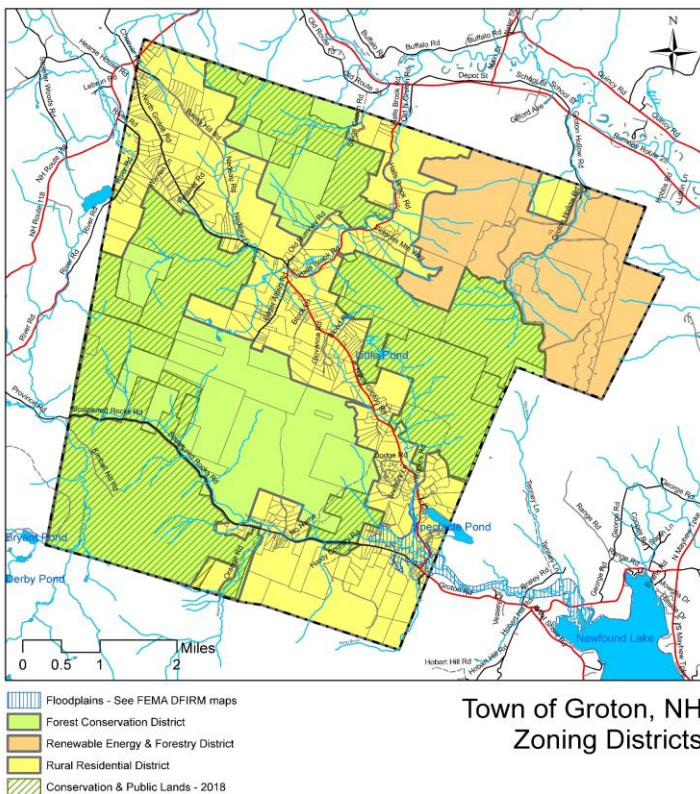


GROTON ZONING FACT SHEET # 1

How can regulating land use contribute to preserving the town's rural character and reduce municipal costs?

While the proposed rural residential district is already served by roads and town services, the remainder of the community is not. Encouraging residential development in these less developed areas would cost the town money to expand services, affect the town's character, and degrade the natural environment over time.



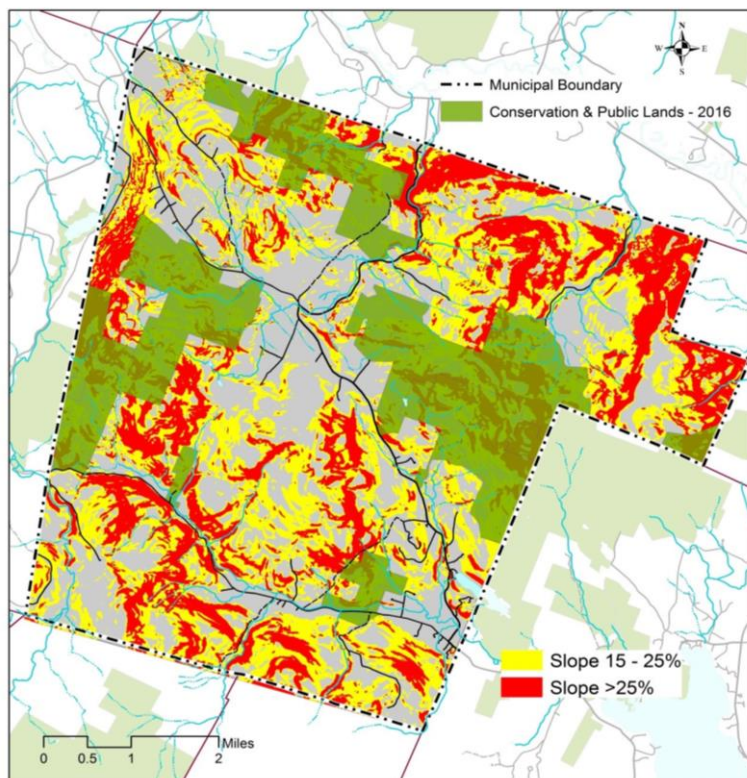
Pictured above: Draft Groton Zoning map. Rural Residential District is shown in yellow.

How does regulating land use protect property values?

- Zoning brings *harmony* to communities by keeping incompatible or unsuitable uses from your property.
- Zoning makes properties *attractive* to buyers by ensuring privacy through set-back requirements. There are very few of us that want neighbors building right on our property lines.
- Zoning helps prevent the *overcrowding of land* by limiting density, establishing lot sizes, the number of houses, and sizes of structures.
- Zoning allows but regulates home occupations and home businesses so that neighboring properties are *protected* from noise, light glare, pollution and contaminants, congestion, parking problems, etc.

Why does the zoning emphasize open space, forestry and energy facilities?

- The recently adopted Groton Master Plan revealed that the best way to protect the Town's character, reduce municipal costs and generate tax revenue is to develop zoning for low density housing, while encouraging forestry, open space preservation, and to allow for some additional renewable energy facilities (likely solar) near the existing wind farm.
- Nearly all Cost of Community Services Studies show that residential land is a net drain on local governments while open space, forestry, and well positioned non-residential uses represent net gains for local governments annually.



Pictured above: A map showing steep slopes in Groton, indicated by the dark red color.

Why avoid development on steep slopes?

- Within Groton there is a wide range of topography defined by hillsides and steep slopes that pose **challenges to development**, not the least of which is the difficulty for emergency services like police, fire and rescue.
- Development on steep slopes creates **negative impacts** such as stormwater runoff and erosion, and poses health, safety, and environmental risks.
- Protecting steep slopes from development is a priority to **preserve water quality, wildlife habitat, and the environment**. Steep slopes also contribute to the aesthetics (views) and rural character of Groton, which can be quickly lost to poorly-planned development.

GROTON ZONING FACT SHEET # 3

Why protect Groton's groundwater (aquifers)?

- Aquifers are layers of underground material that are saturated with groundwater. Water from rainfall, snow-melt, lakes, streams, and wetlands seeps into the ground and collects in the spaces in the rock and sand, similar to water in a sponge.
- Protecting groundwater is important. The water supply gets polluted when contaminants — like oil, chemicals or manure — seep into the groundwater. This impacts drinking water supplies.
- The quantity of groundwater needs protection too. Groundwater levels can decline if too much water is pumped from an aquifer.
- Preventing contamination is far less expensive than cleaning up contaminated groundwater. No one wants to find their well water is contaminated!

Why protect Groton's surface water?

- Groton contains an extensive network of streams, rivers, wetlands, and some ponds. This network is generally bordered by native vegetation that creates natural buffer areas (also known as “riparian buffers”).
- Because of these vegetated buffers and the surrounding forests and undisturbed lands, water in Groton is some of the cleanest in New Hampshire.
- The simplest and most effective way to maintain our clean surface water is to protect and enhance the native vegetation along these shorelines (“riparian buffers”). Riparian buffers filter water, sediment, nutrients, and pollutants found in stormwater, protecting water quality. They absorb water and reduce flooding and erosion with their leaf canopies and root systems. They also provide wildlife habitat, and keep waters clean and cool, a requirement for fresh water fish and wildlife.

Image: A Typical Riparian Buffer

