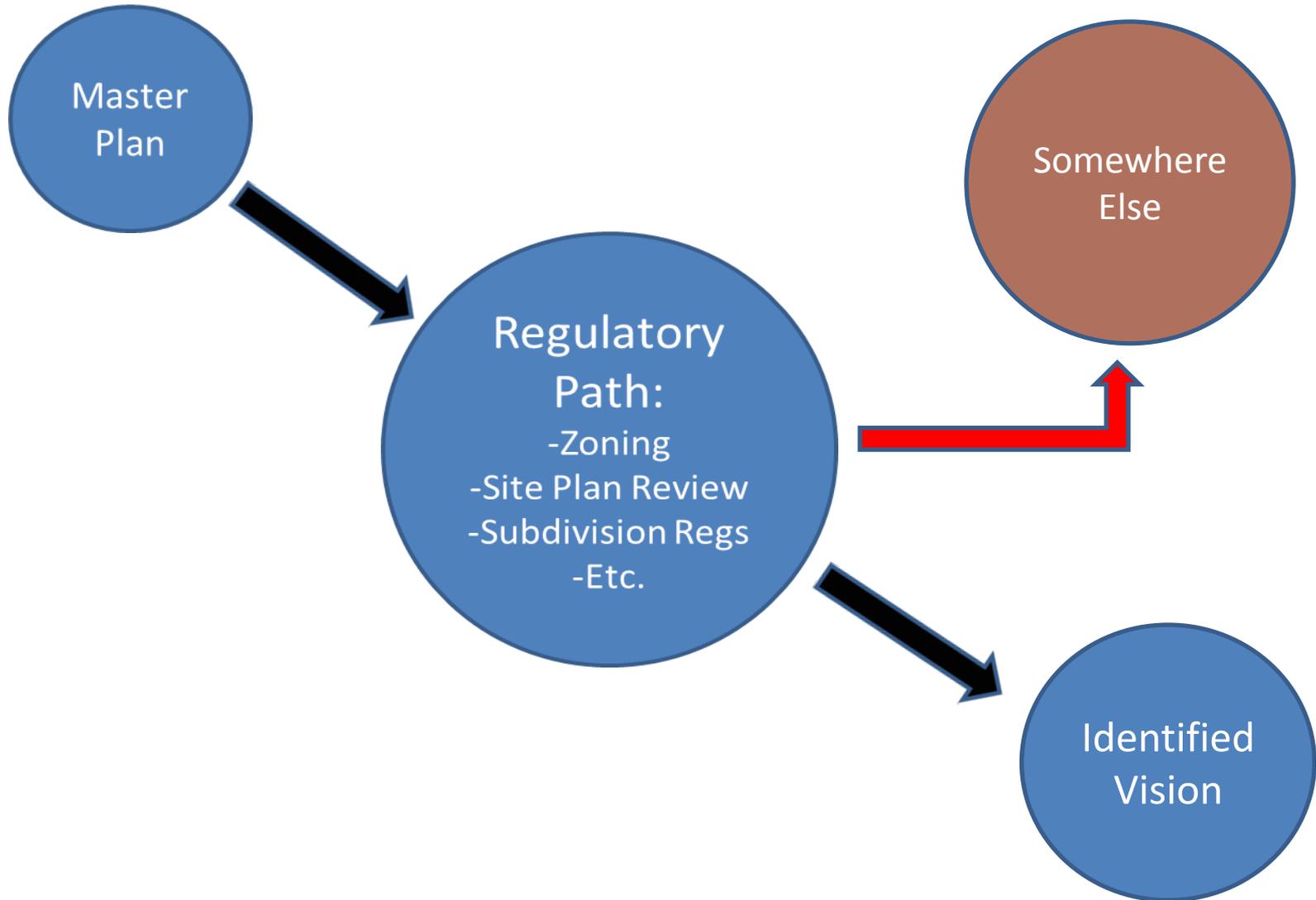


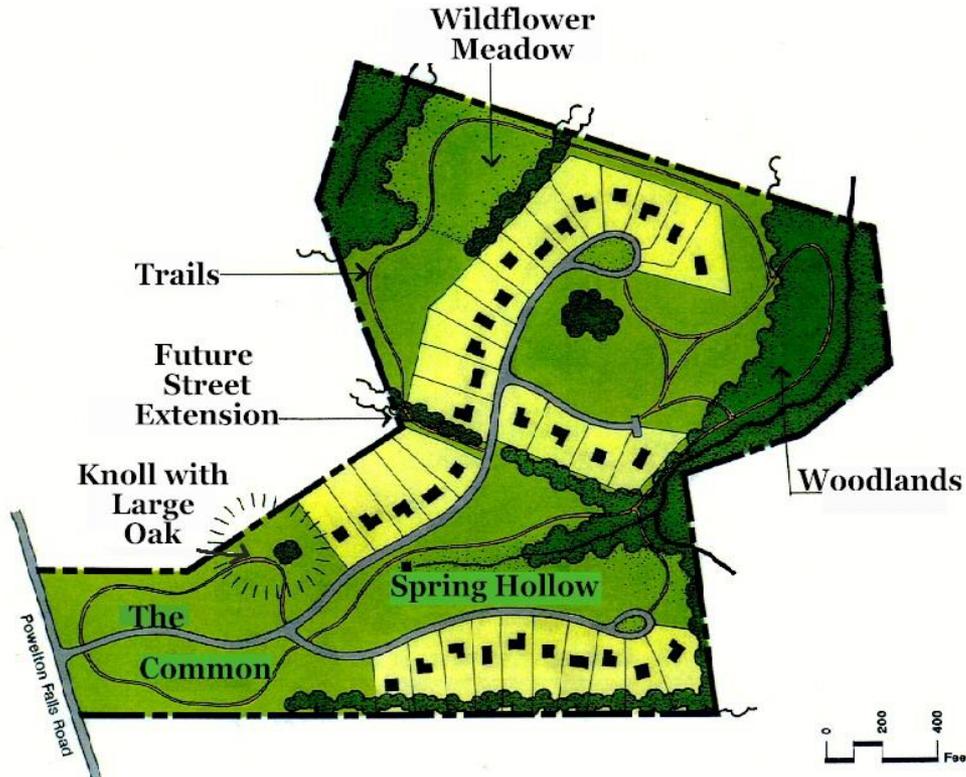
The Power of Policy Audits:
*Featuring a Lancaster, NH
Case Study Example*



What it a Policy Audit?



What are you getting?





Why does this happen?

- Limited time, staff, volunteers, money or energy.
- Master Plan updates take a lot of time and focus. Often leave Boards depleted.
- An audit is not completed prior to crafting zoning changes.
- No political will to implement the new vision.

Alternative Approaches

- Themed Audits...energy, sustainability, conservation
- Issue specific audits...
- Audits prior to Master Plan updates.

Lancaster, NH



- Incorporated in 1763
- 2014 population 3,437
- Master Plan 2011
- Policy Audit 2013
- Zoning Changes 2014

Land Use Regulation and Policy Audit

*Lancaster, New Hampshire
March 2013*



Prepared by:



Key Audit Findings

- The Commercial district along Main Street needs to be split into at least two sub-districts.
- In the Downtown a Form Based Code would better serve this densely developed portion of Lancaster.
- In the Highway Commercial areas building placement is still a concern, and in some areas a more nodal pattern could be encouraged.
- In the Residential District there is a need to revisit the required setbacks and permitted uses.
- In the Agricultural district additional regulatory tools are needed to protect the development pattern and critical resources. Cluster development, lot size averaging, and maybe a change in minimum lot size should all be considered.



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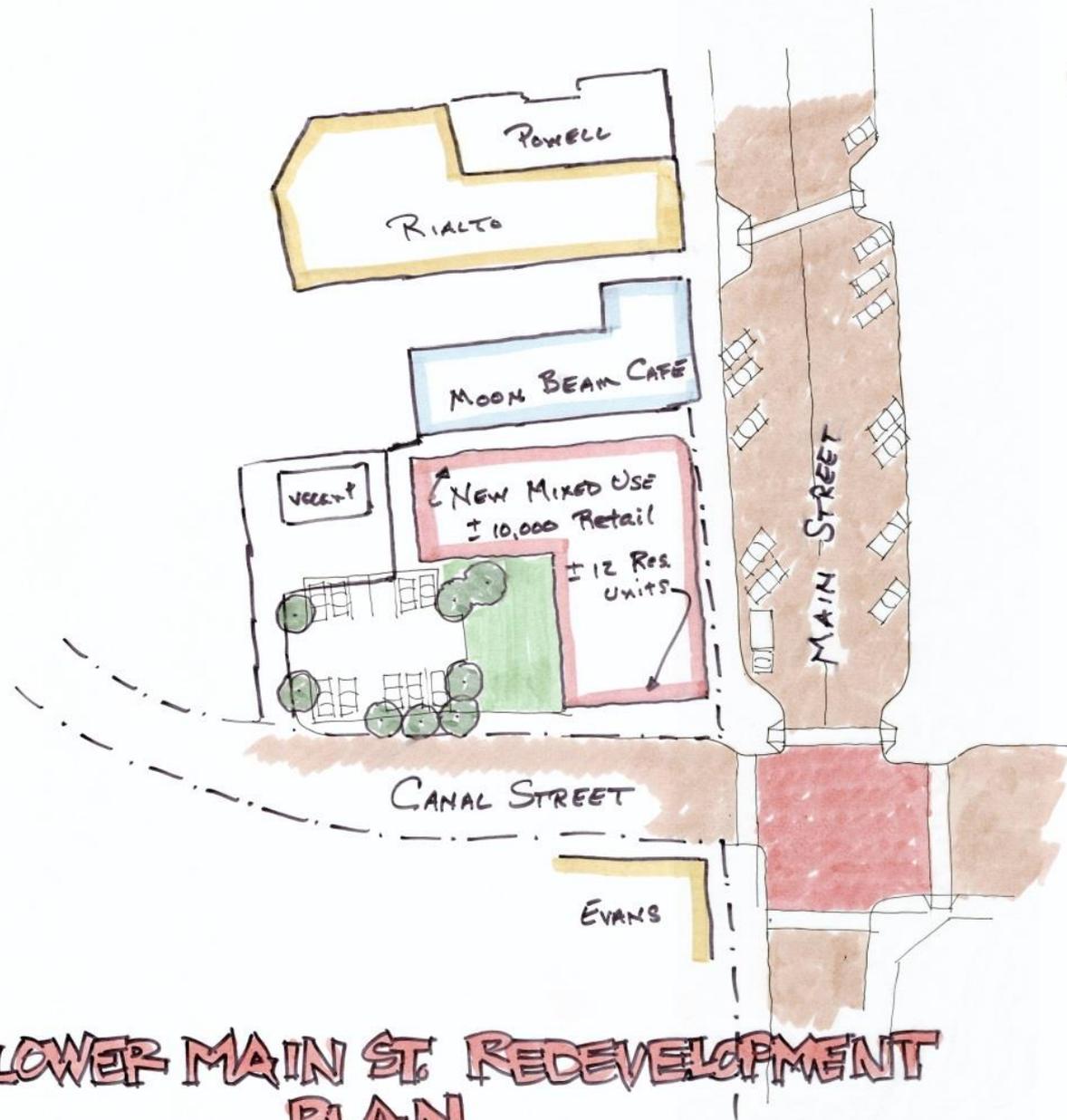




Lancaster Proposed Commercial Areas

South End





LOWER MAIN ST. REDEVELOPMENT PLAN

MIXED-USE REDEVELOPMENT
MATCH SCALE & SETBACK OF EXISTING

BUILDING MATERIALS &
DESIGN FEATURES SIM.
TO EXISTING STRUCTURES

UPPER FLOOR OFFICE/RES.

STREET LEVEL
RETAIL/COMMERCIAL



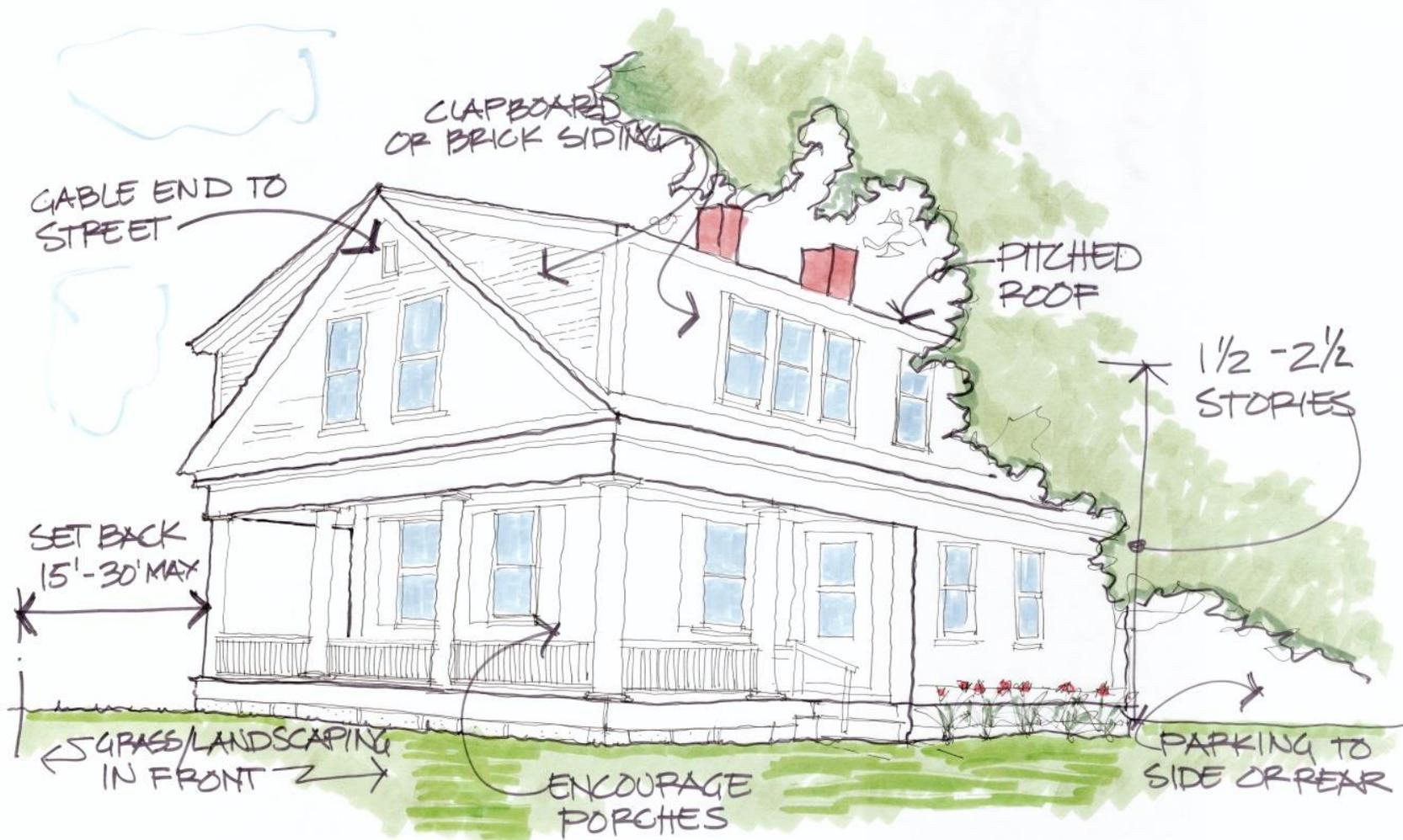
LOWER MAIN ST. REDEVELOPMENT



William D. Weeks
**MEMORIAL
LIBRARY**

Mon, Wed & Fri. 1-4:30PM - 7:00PM
Tues. & Thurs. 9-4:30PM
Sat. 10AM-12:00PM

Middle



MID-MAIN ST. DESIGN ELEMENTS



North End



NORTH MAIN ST. LANDSCAPING

Thank you!

