



Cover Photo: Camp Coniston, Sharon Grader

Inside Cover Photos: Sheep Barn, Sharon Grader

Back Cover Photo: Ledges, Sharon Grader

Thank you to those who responded to the Croydon Photo Contest to illustrate the beauty of our Town.

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Croydon Master Plan

What is a Master Plan?

A master plan is a municipal planning document that serves to guide the overall character, physical form, growth, and development of a community. It is the basis for any municipal land use regulations and ordinances. It describes how, why, where, and when to build or rebuild in a town. It provides guidance to local officials making decisions on growth-related issues. Community involvement at the outset of the process is essential to direct the goals outlined in the master plan.

NH RSA 674:1 requires the Planning Board "to prepare and amend a master plan from time to time." The plan will aid the planning board in designing ordinances that result in preserving and enhancing the unique quality of life and culture desired by the residents of the community.

The master plan is not a legal document. It does, however, provide the legal basis for zoning and other land use regulations.

Required chapters are the Vision chapter and the Land Use chapter. The Vision chapter serves to direct the other chapters of the plan. It contains statements that express the desires of the citizens affected by the plan including the region and state. It must contain a set of guiding principles and priorities to implement that vision.

The Land Use chapter or chapters translates the "Vision" into physical actions to meet the vision. It is based on population, economic activity, and natural, historic, and cultural resources. It shows existing conditions and the proposed location, extent and intensity of future land use.

In the Croydon Master Plan, there are eight chapters in addition to this Introduction. The required Vision chapter includes a description of the community outreach and the results of the survey and visioning session to guide this plan. There are two Land Use chapters to describe the existing land use and desired future land use. There are also chapters describing municipal, natural, and regional resources, as well as an implementation chapter.

Introduction



Croydon Master Plan

The master plan provides the legal basis for zoning and other land use regulations. A master plan is a legal prerequisite for

- adoption of a zoning ordinance (RSA 674:18)
- adoption of a historic district (RSA 674:46-a IV)
- establishment of a capital improvement program (674:6), and
- adoption of a growth management ordinance (674:22).

An annual review of the master plan is recommended. Any land use ordinances and regulations must conform to the master plan so if any changes are desired in those provisions, the master plan may need to be amended as well to maintain consistency with the goals of the master plan.

A Few Supporting Municipal Documents

The Master Plan does not provide all municipal information. Other documents can do this better and in more detail. Here are a few that are complementary and supportive of the Master Plan.

Natural Resources Inventory: An NRI identifies and describes natural resources within a given area, in this case, the Town of Croydon. Natural resources can be defined as critical resources supplied by nature that are irreplaceable or very expensive to replace if used up or destroyed. Examples include soils, wetlands, other wildlife habitats and corridors, water, plants, and wildlife. It is important to identify these resources for the health and well-being of municipal residents.

The Town of Croydon does not currently have an NRI. It is the goal of the Planning Board that the Conservation Commission, which was established in 1973, begin the process of creating an NRI.

Hazard Mitigation Plan: A hazard mitigation plan provides a short- and long-term strategy to reduce or eliminate the risk of loss of life or harm and property damage from natural and human-made hazards. Natural hazards include flooding, lightning, severe winter weather, and high wind events. Human-made hazards include infectious diseases, invasive species, terrorism, and hazardous materials spills. The hazard mitigation plan is developed to prevent or mitigate hazard events before they occur.

The Town of Croydon does not currently have a Hazard Mitigation Plan. It is the goal of the Planning Board that the Select Board work with NH Homeland Security and

Croydon Master Plan 2025 – Page Intro-2

Emergency Management to develop a plan. The plan will help the Town assess its needs in protecting residents, property, and natural resources.

Emergency Operations Plan: An emergency operations plan provides guidelines for a response to an emergency or disaster. It describes the roles and responsibilities of each involved agency, department, and organization during the various types of emergencies such as flooding or fire. The goal of the EOP is to reduce the impact of an emergency and restore normal operations as quickly as possible. It comes into play immediately before an on-coming event, during and after a disaster.

It is a goal of the Planning Board that the Select Board will establish an Emergency Operations Management Committee to develop an EOP. This will include a municipal Emergency Management Director, the Road Agent, the Fire Chief, the school, and any regional and state agencies that would assist the Town during an emergency.



Photo by Kim Burkhammer

Introduction



Croydon Master Plan

Certification

pulsuant to NH RSA 675:6 (III), the Croydon Master Plan 2025 was adopted by the Planning Board at a duly noticed public hearing on, 2025. This Master Plan shall take effect upon the filing of a copy of this certificate with the
Croydon Town Clerk.
Attest:Croydon Planning Board
Croydon, New Hampshire
Jim Morgan, Planning Board Chair
Aaron McKeon, Planning Board Vice-Chair
Lawrence Rawls, Planning Board Member
John Rab, Planning Board Member
Kimberlee Burkhamer, Select Board Representative

Acknowledgements

The Croydon Planning Board would like to thank the following individuals who provided information essential to the creation of this plan.

Paul Michael Freitas, Croydon Town Clerk

Jason Rook, Fire Chief Croydon Fire Department

Joseph Beaulieu, Croydon Road Agent

Mason Jewhurst, Croydon Transfer Station Attendant

Aaron McKeon, Croydon School District Secretary

Lieutenant Sean A. Eaton, Troop Commander New Hampshire State Police – Troop C

Planning Consultant: Upper Valley Lake Sunapee Regional Planning Commission, Lebanon, New Hampshire Victoria Davis, Senior Planner

Chapter 1 % Vision

Outreach and Community Event

This master plan represents the Town of Croydon and its citizens. The process in master plan development begins with asking citizens what they like and do not like about their community and what they would like their community to look like.

Community Survey

The Planning Board began this process by issuing a survey available in November and December 2024 by paper and online submission.

Paper copies were sent to 642 persons in Croydon and included a QR code to take the survey online, if desired; 187 surveys were returned for a 29% response rate.

Key findings of the survey are detailed below. All supporting charts and data can be found in Appendix A.

Regarding "Why do you feel Croydon is an attractive place to live?" respondents overwhelmingly stated the rural setting (95%) and low taxes (77%). Relatedly, respondents also strongly prefer no population growth (71%).

Of respondents that did not want population growth, there was strong support for limiting the number of subdivisions (75%). Of respondents that did want population growth, every respondent wanted single-family homes (100%), with duplexes being a distant second (31%).

Figure 1-1 Word Salad: What Residents Want



Chapter 1 % Vision

Of all respondents (even including those that wanted population growth), there was strong support the "Town of Croydon purchasing land for the purpose of restricting development and conserving land," (69%). Respondents were more mixed on the Town purchasing land for "the purpose of active recreation" with 50% not favoring this and 45% favoring it.

Additionally, there was majority support for the following ordinances:

"Zoning ordinances based on soil conditions and physical characteristics of the land to determine adequate lot sizes for safe development" (63%)

Ordinances setting "different lot minimum lot sizes depending on the type of use" such as "farming, woodland, residential, business" (60%)

With respect to commercial development, the majority did not want it (59%). Of those that did, the overwhelming preference is small home-based businesses (79%).

Moving on to municipal services, the town is largely happy with municipal services:

Town Office - 85% favorable

Highway Department – 76% favorable

Fire Department – 71% favorable

Transfer Station – 64% favorable

Specifically with the Highway Department, 64% felt the Town is spending an appropriate amount on improving roads and 31% felt the Town should be spending more. Of those that felt more should be spent, 100% desired more paved roads, 78% said better drainage, and 61% said more spending on culverts.

The Village School received mixed responses, with 36% giving favorable responses, 17% saying it's average, 14% giving an unfavorable response, and 33% having no opinion.

Finally, half of respondents gave an unfavorable response on cellular coverage (51%), and a strong majority of respondents gave an unfavorable response regarding Internet coverage (70%).

Not surprisingly, a majority of respondents desire broadband Internet (57%).

The total results are provided in the Appendix A.

Croydon Connection Community Event

The Planning Board held a community event on Saturday, April 5, 2025 to give another opportunity for residents to express their desires for the Town. There were five interactive posters attended by Planning Board members, the Town Clerk, and the Regional Planning Commission event coordinator to answer any questions. After an initial event

Chapter 1 Vision

introduction, the 24 attendees visited each poster to express their desires for the Town in 45 minutes.

The poster exercise was followed by timed conversations with three topics. There were three tables and the moderators for each of the three questions rotated among the tables after the designated 20-minute time period. The topics were 1.) What to Preserve (what to keep); 2.) What to Change (modify existing facility/program); and 3.) What to Create (new facilities/programs). When this exercise was completed, the moderators at each table gave a summary of the results.

This was a very enthusiastic group of participants. The event was well attended, especially considering the snowstorm that morning during the event.

Below are some of the top responses of the poster exercises:

Build community spirit though Old Home Day/Community Day and a community store.

Preserve more open space.

Favorite places in Croydon are the woods.

Want cluster subdivisions with open space rather than traditional subdivisions.

Want a country store, preserved natural areas, and nonmotorized recreation.

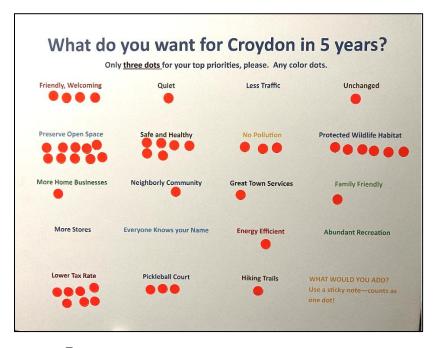
Highlights from the table exercises are:

Create more community events with committee to make it happen, community gathering places such as a store, community center, library, school events, community gardens, more home-based businesses, net-zero task force to support alternative energy in town, and fuel Co-op to reduce costs for town residents.

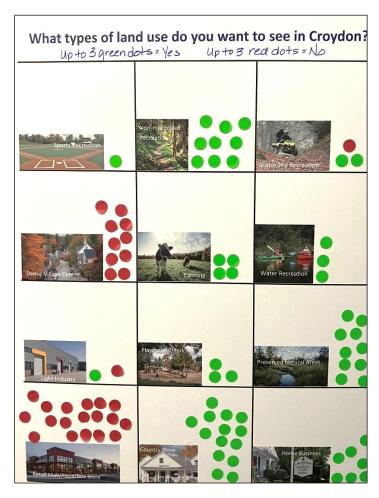
Preserve town meeting, gravel roads, cemeteries, parks, hiking, open space and clean water, wildlife corridor.

Change to add town library, greater ordinance control and enforcement, more people to volunteer, community coverage and newsletter, community text/311, informational Facebook page with no comments, recycling enhancements, guide to home businesses, and greater use of Pat Sawyer Field

Complete responses are provided in Appendix B.



Chapter 1 Vision



Posters from Croydon Connection Community Event.

Community Expression Summary

In both the community survey and the Croydon Connection Event, similar priorities were expressed. For purposes of this Master Plan, the following priorities were used in developing this road map for the Town. These priorities are not listed in any particular order.

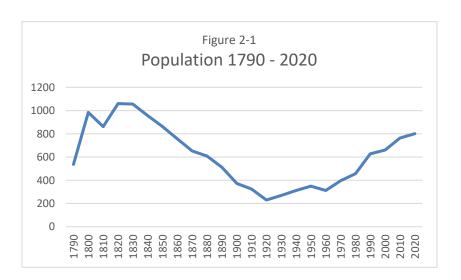
TOWN PRIORITIES		
1	Maintain Rural Setting	
2	Control Growth	
3	Town Purchase of Land/Land Conservation	
4	Zoning Based on Soils and Physical Characteristics and Use	
5	Priority for Single-Family Homes	
6	Encourage Home Businesses	
7	Low Taxes	
8	Build Community Spirit	
9	Provide New Non-Vehicular Recreation Opportunities	
10	Improve Broadband Internet/Cellular Service	

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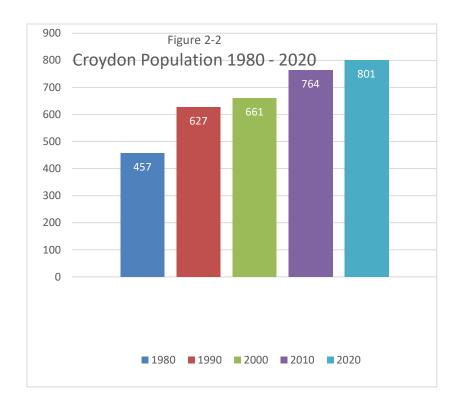
This chapter depicts the residents of Croydon. The master plan is developed to serve the needs and desires of these residents, so it is important to know who they are and how they live. Unless otherwise noted, all data in this section is from the US Census.

Population

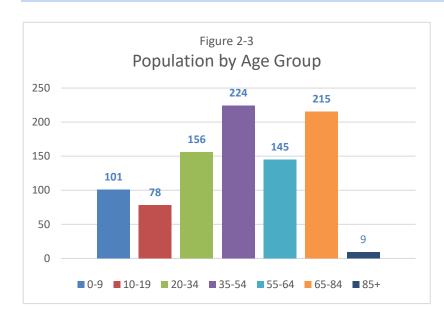
Croydon was settled in 1763. The historical population graph (Figure 2-1) shows the population from 1790 of about 550 people with a steep increase in the early 1800s followed by a steep decline to 1920 at just over 200 people, likely caused by the purchase of land for Corbin Park. The population then began to slowly rise over the years to the current population of 801 in 2020 (See also Figure 2-2).



The age of Croydon's population US Census estimated in 2023 (928) shows an increased aging population with almost 40% of the population at age 55 or older. Only 19% are aged 19 and younger. The State of New Hampshire's population is aging with a growing percentage of the population over the age of 65—the fastest growing age group between 2010 and 2022. See Figure 2-3 below. The NH Department of Business





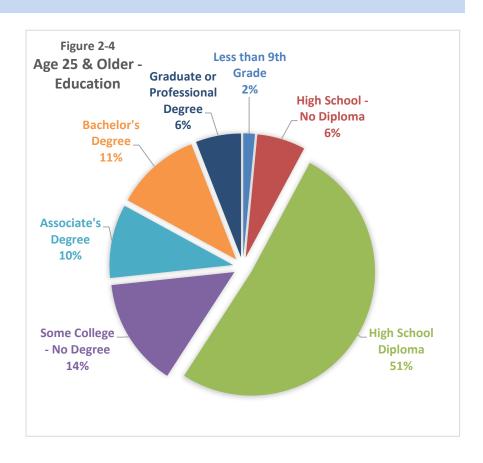


and Economic Affairs estimated a 2023 Croydon population of 837 (July 28, 2024).

Census data is complemented by responses to the survey detailed in Chapter 2. Of all respondents, 65% were over the age of 60, 10% were between 44-59, and 22% were between 28-43.

Education

The education level for just over half of Croydon is a high school diploma. Eight percent did not graduate from high school, and the remaining 41% had some college to a graduate or professional degree. See Figure 2-4.



Income

The income for Croydon is quite high given the education level attainment. The income is higher than the county or state figures, and the poverty rate is lower. See Tables 2-1 and Figure 2-5.

Chapter 2

Profile of Croydon

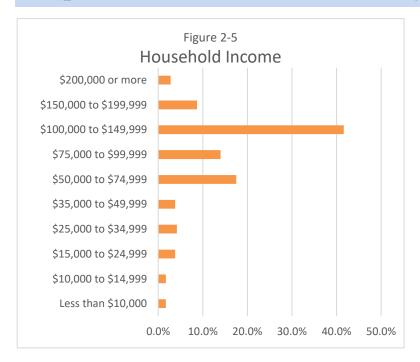


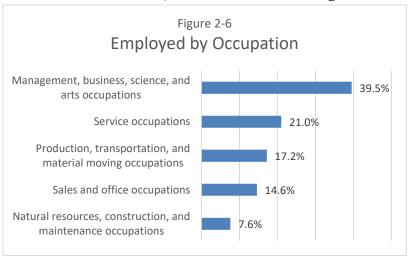
Table 2-1
Income & Poverty

income a roverty			
	Croydon	County	State
Median income, household	\$106,250	\$75,929	\$96,838
Mean income, household	\$101,433	\$102,029	\$124,500
Individuals below poverty level	5.4%	10.8%	7.2%

Note: "Median" is the middle value in a dataset ordered from smallest to largest; "Mean" is the sum of all values divided by the number of values.

Employment

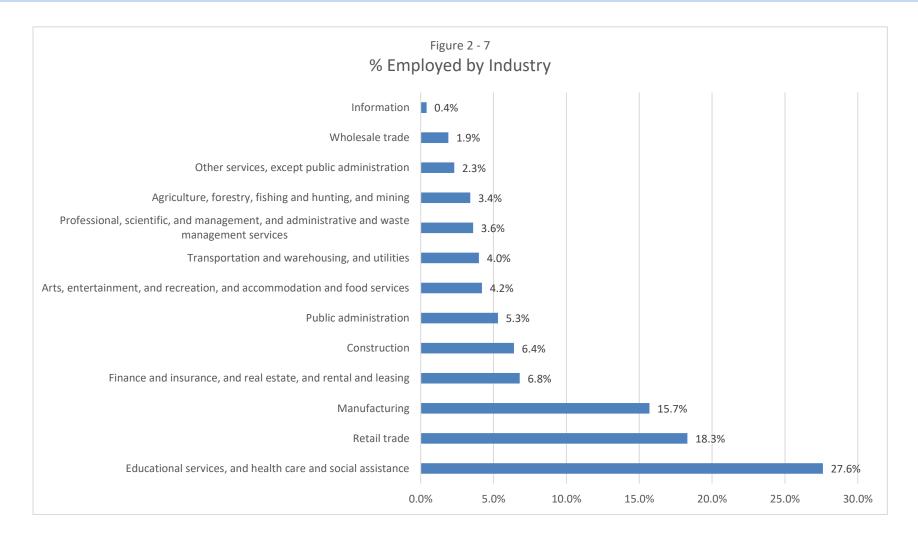
Croydon's population over the age of 16 are employed in various occupations and sectors of industry. Figures 2-6 and 2-7 show employment by occupation and industry. About 40% of workers are employed in management, business, science, and arts occupations and only 7.6% are employed as natural resources, construction, and maintenance occupations. Figure 2-7 shows over 27% of the Croydon workforce are employed in educational services, and healthcare, and social assistance industry, over 18% are in retail trade, and over 15% are in manufacturing.



Tables 2-2 and 2-3 show the travel time to work and the commuting patterns. The majority of workers travel less than 30 minutes to work. Most drive alone in a car, truck, or van.



Profile of Croydon



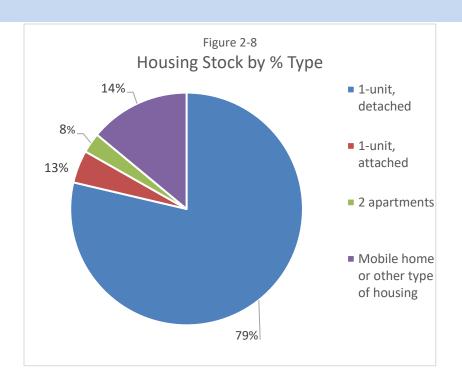


Profile of Croydon

Table a a			
Table 2-2			
Travel Time to Work			
Less than 10 minutes	8.6%		
10 to 14 minutes	12.4%		
15 to 19 minutes	6.9%		
20 to 24 minutes	21.7%		
25 to 29 minutes	9.3%		
30 to 34 minutes	18.8%		
35 to 44 minutes	6.4%		
45 to 59 minutes	6.4%		
60 or more minutes	9.5%		
Mean travel time to work (minutes)	32		

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Table 2-3	
Commuting Patterns	
Workers 16 years and over	471
MEANS OF TRANSPORTATION	ON TO
WORK	
Car, truck, or van	94.1%
Drove alone	83.9%
Carpooled	10.2%
In 2-person carpool	9.3%
In 3-person carpool	0.8%
In 4-person-or-more carpool	0.0%
Workers per car, truck, van	1.05
Public transportation	1.1%
Walked	0.0%
Bicycle	0.0%
Taxicab, motorcycle, or other	1.9%
Worked from home	4.0%



Housing

Assessing the existing housing stock provides valuable information about what housing is desired for Croydon's future population and how the zoning ordinance can impact the types of desired housing.

Croydon's housing stock is primarily single-family detached homes. There are very few apartments in town, and about 40 mobile homes. See Table 2-4. Figure 2-8 shows the prevalence of single-family homes (1-unit attached) and the

ter 2

lack of lower cost alternative housing for young people and working families as well as retirees.

Most homes are occupied by only two people as shown in Table 2-5. Table 2-7 shows a majority of homes have over 6 rooms with 2-3 bedrooms.

Table 2-4 Housing Stock

Total Occupied Housing Units	286
1-unit, detached	225
1-unit, attached	13
2 apartments	8
Other type of housing	40

Table 2-5 Number of Persons per Household

1 person	39
2 persons	132
3 persons	49
4+ persons	66

Table 2-6 Occupied Units Paying Rent

\$500-999	11
\$1,000 to 1,499	17
\$1,500 to \$1,999	1
\$2,000 or more	0
Median (dollars)	\$1,146

Figure 2-9 shows that a majority or 56.4% of current housing was built in 1980 or later. This is well after federal and state building codes were adopted and a couple years after the federal government banned the consumer use of lead paint. Lead paint dust often created by opening and closing windows and doors can cause health issues especially in small children leading to permanent brain injury. There are federal grant programs in New Hampshire to assist with lead hazard mitigation in homes.

Table 2-7 Number of Rooms and Bedrooms Occupied Units

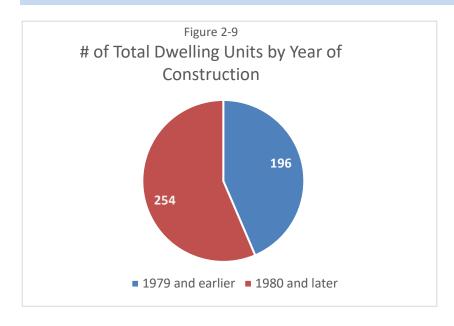
Number of Rooms	
1 room	0
2 or 3 rooms	30
4 or 5 rooms	155
6 or 7 rooms	198
8 or more rooms	67
# of Bedrooms	
No bedroom	0
1 bedroom	42
2 or 3 bedrooms	327
4 or more bedrooms	81

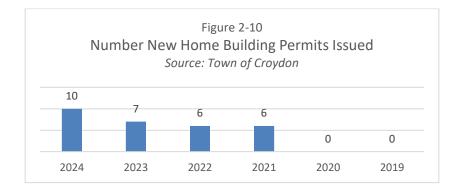
There are a few seasonal/recreational houses in Croydon according to the census, about 50 units or 13% of housing units. This is a relatively small percentage compared to more tourist dependent communities. Only 29 rentals were reported as shown in Table 2-6. This is corroborated by the survey detailed in Chapter 2, in which only 4 of the 187 respondents (2%) were renters.

Chapter 2

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Profile of Croydon





Housing Affordability

Federal guidelines define affordable housing as costing 30% or less of a household's income. This would include all fees related to the cost of the home such as rent or mortgage, insurance, and taxes. Affordable housing, which refers to any income level, is not to be confused with New Hampshire's "Workforce Housing" which is housing affordable to specific lower income levels.

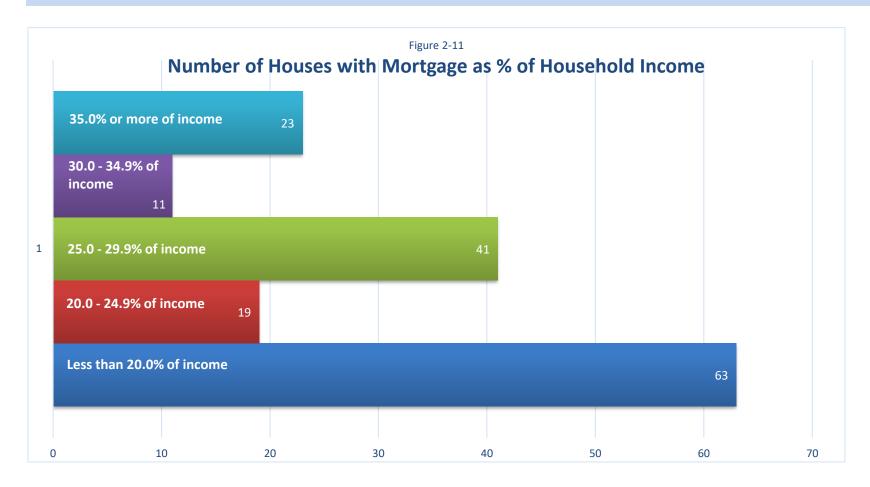
Figure 2-11 shows the number of houses with mortgages at various percentage levels of income. It shows a total of 157 houses with mortgages: over 78% of these houses have mortgages less than 30% of the household income; the remaining 22% have mortgages 30% or greater than household income.

The median value of a house in Croydon is \$314,200. The median monthly cost for a house with a mortgage is \$2,008 or \$24,096 a year.





Profile of Croydon



Health & Well-being

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As previously discussed in the Population section, almost 40% of Croydon's population is aged 55 or older. Over half of that percentage is represented by residents 65 years or older. This is a trend in New Hampshire and our country. New Hampshire has the second highest median age in the nation after Maine. Planning for the future with a large older population requires evaluation of facilities and services needed for an older population.

According to the University of New Hampshire Extension, more than 1 in 4 adults (28.8%) in NH suffer from depression, and 1 in 5 adults experience mental illness in their life. A third of adults over the age of 45 feel lonely, and 25% of adults aged 65 and over report being socially isolated. Social isolation is associated with increased risk for dementia, heart disease, and stroke. Loneliness is associated with higher rates of depression, anxiety, suicide, and increased risk of death, hospitalization, and emergency department visits.

Focusing on building aging friendly communities and helping individuals achieve optimal health and well-being can be an achievable goal. Older people in rural areas like Croydon often have greater needs and less access to services to diagnose, treat acute illness, and manage chronic disease.

Some specific issues to address these concerns might include:

- Opportunities for Outdoor Exercise and Recreation Physical activity is critical for all ages, but especially important for older residents. It is important to maintain healthy minds and bodies to remain in our homes and avoid illness and medical needs. Exercise and recreation are great options to increase body health as well as mental health.
- Community Nurse Program

Towns such as Enfield developed a community nurse program for chronic disease management, home safety evaluations, medication reconciliation and education, support in the home after an inpatient stay, vital signs monitoring, wound care, and other interventions within the paramedic scope of practice. This is extra support beyond regular clinic visits.

Other towns have their own town nurse or share a nurse with a neighboring town to provide home visits. These programs provide greater ability of residents to age in place.

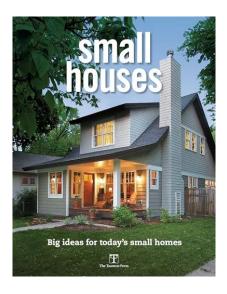
Access to Public Transportation
 Public transportation is not an option in Croydon now,
 which is true for much of rural New Hampshire. It is



Profile of Croydon

important to be aware of rising opportunities for these services such as local shuttle service or volunteer-run transportation services such as Sullivan County Transportation, a program within Southwestern Community Services providing transportation for people over age 60 or with a documented disability.

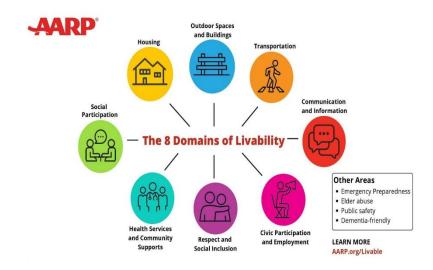
• Opportunities for Social Interaction Creating opportunities for all ages to connect is important. It is especially important for those living alone or the elderly. Providing volunteer opportunities can be a great way to add value to the community while increasing a sense of self-worth.



• Ability to Downsize or Build Smaller Homes
The size of the housing in Croydon may exceed the needs of residents as they age or create a financial burden retired residents cannot meet. The State of New Hampshire requires towns to allow accessory dwellings as part of this solution.

Small towns on their own do not usually have the resources to provide the needed services for their residents. It is important to access regional programs and provide information to residents to ask for assistance.

The UNH Extension provides a Health and Well-Being Specialist to reach residents through mental health and resiliency training. Another program includes an online Wellness Wheel personal assessments and Boost Your Brain and Memory Program for older adults.



Chapter 3



Municipal Resources

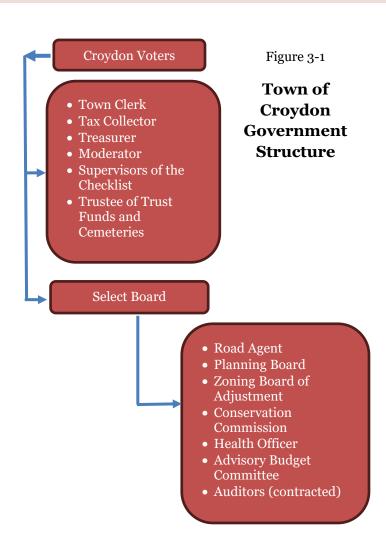
The purpose of this chapter is to identify the condition of existing infrastructure, facilities, and services as well as any needed improvements to support desired types and rates of growth. The Town will take stock of its existing facilities and services, evaluate their effectiveness, anticipate future demands, and assess whether those demands can be met efficiently.

Croydon residents, visitors, and travelers rely on publicly funded roads, facilities and services that benefit the entire community. The available facilities and services reflect local desires and priorities, and the capacity to pay for them. Most of the town's infrastructure is paid for through property taxes, which is the primary source of revenue for New Hampshire communities. Based on open responses to the survey detailed in Chapter 1, property taxes and development pressure were identified as two of the most important issues facing Croydon in the next ten years.

Here is a brief look at town resources. Also see Figure 3-1 for the town's government structure.

Town Government

At Town Meeting every March, Croydon voters make decisions about the major business of the town. They elect officers, vote on an annual budget and act on other issues that come before them. Officer elections are voted on by ballet at the polls with all other decisions being made at the meeting. The organization chart presented in Figure 3-1 illustrates the structure of the local government in Croydon.



Chapter 3



Municipal Resources

Croydon owns and operates several facilities that provide services to the town. The value of the town properties in 2024 was close to \$2 million as provided in the annual Town Report.

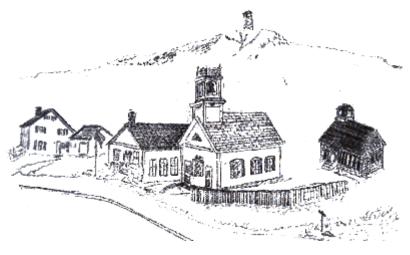
- Town Hall
- Town Garage
- Transfer Station
- Muzzey Park
- Morse House (Historical Museum)
- Croydon Village School
- Several cemeteries listed later in this chapter

Town Hall

The municipal offices are located within the Town Hall at 879 NH Route 10. The Town Hall was built in 1824. The Town Clerk/Tax Collector and Tax Assessor maintains an office here. The meeting room provides space for public meetings of the town boards and town meeting. Finally, a conference room is available for shared workspace and nonpublic meetings, as required.

Fire & Rescue

Croydon is protected by the Croydon Fire Department, located at 828 Route 10. This is a volunteer department which the Town partially funds with an annual payment, currently \$20,000.



Artist: Jane Dearden, President Historical Society

Fire Department services include:

- fire response
- rescue/emergency response
- manage hazardous materials spill response
- ambulance agreement with New London
- membership with Kearsarge Mutual Aid for fire assistance
- membership with the Upper Valley Regional Emergency Services Association.

Total Fire Department calls by year are shown in Table 3-1. In 2024, a total of 75 calls required the response of an ambulance. About 90% of those calls required transport to a hospital.



Municipal Resources

Table 3-1 Croydon Fire Department Calls for Assistance

Year	Calls for Assistance	
2024	134	
2023	148	
2022	123	
2021	102	
Source: Croydon Fire Department		



Water and Wastewater

All Croydon homes and businesses rely on private water sources and septic systems typically on-site. The use of these systems is feasible due to the low density. Septic system failures may be more of a concern in the village areas as well as along water bodies. The NH Department of Environmental Services considers minimal lot sizes to be adequate for septic systems, assuming there are appropriate soil types, as provided in NH RSA 485:A:29.

The cost of maintaining septic systems has increased substantially in recent years. Septage is the material removed from septic tanks, cesspools, holding tanks, and other sewage treatment storage units. All septic systems are serviced by private contractors of the homeowner's choice.

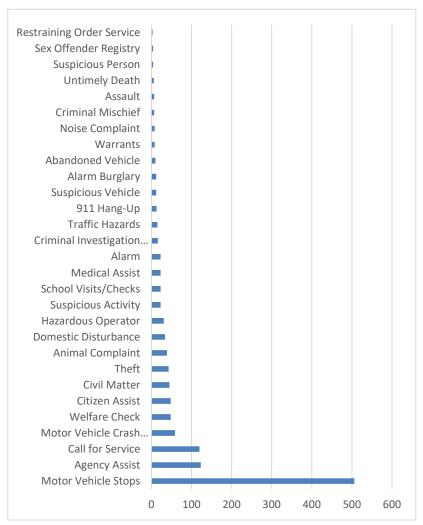
Police

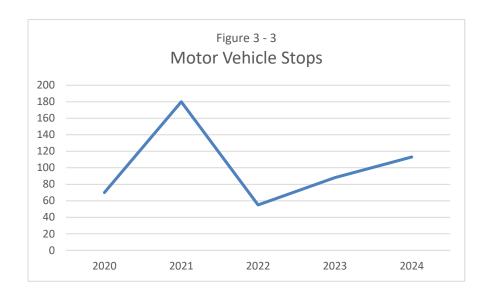
The Town of Croydon has not maintained a municipal police department since 2020. The State Police Dispatch is used for emergencies. Police activity in Croydon for the five years of 2020 – 2024 is shown in Figure 3-2. There were over 1,300 "assists" in Croydon including over 500 motor vehicle stops by the State Police during that period. In 2024, there were about 250 assists. Figure 3-3 shows the motor vehicle stops alone for the last five years.



Municipal Resources

Figure 3 – 2 Total State Police Assists 2020 - 2024





Source: NH State Police – Troop C

Solid Waste

The Croydon Transfer Station is located on Sawyer Meadow Road. It is open several days a week for Croydon residents.

Although most recycling is free, there are variable fees for solid waste and difficult to manage recyclable items such as appliances. Materials taken include municipal solid waste, construction and demolition debris, and many recyclable materials.

The Town also has a closed unlined landfill under the transfer station requiring annual inspections for contamination and State reporting. The town has monitoring wells to test the water before it leaves the site and provides data for the annual reports.

Household Hazardous Waste

The town participates in regional HHW collection events as of 2025. These are provided by the Upper Valley Lake Sunapee Regional Planning Commission. Individuals are also welcome to participate for a fee at one-day collections with the City of Keene.

Recreation

Croydon has several lakes and ponds for swimming and fishing. The Town has a very small public beach at a boat launch on Rockybound Pond. There is also a boat launch on Lake Coniston.

There are two park properties in Croydon. The Pat Sawyer Memorial Park is located on Route 10 across from the fire station. This has been used as a ballfield and ice-skating rink. The Fire Department owns this six-acre park and mows it for public use. The town-owned Sadie Muzzy Park is located behind the school, town hall, and Samuel Morse House. It is not a developed park but has the potential as a park in the future.

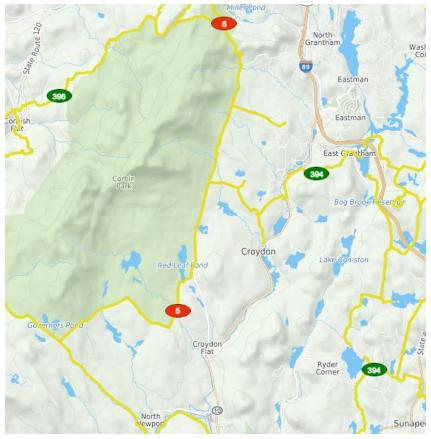
There are no specific hiking trails in the Town. The high peaks are located within Corbin Park which is privately owned by Blue Mountain Forest Association and not accessible to the public. Hikers and walkers can use the Class VI roads as well as the snowmobile trails in spring, summer, and fall. There is also the ability to hike in the Ruger conservation areas owned by NH Fish and Game. This is also a hunting area.

Snowshoeing, cross-country skiing, and snowmobiling are activities during the winter months in any undeveloped area not prohibited by "No Trespassing" signs. There are just over 8 miles of trail to use on the Croydon Turnpike, a Class VI road that is maintained for winter use by the local snowmobile club – the Blue Mountain Snow Dusters in Grantham. The all-volunteer club maintains 65 miles of recreational trails on public and private property throughout Grantham and neighboring towns for snowmobiles, cross-country skiers, snowshoers, hikers, bicyclists, and horseback riding. Figure 3-4 shows the trails.

Other motorized vehicles are not allowed on the Snow Dusters' trails due to insurance limitations and private property agreements.

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Figure 3 – 4 Snowmobile Trail Map 2024-2025 Season



Source: SledNH Trail Map 2024-2025 Season, NH Snowmobile Association

All-terrain vehicles (ATVs) are allowed on certain roads in the Town of Croydon as provided by an approved warrant article. It should be noted that many roads are dead-end, and this allowance does not extend to private roads without owner permission.

Schools

The Croydon Village School provides enrollment for kindergarten through grade 4, with plans to switch to preschool and kindergarten only in September 2026.

Grades 5 and above have school choice including public, private, and online schools. In order of attendance as of 2025, schools include Sunapee (49%), Newport (22%), Newport Montessori, Claremont, Kimball Unions Academy, the Academy of Thought and Industry, Mount Royal Academy, Lebanon, and Mascoma. Starting in September 2026, grades 1-4 will also be included in the school choice program, with Kearsarge becoming Croydon's new anchor school for grades 1-12.

The Croydon Village School is housed in a building called the "Little Red." The Croydon School Board will be renovating Little Red in the summer of 2026, after which the modular white building will be disposed. Based on its current configuration, Croydon Village School is capable of supporting up to 39 students. (See Appendix C, Statement of Enrollment Capacity.) Starting in September 2026, that capacity will decrease to 20 students across preschool and kindergarten.



"Little Red" - Croydon Village School

Morse House Historical Museum

The Croydon Historical Society maintains the Samuel Morse House Museum, open to the public for house tours, exhibits, and demonstrations. The house is a Federal-Style building and has a parlor with distinctive designs on the window and fireplace, done by itinerant artisans in the early 19th century.

Cemeteries

There are several town cemeteries in Croydon currently in use including Four Corners Cemetery, Pinnacle Road Cemetery, East Village Cemetery, Pine Hill Road Cemetery, Winter Hill Cemetery, East Village Cemetery, Cash Street Cemetery, Asa Davis Cemetery, Flat Cemetery, and Under the Mountain Cemetery (within Corbin Park).

Energy

Electricity is mostly provided by Eversource; the remaining 1.5 miles of service is from NH Electric Cooperative for 13 homes.

Communication

Land line telephone service is primarily provided by Consolidated Communications. Cell service is provided primarily by StarLink via satellite, and Fidium Fiber via internet to its customers.

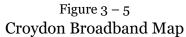
Verizon built a tower on Pine Hill Road in 2024 which improves communication for emergency services to dispatch. In 2025, it was voted at Town meeting to allow cell towers. The zoning ordinance can be amended to address health and safety issues in their construction.

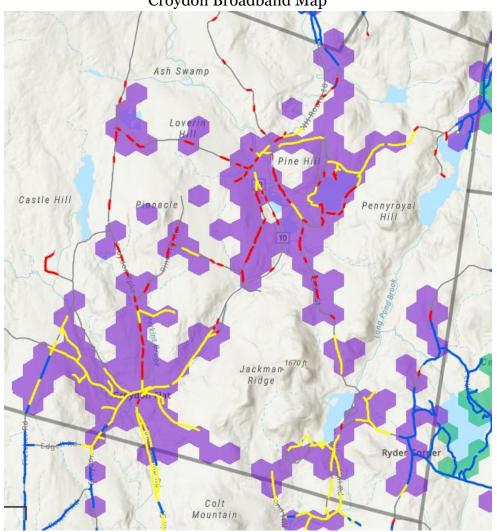
According to the NH Broadband Mapping Initiative (May 2025), Croydon has a 43.3% unserved population, a 47.8% underserved population, and an 8.9% served population. See Figure 3-5 for a map of the broadband in Croydon.

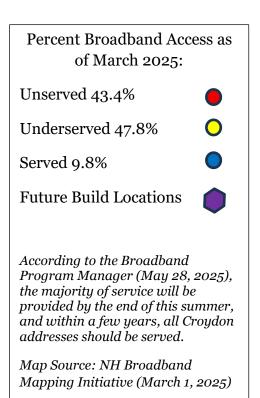
Substantial funds (\$90 million) were awarded by the State to the NH Electric Co-op and Consolidated Communications to provide broadband access to close to 50,000 unserved or underserved addresses in NH. These funds are from the ARPA Coronavirus Capital Projects Fund (CPF).



Municipal Resources







Transportation

The primary transportation in Croydon is via a personal vehicle. Regionally, there is access to Amtrak at the Claremont Station 19 miles away, 12 miles to the Dartmouth Coach bus stop in New London for transport to Boston or New York City, and 66 miles to the Manchester Airport for national and international flights.

Roads - There are about 49 miles of roads in Croydon.
 This includes about 10 miles of state highway. (Four state bridges shown on State map, three on Route 10 and one on Ryder Corner Road.)

Table 3-2 Road Mileage by Classification

Class	Miles	Description
I Primary	5.617	State trunk line highways
II Secondary	4.685	State aid highways
III	0	State reservation roads
Recreation		
IV Compact	0	Town and city streets
V Local	19.586	Rural highways
VI Local, Not	10.500	Unmaintained town highways;
Maintained		includes those subject to gates &
		bars
o Private	8.929	Privately owned roads
TOTAL	49.317	

Source: NH Department of Transportation, Mileage by Town and Legislative Class

- Road Maintenance The Croydon Highway Garage is located at 14 Pine Hill Road. The Select Board appoints the Road Agent. There is also another employee at the Highway Garage.
- Road Standards Currently, the Subdivision Regulations last amended in 1977 determine the road standards for new development in Croydon. The regulations do not allow private streets in subdivisions but require all new lots to front a public road.
- Bridges and Culverts Although the Brighton Road bridge over Beaver Brook is a "red-listed" bridge, funds have been allocated for repair or replacement. The town is awaiting EPA approval as work will impact the brook. The bridge was built in 1985 and is listed as in "poor" condition as the red list denotes. There are three town bridges and four State bridges in Croydon. See the fold out map for road and bridge locations.
- Pedestrian and Bicycling Facilities There are currently no specific accommodations for people walking or bicycling in Croydon.
- Public Transportation Currently, no public transportation routes pass through Croydon. Although the Sullivan County Transit has a planned route from Newport up Route 10 through Croydon and on to Lebanon, they were unable to develop the route as planned for 2022 due to a lack of funding and drivers.

Chapter 3

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Municipal Resources

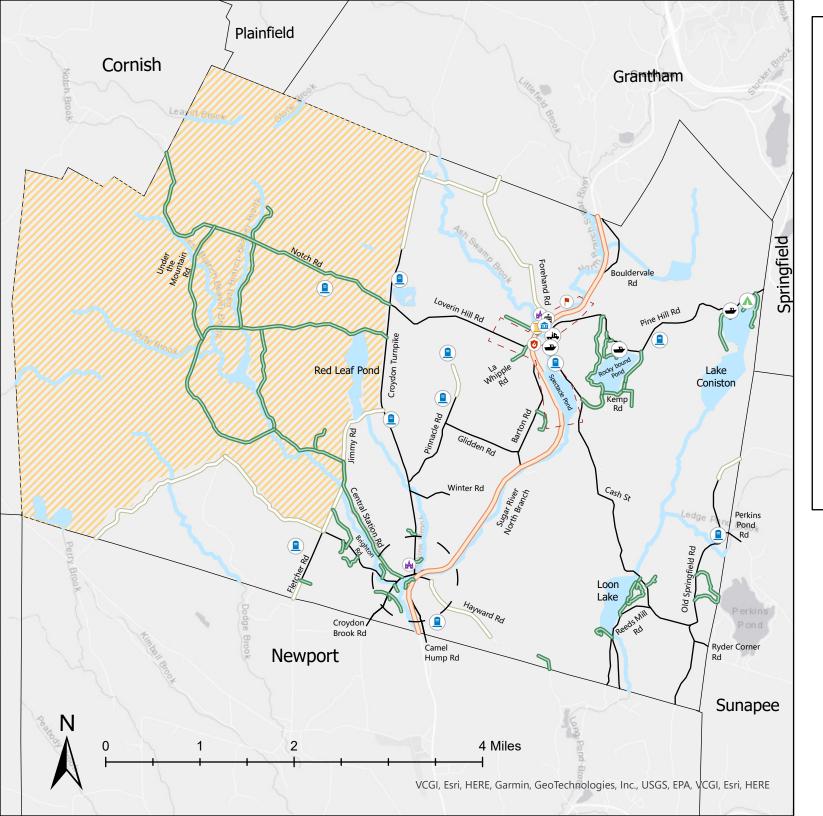
There are social services transportation opportunities in Croydon. The Southwestern Community Services (SCS) is the lead agency for community transportation with the NH DOT's Sullivan County Regional Coordination Council. SCS provides a volunteer driver program to help community members with appointment needs who are not on a regular bus route. SCS also provides and maintains a bus with a regular schedule charging a modest fare serving routes in Claremont, Newport, Charlestown to Claremont, and Lebanon.

Regional Transportation - The goals in the Regional Corridor Transportation Plan (UVLSRPC 2022) for the NH Route10 South Corridor between Lempster and Grantham include safety, flood resiliency, and transit access. The purpose of the plan is to identify needed improvements to the regional transportation system and create action plans such as the NH Ten-Year Transportation Improvement Program.

The Corridor Plan identifies separate corridor sections for evaluation. Croydon is included in the NH Route 10 South Corridor. The major goals for this section include 1.) safety for all roadway users; 2.) flood resiliency for Route 10 and key connecting roadways; and 3.) transit access expansion. Specific problems identified in Croydon are the inconsistent shoulder widths and vehicle speeds along NH Route 10 between Newport and Grantham. It also points out the lack of public transit in this corridor; periodic flooding across NH Route 10 at Spectacle Pond; and the need for shoulders to accommodate bicycles.



Photo: Sharon Grader



Legend

- Town Garage
- Morse House Museum
- Public Boat Launch
- Transfer Station
- YMCA Camp Coniston
- Fire Department
- Cemeteries
- Churches
- - East Village District
- ___ Croydon Flat District
- Private Roads
- Lakes & Ponds
- Class 6 Roads
- Route 10
- Town Maintained Roads
- Bodies of Water
- Corbin Park

Introduction

Croydon residents are very concerned about maintaining the rural character and natural beauty of their town as indicated in their survey responses. This includes keeping waters clean and healthy and maintaining views within and from the town.

Surface Waters

• Land Area: 36.8 square miles

• Inland Water Area: 0.7 square miles

The current zoning ordinance (1989) protects 100 feet from the centerline of any stream shown on the town's soil map provided by the Natural Resources Conservation District. The State Comprehensive Shoreland Act protects 250' from the reference line of public bodies of water over 10 acres and fourth order streams and greater. The Sugar River North Branch is the only protected stream under this act in Croydon. Table 4-1 shows the lakes and ponds governed by the Shoreland Act.

The Rockybound Pond Association, Inc. is a nonprofit consisting of residents around the pond. RPA is a member of the NH Lakes Association. The RPA funds and participates in water testing several times a year in conjunction with NH DES. It also conducts a Weed Warrior project which periodically identifies and removes invasive aquatic species. The Association promotes conservation and stewardship of Rockybound Pond and related resources and provides education for the safe use and preservation of the natural resources in and around Rockybound Pond.

Wetlands

Wetlands are a valuable ecological, recreational, and educational resource. They reduce flooding, improve water quality, retain stormwater, and provide valuable wildlife habitat.

Most of Croydon's wetland are found in poorly-drained, lowlying areas along stream beds. Figure 4-1 is a map of wetlands in Croydon designated as hydric soils or included in the National Wetlands Inventory.

Table 4 – 1 **Surface Water Bodies in Croydon**

Surface Water Body	Approx Acres	Notes of Interest
Governors Pond		Dam D178045; owned by Blue Mountain Forest Association
Lake Coniston (Long Pond)	129	Raised by Dam Do55002; average depth 12', maximum 27'
Red Leaf Pond	75	Owned by Blue Mountain Forest Association
Rockybound Pond	71	Natural lake with several residential lots; average depth 15', maximum depth 30' (NH DES shows different information)
Spectacle Pond		Natural lake in shape of spectacles; maximum depth 23'
The Overflow (Loon Lake)		Artificial impoundment, Dam Do5503

Source: NH Fish and Game and NH DES; Fisher Map; Lake-Link



Natural Resources

Figure 4-1 **Wetlands Map**Source: NHGRANIT

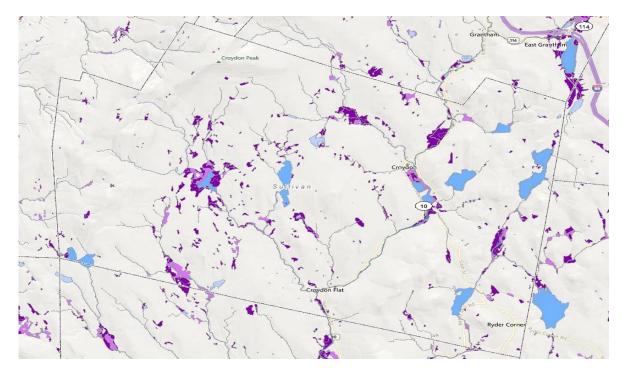




Photo: Rocky Bound Pond Fishermen, Sharon Grader



Photo: Fire Station field with swallow nesting boxes, Sharon Grader



Floodplains

A floodplain is an area of land susceptible to inundation by water from any source. Flooded areas may be near bodies of water although heavy rain, poor drainage, or even nearby construction projects can also cause a flood risk almost anywhere. Flood maps are a tool for communities to determine areas of highest flood risk.

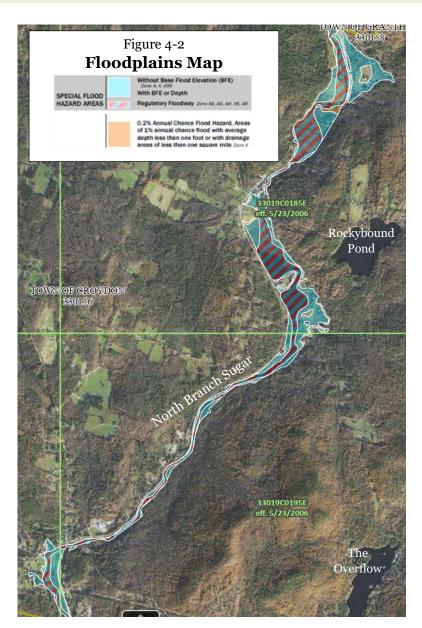
Floodplains are necessary to protect upper lands from flooding by providing a storage area for extra water particularly in the spring. They also provide benefits to our natural systems protecting wildlife habitat, providing groundwater recharge, natural flood and erosion control, higher quality recreation such as fishing, boating, and bird watching.

Maps of the floodplains are available digitally from the Federal Emergency Management Agency website at the FEMA Flood Map Service Center at this link: https://www.fema.gov/flood-maps. Figure 4-2 shows the FEMA determined floodplains in Croydon. There is one small area of designated floodplain not shown on the map beginning just above the Newport town line along Dodge Brook (Zone A: no field data).

The Town of Croydon is currently not participating in the National Flood Insurance Program and does not have a floodplain ordinance.

Groundwater and Aquifers

Croydon does not have a municipal water system so most homes rely on private wells fed by groundwater. There are a





Natural Resources

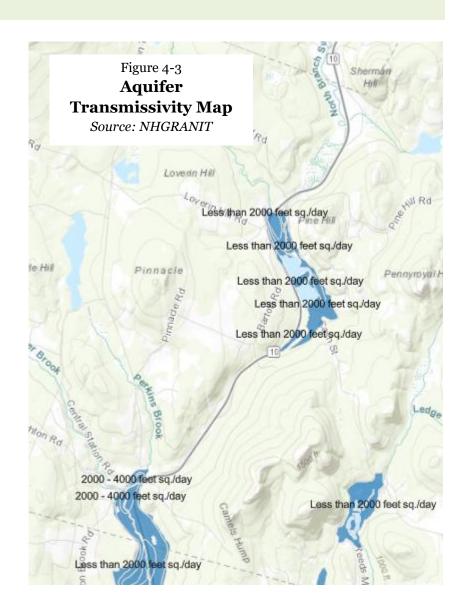
few public water supplies which rely on groundwater overseen by the NH Department of Environmental Services. NH DES defines a public water supply as one that has a minimum of 15 service connections or serves a minimum of 25 people at least 60 days a year. Table 4-2 lists the public water supplies in Croydon. There are four active public water supplies: two at Camp Coniston, one at Loon Lake Campground, and one at the Croydon Village School.

Groundwater levels in Croydon are generally sufficient to supply all the wells in town, but careful application of the state regulations for wellhead protection is necessary to protect water quality. In addition to wellhead protection, an aquifer or groundwater ordinance can provide assurance of well water quality.

Table 4-2 **Public Water Systems in Croydon**

Public Water	EPA	Population	Service
System	Identification	Served	Connections
Camp	0547010		11
Coniston		498	
Camp	0547030		5
Coniston			
Kitchen			
Coniston	Recently purchased		
General Store			
Croydon	0545010	33	4
Village School			
Loon Lake	0547020	300	105
Campground			

Figure 4-3 is a map showing aquifers and transmissivity--rate at which groundwater flows through the aquifer.





Watersheds

The Town of Croydon is in two primary watersheds beginning with the Sugar River watershed which includes the North Branch of the Sugar River running along Route 10 in Croydon. The Sugar River Watershed is within the much larger Connecticut River watershed.

A watershed is an area of land that channels rain and snowmelt to streams, rivers, ponds, and lakes. It can also be called a drainage basin. As the water flows, it often picks up pollutants which negatively affect the watershed ecology and ultimately the bay or ocean where it ends up.

Not all water flows out of the watershed; some is soaked into the ground to create groundwater in the soil that can seep into the nearest stream and be used for drinking water from a well.

Protecting our watersheds, protects our drinking water and natural environments.

Steep Slopes

Generally, steep slopes may be considered to be 25% gradient or greater. These can be determined using the Natural Resources Conservation District (NRCS) mapping. These slopes are susceptible to erosion and runoff, particularly if cleared of vegetation. NRCS recommends not developing land in excess of 25% slope, and limited development with certain controls on land with 15-25% slope.

The town does not currently have a specific ordinance or regulation addressing steep slopes development. A revised zoning ordinance may address this issue in the future.

Conserved Land

NH Fish and Game Dept purchased 3,181 acres in Newport, Croydon, and Grantham in 2019 for the William B. Ruger Wildlife Management Area to protect outstanding wildlife and water resources and to provide the public with recreational opportunities such as hunting, fishing, hiking, and nature study. The WMA is divided into two separate parcels.

Parcel one, known as Ruger WMA South, is comprised of 1,905 acres located in the towns of Newport and Croydon, and has over 143 acres of diverse wetlands including over 40 acres of emergent marsh and 19 acres of peatland. The property contains nearly seven miles of streams including 2.8 miles of cold-water stream. Also present are a 20-acre field and a power line corridor that adds to the diversity of the habitats on the parcel.

Parcel two, known as Ruger WMA North, is a tract of 1,276 acres located in the towns of Croydon and Grantham. Ash Swamp Brook and its tributaries run through the property, and there are approximately 113 wetland acres including 59 acres of northern swamp and 83 acres of wet meadow and shrub wetlands. The largest wetland on the property is a 50-acre alder swamp containing several areas of open water.

There are also three other conservation parcels in Croydon. See Table 4-3 for a list and Figure 4-4 for a map of the properties.





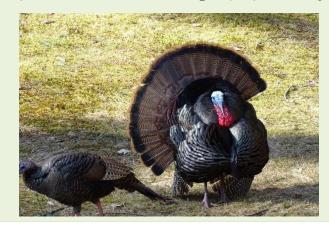
Natural Resources

Table 4-3 Conserved Lands in Croydon

Current Owner	Property Name	Tax Map & Lot #	Acres	Easement Holder	
NH Fish and Game	William B. Ruger Wildlife	M7/L212, 318, 320,	896	State ownership	
Department	Management Area North	324, 325, 335, 591			
NH Fish and Game	William B. Ruger Wildlife	M14/L16	1,099	State ownership	
Department	Management Area South				
Upper Valley Land Trust	Donas J & Margaret Reney	M8/L211	233	Land trust ownership	
	Memorial Forest				
Brenda M. Buck &	Howard #1, Dennis &	M8/L560	99	Conservation Easement Deed to	
Andrea L.H. Bonnar,	Constance			the Society for Protection NH	
Trustees				Forests) (Portion of this	
				property is in Grantham making	
				a total of 248 acres)	
Upper Valley Land Trust	Sugar River	M8/L576	24.4	Land trust ownership	

Source: NH GRANIT Mapping: NH Conservation/Public Lands Dataset map 02/05/25; data from Town Tax Maps



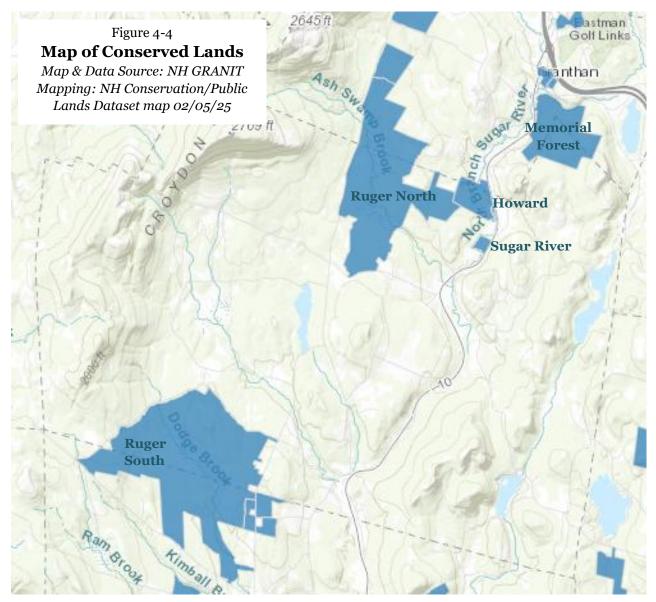




Photos: Whitetail Deer by Kim Burkhamer, Eastern Wild Turkeys by Sharon Grader, Eastern Moose by Kim Burkhamer



Natural Resources









Photos: Black Bear, Gray Fox, and Common Loon Sharon Grader

Municipal boundaries do not contain all elements of impact to a municipality or its residents. Regional impacts affecting municipalities include public facilities and services, natural resources, natural and human-made hazards, economic and housing potential, transportation, agriculture, social services,

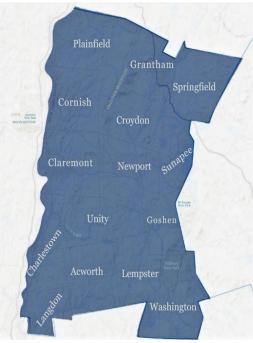
and open space and recreation. There are several regional concerns and organizations to address them. This chapter provides some of the resources available—valuable tools for municipalities. It does not address all regional resources or broader state and national resources which are abundant.

Sullivan County

There are several

departments under Sullivan County that include provision of a nursing home and skilled nursing care facility and a correctional facility. The Natural Resources Department manages Sullivan County lands and is the home of the

Figure 5-1 Map of Sullivan County



Sullivan County Conservation District. Its purpose is to preserve and promote the county's natural resources through management and research, landowner assistance and educational outreach. When funded, the county has a lead abatement and healthy homes program to assist homeowners and tenants with health concerns in their homes. See Figure 5-1.

Discover Sugar River Region

Discover Sugar River Region is a nonprofit destination management organization (DMO) founded in 2022 and formed to enhance Sullivan County as a distinct, desirable destination in New Hampshire.

DMOs exist to market destinations, attract visitors, and develop a regional economy. They bring together government, civil and industry stakeholders for strategic and collaborative initiatives.

Upper Valley Lake Sunapee Regional Planning Commission

The Commission has been providing professional planning assistance to municipal boards since 1963 providing guidance on comprehensive planning, land use regulations, transportation planning, natural resource inventories, community/economic development, public participation, affordable housing, and hazard mitigation planning.

Regional Resources

The Commission serves 27 municipalities including the Town of Croydon, local groups such as river advisory committees, economic development councils, housing organizations and others who affect the future land use of the region. See Figure 5-2.

The Commission is one of nine Regional Planning Commissions (RPC) in New Hampshire enabled through state legislation (RSA 36:45). RPCs were created to coordinate all aspects of planning, act as a liaison between local and state/federal governments and provide advisory technical assistance. Regional Planning Commissions seek to promote intergovernmental collaboration and coordination throughout the regions they serve.

The Commission is governed by Commissioners appointed by member communities and counties and a small number of atlarge-members. It is the Commissioners' role to be a regional collaborator and bring local issues to the attention of the Commission and conversely to articulate regional strategies that can benefit local efforts.

Developments of Regional Impact

NH RSA 36:55 requires municipal land use boards to request review by the regional planning commission for any development proposal that could reasonably be expected to impact a neighboring community due to, but not limited to: 1. Relative size or number of dwelling units compared to existing housing stock.

Figure 5-2



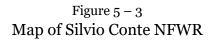
Regional Resources

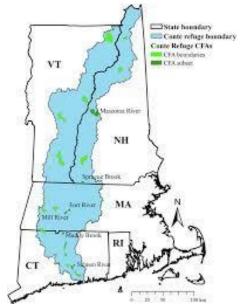
- 2. Proximity to community borders.
- 3. Transportation networks.
- 4. Anticipated emissions such as light, noise, smoke, odors.
- 5. Proximity to aquifers or surface waters crossing municipal borders.
- 6. Shared facilities such as schools or solid waste processing.

Silvio O. Conte National Fish and Wildlife Refuge

The Silvio O. Conte National Fish and Wildlife Refuge (Refuge) is the only multi-state watershed-based refuge in the United States' vast system of National Wildlife Refuges.

Established in 1997 and named to honor the late Massachusetts
Congressman, the Refuge's aim is to conserve the aquatic and terrestrial habitat resources of the entire 7.2 million-acre Connecticut River watershed across the states of Connecticut, Massachusetts, New Hampshire and Vermont.





The Refuge was designed to include the entire Connecticut River Watershed to protect migratory fish and other aquatic species. Protection of a whole river system and its watershed creates a healthy aquatic ecosystem. Figure 5-3 is a map of the National Fish and Wildlife Refuge.

Connecticut River Joint Commission

The Connecticut River Valley of Vermont and New Hampshire is home to a remarkable partnership among the governments in the two states, businesses, farmers, conservationists, and other citizens from many walks of life. Working together through the Commissions, they seek to build a strong and vibrant economy while preserving and protecting the visual and ecological integrity and sustainable working landscape of the Connecticut River Valley and guide its growth and development through grassroots leadership.

Greater Sullivan County Public Health Network

There are 13 Regional Public Health Networks in New Hampshire involving broad public health interests, including local health departments and health officers, health care providers, social service agencies, schools, fire, police, emergency medical services, media and advocacy groups, behavioral health, and leaders in the business, government, and faith communities working together to address complex public health issues.



Regional Resources

Croydon is served by the Greater Sullivan County Public Health Network working in partnership with Dartmouth Health. The Network is a system of organizations and individuals working together to identify and address public health challenges in the region. The Network has four priority areas: 1.) Substance Misuse Prevention, Treatment, Recovery, and Harm Reduction; 2.) Mental Health; 3.) LGBTQIA+ and BIPOC Support; and 4.) Emergency Preparedness.

Sullivan County Regional Coordination Council and Southwest Community Services

The NH Department of Transportation's created the State Coordinating Council for Community Transportation to coordinate community transportation services statewide with the goal of reducing duplication and increasing service availability while using scarce resources to go further providing for the increasing needs of an aging and growing population.

The State Coordinating Council works with regional coordination councils to meet these goals. In Sullivan County, this is the Sullivan County Regional Coordination Council (SCRCC).

SCRCC is made up of transportation providers, human services organizations, the regional planning commission, municipalities and other stakeholders who have an interest in improving community transportation. The Council meets bimonthly to assess regional transportation needs. SCRCC in

turn works with another agency, the Southwest Community Services in Claremont (SCS).

SCS provides assistance through transportation services such as public transit and mobility management services as well as emergency shelter programs, workforce and senior rental housing, education and childcare, nutrition and health, energy conservation, utility programs, day and employment services for developmentally disabled individuals, and community food programs.



Photo: Fall Foliage Kim Burkhammer

Existing Land Use

The total area of Croydon is 37.5 square miles or 24,000 acres: 23,552 acres land area and 448 acres of water (US Census).

The total developed land in Croydon is approximately 39% of the total land area. This includes the entire area of developed properties regardless of lot size and open space. The developed area does not include Corbin Park, owned by the Blue Mountain Forest as an exotic wildlife hunting facility covering a substantial portion of the Town. It also does not include the lands of the YMCA. See Figure 6-1. It should be recognized that although Corbin Park is currently a reserve, it is still private property and could be developed in the future. Corbin Park makes up 49% of the Croydon land area.

Another 9% of the Town land area is conserved lands. See Table 6-1 below.

Any land that remains vacant will be subject to geographic constraints for development. These constraints might include steep slopes, soil types, surface water, and wetlands. Other constraints can include State requirements such as Shoreland Protection restrictions and local zoning requirements.

Zoning requirements in New Hampshire can include several innovative land use planning techniques such as conservation subdivisions (conserved areas with small lots), ridgeline protection (protects views from public areas), and feature-based density (based on site specific limitations).

Currently, the Town has a zoning ordinance which was adopted August 8, 1989. No amendments were made to the

ordinance until this year. In 2025, the town approved three amendments to the ordinance:

- 1. Establishment of a Conservation Reserve Fund using all of the Land Use Change Tax and Timber Tax. The purpose of the fund is to purchase lands in Croydon for conservation.
- 2. Allow attached and detached Accessory Dwelling Units (ADUs) in all zoning district.
- 3. Adopted a Wireless Telecommunications Tower Ordinance to regulate the placement of Personal Wireless Service Facilities (PWSFs).

The ordinance will be updated based upon this master plan and town desires.

The Town is predominately rural in character with single-family homes. This is the desirable housing according to town responses to the Master Plan survey and community event in April 2025. There are a few commercial entities other than Corbin Park and the YMCA camp on Lake Coniston in town including a country store and gas pumps (closed at this time).





Photos: Sharon Grader

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Existing Land Use

East Village and Croydon Flat are considered the two village areas of Croydon. A map of these areas is shown in the zoning ordinance and the fold-out map in this plan. These village areas are currently zoned for all uses allowed in the Conservation District and Rural Residential District as well as retail and service businesses.

Table 6-1 provides various land uses, along with the acreage as previously described. The total acreage in the table is for land only without water. These numbers are approximate due to varied sources of information.

Table 6-1 Croydon Land Use 2024

<i></i>		
Land Use	Acres	% of Total
Residential/Private Land	9,264	39%
Commercial:		
Corbin Park	11,770	49%
YMCA Camp	883	4%
Conserved Land	2,083	9%
TOTAL LAND AREA	24,000	100%
Sources: Town of Croydon		

Figure 6-1 Map of Corbin Park



The Town of Croydon is in a unique circumstance as almost half of the town as noted in Chapter 6 is owned privately in large tracts and is not anticipated to be developed under current conditions. However, since the property is privately owned, there is the potential for the owners to sell the property for future development. The Planning Board will recognize this possibility in its planning efforts.

It should also be noted that the current Zoning Ordinance was written in 1987 with some 2025 amendments and may not meet State requirements in all areas. The Subdivision Regulations were last updated in 1977. The Planning Board will re-write these documents to bring them up to date with State requirements and to reflect this Master Plan.

The Future Land Use Plan described here is based upon the priorities determined during community outreach and outlined in Chapter 1. The top 10 priorities are as follows in no particular order. Several of these priorities dovetail together such as priorities 1, 2, 3, and 4.

It should also be noted that the Planning Board has limited ability to control some of the priorities. For example, one of the town priorities is "low taxes" which is primarily related to Town services not determined by the Planning Board. However, there are some actions the Planning Board can take to keep the tax burden down and these will be discussed.

	TOWN PRIORITIES
1	Maintain Rural Setting
2	Control Growth
3	Town Purchase of Land/Land Conservation
4	Zoning Based on Soils and Physical Characteristics
	and Use
5	Priority for Single-Family Homes
6	Encourage Home Businesses
7	Low Taxes
8	Build Community Spirit
9	Provide New Non-Vehicular Recreation
	Opportunities
10	Improve Broadband Internet/Cellular Service

1. Maintain Rural Setting

Vision: Croydon residents were clear that they want to maintain the current rural setting of their town with its natural beauty.

Goal #1: Protect the Natural Beauty of Town

Strategies:

a. Create and Adopt a Natural Resources Inventory with the Conservation Commission.

Develop an inventory and assessment of all natural resources in Croydon and any area affecting Croydon. This document

would provide a strong foundation for planning and decision-making. Incorporating natural resources into every level of decision-making and planning helps communities preserve the natural heritage and ensure that healthy, resilient ecosystems and the benefits they provide are available to future generations. NH RSA requires Conservation Commissions to develop a natural resources inventory.

This could include an evaluation of the water resources, wildlife habitats and corridors, farmlands, forests, geologic resources, cultural resources, conservation and public lands, unfragmented land blocks, zoning and tax map parcels, climate conditions and projections, and regional conservation plans.

Work with the Conservation Commission to develop this document to inventory and evaluate natural resources within Croydon and regionally affecting Croydon.

b. Adopt a Ridgeline Protection Conservation Overlay District.

There is no protection of ridgelines in the current Croydon Zoning Ordinance. This district would protect views from public roads and spaces.

c. Adopt a Steep Slopes Conservation Overlay District.

There is no protection of steep slopes in the current Croydon Zoning Ordinance. This district would protect land from erosion caused by development.

d. Adopt a Water Resources Conservation Overlay District.

The current zoning ordinance has a "streambelt" requirement for no construction for human habitation within 100 feet of the stream or intermittent stream center line. In New Hampshire, a 100' buffer is often the minimum setback for any development from the edge of a water body. These buffers filter pollutants before reaching the water body, stabilize shorelines, provide habitat for wildlife, and can reduce flooding of developed areas downstream.

e. Adopt stormwater management requirements.

These requirements will maintain stormwater created on property to stay on the property and not travel to and affect adjacent properties or town infrastructure such as roads.

2. Control Growth

Vision: Croydon residents were clear that they want to maintain the current rural setting of their town with scattered housing and plenty of open space.

Goal #1: Limit Development

Strategies:

a. Increase lot size requirements in rural areas.

Providing large lot sizes in the rural areas can maintain the rural character and views desired by the Town. The current Zoning Ordinance has a three and one-half acre lot size with potential for two-acre lot size minimum in the Rural Residential District.

Interestingly, it also allows a lot for a service station to have only 60,000 square feet or about 1.4 acres.

b. Provide for cluster developments with required buffers.

Attendants at the April community event, selected cluster development with required buffers over the traditional subdivision model. The cluster subdivision provides a smaller area for development with conserved open space.

The Planning Board will require any proposed subdivision of five or more lots to request a site review by the Planning Board to determine if a cluster subdivision would be appropriate for that proposal.

The current Subdivision Regulations allow the Planning Board to require reservation of open space and recreation or future municipal use. c. Amend the subdivision regulations to change definition of "Minor Subdivision" to restrict multiple subdivisions of the same lot as minor subdivisions within 10 years.

Amend the definition to include that the parcel of land, which has been subjected to minor subdivision, shall not be eligible for further subdivision under the Minor Subdivision procedures for a period of 10 years from the date of the most recent minor subdivision approval. Any further subdivision within 10 years is subject to the major subdivision regulations.

d. Require phasing of large developments of more than five lots.

Phased development of large subdivisions helps to manage the impact of rapid development on local resources; infrastructure such as utilities, roads, and schools. The current subdivision regulations do not address this issue.

e. Continue to allow attached and detached Accessory Dwelling Units (ADUs) at single-family homes as provided by State RSA.

The Town amended the zoning ordinance to allow detached ADUs beyond the State requirement of attached ADUs in 2025. Later in the same year, the State also added detached ADUs to the statute.

The purpose of encouraging the allowance of ADUs is to provide adequate affordable housing while also allowing an income to owners of the many large single-family homes in Croydon. It will reduce the need for subdivision needed to provide for family members or additional income.

3. Town Purchase of Land/Land Conservation

Goal #1: Develop and Implement Plan for Town Land Purchase or Conservation

Strategies:

a. Work with the Conservation Commission to develop a priority list of lands for purchase or conservation.

Evaluate lands in Croydon for conservation value based upon natural resources, wildlife habitat and corridors, scenic beauty, recreation, and public interest. Create a priority list for purchase or conservation easement.

b. Enhance a fund for purchasing or conserving land.

In 2025, residents voted in an article to use all the Land Use Change Tax and Timber Tax for a Conservation Reserve Fund. The Planning Board will work with the Conservation Commission and Select Board to determine other fund sources. c. Work with land trusts and State organizations interested in assisting with conserving land in Croydon.

To avoid taking on full responsibility for purchasing land outright or purchasing a conservation easement, working with existing organizations established to conserve land would help save town funds.

4. Zoning Based on Soils and Physical Characteristics and Use

Goal #1: Review Methods for Zoning and Lot Size Determination Based on Soils and Other Physical Characteristics and Use

Strategies:

a. Evaluate benefits and barriers for determining lot size based on soils, physical characteristics, and use.

The current zoning ordinance and subdivision regulations do not address these parameters. However, this can be a mechanism to protect natural resources, increase open space, and maintain the rural character so desired in town. For example, lot size calculations might include only a percentage of the area in wetland or steep slopes.

5. Priority for Single-Family Homes

Goal #1: Limit the use of multi-family housing as allowed by State law

a. Evaluate State law for limiting multi-family housing.

Although the Town made it clear, they do not want multifamily housing, there is a movement in New Hampshire to require multi-family housing to reduce costs of housing. The Planning Board will stay in tune with pending legislation.

There are also current State laws (RSA 674:58-61) that towns offer reasonable opportunities for workforce housing development, which includes multi-family housing.

b. Review multi-family housing within the Town.

The Town zoning ordinance currently restricts multi-family housing to the Village District (East Village and Croydon Flat) within existing buildings. The Planning Board will evaluate where multi-family housing should be allowed as well as requirements for land area, parking, access, and maximum number of units. Additional State requirements would look at safety issues.

6. Encourage Home Businesses

Goal #1: Encourage Home Businesses through Town Zoning Ordinance.

Strategies:

a. Allow small home businesses in the zoning ordinance making them a "use by right" in all districts.

The Town would determine what defines a "small home business" based on if they have limited employment, parking, storage, and traffic needs.

b. Assess home businesses that are larger than a defined small home business to consider allowing by Special Exception under the zoning ordinance.

The Planning Board will have to assess what impact a larger home business would have on the surrounding properties and area. Limits might be placed on the business for impacts such as noise, lights, and traffic volume.

c. Develop a directory of home businesses.

Participants at the community event suggested developing a town directory of home businesses to increase visibility and business for local businesses.

7. Low Taxes

Goal #1: Keep taxes low.

Strategies:

a. Require developers to submit a fiscal impact analysis.

This requirement would provide information on the potential costs and benefits of a larger development upon the Town's budget.

b. Include impact fees in Subdivision Regulations.

These are charges on developers to help cover the costs of new infrastructure and services needed to accommodate development. These fees can help offset the financial burden on taxpayers.

8. Building Community Spirit

Goal #1: Support more Community Events

Strategies:

a. Work with the Select Board to create a Community Event Committee.

This was a suggestion at the April Master Plan Community Event. Suggestions also included specific events such as a community day, tractor parade, holiday events, annual cleanup day, historical society dinner, farmers market, and annual garden tour.

b. Create a community gathering place.

Participants of the master plan community survey and event clearly miss having a store for a meeting place. Although the store is a private, commercial location, it also served as a meeting place for friends and neighbors.

There were suggestions for other types of community gathering places such as a community center, a library, school events, and a community garden.

While the Planning Board does not have the ability to create a community gathering place, the Board can encourage developing a Community Event Committee to assess the possibility of a gathering place.

9. Provide New Non-Vehicular Recreation Opportunities

Goal #1: Assess Available Recreational Opportunities

Strategies:

- a. Review existing facilities such as the Pat Sawyer Memorial Park, the Sadie Muzzy Park, trails for winter sports, public boat launches and beaches. Determine property ownership, responsible entities, and availability to the public.
- b. Assess potential improvements to these facilities such as appropriate uses and facilities for the Sadie Muzzy Park behind the town offices.

Goal #2: Assess Potential New Recreational Opportunities

Strategies:

- a. Review possible new opportunities based on resident responses to master plan community survey and event. The "Favorite Places" poster activity indicated that people enjoy being in the woods, old cemeteries, Class VI roads, and walking trails.
- b. Assess how these favorite places could be protected and remain available for recreational use.
- c. Assess new opportunities for walking and hiking in Croydon.

10. Improve Broadband Internet/Cellular Service

Goal #1: Assist and Use the NH Broadband Mapping Initiative

Strategies:

a. Continue to work with the NH Broadband Mapping Initiative to provide broadband throughout the town within the next few years. Most of the town will be provided with broadband this year.

Goal #2: Provide for More Cellular Towers for Phone Service

Strategies:

a. The Town approved a cell tower ordinance in 2025 to reduce barriers to cell tower installation. The Planning Board will evaluate the ordinance effectiveness as it is used.



Queen & Blossom, McKeon Family Homestead

This Implementation Chapter provides a table of goals and strategies from Chapter 7. The table form will allow the Town boards to prioritize strategies and assess their achievements in implementation. The "Responsible Entity" column will show what boards or others are anticipated to participate in reviewing and implementing each strategy.

Vision/Goal	Strategy	Priority	Responsible Entity	Status
1. MAINTAIN RURAL SETTING				
	(a) Create a Natural Resources Inventory with the Conservation Commission		PB, CC	
Goal 1: Protect the natural beauty of the	(b) Adopt at Ridgeline Protection Conservation Overlay District*		PB, CC	
Town	(c) Adopt a Steep Slopes Conservation Overlay District*		PB, CC	
	(d) Adopt Water Resources Conservation Overlay District*		PB, CC	
	(e) Adopt Stormwater Management Requirements in zoning*, subdivision and site plan review regulations		PB, CC	
2. CONTROL GROWTH				
	(a) Increase lot size requirements in rural area*		PB	
	(b) Provide for cluster developments with required buffers		PB	
	(c) Amend the subdivision regulations to change definition of		PB	
Goal 1: Limit development	"Minor Subdivision" to restrict multiple subdivisions of the same			
	lots as minor subdivisions within 10 years.			
	(d) Require phasing of large developments of more than 5 lots		PB	
	(e) Continue to allow attached and detached Accessory Dwelling		PB	
	Units (ADUs) at single-family homes.			
3. TOWN PURCHASE OF LAND/LAND CONSERVATION				
Goal 1: Develop and Implement Plan for Town Land Purchase or Conservation	(a) Work with the Conservation Commission to develop a priority list of lands for purchase or conservation.		PB, CC	
	(b) Enhance conservation reserve fund by adding tax sale funds.*		PB, CC, SB	
	(c) Work with land trusts and State organizations interested in assisting with conserving land in Croydon		PB, CC	
PB = Planning Board SB = Select Board CC = Conservation Commission				
Priorities: High = 1-3 years Medium = 3-5 years	ears Low = 5-10 years *Requires vo	ote at Town N	deeting for implement	ation.





Implementation

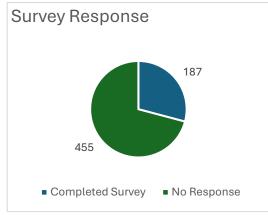
Vision/Goal	Strategy	Priority	Responsible Entity	Status
4. ZONING BASED ON SOILS AND PHYSICAL CHARACTERISTICS AND USE				
Goal 1: Review methods for zoning and lot size determination based on soils and other physical characteristics and use	(a) Evaluate benefits and barriers for determining lot size based on soils, physical characteristics, and use.*		РВ	
5. PRIORITY FOR SINGLE-FAMILY HOMES				
Goal 1: Limit the use of multi-family housing	(a) Evaluate State law for limiting multi-family housing.		PB	
as allowed by State law	(b) Evaluate multi-family housing within the Town		PB	
6. ENCOURAGE HOME BUSINESSES				
Goal 1: Encourage home businesses through town zoning ordinance	(a) Review and update small home businesses definition in the zoning ordinance.*		PB	
	(b) Assess home businesses that are larger than a defined small home business to consider allowing by Special Exception under the zoning ordinance.*		РВ	
	(c) Develop a directory of home businesses.		PB/SB	
7. LOW TAXES				
Goal 1: Keep taxes low.	(a) Require developers to submit a fiscal impact analysis.		PB	
	(b) Include impact fees in the Subdivision Regulations.*		PB	
8. BUILDING COMMUNITY SPIRIT				
Goal 1: Support more community events.	(a) Work with the Select Board to create a Community Event Committee.		SB, PB, Town	
	b) Create a community gathering place.		SB, PB, Town	
PB = Planning Board SB = Select Board CC = Conservation Commission				
Priorities: High = 1-3 years Medium = 3-5 years Low = 5-10 years				

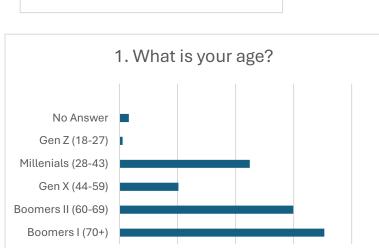




Implementation

9. PROVIDE NEW NON-VEHICULAR REC	REATION OPPORTUNITIES	
Goal 1: Assess Available Recreational Opportunities.	(a) Review existing facilities such as Pat Sawyer Memorial Park, the Sadie Muzzy Park, trails for winter sports, public boat launches and beaches. Determine property ownership, responsible entities, and availability to the public.	PB/SB
	(b) Assess potential improvement to these facilities such as appropriate uses and facilities for the Sadie Muzzy Park behind the town offices.	PB/SB
Goal 2: Assess Potential New Recreational Opportunities	(a) Review possible new opportunities based on resident responses to master plan community survey and event. The "Favorite Places" poster activity indicated people enjoy being in the woods, old cemeteries, Class VI roads, and walking trails.	PB/SB
	(b) Assess how these favorite places could be protected and remain available for recreational use.	PB/SB/CC
	(c) Assess new opportunities for walking and hiking in Croydon.	PB/SB/CC
10. IMPROVE BROADBAND INTERNET/CE	LLULAR SERVICE	
Goal 1: Assist and use the NH Broadband Mapping Initiative	(a) Review broadband map from NH Broadband Mapping Initiative.	PB/SB
	(b) Request information from broadband providers to determine if they can serve areas currently without adequate broadband.	PB/SB
Goal 2: Review Zoning Ordinance for allowance of cellular towers for phone service	(a) Evaluate the 2025 cell tower ordinance as it is used.	PB
PB = Planning Board SB = Select Board CC	= Conservation Commission	
Priorities: High = 1-3 years Medium = 3-5 years Low = 5-10 years		





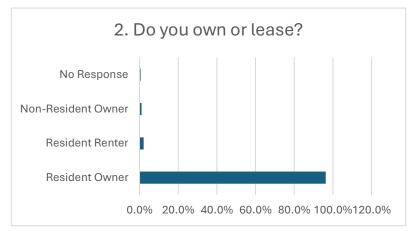
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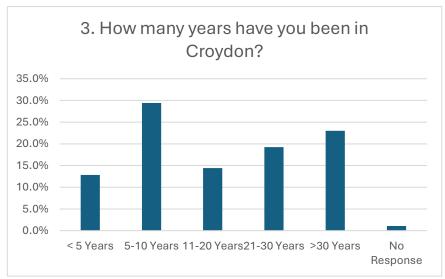
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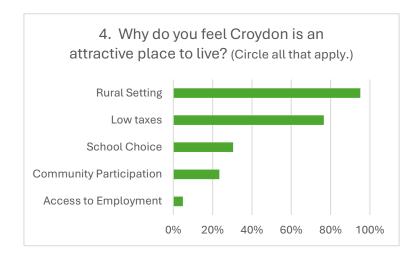
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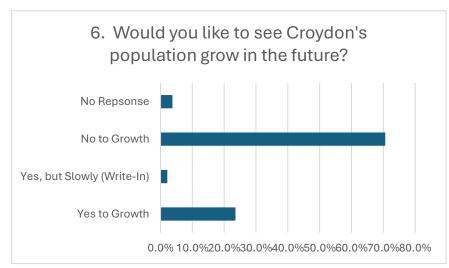
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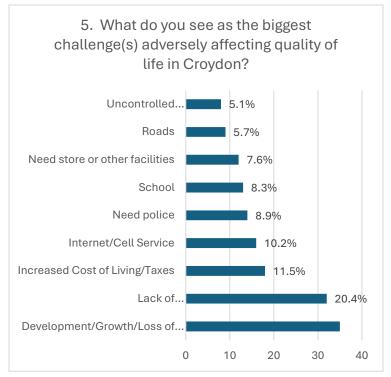
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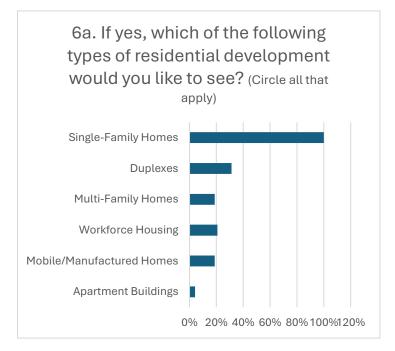






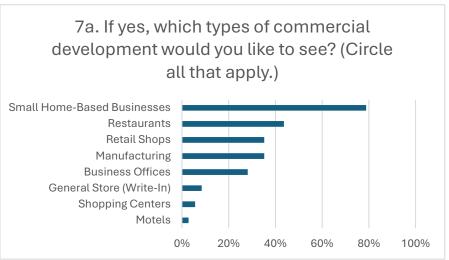


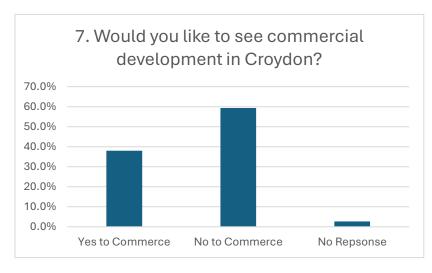


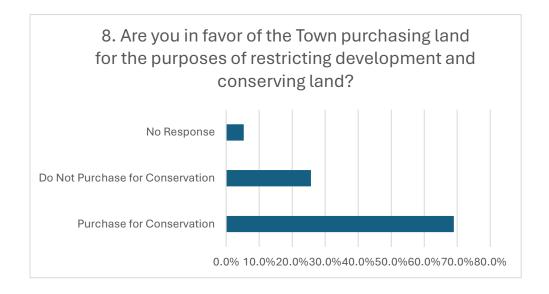


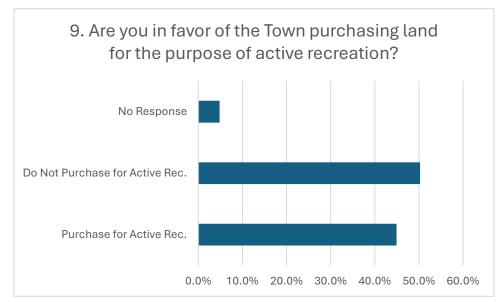
Appendix A – Community Survey Results – page 2

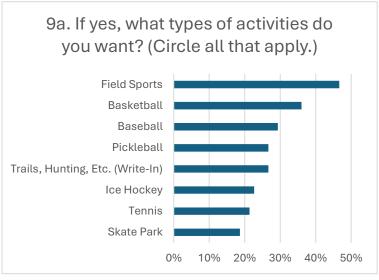




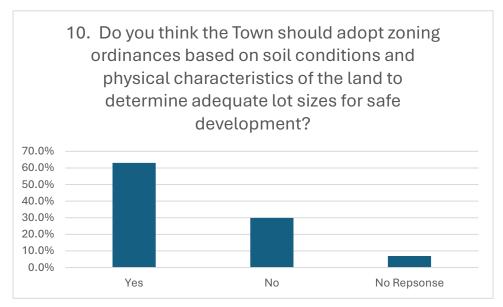


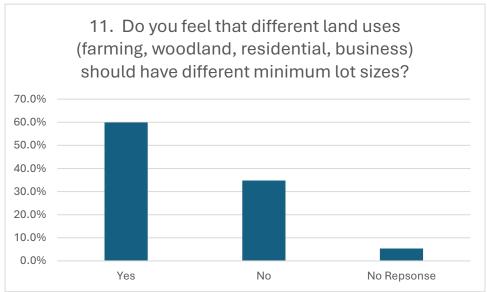




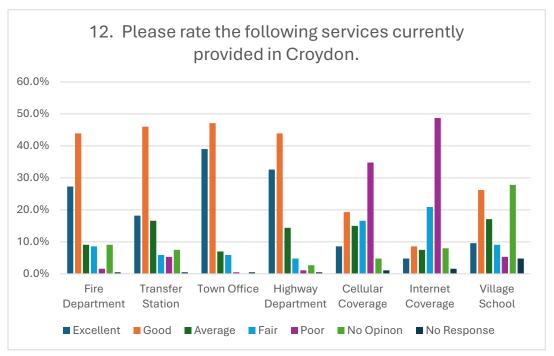


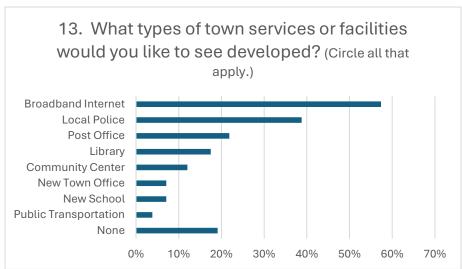
Appendix A – Community Survey Results – page 4



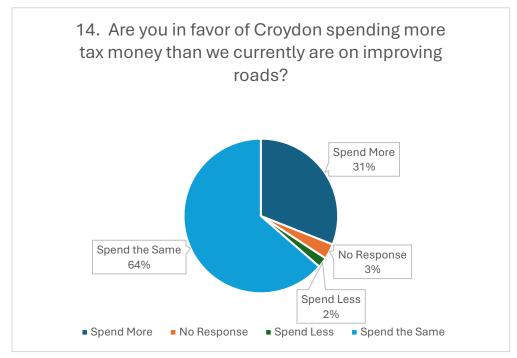


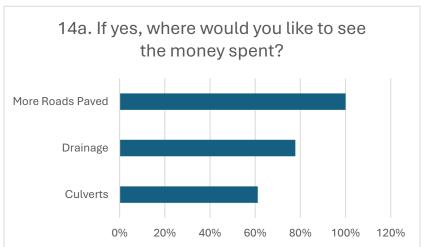
Appendix A – Community Survey Results – page 5





Appendix A – Community Survey Results – page 6



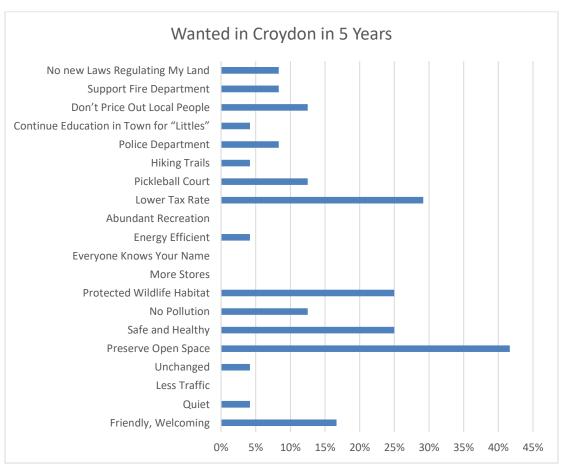


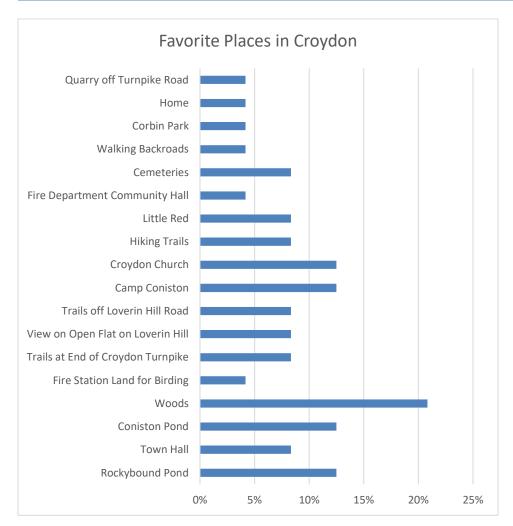
Appendix A – Community Survey Results – page 7

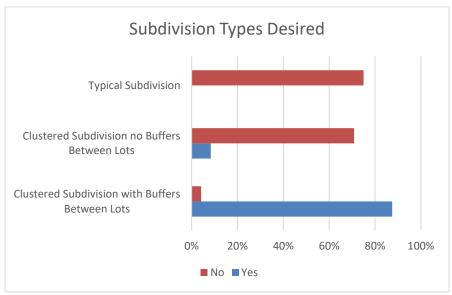
$\begin{array}{c} \text{APPENDIX B} - \overline{\text{CROYDON COMMUNITY CONNECTION EVENT}} \\ \text{RESULTS} \end{array}$

POSTER EXERCISES









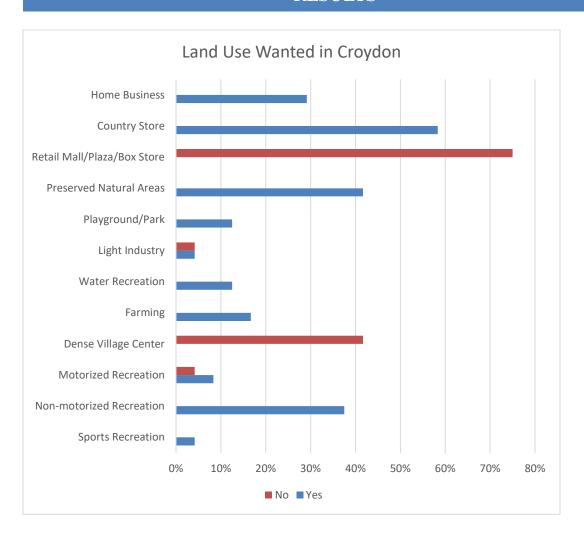


TABLE TOPIC EXERCISE RESULTS:

What to Preserve Table Topic

- Fire Department
- Preserve the Bird Houses at the Fire House
- Town Hall
- Town Clerk so helpful!
- Town Clerk Deputy
- Conservation Commission
- Traditional Town Meeting
- Little Red
- Gravel Roads
- Keep Route 10 the Same Size
- Good Road Maintenance
- Reasonable Tax Rate
- Not Too Many Ordinances
- Town Store
- Churches
- Cemeteries
- 3.5-Acre Subdivisions
- Boat Launch
- Sadie Muzzy Park
- Pat Sawyer Park
- Hiking Areas
- Open Space
- Clean Water
- River Frontage
- Wildlife Corridor Connection

What to Change Table Topic

- Store return/town-backed Co-operative
- Community Events Committee to do Reach Out
- More Community Events
- Holiday Celebrations
- Community Easter Egg Hunt/Yard Sale
- Community Day Event/Coniston

- Town Library
- Housing (with weird squiggle after)
- Greater Ordinance Control and Enforcement
- Animal Control
- Awareness of Home Businesses
- More People to Volunteer
- Community Coverage/Newsletter (mailed)/Kearsarge Shopper
- Community Text/311
- Facebook Pages with No Comments
- Greater Uses for Pat Sawyer Field
- Recycling Enhancements

What to Create Table Topic

Community events

- Community day used to do but stopped in COVID
- o Tractor parade
- o Holiday events Fourth of July, etc.
- Annual clean-up day happening but unofficially
- Community Event Committee responsible for organizing and promoting community events throughout the year
- Historical Society dinner(s) sit-down event(s) to raise money for historical society, comes with tour, buy raffle ticket, support society, meet others, connect with history
- Annual farmers market, produce/livestock/etc.
- o Annual garden tour

Community Gathering Place

- Coniston General Store used to be "the spot"
- What can the town do to facilitate a new community store?
 - Outreach to businesses
 - Town ban on franchises/chains (to prevent Dunkins, etc.) – only want local – this was done in Cape Cod by one of the people in the group
 - Acworth historical society owned store, non-profit ran it
- o Community center
 - Volunteer rec department
 - Work X number of hours and receive discount on taxes
 - Organize games for kids and adults

- Library
 - Many people want library but why (cost, convenience, other)?
 - Want library as place of gathering; maybe it becomes part of a community center instead of standalone library
 - "Book shed" Home Depot style shed for book swaps like Coniston General Store used to do (leave books, pickup books, free exchange)
 - Mini-library
- Community service hours for teenagers to satisfy high school requirements and help run store / community center / library / etc.
- School events better publicization of regular events

Community Gardens

- o Property on RT-10 north side of town
- Home gardens / annual garden tour through town

Encourage Home-Based Businesses

- o Registry of businesses on town website
- Facilitate community service / internships / apprenticeships / etc. with school district.

Net-Zero Task Force

- Solar farms to help power the town buy land for this purpose (help take land off market while also delivering cost benefit)?
- o Hydro power options on river?

Fueling Co-Op

- Fueling station, buy at cost if taxpayer (gas, propane, etc.)
- o Collective bargaining for residents

Appendix C



Croydon Village School Statement of Student Capacity

Croydon Village School currently has the following instructional space available:

- "Little Red" Schoolhouse
 - 743 square feet 1 classroom
- "Big White" Modular Building
 - o 805 square feet 1 classroom
 - o 1,074 square feet 1 multi-purpose breakout room

Per current regulations, each kindergarten student requires at least 50 square feet and each student in grades 1-4 requires 36 square feet. When assuming an even distribution of enrollment between all 5 grade levels, this is an average 38.8 square feet per student.

Based on total available classroom space of 1,547 square feet and an average 38.8 average square feet per student, current capacity at Croydon Village School is 39 students.

Susan A.Blair	2/10/2025
Senior Education Officer	Date
Kre 11, MORE	10 Feb 2025
School Board Chair	Date

Last Updated: February 7, 2025

