

Madbury Master Plan Recommendations: Implementation Planning

Dear Madbury Contributor,

The following pages present a list of the recommendations which appear in the Madbury Master Plan. These recommendations were compiled some time ago to summarize what the Master Plan says we ought to be doing to make Madbury the town we want it to be.

The Planning Board takes a look at this list periodically to check that our efforts are reasonably consistent with our Plan and to check that we haven't lost sight of long term goals in the course of our routine duties and distractions.

The Planning Board is passing the list along to the other offices, boards and committees mentioned here in hopes that they will do the same. We don't presume to assign tasks but as stewards of "The Plan" we encourage you to consider these items when setting your priorities.

The recommendation items have been grouped according to which office/board/committee or resource they appear to belong to. Some of the items don't have a single or a clear home. A few don't really provide useful direction. All are included.

The list is so long and the days, weeks and months are so short but there is good news: We have many accomplishments to point to.

We hope this will stimulate some thought and discussion. If you have feedback on recent accomplishments on items listed here or if you have suggestions for changes to recommendations or new recommendations we would like to hear from you. The Master Plan is due for an update soon and you may have valuable input for that exercise.

A couple notes about the tables:

Shading indicates changes since Master Plan was written, mostly updates on accomplishments.

The number (#) column shows the order in which items appear in the Master Plan.

The Chapter column identifies which chapter of the master plan the item appears in.

Regards,

Bob Sterndale

Chair, Madbury Planning Board

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Recreation Commission and/or Conservation Commission			
#	Chapter	Recommendation	Comment
53	Natural Resources	Provide for recreational activities along roads and trails, such as biking, hiking, rollerblading, cross-country skiing, and jogging.	
87	Land use	Enhance public recreational facilities in the civic district. Develop hiking paths and nature trails in the civic district that utilize adjacent conservation land.	Nice hiking from Town Hall to Kingman Farm and Hayes property
55	Natural Resources	Determine compatible uses and access levels for Town land and allow access and uses accordingly.	

Road Agent			
#	Chapter	Recommendation	Comment
124	Transportation	Preserve narrow and curved roads and rural character of the towns' roads while not compromising public safety.	
130	Transportation	Establish a strategy for improvement of these areas of concern and actively promote their implementation.	
131	Transportation	Establish a strategy for improvement of the Perkins Road Bridge and actively promote its implementation.	Bridge removed

Historical Society			
#	Chapter	Recommendation	Comment
71	Historic Resources	Identify and map archeological sites.	
72	Historic Resources	Inventory, stabilize, and protect gravestones.	
74	Historic Resources	Identify historic resources in critical need of protection, and pursue a program for acquiring conservation easements.	

Town Meeting			
#	Chapter	Recommendation	Comment
44	Natural Resources	Continue to allocate 50% or greater of current use penalty tax revenue to conservation efforts.	Current practice
46	Natural Resources	Use the Town's capital reserve or issue bonds for resource protection.	Depends on specific need
114	Land use	Expand conservation land fund with annual funding allocations from Town government.	

Selectmen			
#	Chapter	Recommendation	Comment
79	Land use	Organize a Town committee to work with UNH to discuss current and future uses of the Kingman Farm.	Use of property limited by terms of Trust, no action required by Town.
80	Land use	Develop strategies for the Town's acquisition of the property should UNH choose to sell or donate all or part of the property.	
89	Land use	Use and maintain the Capital Improvement Program (CIP).	

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Selectmen			
#	Chapter	Recommendation	Comment
91	Land use	Investigate the long-term cost benefits of bonding funds for the acquisition of conservation lands and open space.	
92	Land use	Investigate the cost benefits of sharing services with adjacent communities.	
100	Land use	Monitor existing gravel mining operations for potential adverse impacts to water resources and quality of life for neighbors.	
103	Land use	Balance taxable resources and non-discretionary spending, given the present state tax structure.	
105	Land use	Provide knowledgeable review of subdivision proposals. Our volunteer Planning Board lacks the expertise necessary to recognize all the planning issues presented by subdivision proposals.	current practice
106	Land use	Consider budgeting additional professional support services for the Planning Board.	current practice
119	Land use	Review budgets for subdivision review staff and building and construction review services.	Recent increase
121	Transportation	Monitor traffic volumes.	
127	Transportation	Accommodate the needs of pedestrians and bicyclists in Madbury by using natural paths that do not place an undue burden on taxpayers.	
128	Transportation	Implement projects to increase the safety of cyclists along all roads in Madbury. Specific attention should be paid to the routes that connect Dover and Durham, such as Knox Marsh Road/Route 155 and Madbury Road.	
141	Transportation	Follow the street naming guidelines developed by the by the 1976 Bicentennial Committee.	current practice
145	Transportation	Draft and sign a Memorandum of Understanding to better coordinate access management between the Town and NHDOT. Use the NHDOT draft as a model.	
150	Transportation	Continue to support the efforts of COAST and Wildcat Transit and other transit operators to increase public transit reduce traffic congestion and protect air quality.	
154	Town Facilities	Annually review growth and development as part of the capital improvement programming and the annual budgeting process to ensure that public facilities and services are adequate to meet community needs.	
155	Town Facilities	Earmark capital improvement funds for the acquisition of public safety vehicles and equipment.	current practice?
156	Town Facilities	Explore opportunities to share public facilities and services with adjacent communities, the school district, and other public entities to reduce costs (e.g. property taxes) and increase benefits.	
157	Town Facilities	Maintain an inventory of public lands including their use and resource value and consider additional acquisition, disposition and/or swap opportunities.	Cons Com may have this
158	Town Facilities	Designate a location for possible future public works facility.	
159	Town Facilities	Monitor easements as required and the summary table kept up to date.	Cons Com?

Water Board			
#	Chapter	Recommendation	Comment
1	Water	Take reasonable and prudent precautions to protect all water resources from incompatible land uses, thus protecting the health and general welfare of the community.	Recent ordinance improvements
2	Water	Insure that sufficient water supplies exist for use by Madbury residents, as well as native wildlife and plant communities. The Town needs to examine and address water supply issues, watershed management, pollution, and potential aquifers/gravel areas.	not an action item?

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Water Board			
#	Chapter	Recommendation	Comment
3	Water	Follow water resource management objectives to guide policies, regulations, and actions that affect Madbury's water resources (details listed)	not an action item?
4	Water	Create a report documenting and mapping smaller water bodies and their uses.	
8	Water	Pursue follow up testing of wells to determine the current state of Madbury's groundwater resources.	Active with Water Board?
9	Water	Ensure plentiful and safe groundwater supplies by protecting groundwater supplies through aquifer recharge protection ordinances and by advocating and participating in conservation of water resources.	Aquifer/wellhead ordinance enacted
10	Water	Initiate studies to conclusively confirm or deny the existence of potential aquifers, identify sustainable yield rates from known aquifers, examine the potential for artificial recharge of groundwater, and establish a system of monitoring groundwater resources.	
12	Water	Develop an effective system to monitor non-point pollution over time.	
15	Water	Protect the Pudding Hill aquifer through the use of best management practices and monitoring of activities for existing development located within the Commercial and Light Industry zone.	
16	Water	Study the impacts of road salting on Madbury's ground and surface water supplies.	
17	Water	Devise a system whereby the Town receives regular updates on the status of Tolend Landfill contamination plumes and their effects on the water quality of the Bellamy Reservoir and nearby groundwater.	
18	Water	Negotiate, when needed, mutually beneficial municipal agreements that protect aquifers, crossing municipal boundaries.	
19	Water	Coordinate water resources database management with State and Town boards to further the protection and management of the water resources of the Town.	
20	Water	Protect aquifers existing completely within the Town and cross-boundaries with other municipalities.	Recent ordinance improvements
21	Water	Study Madbury's per capita water use and groundwater recharge and estimate the effect that future population growth in town would have on groundwater supplies. Combine the results of this study with build out results to develop an understanding of Madbury's water resource needs vs. availability in the future.	
22	Water	Support the efforts of watershed associations, regional planning commission, and municipalities to coordinate water protection and management within the Bellamy and Oyster River watersheds. Incorporate policies, regulations and other actions from watershed management plans through the Planning Board, Conservation Commission, and Water District.	
23	Water	Identify alternatives to monitoring groundwater in the Pudding Hill Aquifer as well as Gerrish Creek to detect potential contamination.	
24	Water	Become an active and vocal stakeholder in Bellamy River Watershed planning and management.	
25	Water	Determine whether Madbury may or may not secure a right to Bellamy surface water.	snowball where?

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New committees?			
#	Chapter	Recommendation	Comment
77	Land use	Learn what agriculture-related activities are economically viable in Madbury and review zoning ordinances to make them compatible with appropriate activities.	Planning Board will establish an ad hoc Agriculture Advisory subcommittee.
153	Town Facilities	Prepare a specific Town Center Development Plan to guide unified site planning and architectural design appearance and provide improved pedestrian and bicycle linkage between the facilities and the adjacent residential neighborhoods. Ensure the improvements protect and enhance the Town's traditional rural New England character and appearance.	Something like this was done before, needs updating. Do we need a Civic District Committee?

Who can do these?			
#	Chapter	Recommendation	Comment
36	Natural Resources	Development rights could be acquired by the Town or by non-profit land trusts.	
70	Natural Resources	View development in light of the Town's role as a watershed steward, considering the critical combination of water and land resources.	Recent ordinance improvements
7	Water	Use best management practices, careful monitoring of activities, and restoration for land uses within the Little Bay watershed to prevent pollutants from entering the Great Bay estuary	not an action item?

Conservation Committee			
#	Chapter	Recommendation	Comment
26	Natural Resources	The Madbury Conservation Commission should take steps necessary to successfully undertake a conservation project for land protection.	Easements have been acquired recently!
27	Natural Resources	Develop a parcel-level plan for the Town to acquire and maintain new land and conservation easements to meet stated conservation goals.	A sensitive task!
28	Natural Resources	Focus on lands along the Bellamy and Oyster Rivers for acquisition or easement.	see parcel level plan above
29	Natural Resources	Construct and maintain a database of protected land and easements that includes both Town-owned and private protected lands and conservation easements.	Ongoing
35	Natural Resources	Develop a long-term program for securing development rights on important farmland.	Easements have been acquired recently!
39	Natural Resources	Plan for protection of contiguous lands for the benefit of wildlife and plant communities.	
40	Natural Resources	Establish adequate wildlife corridors as part of the process of assembling a network of contiguous lands.	
50	Natural Resources	Develop and maintain a database of Town-owned land and conservation easements to assist in planning efforts. The database should include LCIP/LCHIP lands, the Town Forest, the Hicks Hill and Bolstridge properties, and all new land and easement acquisitions.	
51	Natural Resources	Protect areas for hunting and fishing.	

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Conservation Committee			
#	Chapter	Recommendation	Comment
52	Natural Resources	Provide for and proactively manage a Town greenbelt and trail system with trails that protect resources and that is sensitive to property owners.	
56	Natural Resources	Formalize stewardship plans with owners or easement holders. Conservation Commission should evaluate private lands or easements for their contribution to overall resource protection goals and negotiate with owners and easement holders to formulate appropriate, written stewardship plans.	
61	Natural Resources	Perform a wildlife habitat analysis for Madbury, following the procedure detailed in the wildlife habitat guide by NH Fish and Game referenced above.	
62	Natural Resources	Perform a new Natural Resources Inventory of Madbury, using the NRI report and guide by Auger and McIntyre referenced above.	
63	Natural Resources	Emphasize the value of wildlife and their habitats within town through education activities for all ages.	
67	Natural Resources	Preserve areas surrounding wetlands, particularly prime wetlands and other high value wetlands with legal standing.	Recent ordinance improvements
88	Land use	Incorporate the open lands in the civic district with the Bellamy Greenway to link these uses.	
111	Land use	Secure conservation easements and related land rights interests.	Recent easements!
112	Land use	Identify and inventory parcels that are critical to the protection of our natural resources and watersheds.	
113	Land use	Target key parcels for long-term protection.	
116	Land use	Consider creating Bellamy and Oyster River Greenbelts through the acquisition of conservation easements on lands not currently protected.	

#	Chapter	Recommendation	Comment
73	Historic Resources	Preserve the historic character of Madbury's scenic roads. Two roads, Nute Road and Cherry Lane, are designated scenic roads. Work in the vicinity of scenic roadways should be carefully monitored, with particular attention paid to the preservation of large trees and stone walls.	
75	Historic Resources	Maintain the rural character of the Civic District by developing local historic design standards encompassing the Town Hall, the DeMerritt House, Elliot Rose, Hicks Hill, Boody Rock, Union Church, Kingman Farm, a graveyard and the town cemetery.	
160	Housing	Promote strategies for the provision of fair and equitable housing opportunities.	See SB342! ¹
161	Housing	Examine regional housing needs in relation to the housing growth rate and cost of housing in Madbury. Should Madbury not be aligned with regional market demands, Planning Board will take appropriate steps to address the provision of life-cycle housing.	See SB342!

¹ Senate Bill 342 was passed into law in 2008. It establishes state-wide zoning requirements for the accommodation of "Workforce Housing". See RSA 674:58 through 674:61.

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#	Chapter	Recommendation	Comment
163	Housing	Amend the zoning ordinance to include a provision for multi-family housing in a specially designated area of town in which natural resources would not be adversely affected, where the soils can support a large septic system, and where access to transportation is convenient. This zoning amendment should provide for a modest density bonus in exchange for the setting aside of a prescribed percentage of new dwellings for low and moderate-income families.	See SB342!
164	Housing	Investigate incorporating shared wall housing or accessory-housing units within appropriate residential developments having access to shared water or sewage facilities.	See SB342!
165	Housing	Modify subdivision and site plan regulations to reflect existing densities and housing patterns within the Town.	
166	Housing	Investigate allowing limited mixed densities (single and multifamily dwellings) in residential subdivisions that may provide more affordable housing opportunities.	See SB342!
162	Housing	Madbury's land use regulations will continue to permit mobile homes and manufactured housing throughout town.	Current practice
76	Land use	Adopt updated Open Space/Conservation Subdivisions and Conservation Easements Zoning Ordinance and Subdivision Regulations amendments.	Done
86	Land use	Adopt updated Open Space/Conservation Subdivision Design and Conservation Easements Zoning Ordinance and Subdivision Regulations Amendments.	Done
107	Land use	Create incentives for developers to work to preserve existing resources within developments.	
108	Land use	Revise the current cluster subdivision ordinance into an open space/conservation subdivision.	Decision: No
109	Land use	Structure development constraints and incentives to encourage the preservation of natural habitat, recreational space, scenic features, and water resources.	Progress?
115	Land use	Identify protection methods and tools that would be most appropriate for the resources.	
117	Land use	Review enforcement policies and practices.	Selectmen
101	Land use	Discontinue the metal recycling activity if that opportunity arises since it threatens an important aquifer.	Done?
104	Land use	Consider the tax consequences of attracting a high proportion of school-aged children into the Town, since schools represent the dominant property tax burden.	See SB342!
78	Land use	Review zoning ordinances for appropriate constraints on agricultural businesses. Agricultural uses should not conflict with the dominant use: residential, and should not threaten the regional water supplies in town.	Partial: water is protected
81	Land use	Consider zoning the Kingman Farm property for agricultural uses only, to reflect its current and historical use.	Use constrained by Trust
85	Land use	Modify zoning ordinances to reflect existing densities and characteristics of particular regions in town.	
90	Land use	Investigate the feasibility and fairness of imposing impact fees on new development.	
93	Land use	Adopt access management standards to ensure the preservation of road efficiency. Office and professional service activities might be compatible and sustainable uses of these highway corridors. These corridors will maintain their rural landscape and architectural values, possibly by conversion of existing structures. Curb cuts will be minimized. Appropriate office use would have relatively low impact on the community and adjacent properties.	
94	Land use	Identify appropriate areas for non-industrial commercial development.	
102	Land use	Limit or prohibit industrial development that could adversely affect the Town's water resources.	Done
110	Land use	Adopt a natural resource review of each subdivision application that comes before the Planning Board.	
95	Land use	Do not re-zone long strips of land along these roadways where eventual development would result in inefficient sprawl.	Current practice
96	Land use	Develop site plan design standards that will enhance and support the adaptive re-use of existing structures and developed areas while maintaining the rural landscape and architectural scale of development.	

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#	Chapter	Recommendation	Comment
97	Land use	Develop performance standards for home-based businesses that prevent negative impacts on surrounding properties and the community.	existing ords. aren't bad
98	Land use	Continue to support home occupation in all districts.	Current practice
99	Land use	Review regulations to ensure support for the marketing of farm products, local arts and crafts and traditional enterprises.	Agricultural committee?
83	Land use	Investigate incorporating shared-wall housing or accessory housing units within appropriate residential developments having access to shared water or sewage facilities.	See SB342!
84	Land use	Investigate allowing limited mixed densities (single and multifamily dwellings) in residential subdivisions that may provide more affordable housing opportunities.	See SB342!
118	Land use	Investigate bonding of subdivision performance by developers.	
32	Natural Resources	Protect the Kingman Farm; work closely with UNH to ensure how important it is to the Town's conservation planning efforts.	Use constrained by Trust
42	Natural Resources	Promote conservation subdivisions that create quality open spaces that protect resources in the existing landscape.	Done
43	Natural Resources	Change Town zoning ordinance, subdivision regulations, and site plan regulations to promote conservation subdivisions.	Done
69	Natural Resources	Protect water supplies around wells and rivers possibly through establishment or upgrade of ordinances, such as wellhead protection districts, well recharge areas, aquifer protection districts, and substantial riparian setbacks for water conservation.	Done
33	Natural Resources	Discourage development via the Zoning ordinance on the Town's Important Farmland Soils.	
34	Natural Resources	Very large lot zoning should be considered for areas of Prime Farmland Soils.	legal constraints here?
38	Natural Resources	Protect lands that abut the Kingman Farm to minimize impacts on the farm from surrounding areas.	Cons Com secured Hayes easement
41	Natural Resources	Create an open space overlay map for properties > 10 acre, and use this overlay as base data for developing an open space plan. Investigate the Town of Newmarket Open Space Plan as a model for development of a similar plan for Madbury.	
47	Natural Resources	Limit incompatible uses within priority conservation areas.	
49	Natural Resources	Consider adopting a Soil Type Lot Size system for determining the size of building lots. Madbury's Zoning Ordinance requires a building lot to be a minimum of 80,000 square feet, regardless of soil conditions. There are several, large, contiguous areas of soil with low and very low potential for supporting development. These areas should be protected from residential development and are prime candidates for open space and conservation land.	
31	Natural Resources	Encourage continuance of traditional, low-impact agricultural practices.	
48	Natural Resources	During the subdivision review process, the Planning Board should pay particular attention to preventing erosion and sedimentation that could result from construction related activities in marginal lands.	
68	Natural Resources	Continue to prevent development in floodplains.	New ordinance

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#	Chapter	Recommendation	Comment
30	Natural Resources	Discourage agricultural land uses that are incompatible with neighboring residential development.	
37	Natural Resources	Encourage rather than hinder compatible agricultural operations, horticulture, agricultural experimentation, so-called "alternative farming", and the local marketing of local produce.	
45	Natural Resources	Monitor impervious surface and shore land protection status.	is this a PB or CC or WB task?
57	Natural Resources	Identify, protect, and maintain existing, significant transition zones, such as hedgerows, woodland buffers, riparian areas, and forest edge.	
58	Natural Resources	Balance protection and maintenance of transition zones with the need to protect un-fragmented habitat components of the landscape.	
59	Natural Resources	Include transition zones in conservation subdivision process as high value areas.	
60	Natural Resources	Add a survey for rare and endangered species and areas of ecological interest to the Town's subdivision application for lots > 10 ac. The survey(s) should be conducted at a time of year when species and ecological communities are most likely to be found, if present.	
64	Natural Resources	Consider placing mandatory conservation easements on wetlands within subdivisions. Use the Town of Lee as a model.	
65	Natural Resources	Consider providing stricter protection of the ecological services of wetlands, such as filtration.	Progress
66	Natural Resources	Officially designate prime wetlands for Madbury.	Planning Board? Con Com?
120	Transportation	Maintain and preserve of existing roads versus developing new roads.	Current practice
122	Transportation	Prohibit the extension of dead-end streets to the Town line. Such streets could eventually be extended into another municipality, possibly leading to an undesirable traffic flow that is beyond Madbury's control.	
123	Transportation	Encourage projects that aim to decrease through traffic on local roads and in residential neighborhoods by maximizing the use of primary transportation corridors.	
132	Transportation	Ensure the protection of wetlands and other environmental resources in the development of transportation projects, with appropriate mitigation when impacts are unavoidable.	Done?
137	Transportation	Review existing Town highway access (driveway) and road standards and adopt new standards to help maintain the safety, capacity, and scenic value of the roadway.	
140	Transportation	Do not layout or extend dead-ended streets to the town line. If such streets were eventually extended into another municipality, it could lead to an undesirable traffic flow that is beyond Madbury's control.	
143	Transportation	Concentrate new development in areas where transportation infrastructure already exists.	
147	Transportation	Minimize the number of curb cuts on existing and future roads.	Planning Board, Road Agent
126	Transportation	Preserve the scenic qualities of Madbury's historic roadway by permitting the removal of stonewalls or large trees only when there are no other feasible alternatives to assuring the public safety. Any proposed road widening or straightening should be very carefully reviewed with consideration given to the natural, historic and cultural resources that would be impacted by development or change.	
135	Transportation	Designate compact growth areas and limit the amount of development that can occur along less developed/rural arterials.	

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#	Chapter	Recommendation	Comment
136	Transportation	Discourage the development of strip development and the proliferation of single lot commercial/industrial development.	
142	Transportation	Require walkways within proposed commercial developments in order to assure safe pedestrian access.	
144	Transportation	Review all driveway permit applications at Planning Board meetings and incorporate the information provided about driveway permit requests by the NHDOT District Office into the local planning process. Each District Office sends a copy of each driveway permit application that has been submitted to the Office to the respective Town Office. It is recommended that the Board bring these applications to the Planning Board meetings, identify any concerns, and communicate those concerns to the District Office.	
146	Transportation	Adopt an Access Management Plan for Routes 9, 108 and 1555 to specify/clarify the Town's policy on the development of access points. By sending this document to the NHDOT District Office, it will have a clearer understanding of the goals and intentions of the Town.	
148	Transportation	Encourage or require that parking lots do not front on the street or that they have substantial vegetative buffers so as to aid in the maintenance of the rural and historic character.	
125	Transportation	Create a prioritized list of roads that could potentially be designated as Scenic Roads and consider designating additional roads as scenic.	
129	Transportation	Amend road standards to allow the provision of additional right of way for street trees and walkways.	
134	Transportation	Review existing Town driveway standards and develop new standards that would help maintain the safety, capacity and scenic value of the roadway.	
139	Transportation	Avoid over-specification of roadways. Excessive expanse of pavement is not in keeping with the rural character which Madbury strives to maintain. The wider the road, the more costly the maintenance will be when the taxpayers assume responsibility.	
5	Water	Protection of water resources through the use of a wetlands conservation overlay zone applied to salt marshes, wetlands, and surface waters (ponds, first order streams, headwaters) is a priority of the Town to be enforced by the Planning Board.	Recent ordinance improvements
6	Water	Continue prohibition of construction within the 100-year floodplain.	Recent ordinance improvements
11	Water	Establish an aquifer protection overlay district or similar zoning tool to protect groundwater resources.	Done
13	Water	Modify ordinances to leave 4-8 feet of sand and/or gravel above the estimated seasonal high water table at gravel operations.	Pending
14	Water	Amend the zoning ordinance to control the use of excavation sites. Various types of controls are available, and could be implemented during the excavation permit application process under RSA 155-E.	

No action. These items appear in the Master Plan as recommendations but they do not identify clear tasks or outcomes.			
#	Chapter	Recommendation	Comment
54	Natural Resources	Encourage regional transit where possible to help to promote clean air and water.	
82	Land use	See Open Space/Conservation Subdivisions and Conservation Easements in Strategies section below.	
133	Transportation	Develop and implement transportation infrastructure projects in an environmentally sound manner so as to protect the cultural, historic and recreational resources and avoid negative impacts such as habitat fragmentation; reduction in water quality or quantity; reduction in air quality; increase in noise and vibration; or decreasing aesthetically valuable resources such as scenic views.	

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No action. These items appear in the Master Plan as recommendations but they do not identify clear tasks or outcomes.			
#	Chapter	Recommendation	Comment
138	Transportation	Respect the natural contours of the land when developing new roads. In addition to the aesthetic values thus preserved, such roads are generally easier to drain and less expensive to build.	
149	Transportation	Ensure that benefits and burdens of transportation are shared equitably throughout the community.	
151	Transportation	Support efforts to educate residents about railway safety.	
152	Transportation	Support the development of Park-and-Ride lots throughout the region that are integrated with local and intra-city bus and rail routes.	