

## Glossary

**Abutments** - A structure that supports the end of a bridge or arch; the side of an earth bank that supports a dam.

**Abutter** - In New Hampshire, any person whose property adjoins or is directly across the street or stream from land under consideration by the local land use board. For the purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.

In the case of an abutting property being under a condominium or other collective form of ownership, for purposes of receipt of municipal hearing notification for local land use board hearing, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.

**Access management** - The process of providing and controlling access to land development while preserving the flow of traffic in terms of safety, capacity, and speed.

**Aesthetics-based land use regulations** - The regulation of building or site design to achieve desirable appearance.

**Affordable housing** - Housing units where the occupant is paying no more than 30% of gross income for housing costs, including taxes and utilities.

**Agriculture** - The production of plants, animals, or their products, including, but not limited to: forage and sod crops; grain and feed crops; dairy animals and dairy products; livestock (cattle, poultry, sheep, swine, horses, ponies, mules and goats); breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products and other commodities as described in the Standard Industrial Classification for agriculture. Commercial agriculture shall not include poultry or swine production or animal feedlot operations.

**Aquifer** - Water-saturated stratified deposits of sands and/or gravel capable of yielding private and public potable water supplies.

**Arterial** - Main street or roadway with many branches to carry traffic from one place to another with increased access and mobility.

**Bedrock** - Solid rock underlying soils and/or other unconsolidated materials.

**Berm** - The upward slope of land from a water surface or from the bottom of a dry excavation; shoulder of the road

**Buffer** - For screening purposes, a strip of land, fence, or border of trees, etc., designed to set apart one land use area from another. An appropriate buffer may vary depending on uses, districts, size, etc., and shall be determined by the appropriate board.

**Bump-outs (curb bulbs)** - raised curb edging that juts out into the road to slow traffic.

**Cable drops** – single connection to the cable network. Often describes the installation of voice/data cable from a central location in a building to a specific outlet.

**Capital Improvement Plan (CIP)** - A schedule of proposed town projects requiring the expenditure of funds in the next 5-6 years. The CIP is updated annually and includes prioritized items, cost estimates, and the anticipated means of financing each project.

**Carrying capacity** - The ability of a natural system to absorb population growth as well as other physical development without significant degradation.

**Chicane** - A physical impediment on the side of a road to narrow the roadway in order to slow down traffic.

**Class A Trail** - A public right-of-way of indefinite duration subject to public trail use restrictions. It shall not have the status of a publicly approved street and shall not be used as a vehicular access for any new building or structure, or for expansion, enlargement, or increased intensity of use of any existing building or structure. It may be used by the owners of land abutting, such trail or land served exclusively by such trail, to provide access for non-development uses such as agriculture and forestry, or for access to any building or structure existing prior to its designation as a trail, and such owners' access for such uses shall be exempt from applicable public trail use restrictions, subject only to reasonable time, season and manner regulations imposed by the local governing body. The municipality shall bear no responsibility for maintaining the trail for such uses by abutting owners. Prior to excavation, construction or disturbance of a Class A Trail, Such owners shall obtain permission from the municipal officers, in the same manner prescribed for highways in RSA 236:9-11

**Class V Road** - All traveled highways which the town or city has the duty to maintain regularly.

**Class VI Road** - Roads under this category consist of all other municipal public ways, including highways subject to gates and bars, and highways not maintained in suitable condition for travel for more than 5 years.

**Charrette** - A public workshop in which citizens, property owners, public officials, developers, designers and other interested parties, work together to plan a particular project or achieve a particular objective.

**Co-location** – The placement of a personal wireless service provider's equipment on a wireless facility (towers and antennas) owned by another service provider.

**Conservation** - The preservation of natural resources.

**Conservation easement** - A non-possessory interest in real property by imposing limitations or affirmative obligations on such property in order to retain and protect natural, scenic, or open-space areas and thus assure its availability for agricultural, forest, recreational, or open space use.

**Conservation Subdivision Design** - A development strategy that focuses house construction on a smaller portion of the total land being developed and provides for permanent protection of the surrounding open space not used for construction.

**Current Use Tax Program** - A preferential property tax approach to encourage land owners to keep open space undeveloped. In the Current Use program, land is taxed on its potential to generate income in its present use, frequently as a farm or wood lot.

**DSL (digital subscriber lines)** – High-speed internet connection provided over ordinary twisted-pair copper wire typically found in homes and businesses.

**Easement** - Authorization by a property owner for the use by another of a designated part of the property, for a specific purpose.

**Electric grid** – Interconnected network of transmission lines used to distribute electricity.

**Endangered species** - A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Environmental science-based zoning** - Regulations based directly upon measurable scientific characteristics of the land-base of the community, rather than on possible arbitrary standards. This type of zoning should reflect the actual ability of the land-base to handle development. An example of this technique includes Soil-Based Zoning.

**Exemplary Natural Communities** - Distinctive areas of forests, wetlands, grasslands, etc., that are found in few other places in New Hampshire, or are communities that are very old and in good condition.

**Floodplains**- The areas adjoining a river or water course, subject to flooding.

**Floodway** - A river or watercourse and adjacent land that must be reserved in order to discharge flooding without increasing the water elevation more than a designated height.

**Forest** - A biological community dominated by trees and other woody plants covering an acre or more, including those areas where trees have been cut but not cleared. Forest includes: areas that have at least 100 trees per acre with at least 50 percent of those trees having a two inch or greater diameter at 4.5 feet above the ground and larger. In a critical area, a forest would cover an acre or more. In other areas, a forest covers a land area of 10,000 square feet or greater.

**Fragmentation** - Undisturbed land area that becomes too small causing damage and loss of native plants from overgrazing, a reduced breeding gene pool, loss of natural predators, and increased susceptibility to disease.

**Franchise areas** – Service area of a public utility or telecommunication company.

**Geographic Information System (GIS)** - A method of storing geographic information on computers. This information may be obtained from a variety of sources, including topographical maps, soil maps, aerial and satellite photographs, and remote sensing technology.

**Glacial kettle hole pond** - Water-filled, steep sided depression, typically lacking surface drainage; formed by glacial ice melting in area of till (unstratified mass of mingled clay, sand, pebbles, and boulders, deposited by glaciers).

**Greenways** - A linear park, alternative transportation route, or open-space conservation area providing passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway or open space plan.

**Groundwater** - Water that occurs beneath the land surface; also called “subsurface” water or “subterranean” water.

**Groundwater Recharge**- The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

**Heritage Commission** - A Board which advises and assists local boards and commissions on issues concerning areas of significant historical, cultural, agricultural, or visual resources and themes. Heritage commissions may be also empowered to accept and expend funds for a non-lapsing heritage fund, and to acquire and manage property and property rights.

**Historic District** - Designated by ordinance, an area within definable geographic boundaries, which contains properties or buildings that contribute to the overall historic character of the designated area.

**Impervious cover** - Any artificially covered or hardened surface, preventing or impeding the percolation of water into the soil mantle, including but not limited to roof tops, swimming pools, paved or gravel roads, and walkways or parking areas and excluding landscaping, surface water retention/detention facilities, access easements serving neighboring property, and driveways to the extent that they extend beyond the street setback due to location within access panhandle or due to the application of requirements to site features over which the applicant has no control.

**Infill development** - Construction or redevelopment on an existing lot on an existing street, in an existing neighborhood.

**Inter-modal transportation** - Using or accommodating more than one type of transportation - rail, ship, bicycle, car, etc.

**Land and Community Heritage Investment Program (LCHIP)** - This New Hampshire state fund is designed to assist communities wanting to conserve outstanding natural, historical, and cultural resources. This program requires that the towns match the state money from LCHIP with a 50% match from other sources.

**Land trust** - Private, nonprofit conservation organization formed to protect natural areas, historic structures, and recreational areas, as well as natural resources, such as productive farm and forest land. Land trusts purchase and accept donations of conservation easements and educate the public about the need to conserve land.

**Land Use Change Tax** - If property is removed from the Current Use tax rate, a “land use change tax” penalty (10% of the full market value) is paid to the town where the property is located

**Large lot zoning** - Ordinances that require a certain number of acres for every dwelling; typically a range from 10-30 acres per lot.

**Manufactured housing** - Houses manufactured in a factory rather than on-site.

**Mitigation** - Measures taken to eliminate or minimize damages from development activities by replacement of resources or other means of compensation.

**Multi-family housing** - A detached building designed and used as a dwelling by three or more families occupying separate units.

**New Hampshire Natural Heritage Inventory (NHI)** - As a state program in the Division of Forests and Lands, the NHI finds, tracks, and facilitates the protection of New Hampshire's plant and animal species of special concern and/or in exemplary natural communities.

**New Hampshire Comprehensive Shoreline Protection Act (CSPA)** - Passed by the General Court in 1991, and effective July 1, 1994, the CSPA establishes minimum standards for the subdivision, development, and use of the shorelands within 250 feet of the state's public waters. Department of Environmental Services is responsible for enforcing the standards within the protected shoreland, unless a community adopts a local ordinance or shoreland provisions which are equal to or more stringent than the CSPA.

**Open space** - Land area designed and intended for the common use by the residents or occupants of a development - not individually owned or dedicated for public use. Generally open space areas of scenic or natural beauty; parks and forests; hiking and riding trails; and landscaped areas adjacent to roads.

**Overlay District** - A zoning district that extends on top of more than one base zoning district. Overlay districts are intended to protect critical features and resources and where the standards of the overlay and base zoning district differ, the more restrictive standards apply.

**Per capita income** - Mean income for every person in a particular group, derived by dividing the total income of a group by the total population in the group.

**Performance Zoning** - Zoning regulations permitting uses based on a particular set of standards rather than on particular type of use, such as noise, emissions, or water usage.

**Phased growth plan** - Towns may adopt regulations to control the growth rate of development. In certain rapid growth situations, slowing the rate of development can be a way to retain some open space in town for a short period of time, during which it may be possible to determine if there is a need or mechanism to preserve it permanently.

**Prime agricultural soil** - Land that has the best combination of physical and chemical characteristics for sustained high yields.

**Recharge areas** - Area in which precipitation infiltrates surface material and reaches groundwater.

**Retention ponds** - Pond, pool, or basin used for the permanent storage of water runoff. Retention ponds should include provisions for controlled release of the stored water and groundwater recharge.

**Riparian** - Pertaining to the bank of a river, pond, or small lake.

**Roundabouts** - A raised island, usually landscaped, located at the intersection of two streets for the purpose of reducing traffic speeds and accidents.

**Safe yield** - The rate of water removal from an aquifer equivalent to the rate of water entering the aquifer.

**Scenic views/vistas** - Any area of particular scenic beauty or significance ; land that has been acquired for the restoration, preservation, and enhancement of scenic beauty.

**Sedimentation/siltation** - The process of depositing suspended matter (sediment) carried in water through the action of gravity.

**Site plan** - A plan for a commercial or industrial project, drawn to scale, showing uses and structures proposed for a particular parcel of land.

**Soil** - The natural or processed, unconsolidated, mineral and organic material on the immediate surface of the earth which serves as a natural medium for the growth of land plants.

**Species of Special Concern** - Those animals and plants listed as threatened or endangered under the New Hampshire Endangered Species Conservation Act of 1979 or under the New Hampshire Native Plant Protection Act of 1987.

**Speed table** - Raised paved surface several inches above the road used to slow vehicles. Similar to a speed bump, speed tables consist of longer lengths of raised pavement.

**Sprawl** - Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

**Steep slope** - Land where development is not recommended and poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques are used in accordance with the provisions of this ordinance. Steep slope is usually anything over 15%.

**Stormwater** - Precipitation that accumulates in natural and/or constructed storage and water systems during and immediately following a storm event.

**Stream** - Areas where surface waters produce a defined channel or bed, areas that demonstrate clear evidence of the passage of water. The channel or bed includes bedrock, gravel beds, sand and silt beds, and defined-channel swales but it need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial water courses unless they are used by salmon or created for the purposes of stream mitigation.

**Streetscape** - A design term referring to all elements that constitute the physical makeup of a street including building frontage, street paving, street furniture, landscaping (trees and other plantings) awnings and marquees, signs, and lighting.

**Subdivision** - The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development.

**Switching Station** – Facility operated by the local telephone provider to supply voice/data service to a specific area of the community.

**Telecommunication towers** - Shall mean any Personal Wireless Facility “PWSF” as defined in the federal Telecommunications Act of 1996, 47 U.S.C. section 332(c)(7)(C)(ii), including facilities used or to be used by a licensed provider of personal wireless services, which for purposes of this Ordinance shall also include, as the context may require, all towers and antennas used in connection therewith.

**Threatened Species** - Group of animals or plants with a possibility of becoming endangered, due to living conditions.

**Three-phase power** – an efficient and economic methods of generating, transmitting, and distributing large amounts of electricity.

**Topography** - Physical land surface features, terrain, elevation and slope.

**Traffic calming measures** - Methods used to reduce the adverse impact of motor vehicles on built-up area, generally by reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment for pedestrians.

**Unproductive land** - Unable to produce growing plants or crops.

**Urban growth districts** - Areas delineated in an adopted regional or county comprehensive plan within which urban development is encouraged by delineation of the area, compatible future land-use designations, and implementing actions from the plan, and outside of which urban development is discouraged. An “urban growth district” shall allow existing or proposed land uses at minimum densities sufficient to permit urban growth that is projected for the region or county for the succeeding 20-year period and existing or proposed services to adequately support that growth.

**Virtual Private Network (VPN)** – Technology that allows secure transmission of data over the internet.

**Water table** - The surface marking the upper level of soil that is completely saturated with water. The seasonal "high-water table" is the highest level to which the soil is saturated, as may be indicated by mottling (soil color patterns).

**Watershed** - The total area above a given point on a watercourse that contributes water to its flow; the entire region from which a river receives its supply of water

**Wetlands** - Areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes and bogs.

**Wildlife corridors** - Open space protected for its value in allowing wildlife to travel safely from one place to another.

**Wildlife habitat** - Lands that contain ample food, water and cover for native terrestrial and aquatic species of animals to live. Examples include forests, fields, riparian areas, wetlands, and water bodies.