

## Chapter 1

### INTRODUCTION

This is the third revision of the original Master Plan for Canterbury which was first approved in 1971. As in the past, Canterbury's Master Plan is called the "Plan for Tomorrow." Since 1971, many things have changed in and around our Town. However, one thing has remained consistent throughout the years; as compared with growth and development in surrounding towns, Canterbury's long-term planning efforts have been extremely effective. The Town has changed, as it must, but it has remained the same in many of the ways that are most valued by the townspeople. This is due, in large measure, to the foresight and hard work of Canterbury's Planning Boards, the Selectmen and all of the concerned citizens who have participated in past planning efforts.

Planning by its very nature is a continuous activity. It means providing for the best ways of meeting the expected needs of the Town and the region. Only a long-range, comprehensive and flexible town plan can create and/or preserve the kind of environment the majority of citizens want in the years ahead.

In 1995 the Canterbury Planning Board conducted a survey of the Town's residents relating to zoning, housing, development and other issues. The results of the survey are reflected in this plan. They provide the framework for many of the planning issues, policies and objectives and recommended actions you will find in this document.

This Plan for Tomorrow is divided into twelve chapters, with an appendix which includes the results of the 1995 survey, and the zoning map. In each chapter we review a specific aspect of the Town and, where applicable, present long-range goals, policies and objectives and recommended actions.

Canterbury does not exist in a vacuum. Planning must logically consider the relationship of our town to others in the region and the State.

As the responsible Town body, the Planning Board has a duty to translate the priorities of the citizens of Canterbury into an agenda for action by the Town and its people. It is the intent of the updated Plan for Tomorrow to identify future needs and suggest ways of meeting them.

## Chapter 2

### IMPLEMENTATION: CANTERBURY PLAN FOR TOMORROW & EXECUTIVE SUMMARY

Planning is useful only if it leads to decisions and actions. This Master Plan expresses the long-range goals of the community which will define the Town that future Canterbury generations can hope to find. The policies and objectives provide guidelines for making decisions.

Everyone should accept that changes will occur in Canterbury. Adoption of this new Plan for Tomorrow presents an opportunity to direct those changes. The primary tools for directing growth are this Plan, Canterbury's Zoning Ordinances, and our Subdivision and Site Plan Regulations and yet to be completed Capital Improvement Plan. These tools must be reviewed and revised based on this Plan for Tomorrow as well as current needs and conditions. These revisions, guided by the policies and objectives of the Plan, will be extremely important to the future of Canterbury.

Equally important is recognition by the residents of Canterbury that many of the goals and objectives of this Plan can be achieved more effectively by voluntary actions than by Town Regulations. Information about conservation easements, restrictive covenants, and other estate planning techniques, when shared with landowners by the Conservation Commission and Planning Board, should help to lead to wise decisions by individual landowners. Such information would also convey important tax and land planning options which can help to protect family lands.

Recommended Actions are listed at the end of each chapter of the Plan. These are actions designed to achieve objectives, carry out policies, and determine priorities. The group with primary responsibility for implementing an action is indicated in bold face type.

Concerted and focused action is critical in the areas identified below. That these specifications are singled out does not diminish the importance of other recommended actions throughout the Plan nor does it imply that other actions are not also matters of some degree of urgency.

#### **Priority Recommended Actions**

1. Review our Zoning Ordinance, Subdivision Regulations and Site Plan Regulations for conformance with this Master Plan and their continued support for preserving Canterbury's small town atmosphere, rural landscape and quiet lifestyle, while encouraging the growth and development which will occur in those areas that are best suited for that type of development. **Planning Board**

2. Work actively with neighboring communities, as well as State and Federal government, on projects and proposals that have potential impacts and opportunities that extend into Canterbury or have regional and statewide significance. **Planning Board, Selectmen**

3. Contribute to the continuing effort to fully utilize Canterbury's Exit 18 commercial land by encouraging sensible and compatible development. **Planning Board, Economic Development Committee**

4. Recent and prospective changes in state and federal regulatory structures related to telecommunications and energy should be monitored and the Town, when and if appropriate, should participate in decision-making to assure that the changes which will occur will be positive and will be of the most benefit to Canterbury. **Planning Board, Selectmen**

5. Develop and maintain an official Capital Improvements Plan (CIP) using data and planning objectives stated in this Plan and create a mechanism to implement this Plan. **Planning Board**

The less urgent actions recommended in each section of the Plan cover a wide range of topics. Implicit in the word "action" is involvement. Residents are encouraged to consider the many areas in which action is recommended and to identify those which are most interesting to them. Contact the group responsible for future action and get involved. Decisions based on wider participation will be all the more meaningful.