regulations to insure that non-residential development occurring in the Rural Residential Zone has minimal negative impacts upon residential development in the same zone. Further refining the allowed uses and buffering requirements may serve to protect existing residential properties in the Rural Residential Zone and further the goal that this zone be one on gradual transition between dissimilar uses.

The Town is beginning to see a rise in the change of ownership pattern for some single family residences to condominium ownership. For a number of reasons including shrinking family size and aging populations there has been a trend developing in which larger homes are being converted into individualized housing units. Although this is occurring in both residential and non-residential areas the Town has greater exposure for problems in the residential realm because there is no established review procedure (e.g., site plan review for non-residential conversion) for such activities in the residential environment. The town land use boards should develop a procedure to be followed in response to proposed condominium conversion of residential uses.

The Planning Board has been reviewing appropriate areas for the establishment of additional age restricted housing. Since the present Elderly Housing Zone is built out, alternate areas have been investigated. One of the prime areas seems to be in North Kingston, near the Carriage Town Plaza. This location offers nearby shopping amenities, is near the likely future home of the municipal library and is not too far removed from the Town Hall and other municipal facilities.

Business Uses

As discussed above, the Town has been working toward a more logical zoning matrix for non-residential development. Incrementally the Town has established three discrete zones for commercial activity. As with every type of original zoning there are bound to be issues with these new zones. The Planning Board should closely monitor the development resulting within these new zones to insure that the result is what was desired. Changes may need to be made at future annual Town Meetings to achieve the desired outcome.

The Town should also consider zoning other areas along 125 for specifically commercial purposes. There may be opportunity for additional commercial expansion at the major intersections of NH Route 125 (e.g., New Boston Road, NH Route 111). Allowing concentration of development at intersection is a common practice (often referred to as nodal development) which results in economic opportunity without the sprawl effect of developing all the frontage properties along the entire corridor. This is particularly appropriate for Kingston in light of the limited access sections of NH Route 125.

Commercial development in Kingston will also be impacted by the proposed corridor improvements slated for construction by the NH Department of Transportation over the next eight to ten years. The NH Route 125 Corridor Improvement Plan calls for substantial reconstruction along the southern section of the highway from Newton Junction Road to the Plaistow border. These plans presently call for construction of a raised median, implementation of access management practices as well as signalization of several intersections. The Town should work closely with private developers and the NHDOT to insure that new commercial proposals are constructed in accordance with this corridor plan.

Industrial

Industrial land uses in Kingston are fairly well located in the present industrial zone. There has not been much interest voiced historically in expanding the zone from its present boundaries. The Town should however revisit this issue periodically to insure that the present circumstances continue to meet the needs of Kingston.

Historic

The following concepts regarding Historic resources were developed for the Master Plan in 1986. They remain relevant and have for that reason been carried forward in this document.

- ❖ To safeguard and preserve the community's rural character, the Town should seek to protect its historic resources, including historic buildings and other structures, as well as historically significant land use and open space.
- ❖ The existing historic and scenic resources of the Town are integral components of "community character". They are therefore very important to the preservation of the Town's heritage and character.
- ❖ There are areas outside the present historic districts which contain significant scenic and historical landmarks worthy of identification and preservation. Some of these are found in clusters which might lend themselves to the formation of other districts.
- ❖ It may be necessary to modify existing development regulations so that they are better able to address the concerns of historic preservation. Some innovative zoning techniques authorized under RSA can be used toward this objective.
- ❖ Conflicts will inevitably arise between the legitimate interests of preservation and development. In some situations, it may be possible to accommodate both interests; but in others, one or the other will have to take precedence. The tools of zoning and historic districting can be used by the Town to direct commercial and industrial development to areas (e.g., Route 125) where they will not significantly affect historic resources.
- ❖ The Cultural Resource Survey, Inventory and Plan, completed by the Rockingham Planning Commission in 1983, identifies the major areas of historic character in Kingston, and thus, where the need for protection is greatest.

Planning Considerations

- ❖ The preservation of historic character should be a factor in decisions on future development. To the extent possible, planning efforts will direct development, especially large commercial and industrial development, away from areas of historic character (as defined by the existing historic districts; the Kingston Cultural Resource Survey, Inventory and Plan (1983); and other sources).
- ❖ The Planning Board should investigate possible modifications to zoning and subdivision regulations to make them more fully consistent with historic preservation objectives. Zoning, in particular, should be considered to promote the preservation of historic agricultural landscapes and other important open spaces.
- ❖ A map over of existing zoning and historic areas needs to or should be prepared and studies to determine if and where conflicts between them exist. Appropriate action can then be taken to eliminate or reduce areas of conflict.
- ❖ The Planning Board and Historic District Commission should initiate an investigation into methods for encouraging individuals to maintain privately owned historical assets (buildings, cemeteries, stone walls, open space, etc.). Specifically, tax and development incentives for maintaining the historic character of buildings as well as discouraging the conversion of agricultural land will be investigated.
- ❖ The Cultural Resource Survey, Inventory and Plan should be updated approximately every ten years to provide for a periodic reassessment of the historic resources of the Town. These updates should be coordinated between the Planning Board, Historic District Commission, and the regional planning agency.
- ❖ Educating residents about the historic assets of the community is another important step to take. This could include posting landmark signs which contain brief explanations about the historic significance of the particular site.

Open Space

The Town has taken utilized funds made available from federal, state and local initiatives to preserve open spaces in Kingston. The preservation of these areas is important for many reasons. A town-wide policy of this kind is one of the most direct methods available to protect the Town's rural character. In every community survey undertaken, residents express the desire to protect Kingston's rural character. Open space preservation has also been shown to be cost effective with regard to municipal expenditure. Several "Costs of Community Services" reports prepared by UNH Cooperative Extension have provided proof that there is far greater municipal expenditure required for residential and commercial land uses than for open space as a land use.

The Town should continue to secure necessary funding for the acquisition of land or development rights throughout Town. The Town should establish a process or evaluative program for prioritizing these purchases. In light of the potential transitory nature of property enrolled in the current use program, these parcels might figure prominently in such evaluations of priority.