Summary from Master Plan 2007
Specific Priorities

A vision for the future of Dublin focuses on twelve important issues. These issues are interrelated, and all depend on growth being connected with our community's history. Appropriate growth reflects a community's past and brings it into the future.

1. Protecting natural resources.

2. Protecting Dublin's scenic beauty.

3. Shaping residential growth: encouraging growth in an expanded Village District, limiting residential density in the Rural District to reduce sprawl; minimizing it in the Mountain District; developing attractive retirement and low-income housing appropriate to a small town; and ensuring that transportation and communication are available for everyone.

4. Encouraging appropriate economic growth, including small, low-impact businesses, home occupations and telecommuting.

5. Improving the safety of traffic and pedestrian movement throughout the town, including calming traffic on Route 101.

6. Ensuring mobility for pedestrians and wildlife.

7. Encouraging the growth and development of the arts, for which Dublin has been a center; encouraging the public and private schools for which it is known.

8. Improving recreational facilities for people of all ages including creating walking paths and greenways throughout the town.

9. Providing town officials and administrators help necessary for effective town governance; preserving and enhancing Dublin's community spirit including the volunteer governance of the town.

10. Upgrading municipal facilities in a prudent and orderly manner.

11. Creating a more energy efficient town, including better or alternative energy sources for town buildings and a lighting ordinance that eliminates wasted energy and expense.

12. Updating safety measures, including lighting, signage and fire protection.
Town Land Use Goals

Dublin’s residents have repeatedly expressed their concern that Dublin maintain a small-town, rural atmosphere and that we protect our valuable and fragile natural resources. In keeping with these concerns, and the need to provide for smart and sustainable town development, the following are the Land Use goals of the town:

• Maintain the Village District as the focal point of the town.

• Encourage further development and revitalization of the Village District, including potentially increasing the size of the Village District.

• Limit the density of settlement outside the Village District (particularly at the edges of town) and discourage suburban-style sprawl.

• Continue to extend protections to the Mountain District, the major water bodies (especially Dublin Lake, Mud Pond, Stanley Brook and Howe Reservoir), and other environmentally sensitive areas.

• Protect wetlands, water resources and aquifers; ensure that resources are neither overburdened nor compromised; maintain the 100-foot minimum setback from all wetlands.

• Protect ridge lines, scenic viewsheds, and other historic and natural resources.

• Find local alternatives to Route 101, particularly in the Village District.

• Encourage appropriately-scaled and centrally-located retirement and affordable housing opportunities.

• Maintain a balance among differing housing options.

• Encourage non-vehicular pathways and interconnections.

• Protect town scenic gateways on Route 101.

• Expand community recreational resources.
Land Use Initiatives
In order to fulfill the Land Use Goals listed above, the town of Dublin needs to undertake a number of initiatives over the course of this Master Plan.

Village District Initiatives
● Analyze prior attempts to promote development within the Village District.

● Consider and implement incentives that may be necessary to increase development potential in the Village District.

● Plan for expanded town services within the Village District.

● Analyze expansion scenarios for the dimensions of the Village District.

● Analyze potential local alternatives to Route 101 and sites for expanded town facilities to the extent necessary in the future.

● Work with New Hampshire Department of Transportation (DOT) on traffic calming strategies.

Density and Sprawl Initiatives
● Review minimum lot size and other density requirements in all districts.

● Apply the 2006 Conservation Subdivision Design regulations, updating them as needed.

● Analyze potential for innovative property development incentives such as transfer of development or conservation rights.

● Analyze needs for additional zoning districts in the Rural District.

● Review existing Gateway Overlay District regulations.

Environmental and Conservation Initiatives
● Create a permanent, town-authorized Open Space Committee that will use the 2006 Natural Resource Inventory and the 2006 Viewshed Study as the initial base for developing strategic protection priorities.

● Pursue funding for land conservation in Dublin; continue to search for grants and aid, both financial and advisory; cooperate with local organizations, such as the Monadnock Conservancy, to help the Monadnock region achieve conservation goals.

● Coordinate the perspectives and efforts of the Open Space Committee, the Conservation Commission, the Planning Board and the Selectmen to ensure that all work towards the common goals outlined in this Master Plan.

● Work with public and private entities to protect strategic properties.

● Review and analyze the use of town-owned properties.

● Complete and utilize bedrock-mapping analysis and other emerging water protection technologies.

● Sponsor well-water testing and water quality mapping.
• Develop an integrated trail strategy.

• Develop lighting (Dark Sky) regulations; work with sub-regional and regional towns to extend this prudent, safety-oriented, and environmentally responsible approach.

**Special Housing Class Initiatives**

• Review the Retirement Community Overlay District statute with regard to incentives versus those contained in Conservation Subdivision Design.

• Analyze potential incentives for creating more affordable housing consistent with Dublin's character.

**Initiatives Common to All Districts**

• Review the Table of Use Regulations in the Dublin Zoning Ordinance as well as the criteria for the granting of Special Exceptions to insure that proposed uses would not unduly impact neighboring properties or residences, especially in the Rural Zone.

• Consider creation of a Residential District comprising the more densely settled portions of the Rural Zone, where certain uses more suited to rural areas would be restricted to prevent undue impacts on residential uses.