

## Appendix G. Riverbend Region Local Shoreland and Water Quality Protection

### New Hampshire towns

TOWN TOOLS	Lancaster	Dalton	Littleton	Monroe	Bath	Haverhill
1. Master Plan is in effect	Yes (2001)	Yes (1989)	Yes (2004)	Yes (1989)	Yes (2007)	Yes (1999)
2. River is mentioned in master plan	Yes	Yes	Yes	Yes	Yes	Yes
3. Scenic/historic resources mention in master plan/ zoning	Yes	Yes	Yes	Yes	Yes	Yes
4. Zoning is in effect	Yes (2005)	No	Yes	Yes (1979)	Yes (1989)	Partial
5. Subdivision Regulations are in effect	Yes (1993)	Yes (2002)	Yes (1993)	Yes (1987)	Yes (2004)	Yes (2002)
6. Site Plan Review is in effect	Yes (2002)	No	Voluntary	No	No	No
7. Excavation Regulations are in effect	No	No	No	No	Yes	No
8. Shoreland Protection Regulations	No	No	No	No	Yes	No
a. Building setback required from waterways? <i>(50' setback on CT River - state law)</i>	No	No	No	No	Yes	No
b. Development prohibited in flood hazard area? <i>(100 year floodplain)</i>	N/A	No	No	No	Yes	No
c. Riparian buffer protected? <i>(150' buffer on CT River where it exists - state law)</i>	No	No	No	No	No	No
d. Overlay district for rivers & streams?	No	No	Yes *	No	No	No
e. Minimum frontage required for shore lots? <i>(150' min. on CT. River if no sewer-state law)</i>	No	No	No	No	Yes - 150'	No
f. Local regulation of docks in effect?	No	No	No	No	No	No
9. Wetlands Regulations	No	No	No	No	Yes	Yes
a. Uses regulated in wetlands?	No	No	No	No	Yes	Yes
b. Uses regulated in buffer around wetlands?	No	No	No	No	No	Yes - 75'
10. Groundwater Protection Regulations	Yes	No	Yes	Yes	Yes	Yes
a. Uses regulated over aquifers ?	No	No	No	No	Yes	Yes
b. Well-head protection area defined?	No	No	No	No	Yes	No
c. On-site sewage disposal buffer for water supplies?	No	No	No	No	Yes - 200'	No
11. Agricultural Soils Protection Regulations	No	No	No	No	No	No
12. Steep Slopes Regulations	No	No	No	No	Yes - 25%	No
13. Town has a conservation commission	Yes	Yes	Yes	Yes	Yes	Yes

Source: North Country Council, June, 2005

\*Littleton overlay district for rivers and streams: Conservation of water, plants, & wildlife; Emergency procedures necessary for safety or protection of property (erosion or safety threat); Usual & necessary maintenance; Recreation & nature trails; Overhead or underground utility crossings; Wetland mitigation measures; Storm water drainage practices.

**Vermont towns** (see notes below)

TOWN TOOLS	Guildhall	Lunenburg	Concord	Waterford	Barnet	Ryegate	Newbury
1. Town Plan is in effect (most recent)	Yes (2005)	Expired 1996	Expired 1997	Rewriting	Rewriting	Yes (2001)	Yes
2. River mentioned in master plan	Yes	No	Yes	Yes	Yes	Yes	Yes
3. Scenic or historic resources mentioned in master plan and/or zoning	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Zoning is in effect	Yes	No	Yes	Yes	Yes	No	Yes
5. Subdivision Regulations in effect	Yes	No	No	No	Yes	No	Yes
6. Site Plan Review in effect	Yes	No	Yes	Yes	Yes	No	Yes
7. Excavation Regulations in effect	Yes	No	No	Yes	Yes	No	Yes
8. Shoreland Protection Regulations	Yes	No	Yes - Shadow Lake & Miles Pond only	No	Yes	No	Yes - 250' from rivers/ streams, 500' from ponds
a. Building setback required from waterways? ( <i>No state protection</i> )	Yes - 75'	No	Yes	No	Yes	No	Yes - 100-250' for ponds
b. Development prohibited in flood hazard area? ( <i>100 year floodplain</i> )	No	Yes	No	No	No	No	Yes
c. Riparian buffer protected?	No	No	No	No	No	No	Yes
d. Overlay district for rivers & streams?	No	No	No	No	No	No	No
e. Minimum frontage for shore lots?	No	No	Yes - 35'	No	Yes	No	Yes - if w/in 250' requires 50' frontage
f. Local regulation of docks?	No	No	No	No	Yes	No	No
9. Wetlands Regulations	No	No	No	No	No	No	No
a. Uses regulated in wetlands?	No	No	No	No	No	No	No
b. Activities regulated in a buffer zone around wetlands?	No	No	No	No	No	No	No
10. Groundwater Protection Regulations	No	No	No	No	Yes	No	Yes
a. Uses regulated over aquifers ?	No	No	No	No	No	No	Yes
b. Well-head protection area defined?	No	No	No	No	No	No	Yes
c. On-site sewage disposal buffer around water supplies?	No	No	No	No	Yes	No	Yes - 500'
11. Agricultural Soils Protection Regulations	Ag District --min 25 acres	No	Rural Lands District --min. 25 acres	Rural Resid <sup>1</sup> Dist. min. 2 acres	Ag District --min. 3 acres	No	No
12. Steep Slopes Regulations	No	No	No	No grading over 2:1	Fences to excavations	No	Yes - not over 25%
13. Conservation commission	No	No	No	No	No	No	Yes

**Sources:**

Northeastern Vermont Development Association, June 2005 (all towns except Newbury)  
Research by Deborah Noble, April, 2005 (Newbury)

**NOTES:**

\*Vermont town plans expire after five years. Date given is date of last update.

**Guildhall:**

Historic resources in town plan: "... These buildings surround another traditional landmark of Vermont's towns, the Common. This scene at Guildhall is a classic one, which should be preserved." Guildhall Village is an Historic/Design Review District. Scenic resources in town plan: Scenic roads and vistas should be preserved so that tourists continue to come to Guildhall and add to the regional tourist economy. Three rural lands districts. Alternative energy and forestry conservation lands along LaMott Road. Alternative energy zone.

**Lunenburg:** Zoning, as well as some protection to Neal's Pond were recommended in the plan.

**Waterford:** Plan recommends tax incentives to owners who protect wetlands, as well as inclusion in a "Rural Lands/Forestry" District.

**Barnet:** Plan calls for the creation of a conservation commission.

**Ryegate:** No zoning, however, the town plan makes specific recommendation for water and soil protection. A stated goal is to maintain or improve water quality to a level that approaches the quality of 200 years ago.