

**TOWN OF WILTON MASTER PLAN**  
**CHAPTER I: GOALS AND OBJECTIVES**

**REVISION INFORMATION**

This is a revision of the Wilton Master Plan, produced for the Master Planning Committee of the Wilton Planning Board, August 26, 1999.

**INTRODUCTION**

The Wilton Master Plan Committee first met in mid-1987. The group included Planning Board and Conservation Commission members interested in preparing elements of a master plan for their community's development. These efforts were directed by Nashua Regional Planning Commission staff.

The initial meetings of the Master Plan Committee concentrated on gathering the necessary information on which to base the analyses and discussions of the individual sections dealing with population, housing, natural resources, transportation, and existing land use. Subsequent meetings were held to review the draft sections and maps prepared by the Commission and to exchange ideas and obtain review comments that were then incorporated into final drafts for each section. The results of the Committee's efforts — research, review, and discussion — have been incorporated extensively throughout this document.

The goals and objectives presented in this section outline the concerns and recommendations of both the Committee and the Town's residents with respect to Wilton's past, present, and future. Updated from the Town's previous master plan, these goals and objectives are intended for use as a *guide* to planning the Town's development in such a manner that will not stress or deplete the Town's fiscal, social, and environmental resources. As presented on the following pages, the goals and objectives are grouped under the general categories of: Residential, Commercial, and Industrial Land Use; Community Facilities; Recreation; Transportation; and, Natural and Cultural Resources.

**RESIDENTIAL LAND USE**

**Goal and Objectives**

To provide a variety of housing stock and housing opportunities in Wilton, while preserving the existing diversity of urban, semi-rural, and rural characteristics of the community by:

1. Maintaining the present character of the existing housing stock by encouraging (through zoning) the preservation and renovation of older houses for residential use rather than being torn down.
2. Maintaining a balance of diverse and varied housing through innovative zoning techniques, at various densities.
3. Controlling the quantity, quality, and location of new residential development in and encouraging new development near existing population centers.
4. Maintaining the residential areas so that they offer a sanctuary from the activities and intrusions of business and industry.
5. Exploring opportunities and locating potential areas that could accommodate low income and elderly housing.
6. Planning for a "fair share" of the region's growth.
7. Exploring and evaluating Office of State Planning Recommendations regarding the control of sprawl.

## **COMMERCIAL LAND USE**

### **Goal and Objectives**

To promote the economic vitality, employment, and tax base of the downtown, while allowing development opportunities in outlying areas which are in keeping with the rural character of the Town of Wilton:

1. By emphasizing the downtown as a center of activity for commercial development for the Town and by improving its function and image.
2. By guiding new development in a way that encourages commercial investment in the downtown while preserving significant buildings and areas.
3. By requiring and encouraging landscaping and other public improvements to walkways and other open spaces within the downtown area.
4. By prohibiting further “strip development” along the Route 101 corridor, and in other areas.
5. By defining design requirements for commercial development to enhance the rural character of the town.
6. Through the use of innovative zoning techniques such as performance standards, architectural and landscape design standards, and site plan review of any proposal for new commercial development.
7. By allowing commercial growth only in those areas where it will not conflict with the goal of protecting the rural, visual, and natural characteristics of the Town.
8. By encouraging the location of desirable commercial uses within appropriate areas.

## **INDUSTRIAL LAND USE**

### **Goal and Objectives**

To protect the economic vitality, employment and tax base of Wilton, by providing for new industrial opportunities which are consistent with available natural resources and the Town’s ability to provide public facilities, and are in keeping with the Town’s rural residential character:

1. By encouraging the attraction of clean industry that does not overburden municipal water, sewer, and other public facilities.
2. By encouraging industrial development which will provide for a variety of job opportunities for local residents.
3. Through the support of existing businesses, including those which may have plans for expansion.
4. By maintaining the Office Park District along NH 101 as a location to attract corporate offices and research facilities.
5. By maintaining the Industrial District along NH 101 in order to expand opportunities for new employment centers in the Town.
6. By allowing industrial growth only in those areas where it will not conflict with the goal of protecting the rural, visual and natural characteristics of the town.
7. By defining design requirements for industrial development to enhance the rural character of the town.
8. By allowing secluded, inconspicuous industrial, research, and office development at very low densities on large parcels in rural parts of the town.
9. By allowing residential uses in the Industrial District, where not incompatible with actual or potential industrial development, in order to preserve the town’s rural residential character.

## **COMMUNITY FACILITIES**

### **Goal and Objectives**

To provide safe and adequate public services to residents in a manner consistent with the Town's ability to afford these services:

1. Through the continued maintenance and financial support of existing facilities and services which provide for:
  - Fire Protection;
  - Public Sewer;
  - Police Protection;
  - Cemeteries;
  - Ambulance Service;
  - Public Library;
  - Town Office Service;
  - Recreation;
  - Roads and Highways;
  - Solid Waste Disposal; and
  - Public Water.
2. Through the planning of community facilities to serve future growth, including the placement of facilities to better serve larger areas of the town.
3. Through a careful review of the financial implications of additional school age population moving into the school district.
4. Through continued support for quality programs and educational opportunities for Wilton's youth and its residents.
5. Through careful review of provisions for public water supply, sewage treatment, and solid waste disposal.
6. Annually update the Capital Improvements Program (CIP) to plan major capital expenditures and help spread the costs evenly over time.
7. Ensure that the Town's growth will occur at a moderate rate and not out-pace the ability to provide community facilities and costs.
8. Continue participation in regional planning efforts since growth in the region will significantly impact Wilton's community facilities and services.

## **RECREATION**

### **Goal and Objectives**

To encourage a full range of recreation opportunities for all age and user groups during all seasons of the year:

1. Through continued support for the use and preservation of existing Town-owned recreation areas.
2. Through the expansion of recreational facilities and opportunities.
3. Through the creation of a Recreation Commission which will coordinate the potential utilization of the Town's parks and forests via an interconnected system of trails and open spaces.
4. Through the adoption of standards to require the creation of recreation facilities in conjunction with new residential development.

## **NATURAL RESOURCES**

### **Goal and Objectives**

To preserve, protect, and utilize the natural resources and unique natural features of the Town of Wilton including its agricultural lands, water resources, wildlife, forests, rivers, wetlands, scenic vistas, clean air, open space, and historic character:

1. By protecting the Town's groundwater aquifers, wells, reservoirs, and surface watersheds — both for the Town's active water supply and for its backup sources.
2. By encouraging the preservation and active use of existing agricultural lands for farming, orchards, silviculture and other agricultural uses.
3. By encouraging the preservation of high quality soils for agriculture, horticulture and/or silviculture.
4. Through the preservation of the Town's natural features such as open space, waterfalls, wetlands, and steep slopes.
5. Through the protection of the Town's unique scenic characteristics and its diverse wildlife habitat.
6. Through measures to encourage the preservation of open space in conjunction with all forms of new development.
7. By acquiring or receiving conservation restrictions or scenic easements to open lands and special natural areas.

## **TRANSPORTATION**

### **Goal and Objective**

To maintain and improve the local transportation system in a manner consistent with preservation of the scenic and rural character of the Town, and with orderly use and growth for the Town:

1. By maintaining, repairing, and improving accepted roads and bridges.
2. By continued future support of the use of Routes 101 and 31 as the major roads designated to carry through traffic.
3. By providing improved parking and traffic flow and safe pedestrian facilities downtown.
4. Through careful analysis and improvement of hazardous intersections and proposed new access points for entering or leaving major roadways.
5. Through careful evaluation of the parking and traffic impacts of every future proposed development.
6. Through cooperative consideration of improvements to State highways, roads, and maintained intersections.
7. By coordinating water, sewer and road improvements to allow more cost-effective development and maintenance of the Town's physical facilities.
8. By participating in regional transportation planning efforts, including participation through a "memorandum of understanding" with the State Department of Transportation as to desired development characteristics along transportation corridors..
9. By encouraging the enhancement and use of rail transportation facilities.
10. By allowing the development and preservation of transportation facilities, such as roads and bridges, consistent with the historic and scenic character of the town.
11. By exploring the possibilities for supporting bicycle transportation.

## **CULTURAL AND HISTORIC RESOURCES**

### **Goal and Objective**

To preserve and protect the town's heritage of sites and structures that are historically, culturally, and architecturally significant:

1. By exploring the creation of one or more historic districts.
2. By identifying and preserving Wilton's historic commercial structures and sites.
3. By encouraging the adaptation and reuse of sound older buildings as an alternative to demolition and new construction.
4. By taking measures which will encourage the preservation of the Town's historic and cultural character.

5. By establishing design criteria that support preservation of the town's cultural and historic resources.

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TOWN OF WILTON MASTER PLAN .....	1
Revision Information .....	1
Introduction.....	1
Residential Land Use .....	1
Commercial Land Use .....	2
Industrial Land Use .....	2
Community Facilities.....	3
Recreation.....	3
Natural Resources.....	4
Transportation.....	4
Cultural and Historic Resources.....	5