

Smart Growth Audit Matrix: Bristol, NH				Black text - supports Principle Red text contradicts Principle				
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Principle 1: Maintain traditional compact settlement patterns to efficiently use land, resources and infrastructure investments.								
Vision 1-2	Commercial areas should be concentrated as much as possible, and preferably located close to the traditional village center.							
Vision 1-2	Zoning should allow for clustered residential development along with the preservation of open space.							
Survey Question #5								
Vision 1.4	The town needs to be more aware of the potential offered by its unique and historic downtown square. Some kind of public-private partnership should be established so that Bristol's long-neglected downtown area receives the attention it deserves. The effort to revitalize the downtown area should have the highest priority, since the positive effects of a successful revitalization effort will extend far beyond the downtown area.							
III.III	Concentrating community improvement efforts on this central downtown area will yield significant results that will generate improvement activity beyond its boundaries to adjoining areas of the business community. Since compact, commercial development is essential to the survival of downtown, full utilization of the downtown area should have a higher priority than development outside the central business district.	IV, 4.7	The object of cluster residential development is to encourage flexibility in housing by permitting homes to be built on lots of reduced dimensions to allow for a more economic provision of street and utility network...					
		XI, 1.1	This ordinance is enacted pursuant to RSA 674:16 and 674:21, and in order to: Prevent scattered or premature development of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services					

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Principle 2: Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.								
Vision 1.3	Through Site Plan Review, the Planning Board can help assure the proper location of buildings on a lot and should encourage tasteful architectural design which is in keeping with the existing structures.	IV, 4.11	It is the objective of this section to provide for the regulation and restriction of signs which are confusing, distracting, or impair visibility, and to protect scenic views and the character of residential and rural areas.	VIII. 8.5 C	Outdoor lighting shall be shielded so as not to shine onto abutting properties or onto public highways or streets, and it shall be restricted to that which is necessary for advertising and security of the development.	V.5.2 C	The Board may require areas of the plat to be set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by a covenant in the deed. Whether or not required by the Board, these play or recreation areas shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.	
III-II Objective 4	To provide downtown pedestrian improvements in aesthetics and amenities, including landscaping, lighting, sidewalks and street furniture.			VIII. 8.5 H	Landscaped buffer strips shall be provided to assure that the development of the project conforms at its boundaries with the character of the adjoining land and its uses. These buffer areas shall be of sufficient width to provide privacy and noise protection, but in no case shall the width of such areas be less than the setbacks required by the ZO.			
III-V (3-17)	Streetscapes are public space, but they are part of everyone's shared experience and, consequently, their appearance and maintenance should be a common concern and a collective responsibility.			VIII. 8.5 I	Landscape treatment shall consist of natural, undisturbed vegetation or features, or ground cover, shrubs, or trees as appropriate. Where green areas are required by the Planning Board, wood chips or crushed stone may be prohibited.			
III-VII (3-23)	Steps should be taken to restore a pedestrian scale and beauty to Bristol's downtown area. These improvements would stimulate shopping and building occupancy, as well as improve the quality of life for local residents.							
III-VIII (Intro)	The Bristol Downtown Improvement Plan proposes a significant number of recommendations that private business, organizations and local government must undertake to achieve a pedestrian scale and attractiveness to the central downtown area. A downtown is, after all, supposed to be a pedestrian area, and the more attractive it is to people on foot, the more successful it is likely to be.							

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Principle 2: Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.								
III-VIII.2	To provide for an improved pedestrian scale shopping environment, it is recommended that the sidewalk on the west side of Central Square be widened by about five feet to provide additional space for street trees, pedestrian scale decorative lighting fixtures of an appropriate design and in harmony with the downtown, benches, and other amenities.							
III-VIII.8	The lack of definition between vehicular traffic and pedestrian movement, with the relatively large open areas along portions of Pleasant, Lake and South Main Streets creates an interruption or gap in the streetscape scale of Bristol's downtown area. It is recommended that this gap be softened at locations in front of of Buzzy's store, in front of Premium Glass and Cumberland Farms, and between the parking area and sidewalk at the NH Liquor Store by the introduction of curbed islands or green space with appropriate plantings. This effort will create a more comprehensive downtown unit that iwll help in reestablishing the pedestrian scale and provede a soft green texture along the downtown streets.							
III-VIII.13	The town should encourage and assist with a street tree-planting program to provide shade in the summer, as well as to improve the town's visual appearance. Such a program should involve coordination between various interested groups and the town with regard to the selection of appropriate species, tree locations, etc. Tree planting would be appropriate in the downtown area.							

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Principle 2: Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.								
III-IV (Downtown Today)	Although most of the commercial space within the downtown area is currently occupied, inadequate maintenance of some of the buildings, some inappropriate signage, poorly maintained sidewalks and and overall impression of too much pavement take away from the potential attractiveness of the downtown area. If an expanded commercial base is to be obtained, an effort must be made to improve those aspects of the downtown area, which detract from its potential. Further, new commercial development should be encouraged to locate downtown rather than being dispersed throughout the town. Such dispersed business development generally does not attract shoppers to the downtown area and does not permit the convenience of one-stop shopping that clustered pedestrian scale shopping allows.							
III-VI (Traffic Circulation)	Downtown Bristol has a long history of traffic congestion and confusion, particularly at the Central Square intersection. The street pattern within the downtown area and the through-traffic highway intersections create problems that need to be addressed.							

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Principle 3: Incorporate a mix of uses to provide variety of housing, employment, shopping, services and social opportunities for all members of the community.								
Vision 1.5	The town should encourage efforts to create affordable housing by avoiding such exclusionary tactics as large-lot zoning. The town should also encourage the creation of residential units in existing buildings in and around the downtown area. Existing property tax credits for senior citizens should be maintained.							
Land Use II-15	Though limited land is available for future development in the downtown core, public and private improvements to the existing structures and amenities in the downtown will have a lasting impact on the community, and carry over to other areas in the community.							
III-IV (Downtown Today)	Over the course of time, land use in the downtown area has become more diverse. Land uses of a non-mercantile character, such as automobile service stations, residential and certain semi-public facilities tend to fragment the Central Business District, making compact pedestrian shopping somewhat difficult and significantly diluting the business district's overall strength. (as is)							
II-IV	Village Commercial District- "A mix of commercial, residential, and municipal uses exists, with the potential for additional in-fill development. (as is)							
IV	No reference made to affordable housing or workforce housing.							

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Principle 4: Preserve New Hampshire’s working landscape by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.								
Vision 1-2	Growth is inevitable, but it needs to be directed in such a way that the rural character which attracts both visitors and new residents to our community and to the region is maintained and enhanced.							
Vision 1.7	Municipal authorities, business associations, private organizations and community leaders must work together to ensure the long-term health of the region's working landscape. Town ordinances should be friendly toward the agricultural and forest industries while encouraging the use of Best Management Practices.							
V-VI-1.1.2	Engage in land acquisition and easement projects, such as easments to protect wetlands and forested areas. To maintain connectivity between protected areas and minimize fragmentation, attempts should be made to purchase lands adjacent to existing protected lands. The Conservation Commission should consider overseeing such projects and research potential funding sources.							
		IV, 4.7	...and to encourage the preservation and recreational use of open space in harmony with the natural terrain, scenic qualities, and outstanding land features. The remaining land in the tract which is not built upon shall be reserved as a permanent protected open space.					

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Principle 5: Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.								
Vision 1-3	One of the primary responsibilities of governments at all levels is to provide the infrastructure which helps to make the state, region and town a safe, pleasant and desirable place to live. The Master Plan seeks to assure that this infrastructure at the local level is continuously updated and upgraded to meet the current and future needs of the community.			VIII 8.5 D	Sidewalks shall be provided for pedestrian traffic between the main entrances of business, housing, or industrial establishments and parking areas and streets.	V.5.10 G1	[General Roads] The roadway or traveled way, exclusive of grass strip, sidewalk area or drainage ditches, shall have a width of at least twenty-four (24) feet for a trough street or twenty (20) feet for a dead-end street.	
III-VI (3-21)	Traffic control and/or a redesign of the traffic pattern should be considered, not solely for the benefit of the motorist, but for the aid and safety of the pedestrian. The main goal of providing traffic improvements is to achieve an efficient and convenient movement of of vehicles in harmony with pedestrian traffic, while improving the aesthetic and environmental quality of downtown Bristol.					V.5.11 B2	[Manufactured Housing] All streets and roadways shall have a minimum surfaced width of twenty (20) feet and parking shall be prohibited on both sides. One-way streets shall be a minimum of twelve (12) feet in width. Parking lanes for parallel parking shall be a minimum of seven (7) feet.	
III-II.1	The primary objectives of the Downtown Improvement Plan are: To provide for a more efficient use of the land; stimulate a viable economic climate; provide for an improved visual image; improve parking conditions and relieve existing pedestrian-vehicular conflicts.	IV, 4.5-F	Walkways, including sidewalks if necessary, shall be provided by the applicant to connect the proposed activities with the parking which serves those activities, and with adjacent premises, if developed.					
III-VIII.1	Redesign of Central Square to a more pedestrian scale will help to create a greater identity for the town center and serve as a focal point of the community.	IV, 4.7 F	The plan shall provide for the convenience and safety of vehicular and pedestrian traffic and for adequate location of driveways in relation to street traffic. Adequate parking per unit and minimum distance from lot lines shall be required.					
III-VIII.6	Property owners and employees of downtown businesses should not utilize prime on-street parking spaces, thus making parking more difficult for prospective shoppers. It is essential that employees, building owners and apartment tenants use off-street parking areas or parking spaces not generally used by Bristol shoppers.							

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III-VIII.9	Sidewalk and curbing improvements made along Pleasant Street in the section between Lake Street and Central Square should be continued all the way to Central Square. The curbs should be granite, and crosswalk areas should be clearly delineated.							
Principle 6: Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.								
Vision 1.6	At the local level, The Conservation Commission has an obvious role to play in increasing public awareness of the town’s natural assets and helping to educate the public about such approaches as conservation easements. The Planning Board should review the existing overlay districts to be sure they provide adequate protection for the most sensitive areas.	III.3.2F. B-5	No more than 25% of the total shore frontage may be dedicated to docks or other structure designed to accommodate boating. All docks require a permit from the New Hampshire Wetlands Board. Applications for dock permits shall be reviewed by the Conservation Commission. In making its recommendations to the Wetlands Board and the Planning Board, the Conservation Commission shall consider the size and depth of the water area, the total frontage proposed for the common area, boat traffic already existing in the area, impact on neighboring property owners, protection of water quality, wildlife habitat and public safety. A buffer of natural vegetation shall be maintained between the beach and/or docking area and the parking area. The buffer may include facilities permitted within the shore front area.	VIII. 8.5 G	Pollution Control Provisions shall be made to prevent ground and surface water contamination due to on-site storage or use of petroleum products and hazardous substances in compliance with NH RSA 146-C, 147-A, 153, 430, and such other Federal, State and Local statutes, ordinances and regulations as are or may be applicable.	V. 5.1 B	The subdivider shall give due regard to the preservation and protection of existing features: trees, scenic points, brooks, streams, water bodies, other natural areas and historic landmarks in order to preserve the natural environment.	

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Vision 1.8	Maintaining the health of natural systems is essential to the sustainability of natural resources and to the economic stability of the region.	III, 3.2F. B-7	Expansion and/or construction of unroofed impervious ground cover within the 50 foot setback area measured from the high water mark, not to exceed five percent (5%) or two hundred (200) square feet of the setback area, whichever is less.	VIII. 8.5 K (1-4)	Erosion and Sedimentation Plan shall contain the following: 1) make provisions to accommodate the increased run-off caused by changed soils and surface conditions during and after development; 2) identify, and relatively locate, proposed erosion and sediment control measures and structures during and after development; 3) include drawings, details and specifications for proposed flood hazard prevention measures and structures and for proposed storm water retention basins; 4) ensure that stripping of vegetation, regrading or other development will be done in such a way that will minimize soil erosion. Temporary seeding and/or mulching may be required by the Board to protect exposed critical areas during development. Whenever practical, natural vegetation shall be retained, protected and supplemented.	V. 5.1 C	NOTE: Steep land (fifteen (15) degrees natural slope or greater over the majority of lots), areas with high water table (within two (2) feet of the surface), flood plains with less than three (3) feet of natural soil over impermeable material (percolation rate slower than thirty (30) minutes per inch) are problems of such nature to endanger health, life or property. Such areas shall not be platted unless a design solution acceptable to the Board can be presented.	
II-II.	Protected conservation land represents the second largest portion of undeveloped land (16%). Protected conservation land has some measure of permanent restriction on future development.	III, 3.2G	INDUSTRIAL DISTRICT: This district shall include the establishment of industrial plants that will not be noxious, offensive, or detrimental to the environment, the Town, or the abutters.	VIII. 8.5 L	Provisions shall be made to prevent erosion and sedimentation caused by change topography and soil and surface conditions during and after construction. 1) During construction, sediment in the run-off water shall be trapped by the use of sediment basins or other acceptable methods until the disturbed areas is stabilized. Diversion, sediment retention basins, and other such devices shall be constructed prior to any on-site grading or disturbance of existing surface materials.	V. 5.1 D	Proposed subdivision which create one or more lots within the 250-foot shoreland Protection zone defined in the Comprehensive Shoreland Protection Act (RSA 483-B) and are not served by municipal sewers must be approved by the New Hampshire Department of Environmental Services (NHDES) prior to submission for approval by the Board.	
III-VI	It must be recognized that vehicular traffic detracts from the environmental quality and beauty of the downtown area, competing with and disrupting the flow of pedestrian traffic, the real lifeblood of any business area.	III, 3.2H	PEMIGEWASSET OVERLAY DISTRICT: This district provides protection for the environmentally sensitive corridor along the Pemigewasset River, and the restrictions contained herein apply in addition to those on permitted uses in the portions of the districts over which it lies.	VIII. 8.5 M	The land indicated on the plan shall be of such characer that it can be used for development purposes without danger or injury to health, safety, or the prosperity of the Town by reason of fires, flooding, water pollution, inadequate streets or walkways, accelerated erosion or other dangers, perils or hazards.	V. 5.3 A.1	The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334	

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V-II-1.1.4	Provide educational opportunities (workshops, field trips) for proper conservation practices and utilization of lands protected by the town.	III, 3	BUFFERS: Where existing, a natural woodland buffer shall be maintained within 150 feet of the reference line. The purpose of this buffer shall be to protect the quality of public waters by minimizing erosion, preventing siltation and turbidity, stablizing soils, preventing excess nutrient and chemical pollution, maintaining natural water temperatures, maintaining a healthy tree canopy and understory, preserving fish and wildlife habitat, and respecting the overall condition of the protected shoreland.	VIII. 8.5 O 1	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP): The Planning Board shall review the proposed development to assure that all necessary permits have been received from those gove3rnmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.	V. 5.3 A.2	The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (I.e. floodplain boundary and 100 year flood elevation).	
V-II-1.3.2	Limit the use of recreational vehicles in protected areas by providing designated trails to reduce potential impacts to wildlife habitats.	III, 4.a	MINIMUM LOT REQUIREMENTS: The minimum lot size is two acres. For cluster development, lot size shall be determined as specified in section 4.7A of this ordinance.			V. 5.3 A3 a-c	The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a Determination that: a) all such proposals are consistent with the need to minimize flood damage; b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and c) adequate drainage is provided so as to reduce exposure to flood hazards.	
V-III-2.1.5	Land development around Newfound Lake should be minimized to protect the lake from non-point source pollution from run-off from impermeable surfaces.	III, 4-f	Impervious cover within the Overlay shall not exceed 10% of the parcel area contained within the Overlay.			V. 5.5 A	Pursuant to RSA 674:36, it shall be the responsibility for the developer, if the Board deems it necessary, to provide an accurately documented environmental and economic impact statement. Such statement may require adherence to the Master Plan documentation on drainage, erosion, forest productivity, land use, ground and surface water quality, traffic safety, public services, and any other factors that could impact the short and long-term well-being of the people of Bristol.	
		III, 5-b.	New structures within the Overlay District shall be designed and constructed to prevent the release of surface runoff across exposed mineral soils.			V. 5.11 D2	Wells or springs used as a source of water supply shall be located, constructed and protected so as to preclude their pollution by surface drainage or by seepage from sink drains, cesspools or septic tank effluent.	

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		IV, 4.6	FLOOD AREA: No building for human occupancy shall be permitted to be built within any floodway and no building for human occupancy shall have its first floor level less than one (1) foot above any known flood elevation within a floodplain outside any floodway, as indicated on the Bristol Flood Insurance Map.					
		IV, 9.2 A.1	To prevent the development of the structures and land uses on naturally occurring wetlands which will contribute to pollution of surface and ground water by sewage, sediment, and/or noxious substances.					
		IV, 9.2 Article IX	WETLANDS CONSERVATION OVERLAY DISTRICT: To prevent the destruction of, or significant changes to, natural wetlands which provide flood protection.					
			3. To protect rare, unique, and unusual natural species, both flora and fauna.					
			4. To protect wildlife habitats and maintain ecological balances.					
			5. To protect existing and potential water supplies and aquifers (water-bearing strata) and aquifer recharge area.					
			6. To prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands.					

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		IV.9.8 B	No development activity for either site plan or subdivision construction shall encroach within fifty (50) feet of a wetland unless a Special Use Permit specifically allowing that use is granted by the board. The uses which may be allowed within a wetland setback by Special Use Permit and the procedures and criteria applicable to granting such a permit shall be governed by Sections 9.6 and 9.7 of this Ordinance. All efforts shall be made by the site developer to maintain the fifty foot buffer between the construction activity and the Wetlands Conservation Overlay District boundary in its existing undisturbed natural vegetative state. (amended 3/13/07).					
		IV, 4.7 C	Land area not used for individual lots, construction of buildings, roads or on site sewer or water systems shall be permanently maintained as open space or common land for the purposes of recreation, conservation, park, public easement, or agriculture.					
Principle 7: Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.								
Vision 1-2	The first step in preserving historic assets is to identify those natural features, structures and areas of historic significance. The Historical Society can play a role by enhancing the public's awareness and appreciation of historic assets.	Historic District Ordinance 1	This Historic District Ordinance reaffirms the goals of the 2003 Bristol Master Plan by working to preserve Bristol's historic structures and historic character. Specifically, the purpose of the HDO is to recognize, preserve, enhance and perpetuate buildings, structures and sites within the Town having historic, architectural, cultural or design significance, in accordance with RSA 674:45.					

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Principle 7: Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.								
Vision 1-3	While a good deal of federal and state legislation addresses such concerns as clean water and clean air, local awareness and concern play an important role in implementing this vision. The town should work closely with groups which are devoted to the preservation of forests, rivers, etc. to assure that vital natural systems are preserved.	HDO 1.a	It is hereby declared a public interest that the historic value of Bristol will be safeguarded by: a) preserving the heritage of the Town by providing for the protection of buildings, structures, and sites representing elements of its history					
Vision 1-4	Ongoing public and private investment in the downtown core is critical to maintaining and enhancing Bristol's economic vitality. Small or large, these public and private investments build a community's economic strength and contribute to the economic vitality of the region and state.	HDO 1.b	enhancing the visual character of the Town by encouraging and regulating the compatibility of new construction and alterations to existing buildings, structures and sites within the Historic District to reflect the Town's distinctive architectural identity, unique character and prevailing scale;					
Vision 1-7	Municipal authorities, business associations, private organizations, and community leaders must work together to ensure the long-term health of the region's working landscape.	HDO 1.c	fostering public appreciation of and civic pride in the beauty of the Town and the accomplishments of its past;					
III.VIII.3	A Historic District Commission should be established to oversee the historic district, now included in the National Register. Its function would be to provide some guidance to individual property owners and the town with regard to the appropriateness of proposed building renovations, signage, street lighting, etc.	HDO 1.d	strengthening the economy of the Town by protecting and enhancing the attractiveness of the community to residents, tourists and visitors;					
III.VIII.4	Under the direction of the Historic District Commission, storefronts and buildings in the downtown area should be restored or enhanced in their appearance in keeping with their original architectural character.	HDO 1.e	stabilizing and improving property values within the Town; and					
III.VIII.5	In more recent years, several signs have been installed which are inconsistent with the Old New England Village character. Compatible, easy-to-read signs should be a goal. (as is)	HDO 1.f	promoting the use of Historic Districts for the education, pleasure and welfare of the citizens of Bristol.					

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Principle 8: Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and more effectively address common problems.								
V-III-3.1.4	Support the recommendations of the Pemigewasset River Corridor Management Plan, published in late 2001 by the Pemigewasset River Local Advisory Committee (PRLAC). The PRLAC is made up of residents from eleven towns in the Pemigewasset corridor, including Bristol.							
V-I.Intro	Natural resources cross town boundaries, thus programs initiated by adjacent towns aid Bristol as well.							
Vision 1.8	The region's natural resources are more than just a beautiful backdrop for communities. The air, forests, lakes, rivers, streams, meadows, agricultural lands and marshes are the life support system for human settlement and for the plants and wildlife that inhabit the Newfound Area. Maintaining the health of natural systems is essential to the sustainability of natural resources and to the economic stability of the region.							