

MASTER PLAN

CROYDON, NEW HAMPSHIRE

This Master-Plan, containing descriptive matter, charts
and maps, is adopted as a whole by a unanimous resolution
and vote of the Planning Board of Croydon, New Hampshire.

December 7, 1971
Date

Malcolm L. Goring
Malcolm L. Goring
Chairman, Croy. Planning Bd.

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I. MASTER PLAN INTRODUCTION

ROLE AND SCOPE:

The future of Croydon is destined to be one of changing patterns. It is apparent that the population of the entire world is growing rapidly. Urban areas are engulfing surrounding rural regions at a rapidly increasing rate. There is a growing trend for people to move out of urban and suburban areas into the less densely populated rural regions. Evidences of these trends are visible throughout New Hampshire. It has been widely reported during the past few years that New Hampshire is the second fastest growing state east of the Mississippi River, surpassed only by Florida.

Croydon cannot expect to isolate itself from the rest of the world or the rest of this state. It must expect and plan for some growth as part of the overall picture. Croydon need not find itself at the whim and mercy of every entrepreneur, hustler, developer or drifter if reasonable plans are made as to what may be desirable and how it may be promoted. Without planning and an orderly program as a guide, Croydon could be overrun by condominiums, multi-family housing, trailer homes, industrial plants, waste disposal areas, etc. Therefore, it is absolutely necessary that the Town promulgate a Master Plan.

A Master Plan is a carefully written document which does several things:

- 1) Considers the present status of the town;
- 2) Provides goals or desirable objectives for future progress;
- 3) Outlines possible future problems; and
- above all, 4) Indicates methods by which the goals may be attained with fairness to all, with minimum disturbance or loss of present tranquility, and with control over expenses.

By its very nature, a Master Plan is not a set of rules and regulations, but is rather a set of general objectives and recommendations for their attainment. Further action, possibly by committees dealing with conservation, solid waste disposal, building codes, zoning, etc., may well be required to implement the plans.

Without a Master Plan, the town would have no control whatsoever over its future development. Destruction of the present quiet, rural character of the town would be almost inevitable.

The State of New Hampshire has encouraged every community to develop a Master Plan under State Law RSA Chapter 36.

Your Master Plan Committee has attempted to:

- 1) Assess the present status of the Town;
- 2) To determine the desires of the inhabitants as to what they want for the future (see questionnaire); and
- 3) To present conclusions and recommendations as your Master Plan.

Such a plan should be kept up to date and reviewed as necessary.

II. HISTORICAL BACKGROUND OF CROYDON

During the most recent Ice Age, Croydon's hills of granite were scoured by the heavy glaciers. As the glaciers withdrew, sandy debris, known as glacial till, was deposited in thick layers. Forests then grew up with evergreens on the higher levels, hardwoods in the intermediate zones, and scrubby trees in the lowland swampy areas.

Croydon became a township in 1763 under a charter by Governor Wentworth, who represented the King of England. Its area was divided into 71 parcels, and it was named for Croydon, England, a suburb of London. The first settlers were Seth Chase and his family. Soon thereafter many other settlers arrived until the population swelled from 143 in 1775, to 1060 in 1820. During this period about 75% of the land was cleared for agriculture, as one can learn by noting the many stonewalls now running through areas of second growth woodlands in the "backlands" of the Town. With the Industrial Revolution, the opening of the West, and the Civil War, people emigrated in large numbers gradually lowering the population to about 230 persons in 1920. Since then, however, Croydon has experienced a considerable increase in its permanent population to about 470 and the addition of many seasonal residents.

In earlier years, the "Four Corners" region was the most active portion of the Town because the "Turnpike", running from Lebanon to Washington, passed

through there. In 1839, however, a road was constructed from Croydon Flat to the East Village along the North Branch of the Sugar River. This road became Route 10, also known as the Dartmouth College Highway. Since 1839, a major portion of the population of the Town has clustered along the highway, with concentrations at Croydon Flat and East Village.

Around 1888, approximately one-half of the area of the Town became incorporated into Corbin Park, a game preserve, later chartered as the Blue Mountain Association in 1890.

In its earliest years the Town was largely agricultural, but as the population grew, many industries sprang up including sawmills, gristmills, a cooperage, a woodworking shop, woolen mills, tanneries, taverns, etc. Agriculture persists only in the form of home gardens for the most part, and the industries have disappeared. Lumbering is the most active industry at present.

III. INVENTORY AND PRESENT STATUS OF CROYDON

In order to be able to make plans for the future it is necessary to record an overall review of the present status of the many facets of the Town and its people. This will serve as a baseline from which plans, projections, suggestions, and recommendations can be set forward.

A. GEOGRAPHICAL CONSIDERATIONS - The Town of Croydon has a total area of 37.6 square miles, or about 24,064 acres. It centers along the valley of the North Branch of the Sugar River as that stream runs southward from the Grantham border on the north into Newport on the south. In its course through Croydon, the river drops about 100 feet. On the western side of the Town are the hills and mountains of the Croydon Mountain cluster, with a maximum elevation of 2,780 feet. To the east lie numerous hills and low mountains. As a result of the topography, the centers of population lie in the valley along the river. There is relatively little spread of the population laterally into the hilly country, where the roads are not numerous and tend to be difficult to travel during certain seasons.

About one-half of the area of the Town is included in the Corbin Park reservation in the west.

B. SOILS - Following extensive surveys, detailed maps of the soil conditions in Croydon were prepared by the Soil Conservation Service in 1979. These maps

are available for study at the office in the Town Hall. The surveys show a few areas of land fairly well suited to agriculture but, in general, most of the soil is sandy or silty in a thin layer over underlying ledge. There are a few small areas of gravel deposits of no great size. In general, most of the soil is glacial till over bedrock and not well suited for septic system drainage.

C. SLOPE - The easterly and westerly portions of the Town tend to have steep slopes inclining down into the valley of the Sugar River. The map on the following page, Figure 1, is copied in reduced size from a soil survey map. The cross-hatched areas are land with slopes greater than 15%. The figure of 15% is chosen because the buildings are known to be more difficult, more expensive, or even impossible in such areas, and hence they are less likely to be developed for activities other than forestry or outdoor recreation.

A study of Figure 1 reveals that a large fraction of the land in Croydon is on steep slopes - perhaps as much as 40% of the total land. Figure 1 also shows the flood zones along the Sugar River indicated by stippled areas.

D. WATER RESOURCES - Numerous water resources exist in Croydon.

Lake Coniston, formerly known as Long Pond, lies in the northeast corner of the Town. It has an area of about 320 acres and is at an elevation of 1,100 feet. This lake is within an area now controlled by the YMCA and is used for a summer camp. Much of the shoreline is in a natural state, generally inaccessible to the public.

Long Pond Brook runs southward from Lake Coniston into a dammed up pond named The Overflow. From there the brook joins the Sugar River about two miles north and east of the center of Newport.

The North Branch of the Sugar River flows from Grantham on the north into Spectacle Pond in Croydon East Village. The shores and bottom of this pond are said to be deep in soft mud. The Sugar River flows southward from Spectacle Pond in a series of shallow rapids, through Croydon Flat and on into Newport. Sections of this stream are reserved for "fly fishing only", under rules of the Fish and Game Department. Flood zones along the river are noted in Figure 1.

To the east of Croydon Village tucked up behind Pine Hill, lies Rockybound Pond. There are many dwellings along the shore of this pretty pond, many of them of the seasonal type. A small area of the shoreline is open for public use.

To the west of the Village within the Corbin Park Reservation, lie several small ponds - Red Leaf, Sumner's and Governor's. The City of Claremont draws some water from one of these ponds.

Numerous swampy areas, both upland and lowland, exist throughout the Town. These are from a practical point of view, unfit for use other than for wildlife areas.

E. WOODLANDS - An estimated 75% of the area of the Town is covered with woodlands. Those portions controlled by the Blue Mountain Association and by the

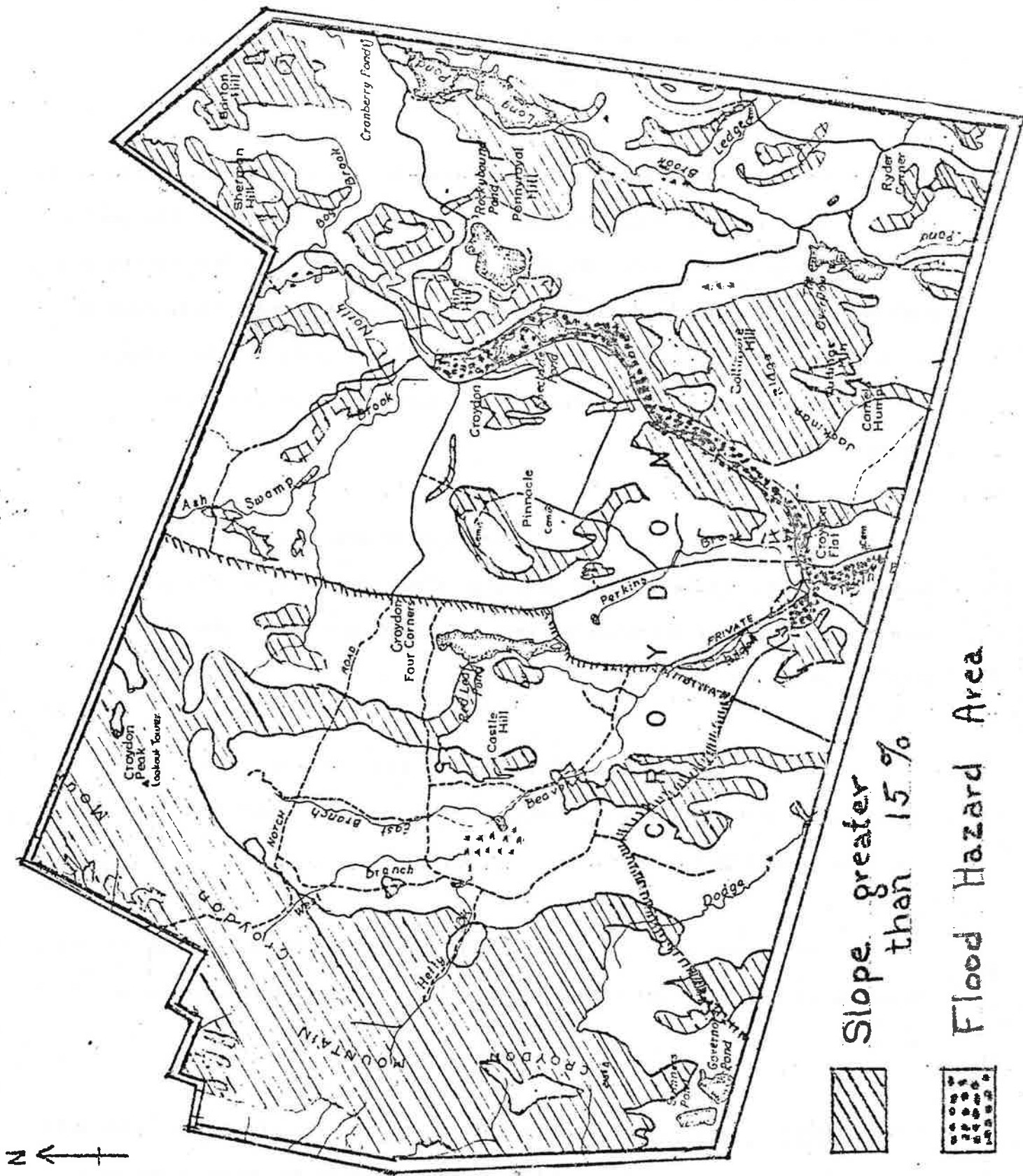


FIGURE 1 - SLOPES AND FLOOD ZONE MAP

YMCA group are being improved by thinning, pruning, and selective cutting. In general those areas owned by lumber companies are held for a short time, "logged over", and then sold off. The trend in New Hampshire has been for those tracts to be sold to developers who then subdivide the land into multiple lots.

F. MINERALS - A large fraction of the Town lies on granite ledge with many cliffs and steep slopes. No commercially valuable yields of granite or crushed rock have been established as yet, but the possibility of such in the future cannot be ruled out.

Several areas of gravel banks exist. Plans are needed to ensure proper utilization of these areas.

G. WILDLIFE - Thousands of acres of land in Croydon are available for the propagation of wildlife. The success of the Blue Mountain Association in maintaining wildlife demonstrates that game can and will prosper here if given a chance. Hunting and fishing are important in the economic, recreational, and food supply consideration of the area and should be encouraged by proper planning and the enforcement of existing regulations.

IV. DEMOGRAPHIC FACTORS

A. POPULATION TRENDS - The fairly abrupt rise of the population from 143 in 1775, to 1060 in 1820, has been noted previously. Then emigration reduced the figure to a low of 230 in 1920. At present the population of Croydon is about 460 persons. The changes in population are represented in graphic form on the following page, Figure 2.

A glance at Figure 2 makes it apparent that the population of Croydon has shown a tendency to increase during the past 60 years. Other figures¹ confirm this:

| | <u>1960</u> | <u>1970</u> | <u>1980</u> | <u>% 1970 - 1980</u> |
|---------------------|-------------|-------------|-------------|----------------------|
| Sullivan County | 28,067 | 30,949 | 36,097 | 17% |
| Lake Sunapee Region | 30,642 | 34,208 | 39,748 | 16 |

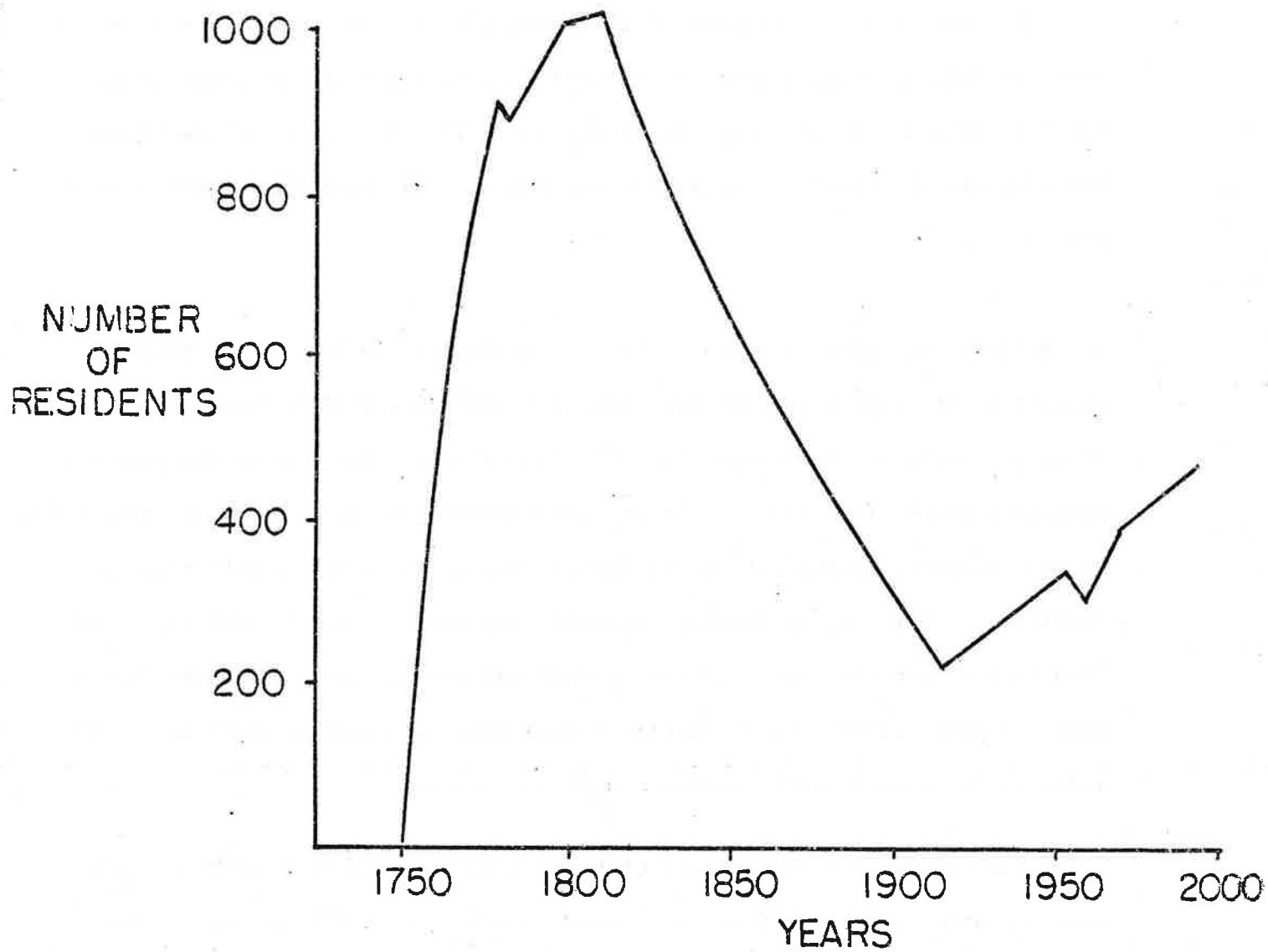
Further statistics from nearby towns also confirm the growth of the area²:

| | <u>1940</u> | <u>1950</u> | <u>1960</u> | <u>1970</u> | <u>1980</u> | <u>% 1970 - 1980</u> |
|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|
| Croydon | 312 | 349 | 312 | 396 | 460 | 16% |
| Grantham | 367 | 359 | 332 | 366 | 706 | 48 |
| Springfield | 364 | 324 | 283 | 310 | 527 | 70 |
| Sunapee | 1,071 | 1,108 | 1,164 | 1,384 | 2,312 | 67 |
| Newport | 5,304 | 5,131 | 5,458 | 5,899 | 6,243 | 06 |

¹ 1970 United States Census

² 1980 United States Census

CROYDON POPULATION: 1760 - 1980



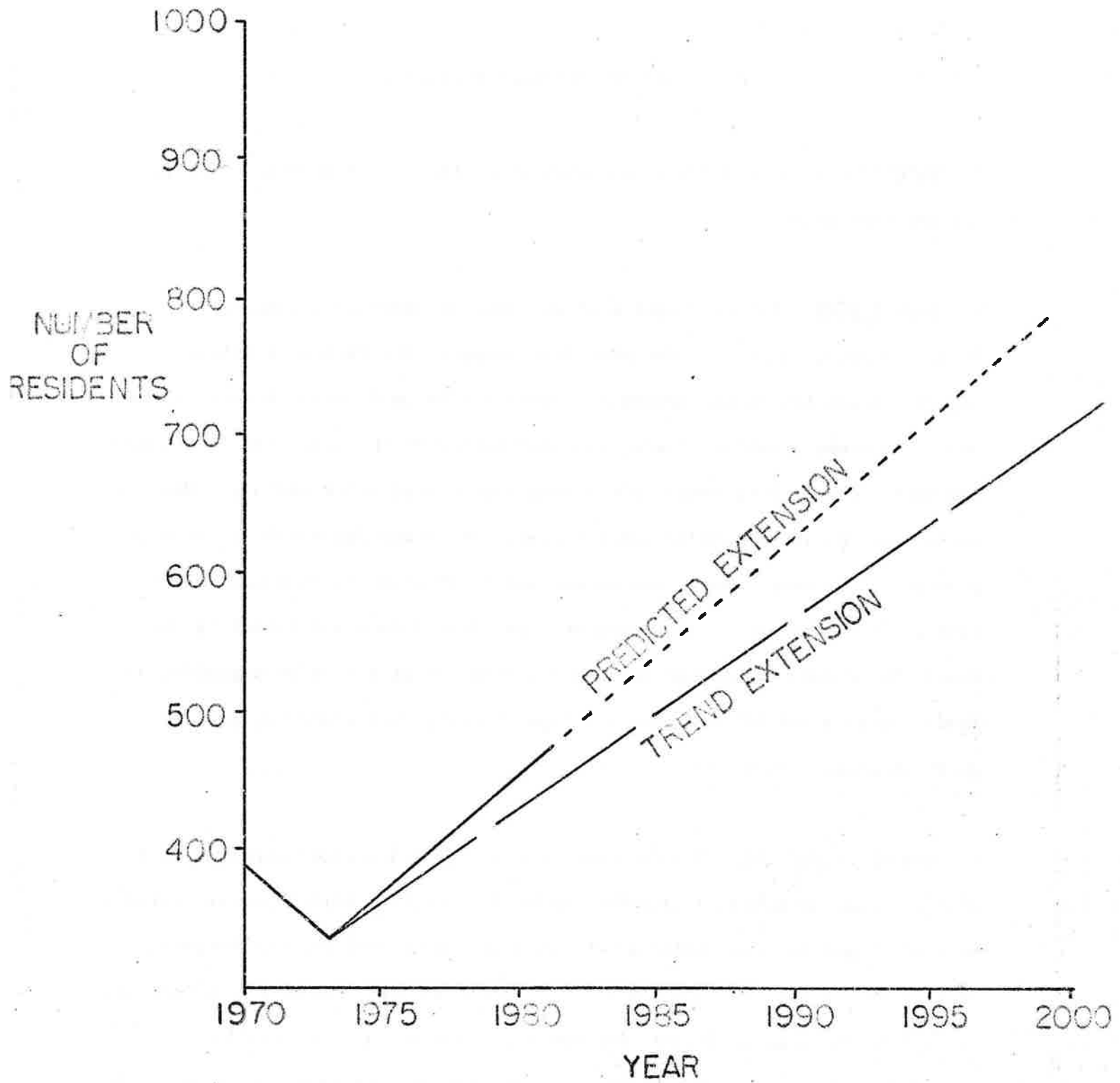
It is difficult to arrive at an accurate prediction of the future growth of Croydon, but broad approximations may be possible. In Figure 3 on the following page, the population from 1970 to 1980 is plotted. The dotted line extended to the year 2000 suggests that the population might reach 700 persons if the present growth rate were to continue. The extended solid line represents the population figures from the Upper Valley-Lake Sunapee Council a few years ago. All indications are that growth will continue.

If a conservative estimate of the population in the year 2000 were to be taken as 700, then there would be the addition of about 110 dwelling units (DUs) to accommodate these people, a not inconsiderable number of dwellings. Planning will be required to ensure that the desired qualities of the Town are not harmed.

B. HOUSING - Croydon is essentially a community of small single-family dwellings situated on fairly large lots and scattered mostly along Route 10. There are scattered dwellings along the lateral roads running to the east and west into the hillier areas. For all intents and purposes, there are no hotels, motels, highrise apartments, condominiums, tenements or other multi-family dwellings. There are no developments offering housing for the elderly or the "low income" persons. As the cost of land and real estate taxes have increased over the past few years more "mobile homes" have appeared on small lots. If inflation continues, this trend may well accelerate.

Figures from the 1970 United States Census indicate that there were 71 vacation homes with an estimated seasonal population of 210 persons. There is no doubt that this number will increase.

POPULATION PROJECTION



V. ESSENTIAL SERVICES/FACILITIES

A. WATER/SEWER - Croydon has no system of public sewers or water supply, nor any contemplated.

B. ROAD SYSTEM - The road system of the Town is shown on the map on the following page, Figure 4. For practical purposes the Dartmouth College Highway, Route 10, is the center of travel and communication throughout the Town. Numerous secondary roads, some maintained by the State and others by the Town, connect into Route 10 via many unprotected intersections. Many of the side roads are of gravel construction. A few are impassable at certain seasons of the year. There are approximately 40 miles of Town-maintained roads. There are many roads designated as Class 6 (not maintained by the Town). Many Town-maintained roads are narrow and will require upgrading as funds become available. Future development along such roads may present problems which will be noted later.

C. SCHOOL FACILITIES - The Town operates a single one-room school in East Village. The schoolhouse includes grades 1 through 3, with a present enrollment of 24 pupils. All older school children are transported to Newport. In 1980, 66 pupils attended classes in schools of other towns with an average expense to the Town of \$1,353. per student. The present schoolhouse is approaching the limit of its capacity. Any appreciable increase in the number

CROYD / ROAD SYSTEM

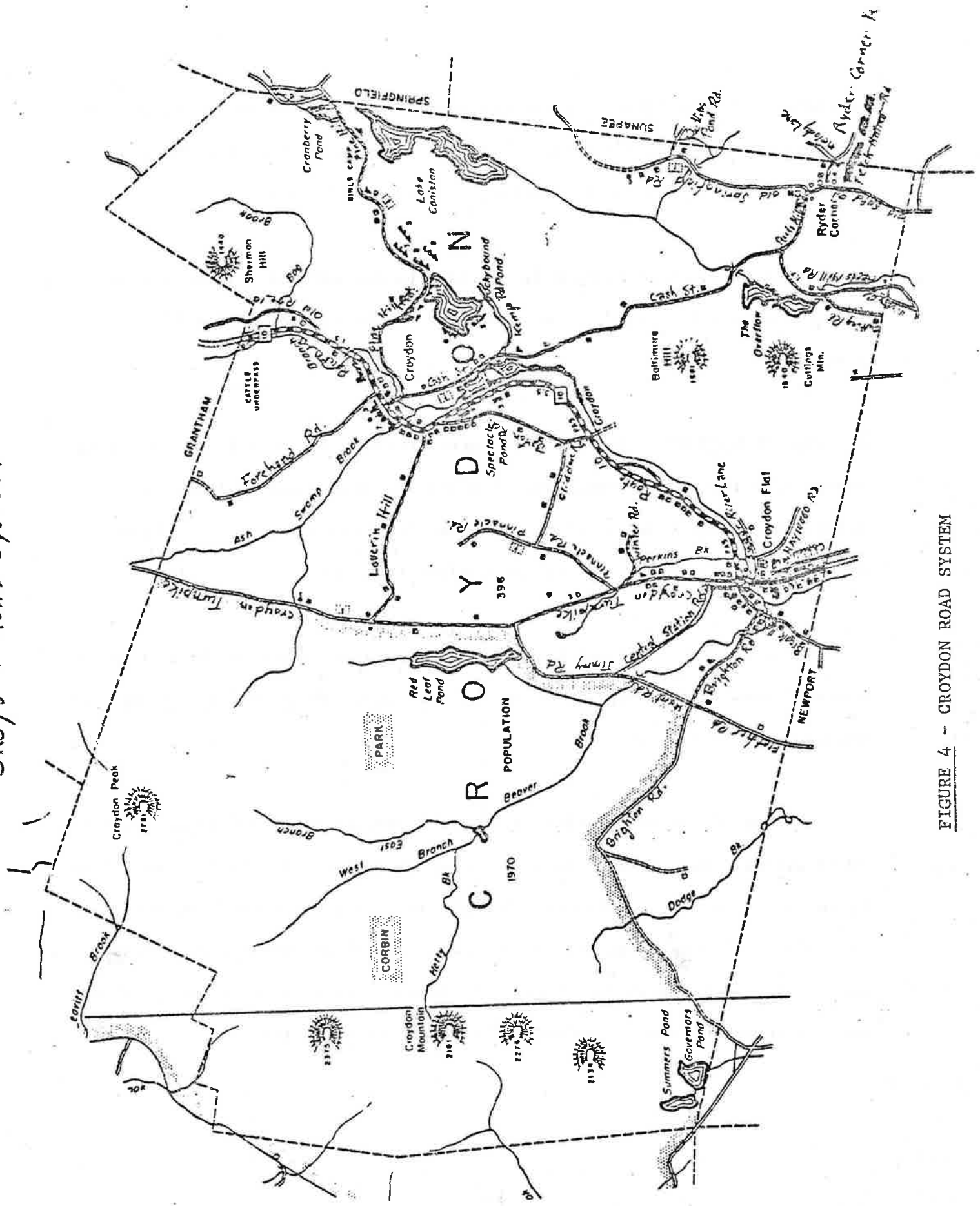


FIGURE 4 - CROYDON ROAD SYSTEM

of children in the first three grades might well necessitate enlargement of the school or bearing the costs of sending more children to the schools of Newport (which is said to be reaching a saturation point).

D. POLICE - Police protection is provided by one officer. Incidents or emergencies which he cannot handle are covered by the County Sheriff or the State Police.

E. FIRE PROTECTION - The Fire Department consists of a Chief and a varying number of volunteer firemen. They are well organized and well trained. Appeals have been made for additional firefighting equipment. Excellent mutual-aid agreements exist with the neighboring towns.

Since the Town does not have a municipal water system, water has to be obtained from surface supplies. As the Town grows additional water supplies should be located.

F. SOLID WASTE - Croydon utilizes its own landfill dump for the disposal of solid wastes. This relatively inexpensive operation may well be closed down by the State in the near future. A regional committee is studying the feasibility of a cooperative waste disposal facility involving many nearby communities. This method will probably be more expensive than the present one. ~~A representative from Croydon sits on that committee.~~

G. PUBLIC LAND AND BUILDINGS - Land and buildings now owned by the Town are as follows:

Town Hall - The Town Hall is an attractive old building on Route 10 in the village. This also houses a small public library and minimal office space for the Board of Selectmen.

School House - Nearby the Town Hall stands the Croydon school house with accommodations for three elementary grades.

Other - Other buildings include garages and sheds for the Fire and Highway Departments.

In addition, the Town owns small lots listed as "parks, common, and playgrounds"; also a few lots of land acquired through tax default - total value of \$7,000. There are several small cemeteries whose boundaries remain vague.

H. CHURCHES - Located between the Town Hall and Village School stands the Croydon Congregational Church, an impressive structure with its spire rising far above the other buildings in the Village.

To the south at the Flat, is another church building situated on the Old Croydon Turnpike. This building takes on the charm of the typical older New England church. Services are held here from June until Labor Day, made possible by an endowment to assure that religious services will always be held at the church. After Labor Day, services move to the "Upper Church" until the following June.

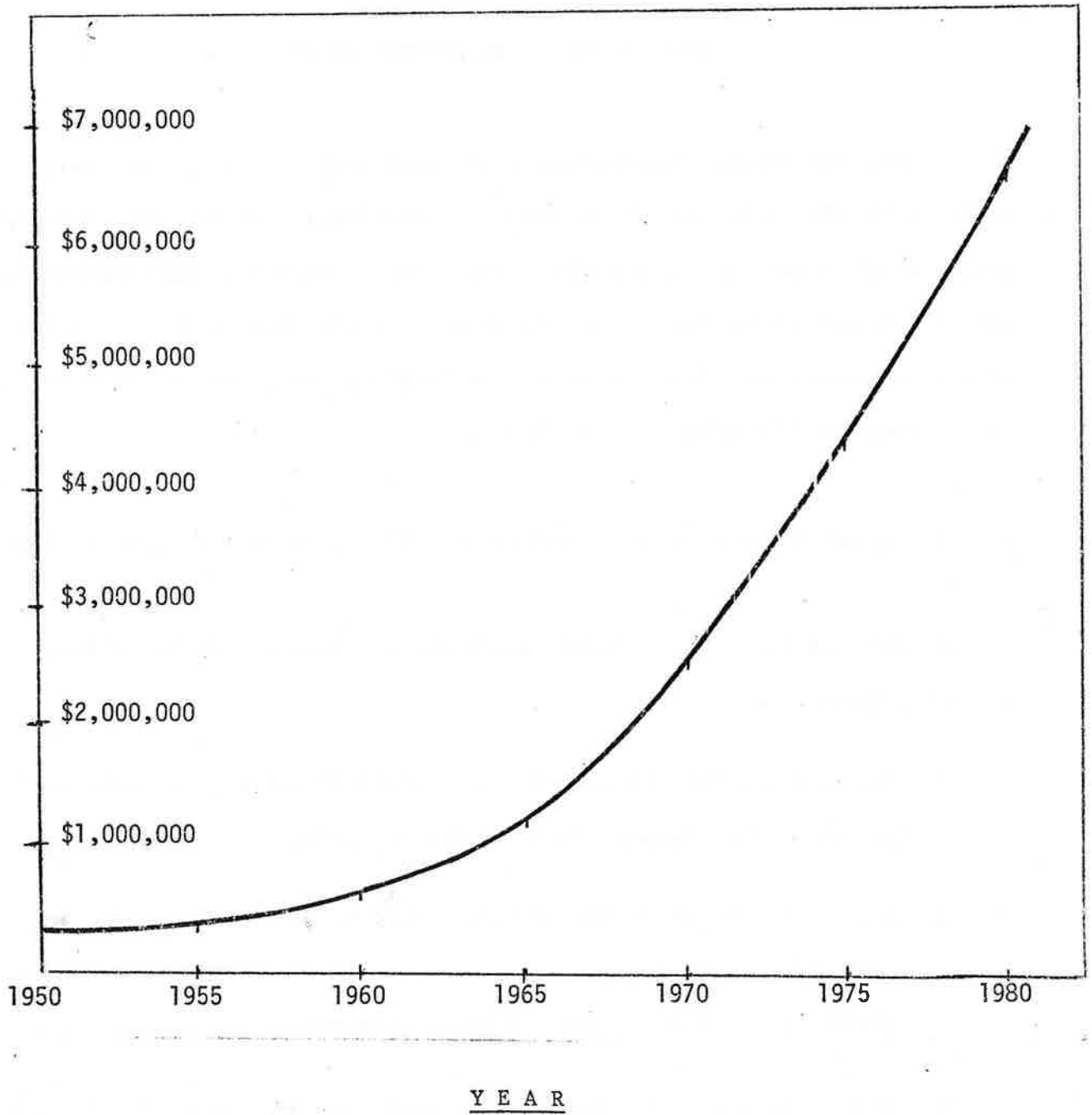
VI. TAX BASE

The continued growth and prosperity of the Town of Croydon is reflected by the progressive increase of taxable property. Since 1950 the adjusted value of the total property has grown drastically.

The pattern of growth of the valuation of all properties within the Town is depicted in Figure 5 on the following page.

It is important to note that this is the total appraised value of all real property and is merely a guide in depicting the growth of the property values. These figures are not adjusted for inflation, nor are they equalized as to value.

TOTAL PROPERTY VALUATION
1950 - 1980



VII. MASTER PLAN QUESTIONNAIRE

In 1977 the Master Plan Committee of Croydon drew up a questionnaire to determine the wishes of the residents concerning the future policies and growth of the Town. These questionnaires were circulated to 88 households, and 77 were returned. Again, in late 1980 the notice was published making additional copies of the questionnaire available to those who wished to reply. Thus a total of 84 copies were received.

A copy of the questionnaire and the compiled results are appended (App."A").

A review of the replies to the questionnaire brings out the following salient points:

1. The response rate of over 88% was excellent and may be considered to present a fair sample of the entire community.
2. A majority of respondents favored Croydon for its "uncrowded conditions" and its "peace and quiet". It is to be presumed that they wish these conditions to be perpetuated.
3. As to future growth, there was divided opinion amongst the "no growth", "slight", and "moderate" growth, with slight growth prevailing. This is in agreement with the widespread opinions throughout the State and

the Country in general that all communities must accept some growth. In the answers to the questionnaire, no one opted for "unlimited growth", which is an indication that a planned program for the future is desirable. This adds support to the creation of a Master Plan.

4. The type of development looked upon most favorably, namely small home-based businesses, would certainly be the least disturbing to the ecology, but is hardly likely to have a favorable impact economically on the Town.

There were strong sentiments that apartment buildings, motels, retail shops, shopping centers, business offices, and heavy industry are not desired. Such units would require such things as paved parking lots, demands for large amounts of water, sewer facilities, increased police and fire protections, and they would add increased traffic hazards. Apparently, these things are what the residents of Croydon wish to avoid.

Less certain opposition was expressed to light industry and restaurants. These facilities would seem likely to be more compatible with the rural and quiet nature of the Town and might deserve consideration.

5. In responding to "where further development should take place", nearly 50% desired NO development, and 85% felt that development should not take place "anywhere" in Town. There was considerable sentiment that farms and forest areas should not be developed. To carry out these desires, a Master Plan is certainly needed.
6. About 60% replied that multi-family housing should not be permitted, and another 17% felt that if multi-family housing were to be permitted,

it should be more limited than single-family housing. These replies indicate a desire for control by the Town of the types of dwellings to be permitted.

7. There was a fair indication that perhaps two-family houses might be acceptable, but sentiment against multi-family apartments, mobile parks, and condominiums was strongly negative. These housing units would require the same parking lots, water demands, etc., as noted under consideration of question #4.
8. Mobile homes have become a controversial topic. The majority of the respondents indicated that if mobile homes were to be permitted at all, it should be on a limited basis.
9. A large majority indicated that mobile homes should be permitted on individual building lots only, with only 20% favoring mobile homes parks. Mobile home parks are usually kept neatly, are self-regulating, and would probably add more in taxes than scattered individual homes on tiny lots, while requiring fewer additional expenses for Town services. This deserves consideration.
10. Nearly half of those who expressed an opinion felt that mobile homes should be permitted only in certain areas of the Town. Here again, a Master Plan is needed.
11. As a community grows, so does its needs for areas of outdoor recreation. A ball field, a playground, a bandstand, a park, a town forest - all contribute to a sense of unity, and eventually help the prosperity of the Town. About 70% of those who replied felt that such amenities should be considered.

12. The Town should purchase land to provide for public recreation areas; so say some 60% of the replies. There is also the possibility that land might become available through non-payment of taxes or bequests.
13. That many respondents felt that certain areas of the Town should be reserved for different uses is still another indication that a Master Plan is desired.
- 14-17. Replies to these questions, practically foregone conclusions, re-enforce the need for a Master Plan.
18. Some 71% of the replies indicated that a Master Plan should be developed. In their answers to question 19 and question 20, indication was given that protective zoning and town restrictive ordinances were desired.

SUMMARY - The replies to the questionnaires give evidence that a Master Plan is needed and wanted by the Town.

VIII. GOALS AND OBJECTIVES

A. GOAL: PRESERVATION - It is desired to preserve and improve the present quiet, rural character of the Town of Croydon.

OBJECTIVE - Control of land use to maintain present rural character of the Town.

- a. Foster land use which would not lead to overpopulation, loss of natural forest cover, overbuilding of roads, parking areas and the like.
- b. Discourage small-lot subdivisions.
- c. Discourage land use which would contaminate soil, water, or air by excessive demands for waste or sewage disposal, production of noxious fumes or smoke, or the production of objectionable noise levels.

B. GOAL: CONTROL OF EXPENSES - It is desired to control Town expenses and taxes at an acceptable level.

OBJECTIVES - 1. There shall be no plans for public water supply or sewage disposal.

2. Efforts must be made to avoid expensive methods of solid waste disposal.

3. Encourage land use which will increase the tax base without creating disproportionate demands for public expenditures.
4. Encourage the use of existing roads for access to areas of future growth.
5. Require that future development share the expense of road improvements if such be necessary.
6. Limit future development and growth to areas where existing facilities can meet the new demands.
7. Set aside funds now for future improvements in schools, fire and police departments, roads, library, etc.

C. GOAL: HEALTH AND SAFETY - It is desired to maintain public health and safety.

OBJECTIVES - 1. Adopt an appropriate building code.

2. Regulation concerning the size of lots and soil testing to be enforced.
3. Prevent the dumping of toxic wastes within the Town.

D. GOAL: PUBLIC FACILITIES - It is desired to provide more public facilities for recreation.

OBJECTIVES - 1. Consider the purchase of lands suitable for recreation use or the use of suitable land taken by tax default.

2. To draw up a plan, possibly through a conservation committee, for the development of various areas for public use (playgrounds, ball field, etc.).

3. To encourage conservation easements permitting recreational use of private lands.
4. To encourage bequests or other gifts of land for Town use.
5. The Town buildings should be evaluated for their overall efficiency, including usability, energy use, safeguarding of records, etc.

E. GOAL: SUGGESTED REGULATIONS - It is desired to assemble policies and regulations to protect and preserve the present harmonious character of the Town.

- OBJECTIVES -
1. Revise the Master Plan as necessary.
 2. Consider promulgation of zoning regulations.
 3. Consider adoption of regulations to limit the issuance of building permits for new dwelling units to an acceptable number per year.
 4. Consider limiting the percentage of mobile home permits to protect the tax base.

APPENDIX A

MASTER PLAN QUESTIONNAIRE

AND

COMPILED RESULTS

Prepared in Cooperation with the CROYDON PLANNING BOARD
and the UPPER VALLEY-LAKE SUNAPEE COUNCIL

The Planning Board and the Selectmen of Croydon would like your help in planning the future growth of our town. We have prepared the following questions in order to assure that your opinions and feelings are considered in guiding the future development of Croydon.

To encourage a larger response, a volunteer will return tomorrow afternoon to pick up your completed questionnaire. Extra copies are available from planning board members, selectmen, and at the Coniston Store.

A public meeting to discuss the results of this questionnaire will be held

Thursday
January 30
Town Hall

(1977)

NOTE: 87.5 % responded

77 returns for 88 distributed

1. Why do you feel that Croydon is an attractive place in which to live? (Check only one.)

66.3 ☒ 53 Uncrowded conditions
21.3 ☒ 17 Peace and quiet
☐ 0 Outdoor recreation
☐ 0 Employment opportunities
6.3 ☒ 5 Lack of pollution

1.3 ☐ 0 Community participation
5.0 ☒ 4 Good schools
☐ 4 Friendly people
☐ 0 Other (specify)

2. What type of a town would you like to see Croydon become in the future? (Check only one.)

91.2 ☒ 62 Rural town
☒ 10 Resort town

5.9 ☒ 4 Commuter town
2.9 ☒ 2 Other (specify)

3. How would you like to see Croydon's population change in the future? (Check only one.)

33.6 ☒ 25 Stay the same
41.9 ☒ 31 Slight growth
24.3 ☒ 18 Moderate growth

☐ 0 Unlimited growth
☐ 0 Other (specify)

4. Which of the following types of development would you like to see in Croydon? (Answer each category)

Yes No Uncertain

| | | |
|----|----|---|
| 20 | 37 | 4 |
| 1 | 54 | 2 |
| 53 | 14 | 1 |

1 14 0

| | | |
|----|----|---|
| 12 | 51 | 2 |
|----|----|---|

No Development
Apartment Buildings
Small Home-Based
Business
Motels
Retail Shops

Yes No Uncertain

| | | |
|----|----|---|
| 18 | 44 | 4 |
| 6 | 65 | 0 |
| 23 | 37 | 5 |
| 12 | 41 | 1 |
| 2 | 65 | 0 |
| 1 | 0 | 0 |

Restaurants
Shopping Ctrs.
Light Industry
Business Off.
Heavy Industry
Other

5. Where would you like to see residential development take place in the community? (Answer each category.)

Yes No Uncertain

| | | |
|----|----|---|
| 27 | 29 | 5 |
| 20 | 42 | 3 |
| 6 | 52 | 5 |
| 14 | 45 | 5 |
| 25 | 37 | 3 |
| 7 | 50 | 3 |
| 22 | 19 | 1 |

No further development
 Clustered around existing Village Centers
 In farming areas
 In forest areas
 Along State Highways
 Anywhere in town
 Other (specify)

6. How do you feel about multi-family housing? (Check only one.)

10.0 7 Should be allowed on same basis as single-family housing.
 17.1 12 Should be limited more than single-family housing.
 58.6 41 Should not be permitted.
 14.3 10 Uncertain.

7. What types of high density residential should be allowed in Croydon? (Answer each category.)

Yes No Uncertain

| | | |
|----|-----|---|
| 2 | 163 | 2 |
| 26 | 34 | 2 |
| 8 | 55 | 3 |
| 4 | 58 | 5 |

Multi-family apartments
 Two-family apartments
 Mobile home Parks
 Condominiums

8. How do you feel about mobilehomes? (Check only one.)

13.5 10 No more should be allowed in town
 67.6 50 Should be allowed on a limited basis
 13.5 10 Should not be limited or restricted whatsoever
 5.4 4 Uncertain

9. On what basis should mobile homes be allowed in Croydon? (Check only one.)

64.2 43 On individual building lots ONLY
 19.4 13 In mobile home parks ONLY
 16.4 11 EITHER WAY

10. Where should mobile homes be located in town? (Check only one.)

41.2 28 Only in certain areas of town
 44.2 30 Anywhere in town
 14.7 10 Uncertain

11. Do you feel that certain areas of town should be set aside for outdoor recreation?

64.6 ☐ 42 Yes 21.5 ☐ 14 No 13.9 ☐ 9 Uncertain

12. How do you favor providing for recreational land? (Answer each category.)

Yes No Uncertain

| | | |
|----|----|----|
| 39 | 19 | 4 |
| 4 | 44 | 9 |
| 18 | 31 | 5 |
| 7 | 35 | 14 |

Town purchase of land
Using private property
Zoning
Easements

13. Do you feel that areas of town should be provided for different uses, such as farming, woodland, residential, recreation, business?

61.1 ☐ 47 Yes 25.7 ☐ 19 No 7.1 ☐ 5 Uncertain

14. Do you feel that the physical characteristics of land make it naturally better suited for one type of use than another?

82.3 ☐ 56 Yes 11.8 ☐ 8 No 5.9 ☐ 4 Uncertain

15. Do you feel that certain areas of town should have larger lot size if there are poor soil conditions?

60.0 ☐ 42 Yes 17.1 ☐ 12 No 22.9 ☐ 16 Uncertain

16. Do you feel that different land uses (farming, woodland, residential, business) should have different lot sizes depending on the type of land use?

62.9 ☐ 44 Yes 18.6 ☐ 13 No 18.6 ☐ 13 Uncertain

17. Do you favor regulating development in the following areas? (Answer each category)

Yes No Uncertain

| | | |
|----|----|---|
| 50 | 15 | 8 |
| 43 | 18 | 8 |
| 44 | 15 | 7 |

Floodplains
Wetlands
Streambelts

Yes No Uncertain

| | | |
|----|----|----|
| 38 | 20 | 12 |
| 34 | 24 | 11 |

Ledgy areas
(shallow to bedrock)
Steep Slopes
Inaccessible areas
(No Roads)

69.4 ☒ 50 Yes 19.4 ☒ 14 No 1.1 ☒ 2 Uncertain

19. Do you feel that future development should be controlled through town ordinance in order to protect the best interests of Croydon?

76.1 ☒ 54 Yes 16.9 ☒ 12 No 7.0 ☒ 5 Uncertain

20. Are you in favor of some sort of protective zoning to provide for the orderly growth and development of Croydon?

76.4 ☒ 55 Yes 19.4 ☒ 14 No 4.2 ☒ 3 Uncertain

21. Would you be willing to serve on a Citizen's Committee to work with Town Officials to study this matter further and report its recommendations to the Town Meeting?

38.9 ☒ 26 Yes 33.3 ☒ 24 No 27.8 ☒ 20 Uncertain

22. Would you be willing to attend public meetings to help in this effort?

60.3 ☒ 44 Yes 16.4 ☒ 12 No 23.3 ☒ 17 Uncertain

OTHER COMMENTS:

- NAME (Voluntary)

APPENDIX B

CROYDON MASTER PLAN COMMITTEE

1980 - 1981

William P. Walsh, Chairman

Robert Burnside

Melbourne L. Cushing

James L. Grenier

William F. Hickey, Jr.

Robert C. O'Brien

David A. Shackett

Kenneth E. Spence

APPENDIX C

MASTER PLAN ENABLING LEGISLATION

CHAPTER 36

New Hampshire Revised Statutes Annotated

36:13 Purposes of Master Plan - It shall be the function and duty of any planning board established under the provisions of this chapter to make and to perfect from time to time, so far as funds appropriated by council for such purpose will permit, a master plan for the development of the municipality, including any areas outside of its boundaries which, in the planning board's judgment, bear relation to the planning of the municipality. Such master plan, with the accompanying necessary map, plats, charts and descriptive matter, may be designed with the intention of showing as fully as possible and practical the planning board's recommendations for the desirable development of the territory, legally, and logically within the scope of its general planning jurisdiction, including, on that basis, among other things, the general location, character, and extent of streets, viaducts, subways, tunnels, bridges, waterways, water fronts, boulevards, parkways, roadways in streets and parks, aviation fields, and other public ways, places, grounds, and open spaces, sites for public buildings and other public property, routes of railroads, omnibuses and other forms of public transportation, and the general location and extent of public utilities and terminals, whether public or privately owned or operated,

for water, light, heat, sanitation, transportation, communication, power, and other purposes; also the acceptance, removal, relocation, widening, narrowing, vacating, abandonment, change of use of or extension of any of the foregoing ways, grounds, places, open spaces, buildings, properties, utilities, or terminals, and other planning features, as well as a zoning plan for the control of the height, area bulk, location, and use of private and public structures, buildings, and premises, and of the population density; the general location, character, layout, and extent of community centers and neighborhood units; and the general character, extent, and layout of the replanning of blighted districts and slum areas. 1935, 55:10

36:14 Preparation of the Master Plan - In the course of the preparation of such master plan the planning board may make careful and comprehensive surveys and studies of existing conditions and of the data and information relative to the probable future growth of the municipality and its environs. The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with existing and probable future needs, best promote health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency in the process of development; including, among other things, adequate provision for light and air, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements. 1935, 55:11

36:15 Adoption and Amendment of Master Plan - The planning board may adopt the master plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding with major

geographical sections or divisions of the municipality or with functional subdivisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. Such master plan shall be a public record, but its purposes and effect shall be solely to aid the planning board in the performance of its duties. The adoption of the master plan or any amendments thereof shall be by resolution carried by affirmative votes of not less than a majority of all the members of the planning board. The resolution shall refer expressly to the maps, descriptive matter, and other matters intended by the planning board to form the whole or part of the plan, and the action taken shall be recorded on the adopted plan or part thereof adopted by the identifying signature of the chairman or secretary of the planning board, and a copy of the plan or part thereof shall be certified to council.

1935, 55:12