

Source: Town of Hanover, CAI Technologies - AxisGIS

Location of Residential Development in Hanover (2002-2022)

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Future Land Use

Introduction

Future land use plans are a required part of master plans in New Hampshire. They show in concept desired patterns of development in areas across the town. Future land use is NOT zoning. A zoning ordinance and its provisions are adopted by town meeting.

In May 2022, the Town of Hanover held a Development Solutions Workshop to identify the community's preferred development patterns to inform its future land use plan (See [Appendix B](#) for more information regarding this workshop). The results of this workshop, refined through further outreach and investigations conducted as part of the planning process for this Sustainability Master Plan, are embodied in [Figures 2-1](#) and [2-2](#). [Figure 2-1](#) presents the future land use map at the town-wide scale, while [Figure 2-2](#) focuses on the greater downtown.

The following sections describe the ways in which the town desires to see its land develop or be preserved over the next 10-plus years, aligned with the Vision Statement outlined in [Chapter 1 Introduction](#).

Overall, the town's future land use map emphasizes five concepts or elements.

- ▶ Protecting the environment by supporting natural systems when determining the development potential of land.
- ▶ Promoting a connected greenbelt of open space easily accessible from the greater downtown.
- ▶ Envisioning a walking path along the Connecticut River and Mink Brook that connects Wilson's Landing to Lebanon's Alana Cole Conservation Area.
- ▶ Limiting extensions of municipal water/sewer services beyond current areas, ensuring responsible resource use.
- ▶ Providing public trails/open spaces within a 5- to 10-minute walk from every residence, encouraging outdoor activities.

Residential Areas

As discussed in [Chapter 3, *Expanding Housing Opportunity*](#), the town desires to see increased residential density in the greater downtown – i.e., areas with existing water, sewer, and transit access (shown in red [most dense] and orange in [Figures 2-1](#) and [2-2](#)), while maintaining lower housing density in its more rural areas where such services are not provided (shown in yellow).

New homes in these areas are intended to be developed in a manner that encourages housing diversity and affordability. This means that the town is prioritizing medium-sized, cost-conscious housing types that are attainable by all levels of its workforce. With a focus on increasing housing diversity in the downtown areas, the town aims to produce enough new dwelling units to achieve its fair share of regional housing demand.

As shown in [Figures 2-1](#) and [2-2](#), a continuous system of open space lands surrounds the greater downtown area providing easy access to outdoor activities and relief from the built environment. A walking path is envisioned along the Connecticut River and Mink Brook connecting Wilson's Landing with the City of Lebanon's Alana Cole Conservation Area. Other trails and public open spaces are planned within a 5- to 10-minute walk from every residence.

Downtown Area

The addition of new housing in the downtown areas provides a larger customer base to support local businesses in the central downtown (shown in dark purple in [Figures 2-1](#) and [Figure 2-2](#)). Though not explicitly shown in the future land use map, a focus on pedestrian and bicycle safety and connectivity in this area will similarly enhance the market and increase foot traffic. This is to be supported by edge of downtown parking lots with expanded shuttle services. The future of

Hanover's downtown is further explored in [Chapter 7, *Promoting Downtown Vibrancy*](#).

Mixed Use Areas

Co-locating activities, such as housing, retail businesses, and services, enables pedestrian and bicycle use that inherently reduces vehicle miles traveled. Connecting these locations via public transit services, including to the downtown areas, further enhances their viability. As shown in light purple in [Figures 2-1](#) and [Figure 2-2](#), a large mixed-use area includes the Dartmouth College Campus and continues north along Lyme Road toward Kendal at Hanover, with smaller areas planned for Lebanon Street south of Greensboro Road toward the town's border with the City of Lebanon and in the current business and manufacturing area south of Etna Village.

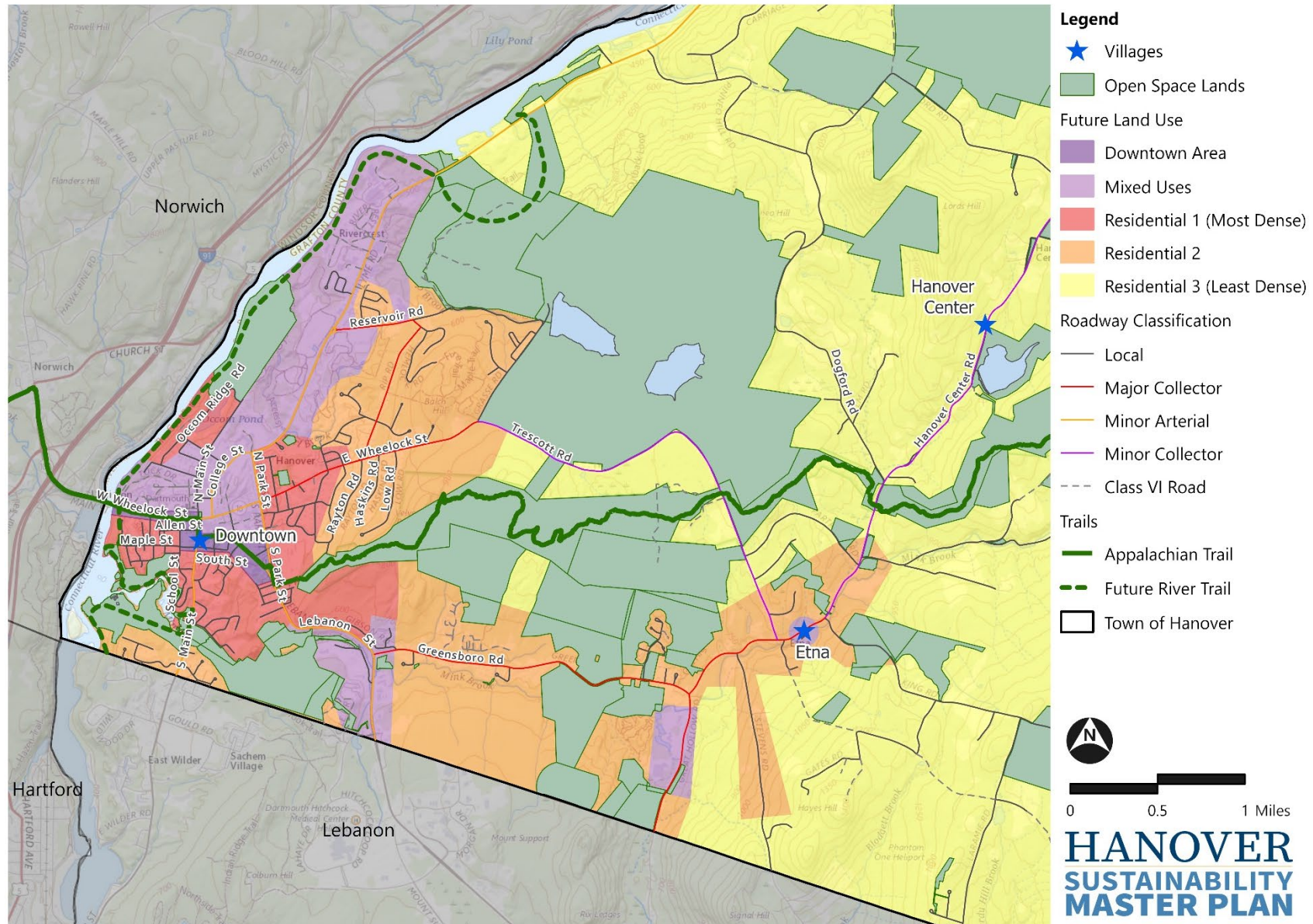
Goose Pond Area

Traditional summer camps and cottages surround and front on Goose Pond. This seasonal residential use will continue with attention to protecting the water quality of Goose Pond to ensure its continued recreation use and to support wildlife that live in and around the pond.

Forest/Recreation Areas

The forest/recreation areas (shown in dark green in [Figure 2-1](#)) are planned to continue to provide wildlife habitats, to maintain wildlife migration corridors for climate change adaptation, to reinforce a town-wide resilient landscape and to keep community service costs low by concentrating of new housing development in the more accessible downtown areas. Seasonal housing is allowed in this area. Large lots should be sustainably managed with emphasis on responsible timber harvesting and the protection of surface waters' headwaters.

Figure 2-2: Future Land Use Map – Downtown Areas



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