

3. Land Use

Nottingham—Geographically Large with Limited Development

In brief Nottingham has:

- Over 30,900 acres or approximately 48.4 square miles. It is one of the larger communities in the Strafford-Rockingham area—Barrington (48.6 square miles) and Strafford (51.2 square miles) are slightly larger.
- Approximately 5,500 of these acres, or about 17% of the town, are within Pawtuckaway State Park.
- A significant portion of land in Nottingham is undeveloped. Most developed lands are for single family residential use.

Overall Land Use/Land Cover—Most of Nottingham is Undeveloped

Table3-1 identifies the current land use/land cover distribution based on interpretation of 2005 aerial photography. Approximately 22,522 acres or almost 73% of Nottingham is forested while another 3,631 acres or 12% is in wetlands. Developed lands, including residential, comprise 2,666 acres or about 9% of Nottingham’s land cover. Agriculture accounts for about 3% of Nottingham.¹ Residential use is about 7% of Nottingham and is the single biggest category of developed lands. These figures reveal the fact that Nottingham is inextricably linked to its natural resource base of forests and wetlands. **See Map 2, Land Cover-Land Use in Appendix LU-A of this chapter.**

Table 3-1: Current Land Use

Land Use	Acres
Developed Lands	2,666
Agriculture	771
Forested/Brush	22,522
Wetlands	3,631
Other Barren Lands	259
Surface Water	1,147
Total	30,996

Source: Land Use interpreted by Strafford Regional Planning Commission, 2005 photography.

Much of Nottingham’s developed areas occur in a linear fashion along the town’s roads or in small village areas, such as Nottingham Center.

¹ Land cover calculations are based on interpretation of 30-meter satellite imagery from the 2005 New Hampshire Land Cover Assessment. For residential and commercial use, only disturbed areas with a structure on approximately one acre are noted. In reality, there are likely to be a larger number of acres devoted to residential activity, but this methodology is not able to capture this activity.

Developed Lands

These lands comprise 2,666 acres and include the following categories of use as shown on **Table 3-2**.

Table 3-2: Developed Lands

Developed Land Category	Acres
Residential	2,100
Commercial	60
Transportation	236
Recreation	86
Other Built-up including institutional lands (Civic, Education)	184

Source: Land Use interpreted by Strafford Regional Planning Commission, 2005 photography.

The residential use is the largest category of developed lands comprising almost 80% of this category. The next largest category is transportation, which includes all the roadways in Nottingham.

Agricultural Lands

These areas, which comprise 771 acres, are fields and farm buildings in agricultural activity. This area is approximately half of the amount of land devoted to agriculture as there was in the mid-1950's when there over 1300 acres in agriculture. Although agriculture has diminished, agricultural lands continue to contribute to the open spaces and character of the community, as well as Nottingham's economic base.

Historically, farming was one of the main economic activities in the early settlement of Nottingham, from the 1700's through early 1800's, consuming much of the acreage in town. Over time, some families migrated to large towns and cities or to the Midwest because of other economic opportunities. As result, many agricultural fields and livestock pastures reverted to scrub, woodland and forest.

Over the past 50 years, the number of farms has also declined. In the past, farms were often large operations for livestock that were the sole economic enterprise of a family. More recently farms have become smaller and more diversified, specializing in horticulture, produce or value-added practices related to agriculture. More often than not, these are part-time operations. Farm owners now need to rely on other sources of income to make a living.

Recent data on farm activity collected by the USDA is kept by town for the number of farms and general farm size, updated every 5-7 years. The USDA defines a farm as one that makes \$1000 or more in annual profits. According to this definition, in 2007 there were 31 farms in Nottingham. Of those farms making over \$1,000, 11 were greater than 50 acres and 20 were fewer than 50 acres. There were only 2 farms making more than \$50,000. In terms of size, 17 farms were greater than 50 acres and 14 that were fewer than 50 acres. One farm was greater than 1000 acres. (*National Agriculture Statistical Service, 2007*)

Note: According to Current Use by Type data from the town's assessor file, there are over 623 acres recorded as farmland.

Forest Lands

By far the largest area of land cover in Nottingham is forest or brush lands, covering 22,522 acres or almost 73% of the town. Of this, approximately 5,500 acres are within Pawtuckaway State Park. The town's large quantity of forest resources has provided a significant economic driver to Nottingham for many years.

Managed Forests

Based on 2011 data from the Society for the Protection of New Hampshire Forests, there are three (3) private forests totaling 200 acres with Forest Management Plans under the certified Tree Farm Program. Participants in the Tree Farm Program must manage their forest lands to ensure continuous production of commercial forest crops in a manner consistent with practices approved by the American Forest Institute.

There are three state forests:

- Nottingham State Forest—14 acres
- Vienna Smith State Forest—51 acres
- Stevens Pines State Forest—4 acres

Another state forest (Southeast State Forest) of approximately five acres was sold in 2011 by the state.

There are two privately-owned managed forests that are under conservation easements:

- Mulligan, approximately 2000 acres
- Comte, approximately 130 acres

Town Forest

Although Nottingham owns a number of open space parcels, none of these has been officially designated as a town forest.

Annual Taxable Timber Harvest

A good measure of the amount of timber that is being cut in Nottingham and its stumpage value can be gained by analyzing the data generated through the state Timber Tax Program (RSA 79: 10-12). Through this program the town is eligible to receive 10% of the stumpage value cut in the town. As part of this process the individual owners apply to cut and then report the amount and type of timber cut. In 2009 the value of the timber tax for Nottingham was \$10,000 while in 2006 it was \$16,750.

Land Use Change—*Shift from agriculture and forest land to residential development*

Over the past 50 years there has been a shift in land use from primarily agricultural and forest use to more developed land, primarily residential. Much of this change was documented in a University of New Hampshire study conducted in 2006, *Integrating Technologies to Monitor and Predict Patterns of Urban Growth*. In 1962 there were approximately 978 acres of agriculture and by 2005 there were 771—a 23% decrease. By contrast developed land went from 673 acres in 1962 to 2,660 acres in 2005—an over 300% increase. Most of this is attributable to residential growth. **See Table 3-3 below.** Most of this shift was due to residential development which increased in acreage from 483 to 2,100. By contrast, combined forested lands and wetlands lost over 2,000 acres during this period.

Table 3-3: Land Use Change, 1962-2005⁽¹⁾

Land Use Category	1962		1982		1998		2005	
	Acres	% of Town	Acres	% of Town	Acres	% of Town	Acres	% of Town
Residential	483	2	4,350 ⁽³⁾	15	1701	5	2,100	7
Industrial/Commercial/Mixed Urban/Other Built up	0	0			211	1	330	1
Transportation/Roads	190	1			208	1	236	1
Agriculture/Farmsteads	978	3	775	3	426	1	771	3
Forested	27,060	87	24,350	78	25,712	83	22,522 ⁽²⁾	72
Water	983	3	1,055	3	1,147	4	1,147	4
Open Wetlands ¹	844	3	N/A	0	993	3	3,361	11
Idle/Other Open	457	1	320	1	598	2	259	1
Total Acreage/Percent	30,996	100	30,850	100	30,996	100	30,996	100
*Combined Forest and Wetland	27,904				26,705		25,883	

Source: UNH Land Use Study, *Integrating Technologies to Monitor and Predict Patterns of Urban Growth*, 2006 and *Strafford Regional Planning Commission, Land Use Interpretation of 2005 Aerial Photography; Land Use Change: Strafford County, 1953-1982*

(1) Note: 5,500 acres of forest, open wetlands and water are contained within Pawtuckaway State Park.

(2) Note: Other wetlands that are defined are included in the "Forested" category, but not differentiated from other forest types.

(3) In the 1982 study, Developed Lands were not differentiated.

By comparing the land use data from this table (Table 3-3) with the current land use data in Tables 3-1 and 3-2, there appear to be some discrepancies that may be related to the definitions for land use or differences in aerial photographic interpretation methodology between the RPC interpretation documented in Tables 3-1 and 3-2 and the land use interpretations from the 1998, 1982, and 1962 photography documented in Table 3-3. For example, the data for wetlands appears to be quite different. The 2006 study accounted for only 993 acres and in the 2005 RPC photographic interpretation they are over 3,600 acres. The difference is very likely to be that the wetlands in the 2006 land use change study were incorporated into the Forested category which has a much larger number of acres (25,712) than in the 2006 land use interpretation which only reports 22,522 acres. Similarly, it would appear that by 2005 the developed lands had increased another 500 plus acres (2,666 acres), while the agricultural category appears to have gained acreage. In spite of these differences, the land use change trends are not substantially different.

Based on the growth in residential activity since 1982, as well as development along such corridors as Route 4, it would appear that there continues to be more and more land changing to the developed category. However, there is still a significant amount of forest land and what appears to be a reasonably stabilized amount of land devoted to agriculture.

Current Zoning

The current zoning reflects the town's desire to manage development by identifying the types of uses and controls that are appropriate in different areas of Nottingham. At the 2011 Town Meeting, a newly re-organized Zoning Ordinance (ZO) was adopted which clarified zoning districts and permitted uses. As a result there are three primary zones—Residential-Agricultural; Town Center; and Commercial/Industrial.

Residential-Agricultural District

Most of Nottingham is zoned as residential/agricultural except for the areas that include the town center and a Commercial/Industrial district along US Route 4. Although permitted uses are not specifically identified, it is a zone that allows for agriculture and residential uses, primarily residential structures, including manufactured homes and multi-family (including duplexes), but not manufactured home parks. The control of uses and activities is now incorporated within this zoning district section of the ordinance instead of through a separate Impact Control Article of the ZO in the previous version. This district also allows for Open Space Development. This regulation allows a greater density of residential units in exchange for the setting aside of common open space for recreation and resource protection. It also provides opportunity for workforce housing consistent with RSA 674: 58-61. The General Provisions Article also addresses such activities as home occupations, excavations, sanitary protection, and signs.

Town Center District

Under the current Zoning Ordinance, this district replaces what was called the Commercial Zone. This district generally encompasses the town center area and is 500 feet from the edge of NH Routes 152 and 156. Permitted uses include: residential including multi-family, wholesale and retail establishments, service facilities such as eating and lodging, and professional offices, as well as institutional uses such as government buildings and educational facilities. There is a two-acre minimum lot size with maximum lot coverage of 40%. Dimensional standards include setbacks of 50 feet.

Commercial/Industrial District

This district extends back 1000 feet from each side of US Route 4 for its whole length in Nottingham. Permitted uses include residential (including multi-family), wholesale and retail establishments, service facilities such as eating and lodging, and professional offices, as well as institutional uses such as government buildings and educational facilities. This district has a minimum lot size of two acres with varying dimensional standards for industrial and commercial. Industrial uses must be set back 150 from the front line and 100 feet from all other boundaries. Commercial must be set back 100 feet from all boundaries. Maximum lot coverage is 50%.

Multi-family Development

This particular use is allowed in all zoning districts, but has a separate section within the ZO to better regulate this activity. For example, the minimum lot size for each unit shall be two acres, frontage shall be 300 feet and there shall be a vegetative buffer of 100 feet between any structure and the perimeter of the tract.

Overlay Districts

The ZO includes three overlay districts all of which relate to environmental resource protection: Wetland Conservation, Aquifers and Floodplains

- **Wetlands Conservation Overlay**—this district is intended to protect wetland resource areas and is defined by the presence of poorly and very poorly drained soils. It defines the permitted uses which include forestry, agriculture, wildlife habitat development and conservation and open space area. This section also references Critical Wetlands that were specifically field located and mapped. No development is permitted within the wetland area or within a 100-foot buffer around the wetlands.
- **Aquifer Conservation District**—this district is intended to protect groundwater resource areas. It defines prohibited and permitted uses and establishes specific standards for maximum lot coverage, drainage and nitrate loading. It also requires a hydrogeological study for larger subdivisions to evaluate the development's impact to groundwater.
- **Flood Hazard Areas**—this overlay district is based on a model ordinance produced by the National Flood Insurance Program. The article establishes standards for the site and construction of structures within the 100-year floodplain.

Residential Build-Out Analysis

As part of the 2009 Housing and Conservation Planning Program, Nottingham prepared a build-out analysis to determine future residential development potential. The objective of the analysis was to estimate the number of parcels of land within the town that could accommodate future residential development based on current zoning regulations and environmental/land use constraints. The analysis provides an important tool to the town as it seeks to manage for the impacts of future growth. The full build-out analysis is found in **Appendix LU-B** of this chapter.

Methodology

The residential build-out analysis comprised two steps. First, areas of the town that cannot support future residential development were identified. This included areas that are already developed, and areas that are constrained from development due to environmental factors such as wetlands and steep slopes.

Second, for each remaining area, the number of residential lots that could be supported was estimated based on the Nottingham Zoning Ordinance. The determination was made by

applying the minimum lot size and frontage requirements from the Ordinance to each eligible area.

Result

The town of Nottingham covers over 30,900 acres. Of this, 16,463 acres (53%) were mapped as inappropriate for future development due to one or more development constraints. The remaining 14,533 acres (47%) in the town are potentially buildable. This total is estimated to support 6,394 two-acre residential lots.

Observations and Issues

Since much of Nottingham is undeveloped land in forest or open space/agricultural land use, it will be important for the town to manage these lands in a manner that protects its rural and village character. Encouraging environmentally sound forest management and agricultural activity is critical to maintaining this character.

For the most part, the Town of Nottingham has developed a set of zoning and land use regulations that are aimed at protecting and conserving its natural resources and managing the quality of growth. Although the majority of town is zoned for a two-acre minimum lot size, the recently enacted Open Space Development Ordinance allows for more flexible lot sizes and dimensional standards.

In March of 2009, there was a public forum held to identify Nottingham's strengths and challenges as part of the Housing and Conservation Planning Program. The highest rated strength was rural character followed by farming and agriculture, woods and wildlife and good water quality. Conversely, the greatest challenges were:

- Staying small, retaining rural character
- Developing good zoning regulations to help retain what we have

These public sentiments are also echoed in the Vision for Nottingham that identifies protection of the town's rural character. There are several regulatory issues that should be addressed that would contribute to the long term vision and rural quality of the town. These include:

A. Land Use Management

- Foremost among the challenges is the need for better spatial digital data, particularly with respect to tax maps and individual map parcels. In addition to the parcel data, it is critical to have both computer hardware and software that will allow for improved managing and monitoring of land use activity, including both the quantity and quality of development in Nottingham.
- For the most part, the map set that is part of this Master Plan Update will provide the spatial resource data to establish land use policies. The missing piece is the digitized tax maps that can help identify key parcels that might be affected by future land use change or that might be suitable for protection or conservation.

B. Permitted Uses and Dimensional Standards

- The Residential/Agricultural area of Nottingham needs to be more clearly defined in the Zoning Ordinance and permitted uses should be enumerated.
- The Town Center has a large lot requirement that discourages more compact, mixed use village-type development.
- The setback standards in the Town Center may not be appropriate for a village-type use.

C. Forest Management

- As part of the town's policy for timber management for the timber tax program, individual forest management plans should be required.
- Nottingham might consider adopting and managing a town forest. Such a resource not only protects a valuable resource, but it can also provide a public open space area as well as an educational resource.
- While forest management plans are a good practice on individual properties, there is no mechanism for coordinating management plans on adjacent properties. Facilitating timber management plans would encourage groups of adjacent property owners to implement more efficient timber management, as well as coordinating wildlife management and recreational opportunities.

D. Preservation of Agriculture

- While there are over 30 farms based on USDA criteria only two of these make more than \$50,000 per year and most are fewer than 50 acres. The town should work to maintain or enhance both the amount of agricultural land and activity.
- The establishment of an Agricultural Commission is a good first step in providing a local tool for preservation of agriculture. It is important that this commission undertake activities that will fulfill this mission.
- The land use regulations in Nottingham must allow the greatest possible opportunity to conduct agricultural activities as per NH RSA 672:1, III-b.

“Agricultural activities are a beneficial and worthwhile feature of the New Hampshire landscape and shall not be unreasonably limited by use of municipal zoning powers or by unreasonable interpretation of such powers.”

E. Open Space Development Ordinance

The intent of this regulation is to protect open space and minimize rural sprawl. While this new regulation has many good provisions, consideration might be given to making it mandatory for projects over a certain acreage size with an exception for a subdivision with a small number of lots or large single lots, such as 10 acres.

F. Shoreland Regulation

While the state Comprehensive Shoreland Protection Act (CSPA) includes Great Ponds and 4th and 5th order streams, it does not regulate lower order streams (1, 2, and 3). The town should consider adopting a local shoreland buffer ordinance for these lower order streams, rivers and ponds.

Action Plan

Vision Goal for Land Use

Preserve the town's rural, small town character by promoting patterns of development that respect and reinforce the natural landscape and the traditional New England style of its villages.

Objective LU 1: Implement a digital information system that will link both spatial and community information into an integrated database.

Actions

- LU 1.1: Create a digital graphic tax map system that can be linked to the assessor's property database.
- LU 1.2: Consider implementing a Geographic Information System that will incorporate and coordinate all community land related data, both numerical and spatial, into a common system.

Note: For the long-term the Town should acquire a single Geographic Information System (GIS) for use by Town Boards and Departments that will satisfy the needs of the Planning & Zoning Boards, Conservation Commission, Assessor, etc. Such a system will be able to integrate both mapped data with town record data and will allow the town to update its information database. It will also allow the town to undertake analysis of mapped information for better decision-making.

- LU 1.3: Update the Build-out Study upon completing the implementation of a digitized tax mapping system and GIS data base and continue to update this study on a periodic basis such as every five years.

Objective LU 2: Implement Land Use Regulations that enable growth to be managed in a manner that will maintain Nottingham's rural and village character.

Actions

- LU 2.1: Amend the Open Space Development section of the Zoning Ordinance to:
- make such development mandatory for subdivisions greater than 20 acres (Article IV, Section S.4a, 2012), with a provision for exceptions under certain circumstances. and
 - provide a density bonus for additional open space.
- LU 2.2: Amend the Zoning Ordinance (ZO) to include a standard for maximum disturbance, such as 50%, of a subdivided lot in the Residential-Agricultural District.

- LU 2.3: Review Subdivision and Site Plan Review Regulations to be sure that they reflect the need to protect rural character and that any development under these provisions minimize environmental impact. Re-evaluate standards for:
- Impervious surfaces (including lawns without at least six inches of tillable soil),
 - Alteration of terrain,
 - Public roads and driveways,
 - Stormwater management, and
 - Landscaping.

Objective LU 3: Preserve and protect Nottingham’s valuable forest and agricultural resource base by maintaining and enhancing existing unfragmented lands and active farming and forestry activities.

Actions

- LU 3.1: Encourage forest management planning on municipal and private lands by undertaking the following:
- Require Forest Management Plans as part of the Timber Tax Yield Program;
 - Create partnerships with land trusts and land conservation agencies for land management plans where such organizations have fee title or conservations easements on land in Nottingham;
 - Encourage landowners to work with county, state and federal agencies for land management and potential cost sharing/grant programs;
 - Prepare a specific management plan for town-owned forest lands and
 - Work cooperatively with interested landowners for land protection and management, for example, the Northwood Area Land Management Collaborative.

The Northwood Area Land Management Collaborative (NALMC) is an example of adjacent landowners joining forces to:

- Share information and ideas about their lands;
- Help landowners connect with their land to gain the knowledge and assistance needed to sustain and enhance the resources on their lands;
- Promote enhancement of natural resources (i.e., woodlands, waters, wildlife, recreation, etc.) on NALMC lands through active land stewardship that also preserves the NALMC neighborhood’s capacity to maintain itself as a healthy, natural ecosystem;

- LU 3.2: Adopt an Agricultural Commission as per RSA 673: 1 (II) to protect agricultural lands, preserve rural character, provide a voice for local farmers, and encourage agriculture-based businesses.
Initial tasks could include:

- Determine and monitor:
 1. the number and location of farms and number of acres in agricultural production;
 2. the average farm size and largest farm and
 3. types of farm operations.

- Undertake programs to encourage local agriculture, such as “Buy Local”
- Work with other town boards and commissions to ensure there is greater opportunity for agricultural activity.

LU 3.3 Review local zoning, subdivision and site plan review regulations to ensure that the full range of agricultural activities are permitted including subsidiary uses such as:

- roadside stands (size, can any percentage of products be from elsewhere, etc.);
- accessory dwelling units for farm managers or seasonal employees;
- greenhouses; chicken coops and the like;
- signs—regulations on temporary signs; off-site signs allowed; and
- consideration of nuisance issues.

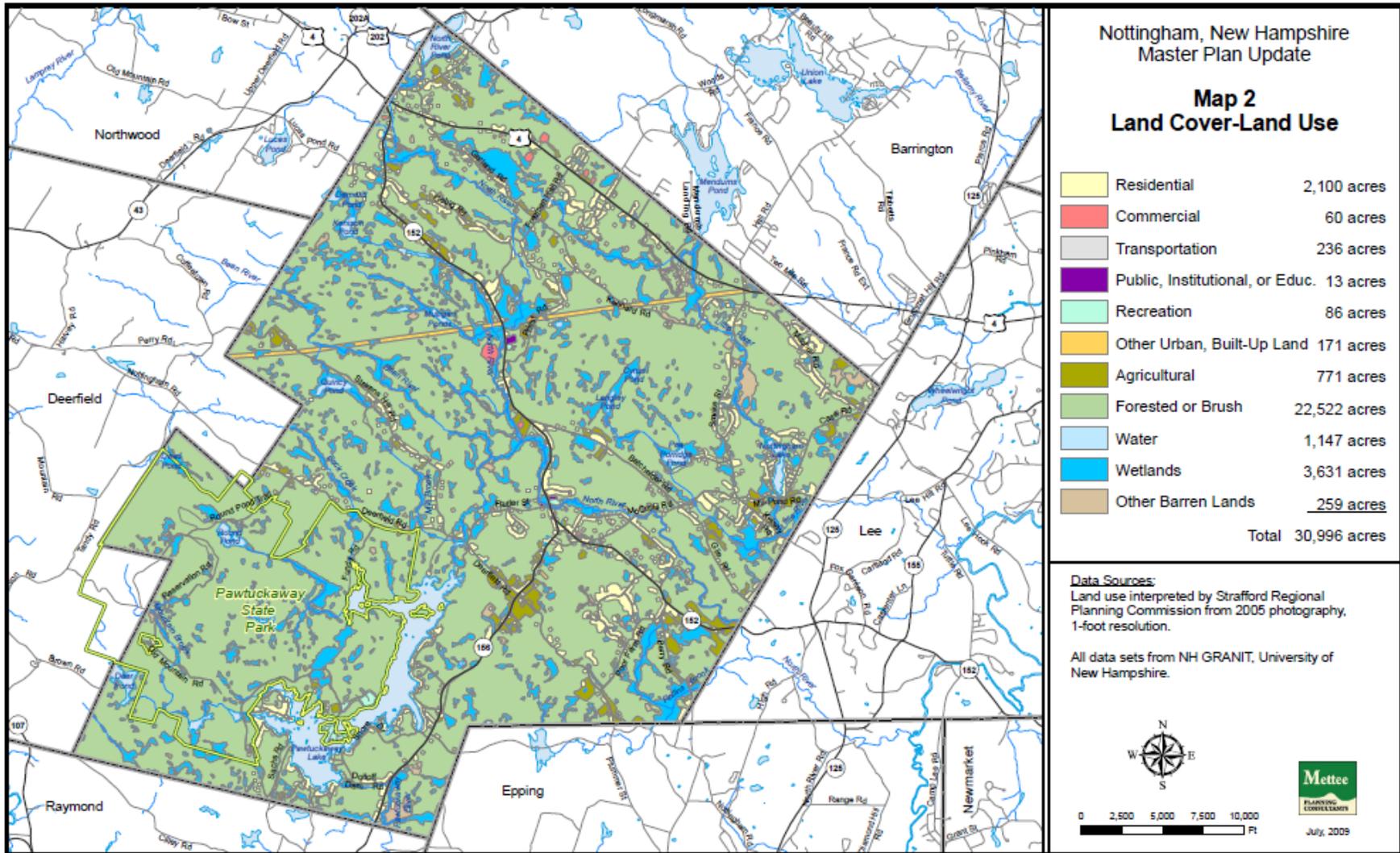
Note: Under the NH Right-to-Farm Law (RSA 432:33) protects farmers operating in accordance with recognized best management practices from nuisance complaints.

LU 3.4 Encourage local farmers to prepare farmland management plans to prevent loss of productive agricultural soils.

LU 3.5 Support local and regional agricultural program efforts including farmland protection and Buy Local Programs.

LU 3.6 Continue to encourage use of Current Use tax program as well as other methods for retention of forest and agricultural activity. Such techniques as deed restrictions purchase of development rights, and restrictive easements will allow for continued agricultural activity and forest management.

Appendix LU-A. Land Cover-Land Use Map



APPENDIX LU-B

RESIDENTIAL BUILD-OUT ANALYSIS TOWN OF NOTTINGHAM, NH September, 2009

PURPOSE—To estimate future residential growth under current zoning

A residential build-out analysis for the town of Nottingham, NH was conducted in order to assess future development potential under current zoning. The objective of the analysis was to determine the acreage within the town available to accommodate future residential development based on current zoning regulations and environmental/land use constraints. The analysis yielded an estimate of the number of lots the available acreage might support, and provides an important tool to the town as it seeks to manage for the impacts of future growth.

METHODOLOGY—Requires assessment of current zoning and existing constrained areas in Nottingham, i.e., areas already developed and areas of natural resource constraints

The build-out analysis utilized the following local, state and federal data sources:

- Soil units – Rockingham County Soil Survey, retrieved from the NRCS Soil Data Map, December, 2008. Soils were coded to designate hydric soils and steep slopes (maximum 35 to 60%).
- Wetlands – Critical wetland delineations and black gum swamps, as mapped by the Nottingham Conservation Commission, circa 1998.
- Floodplain boundaries – Rockingham County Digital Flood Insurance Rate Maps (DFIRMs), effective 2005, retrieved from the NH GRANIT archive.
- Land use – interpreted from 2005 aerial photographic imagery, retrieved from the NH GRANIT archive.
- Conservation lands – from NH Conservation and Public Lands data layer, updated in 2008, retrieved from the NH GRANIT archive.
- Surface water – lakes/ponds from the NH National Hydrography Data Set, retrieved from the NH GRANIT archive.

Each of the above data sets was acquired, managed, and processed using ArcGIS software. This software environment allowed the analyst to overlay maps of the individual data sets, and to explore patterns of coincidence within the overlays. Further, it provided the necessary tools to execute the build out analysis as described below.

Build-out Analysis—*Involves two steps—identifying constrained areas and determining the number of residential lots from remaining unconstrained area*

The residential build-out analysis comprised two basic steps. First, areas of the town that are unlikely to support future residential development were mapped. This mapping included areas that are already developed and areas that are constrained from development due to environmental factors. Second, the total remaining area was factored by 88%, based on the assumption that up to 12% of a new residential project would comprise streets, utilities, driveways and/or rights-of-way. The result was then divided by 2 in order to estimate the potential number of lots the unconstrained land area might support based on the current 2-acre residential zoning allowed in the town.

The majority of Nottingham is zoned as Residential/Agricultural and requires a two-acre minimum lot size. The town also has a Commercial Zone in the center of town along portions of Route 152 and 156 and a Commercial/Industrial Zone that extends 1000 feet from each side of Route 4. In each of these zones any lot that is not being used for a commercial or industrial use is considered to be residential property until such time as the owner decides to reclassify the property. For purposes of this analysis, it was decided that any available land in each of these zones would be considered residential.

Figure 1 illustrates the mapping of all development constraints used in the analysis. These included: existing developed lands, floodplains, wetlands, hydric soils, conservation lands, steep slopes and surface water.

Figure 1. Development constraints by type.

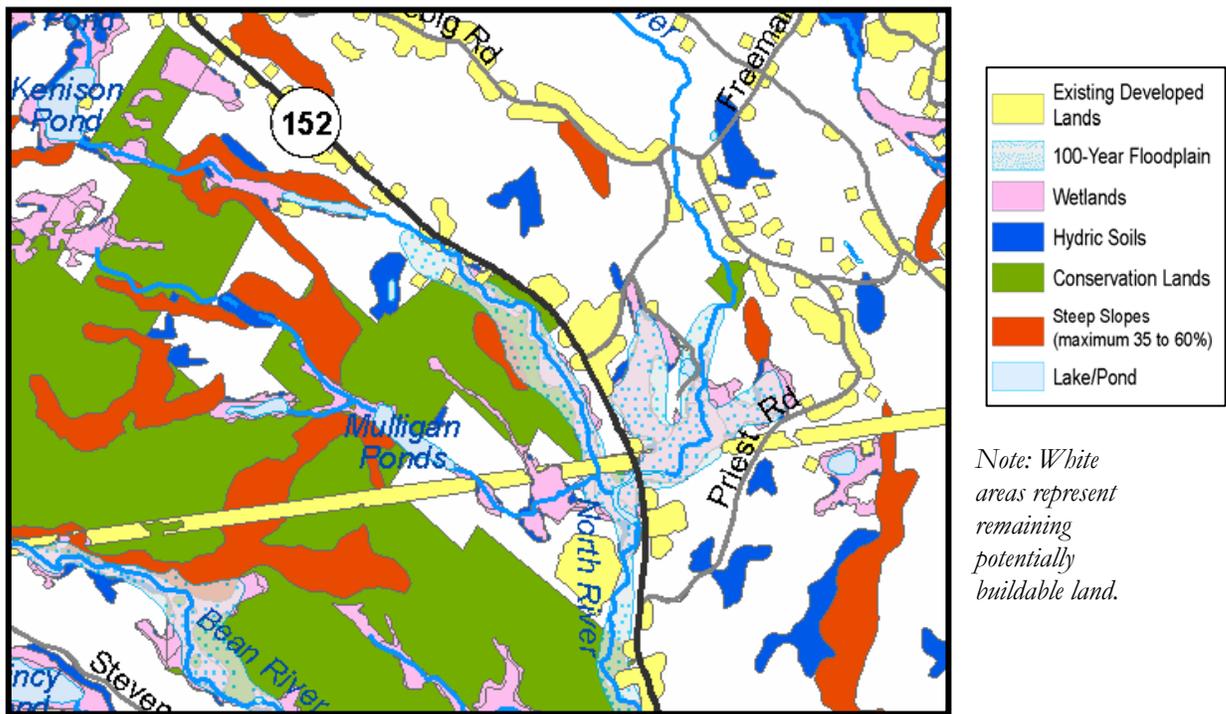
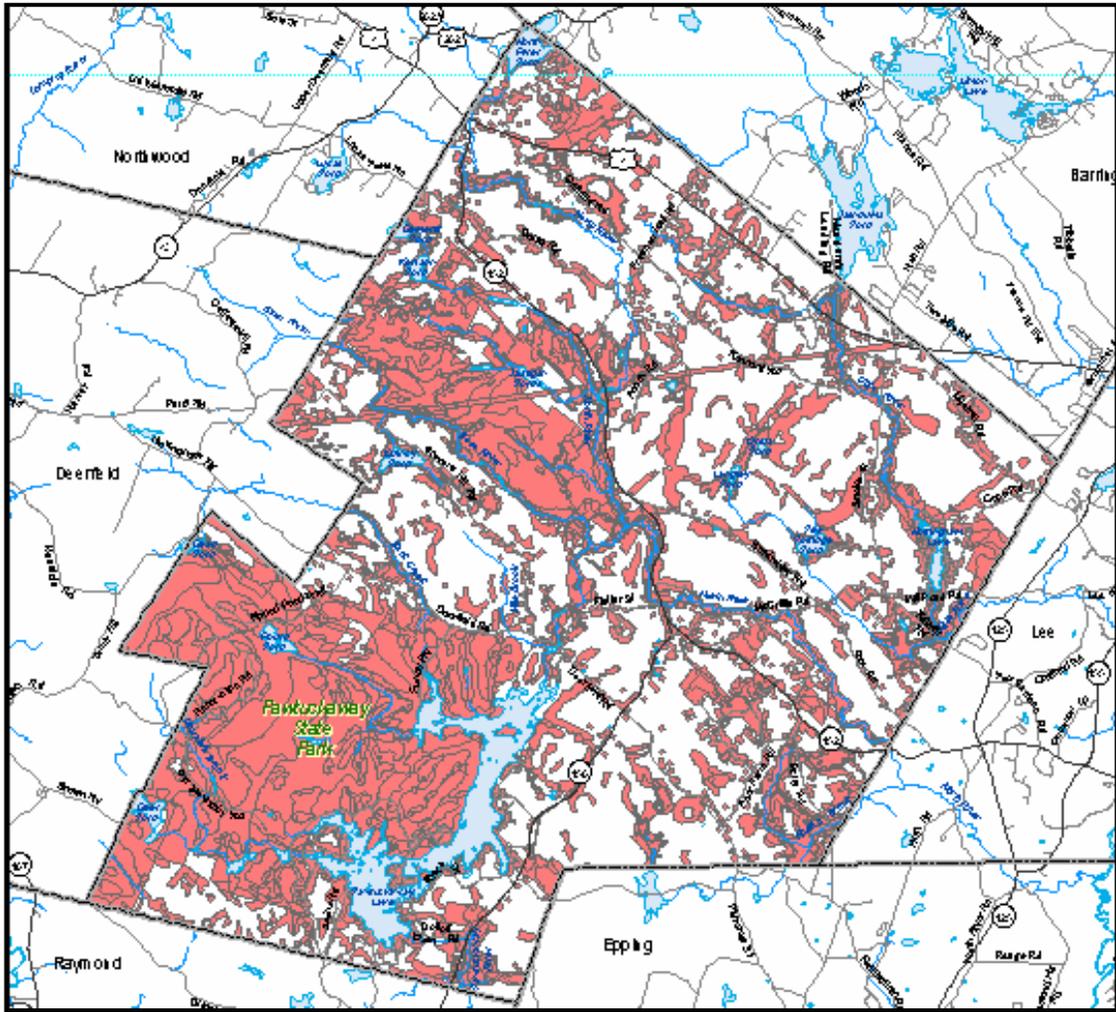


Figure 2 illustrates a composite of all the development constraints used in the analysis.

Figure 2. Development constraint composite--shaded in pink



Note: White areas represent remaining potentially buildable land.

RESULTS—Over 14,500 acres are buildable

The town of Nottingham covers 30,996 acres. Of this total, 16,463 acres (53%) were mapped as inappropriate for future development due to one or more development constraints (see Figure 1 and Table 1).

Table 1. Table of development constraint acreages.

Constraint Description	Acreage
Existing Developed Lands	2,666
Floodplains	2,130
Wetlands	1,578
Hydric Soils	3,038
Conservation Lands	8,090
Steep Slopes	4,304
Lakes/Ponds	1,117
TOTAL (1)	16,463

Note: The total area is not the sum of the individual acreage values, as many of the constraint types overlap. For example, numerous wetlands overlap with floodplain areas.

The remaining 14,533 acres (47%) in the town are potentially buildable. This total is estimated to support 6,394 2-acre residential lots (see Table 2).

Table 2. Number of buildable lots resulting from buildout analysis.

Buildable Acreage	Factored by 88%	# of Potential Lots
14,533	12,789	6,394

LIMITATIONS OF ANALYSIS

There are several limitations associated with the build-out analysis that should be recognized. They include:

- Land use data was interpreted and mapped from April 2005 aerial photography, and thus did not incorporate any development that occurred after that date.
- Digital parcel data was not available for use in the analysis. As a result, the estimate of buildable lots relied on a generalized mapping of the town with no consideration of existing lot lines.
- The lack of parcel data also limited the analysis in that none of the unbuildable land could be applied to the calculation of potential lots. In a parcel-based analysis, environmental constraints may still contribute to the overall determination of a lot as buildable relative to minimum lot size requirements. Because this calculation could not be made, the estimate of potential buildable lots is likely to be conservative.