

IMAGINE MEREDITH 2035

A 10-YEAR COMMUNITY PLAN



DRAFT 03

Adopted _____, 2025

ACKNOWLEDGMENTS

***Imagine Meredith 2035** was created through the efforts of many residents, business owners, organizations, town staff, and various other interested parties over nearly two years. The people of Meredith helped shape the direction of this Community Plan and we are grateful for their input and participation. We are especially thankful for the tireless efforts of the following:*

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INTRODUCTION



WHAT IS IMAGINE MEREDITH?

Imagine Meredith 2035, the town's new Community Plan, provides a framework for proactively planning for our future and responding to changes that impact our town and our community composition.

It's a plan for Meredith's physical evolution. We, as a community, have the power to guide change in a way that protects our shared resources, enhances our local economy, and meets the diverse needs of our youth, families, the workforce, older adults, and others who call Meredith home.

Imagine Meredith 2035 will provide local policymakers with a rational path to prepare for and guide future development and the preservation of our community. It will also help support municipal decision making, investments, land use regulations, and resource protection. The Plan was directly informed by residents who shared their thoughts and opinions throughout the process on the major issues Meredith must plan for in the future. It is meant to serve as an action document, calling for community leaders, businesses, active residents, volunteers, and town officials to collaborate and make this vision a reality. The Plan is only meaningful if it is implemented.

Located on the shores of Lake Winnepesaukee, Waukegan, Wicwas, Winnisquam, and other smaller lakes and ponds, **Meredith is a special place for many reasons.**

A small town located in, arguably, one of the most beautiful locations in the state, Meredith is known by residents for its community spirit and neighbors helping neighbors mentality. As a gateway to New Hampshire's Lakes Region, it has features that attract and retain both residents and visitors, including its historic downtown village, popular local businesses and services, access to abundant freshwater lakes, forests and fields, a noteworthy school system, and many recreational and cultural opportunities. Preserving all that we love about our town, while addressing the needs of our residents, primarily, and then the needs of the visitors whom we depend on for economic vitality, is a key priority in planning for Meredith's future.

WHAT IS A COMMUNITY PLAN?

Meredith's Community Plan, **IMAGINE MEREDITH 2035**, is the town's Master Plan. New Hampshire law requires municipalities to adopt a master plan to regulate land use and development through the adoption of zoning and other regulations. NH statute RSA 674 charges municipal Planning Boards with updating their Master Plan "from time to time" with updates recommended every 5-10 years. Meredith last updated its Master Plan in 2002.

While Imagine Meredith 2035 serves as the Master Plan, the term Community Plan feels more accurate to its intention. The Planning Board is a key player in implementing the document, but it will also be implemented by many partners within the community to achieve Meredith's vision for the future.



THE PLANNING PROCESS

PHASE 1: WHO IS MEREDITH? ANALYSIS OF EXISTING CONDITIONS

The town's consultant, Resilience Planning and Design, led an extensive effort to analyze the conditions, data, and trends that define who Meredith is today. A thorough review of relevant plans, studies, and documents was completed to learn about the current conditions and initiatives in the town. GIS mapping was also used to better understand the extent and condition of the town's geographic resources. This information was compiled into an Existing Conditions Report, which is an Appendix to Imagine Meredith 2035, and documents data and findings by topic, including transportation, population and housing, natural resources, and more.

PHASE 2: WHAT IS OUR COMMUNITY VISION? ENVISIONING THE FUTURE OF MEREDITH

The community vision is what drives the actions outlined in Imagine Meredith 2035. This vision was directly informed by public outreach and engagement that occurred during the planning process. Community members gave input on Meredith's key assets, concerns, and challenges—and how they envision the future of Meredith over the next ten years. All comments and key findings from the public outreach completed during this project were compiled into an Outreach and Engagement Report, which is an Appendix to Imagine Meredith 2035.

PHASE 3: HOW DO WE GET THERE? CREATING IMAGINE MEREDITH 2035

The project team, including the town's consultant, the Community Development Department staff, and the Planning Board, created and refined a vision statement, core planning themes, and a future land use strategy meant to guide future growth, development, resource protection, infrastructure investment, and regulatory initiatives in town. A set of actions, vetted by town departments and other boards and committees, were created to accomplish the vision and implement the future land use strategy. This provided the basis for Imagine Meredith 2035, which was created to serve as a resource and clear guide for action.

COMMUNITY ENGAGEMENT

Meredith had numerous opportunities for community members to learn about Imagine Meredith 2035 and provide input on the direction of the Community Plan. These included:

- »» One ***in-person evening community forum event***, which had over 100 attendees, at the Meredith Community Center on November 7th, 2024.
- »» An ***alternative online survey***, which collected an additional 100 responses, open between November 7th and December 7th, 2024.
- »» An ***Imagine Meredith 2035 display*** at the library with discussion question handouts for residents to complete.
- »» An ***Imagine Meredith 2035 project website*** to promote the project and be a place for all project related documents to live.
- »» ***Project promotion*** through a town-wide mailer, direct correspondence to boards and committees, an email list, five-minute announcements at all board meetings, fliers, and press releases.



WHAT DID WE HEAR FROM OUR COMMUNITY?



People live in Meredith because of its **community atmosphere, small-town feel, and natural beauty.**



Access to affordable housing options is critical for attracting and retaining Meredith's local workforce, year-round residents, and families.



Traffic in and near Meredith Village, especially during peak travel times, continues to be a nuisance for community members.



Protecting Lake Winnepesaukee, Lake Waukegan, and all other lakes and wetlands from **development impacts, cyanobacteria, and stormwater runoff** are a high priority.



There is a desire to preserve Meredith's **historic character, open spaces, and rural feel** while managing **sustainable growth.**



A vibrant village center, active local businesses, and a diverse local economy beyond just tourism are a critical part of Meredith's identity and ability to thrive.



Expanding bike paths, sidewalks, and safe crossings throughout town is important to residents.



MEREDITH TODAY

Meredith is a small town in the Lakes Region of central New Hampshire that covers a large area of 54.2 square miles, and is home to 6,630 residents. Meredith is bordered by several other towns, including Center Harbor to the north, Moultonborough to the northeast, Gilford to the southeast, Laconia to the south, Sanbornton to the southwest, and New Hampton to the west. The town is accessible from Interstate 93. US Route 3 and NH Route 25 are the major state highway corridors that run through town, and each experience traffic congestion at times during the peak tourism season.

Meredith's development and land use pattern has been shaped by its history of agricultural activity, light manufacturing along its waterways and roadways, and a booming tourism economy, which is visible in its summer camps, lodging, restaurants, and cottages. Key activity hubs in Meredith include Meredith Village and Meredith Bay, Meredith Center, and Meredith Neck.



EXISTING LAND USE

Meredith's existing land use pattern is reminiscent of a small, New England community, with a dense village core, busier commercial corridors that connect Meredith to neighboring towns, and low-density, rural, large-lot development dominating the remaining landscape.

Being in the Lakes Region and boasting multiple lakes within its town boundaries, lakefront development also covers a significant portion of Meredith and includes second homes and seasonal uses. Small business activity and denser, year-round housing is concentrated in the village core where municipal water and sewer infrastructure are available, while much of the surrounding town relies on private septic systems that restrict compact development and reinforce the rural character of these areas. Natural features such as lakes, wetlands, and steep slopes further limit the amount of developable land. Zoning regulations reinforce this low-density pattern by requiring larger lot sizes in the rural zones, reducing opportunities for smaller or more affordable housing types. Mixed-use development remains limited, even near existing commercial centers where it could support housing diversification. Additionally, private roads and homeowner associations in rural subdivisions sometimes restrict public access and can complicate long-term municipal service delivery.

POPULATION & HOUSING

Nearly half of the town's housing stock is classified as seasonal or recreational, significantly reducing the availability of year-round housing. A growing and aging population—30% of residents are over 65 and the median age is 55.3—drives demand for smaller, accessible housing options, yet the existing housing stock remains dominated by aging single-family homes on larger lots. Rental opportunities are scarce, with only 19% of homes being renter-occupied and a vacancy rate of just 0.5% as of 2022. According to NH Housing, a healthy vacancy rate is 5%. Meanwhile, rents have increased 36% since 2010, leaving many lower-income households struggling to afford available units. The expansion of short-term rentals—which was up more than 150% between 2018 and 2022—further removes potential year-round housing from the market and contributes to rising prices, which have helped to drive the median sale price of single-family homes to \$450,000. In 2024, Meredith adopted more stringent short term rental regulations that aim to curb this trend.

With limited new construction, land use constraints, changing market demands, and infrastructure barriers, Meredith is experiencing a growing mismatch between its housing supply and the needs of its workforce, older adults, and modest-income households.

TRANSPORTATION

The town is bisected by major state highways US Route 3 and NH Route 25 and 104, which provide scenic access through the Lakes Region but also contribute to seasonal congestion during peak tourism months, especially near Meredith Village.

The town's transportation network consists of approximately 154 miles of state, municipal, and private roads, with 64% paved and 36% unpaved. Meredith Village is the most walkable area in town, offering sidewalks, public parking, and access to community destinations; however, pedestrian infrastructure gaps outside the village reduce walkability in residential neighborhoods and along key corridors. Bicycle infrastructure is also limited, and the lack of fixed-route public transit opportunities forces residents to rely heavily on personal vehicles or, to a lesser degree, the demand-response Blue Loon service. State-owned roads dominate the local system, shaping development patterns and requiring coordination for improvements. Meredith also has 28 miles of private roads which are maintained by entities other than the town. Commuting times have also increased for Meredith's working residents over 16 years old. This means more residents are traveling longer distances to their place of employment. Conversely, workers employed in Meredith are now traveling from further away for jobs in the community.

NATURAL RESOURCES & HAZARDS

Meredith is rich in natural resources, with 17% of its land permanently conserved, rural open space interspersed throughout the community, and a landscape defined by forests, wetlands, and waterbodies.

The town is home to six prime wetlands and 13 lakes and ponds, including Lake Winnepesaukee—the largest lake in New Hampshire—as well as Lake Winnisquam, Lake Waukegan, and others that serve as both ecological and recreational assets. Lake Waukegan also provides the official water supply for the town's municipal system, though most properties rely on private wells. Notably, 8% of Meredith's land area consists of rare habitat types such as peatlands, grasslands, and temperate swamps that support diverse wildlife. Despite these natural assets, Meredith faces growing risks from natural hazards, particularly flooding, extreme temperatures, drought, and potential dam failures. Flooding is a primary concern along the shores and tributaries of its largest lakes, posing threats to waterfront properties and highlighting the need to balance conservation with hazard mitigation.





HERITAGE & CULTURE

Meredith's heritage and culture are deeply rooted in its agricultural, industrial, and recreational history. Incorporated in 1768, the town developed around farming, tourism, and manufacturing, with Meredith Village once home to mills, blacksmiths, and tanneries.

Its strong agricultural legacy continues today through three active farms—Moulton Farm, Picnic Rock, and Muddy Dog Farm—that provide local food and maintain ties to the town's rural past. Meredith's location on Lake Winnepesaukee played a significant role in its development as a summer resort destination beginning in the late 1800s. The expansion of the railroad brought waves of seasonal visitors and cottage construction along the lakeshore, further cementing Meredith's reputation as a scenic retreat. Today, Meredith's historical assets—its lakes, farms, and preserved structures—contribute to a strong sense of place and community pride.

LOCAL ECONOMY

Meredith's economy is anchored by tourism and service-oriented industries such as retail, accommodations, food services, and entertainment, resulting in strong seasonal employment patterns as well as year-round job opportunities.

The top three employment sectors—Wholesale & Retail Trade (22.9%), Manufacturing (17.4%), and Accommodation & Food Services (16.1%)—reflect the town's reliance on tourism-driven activity, which was particularly impacted by the COVID-19 pandemic. Commercial growth is modest, with few large employers or industrial areas to attract new residents or drive significant housing demand. The median household income in Meredith (\$61,359) lags behind both county and state levels, and wages in many dominant sectors, such as food service, fall well below what is needed to afford median housing costs. This affordability gap has made it difficult for employers to retain local workers, especially in service and caregiving roles. In response, some employers have begun purchasing homes to rent at below-market rates for employees. Additionally, self-employment and small business activity is relatively high, highlighting a need for flexible live-work housing options.

TOWN FACILITIES & SERVICES

Meredith provides a range of essential municipal services through its network of public facilities and infrastructure.

The town manages nine municipal buildings totaling over 89,000 square feet—not including school facilities—which include Town Hall and Annex, the Police Station, two Fire Stations, the Public Works Complex, the Water and Sewer Department, the Community Center, and the Public Library. While some buildings, like the Police Station, have been modernized in recent decades, others such as Town Hall and the Annex remain in need of updates. Water and sewer services are provided to over 1,300 customers, with wastewater conveyed to a regional treatment plant in Franklin that has sufficient capacity to support future growth. The InterLakes School District, a separate entity, operates three school facilities in Meredith, including an elementary, middle, and regional high school. Together, these facilities and services form the backbone of community life in Meredith.

OPEN SPACE & RECREATION

Meredith offers a robust network of open space and recreation resources that support year-round outdoor activity and community engagement.

The Meredith Parks and Recreation Department oversees more than 30 programs for all ages, hosted at 11 sites across town, including facilities like the Hart Memorial Skate Park, town beaches, athletic fields, and the multi-functional Community Center. The Community Center serves as a hub for indoor and outdoor recreation, featuring a gym, game room, arts and crafts space, playground, picnic area, and more. Meredith also boasts approximately 56.1 miles of trails maintained in part by the Conservation Commission, offering opportunities for hiking, cross-country skiing, snowmobiling, and accessible nature experiences. Notable trail destinations include the Meredith Community Forest, Page Pond Community Forest, and the Laverack Natural Trail at Hawkins Brook. Local parks, such as Prescott Park, Pinnacle Park, and Hesky Park, provide additional spaces for recreation and scenic enjoyment.



A PATH FORWARD

PET WASTE
TRANSMITS DISEASE
LEASH AND CLEAN
UP AFTER
YOUR PET



PLEASE KEEP
THIS AREA
CLEAN

A VISION FOR 2035

Meredith's vision for the future is rooted in what we heard from our community. It represents an aspirational view of how the town will grow, change, and remain the same. The Imagine Meredith 2035 Community Plan revolves around this overarching vision, which will guide future conversations about how land use will evolve over time.

Meredith envisions a vibrant future where residents enjoy a high quality of life in a community that is rooted in natural beauty, strong social connections, and a rich cultural heritage.

This will guide Meredith's decision making for the future and will be accomplished through thoughtful planning with a commitment to:

- **Addressing critical needs including resilient infrastructure, affordable housing, and transportation improvements;**
- **Promoting economic development and balancing the influence of tourism while maintaining a small-town character;**
- **Elevating stewardship of the environment through the protection of natural resources;**
- **Continued support of outdoor recreational, cultural, and civic opportunities within the community.**

Through a collaborative and inclusive effort, Meredith will create a future that reflects the values of its residents while preserving the unique qualities that make it a special place to live, work, and visit.



A FUTURE LAND USE STRATEGY

Meredith's Future Land Use Strategy provides a visual overview of how land use change, new development, infrastructure investment, and resource protection will be guided over the next ten years and beyond.

It identifies the distinct areas in the community and describes how future land use changes will be guided in different ways depending on their location, existing character, opportunities, and needs. Like the vision, the Future Land Use Strategy came from community priorities identified during the public outreach phase and what was learned about the community, including its existing resources, constraints to development, town service areas, the transportation network, and more.

Meredith's Future Land Use Strategy envisions how new housing and business development will be directed to fit with the character of our town, and meet the needs of our year-round population and seasonal community. It also highlights transportation network improvements, infrastructure needs, opportunities for enhanced water resource stewardship, and other actions centered on maintaining and enhancing resident's quality of life.

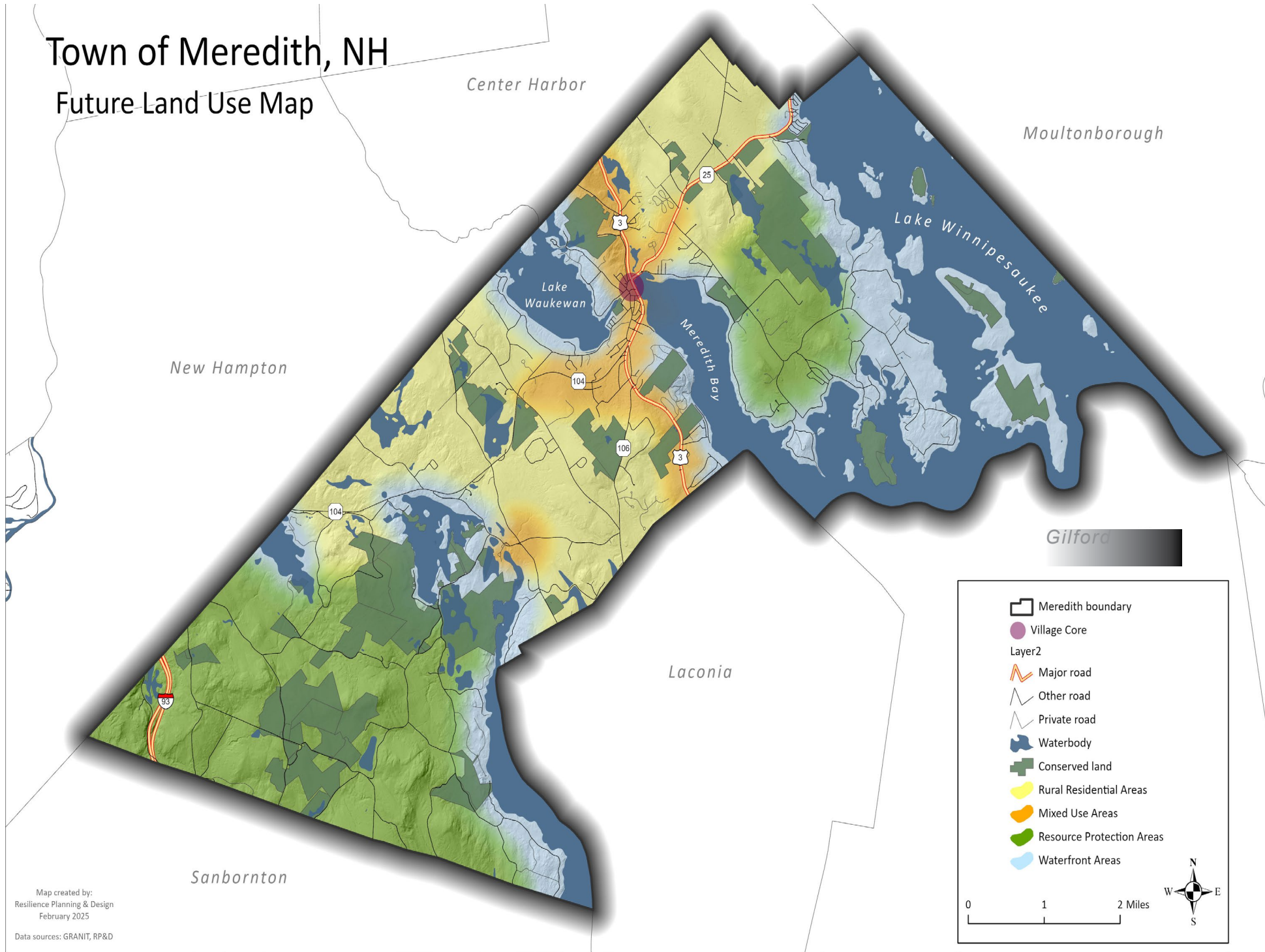
Meredith's future land use areas include:

- Village Core
- Mixed Use Areas
- Rural Residential Areas
- Waterfront Areas
- Resource Protection Areas



Town of Meredith, NH

Future Land Use Map



Map created by:
Resilience Planning & Design
February 2025

Data sources: GRANIT, RP&D

VILLAGE CORE



Meredith Village is the heart of the community—as its commercial center and civic gathering place—set along the scenic shores of Meredith Bay.

With its mix of historic buildings, local shops, restaurants, and inns, the village offers a charming and walkable downtown that attracts both residents and visitors. Popular spots like the Boardwalk, the Sculpture Walk, Mills Falls Marketplace, the Public Library, and the many small businesses that line Main Street, give the area a strong sense of place. The land use pattern is comparatively compact, blending tourism-focused businesses, civic buildings, public spaces, and adjacent residential neighborhoods. Existing water and sewer infrastructure support the potential for additional density, though natural constraints and seasonal traffic congestion limit opportunities to expand this village-scale density much farther than its current boundaries.

KEY PLANNING PRIORITIES

- Address traffic congestion through seasonal management strategies, improved walkability, and exploration of public transit in coordination with NH Department of Transportation.
- Encourage mixed-use and infill development, including upper-floor residential units above commercial spaces.
- Expand infrastructure for walking and biking to improve safety and connectivity throughout the area.
- Protect water quality in Lake Winnepesaukee and Lake Waukegan by promoting best practices in stormwater management.
- Support a vibrant, year-round economy by balancing tourism-related businesses with local services.
- Maintain public waterfront access, and foster community life through events, outdoor dining, and new housing opportunities.
- Preserve the village character by maintaining architectural and design standards that reflect the historic aesthetic. Consider creating a Form-Based Code to support this goal.

MIXED-USE AREAS

Meredith's Mixed Use Areas—along Route 3, Route 25, Route 104, and Meredith Center — host the town's most diverse and intensive land uses and levels of activity. These areas are well-suited for future growth, offering varying potential for increased density to support expanded housing options, improved walkability, and greater economic activity.



KEY PLANNING PRIORITIES

- Accommodate a range of housing alternatives, such as cluster developments and multi-family housing, and ensure they are setback and buffered from the roadway.
- Continue promoting commercial, industrial, and mixed-use developments in this area.
- Promote design standards to minimize sprawl and coordinate access points so that additional driveways and roadway connections are minimized. Coordination with NH Department of Transportation will be necessary.

ROUTE 104

Route 104 is a key transportation link between Interstate 93 and downtown Meredith, serving as both a gateway to the community and a connector to Lake Winnepesaukee.

The corridor includes a mix of commercial, residential, and light industrial uses, transitioning to lower-density development as it moves west. Businesses range from retail and restaurants to campgrounds, storage, and small manufacturing. The Mixed Use Development portion of Route 104 is from Winona Road toward Meredith Village. Small portions of the corridor closer to the Village are supported by water and sewer infrastructure, though wetlands constrain some potential for development. To preserve roadway capacity, access points should remain limited. Looking ahead, the area between the Route 3/104 intersection and Winona Road is seen as a prime location for future mixed-use development that blends alternative housing opportunities and business activity.

WHAT ARE HOUSING ALTERNATIVES, ANYWAY?

Different people have different housing needs depending on their stage of life. A young professional may be looking for a rental, a growing family might want to upsize, while an empty-nest couple may be ready to downsize. A healthy housing stock provides options for all of these situations. Housing alternatives—such as apartments, townhouses, tiny homes, cottage courts, and cluster housing—offer choices beyond the traditional single-family home. These options are often more compact, flexible, and affordable, making them well-suited for seniors, young adults, workers, and smaller households. By expanding housing diversity and alternatives, communities like Meredith can better support aging in place, attract and retain local workers, and respond to evolving housing needs.

MIXED-USE AREAS



ROUTE 25

Route 25 is an important east-west corridor that connects Meredith to neighboring communities while offering access to many of the town's commercial, residential, and recreational destinations.

As you travel along the corridor, the landscape shifts—from the busy, high-intensity commercial areas near the town center to quieter residential neighborhoods, open farmland, and scenic rural stretches. Route 25 also serves as a gateway to Lake Winnepesaukee and some of the area's most beautiful natural and recreational spots. While natural resource constraints and conserved lands limit some development potential, they help preserve the corridor's unique character and sense of place. From True Road towards the Village, the vision for this area is to accommodate context sensitive mixed use development, while protecting the adjacent natural resources.

KEY PLANNING PRIORITIES

- Explore the potential for further mixed-use redevelopment in areas near the village core and at key locations along the corridor.
- Infrastructure improvements may also be needed to manage traffic congestion and support future growth.
- Retain the rural uses and lower-density residential character further away from the village core.

WHEN WE SAY MIXED-USE, WHAT DO WE MEAN?

Mixed-use redevelopment is the process of revitalizing an area by introducing or combining multiple types of land uses—typically residential, commercial, and sometimes civic or recreational—within the same structure, property, or neighborhood. For example, it may include apartments located above shops or restaurants, the transformation of a former industrial site into a development with housing, offices, and retail, or a walkable neighborhood that combines townhomes, cafés, green space, and co-working facilities. This type of redevelopment promotes walkability, makes efficient use of land and infrastructure, and supports economic vitality.

MIXED-USE AREAS



ROUTE 3

Route 3 is the key north-south route that runs through the heart of Meredith, connecting Meredith to Laconia to the south and Center Harbor to the north.

Similar to Route 25, as you travel along the corridor, the character shifts noticeably—from the busy village core with its shopping centers, dealerships, and service-oriented businesses, to more open, scenic stretches dotted with homes, small businesses, and conservation areas. North of the village, the landscape includes single-family homes and a large wetland complex near the lake, while to the south, Route 3 passes through areas of farmland, forest, and recreational spots like the Laverack Nature Trail. Though the corridor sees traffic congestion—especially near the Route 3/25 intersection—it also presents valuable opportunities for infill development and redevelopment. With thoughtful planning, Route 3 can continue to evolve in a way that supports both the town’s economic vitality and its scenic, rural charm.

KEY PLANNING PRIORITIES

- Promote well-planned commercial and mixed-use development near Meredith Village while preventing sprawl.
- Encourage infill development and redevelopment of underutilized properties.
- Create diverse housing options by allowing a range of housing unit types along this corridor that are compatible with its character. Promote residential developments that support year-round and seasonal workforce needs. Allow for higher-density housing options near commercial areas while maintaining appropriate design standards.
- Explore road improvements and pedestrian and bicycle-friendly enhancements, especially near the village core.
- Maintain public water and sewer infrastructure and consider its expansion along Route 3 to accommodate a higher density of development or redevelopment.
- Encourage small-scale businesses that complement the area’s rural and recreational character and meet year-round community needs.

MIXED-USE AREAS



KEY PLANNING PRIORITIES

- Preserve the surrounding rural character while supporting limited commercial uses in this area for nearby residents.
- Enhance the walkability within the center.
- Ensure public gathering spaces remain and are improved as needed.

MEREDITH CENTER

Meredith Center is a quiet village located at the crossroads of Livingston, Corliss Hill, and Meredith Center Roads.

At its heart are a few familiar landmarks—a Grange Hall, a fire station, and a playground—that give the area its sense of local charm. While many vehicles pass through daily, the village maintains a peaceful, rural character, surrounded by protected state forests and wildlife areas. The Meredith Center Store was once a beloved local spot that is currently closed, and the area still holds potential to grow into a small mixed-use hub. Though not currently served by sewer, carefully scaled development here could offer valuable services to nearby residents and travelers passing through this scenic stretch of Meredith.

MEREDITH'S GRANGE HALL - A HISTORIC ASSET

Meredith's historic Wicwas Lake Grange Hall—located at 150 Meredith Center Road—was originally built in 1902 and rebuilt about a decade later after a fire, serving as a vital community gathering space for well over a century. For generations, it has hosted meetings, educational programs, potlucks, and seasonal events, helping to knit together the local fabric and maintain an important civic presence in Meredith Center. In recent years, this charming hall has continued to be embraced for its role in bringing neighbors together and preserving a beloved rural asset.

RURAL RESIDENTIAL AREAS



The Rural Residential Areas of Meredith—located in the northwest and central sections of town—are defined by low-density neighborhoods, forests, conservation lands, and a small number of compatible businesses.

These areas are mostly served by private wells and septic systems, as public water and sewer infrastructure does not extend here. The mix of single-family homes varies in density, from clustered developments to larger wooded lots. Key natural assets include the Waukewan Highlands Community Park and the Meredith Community Forest, both offering scenic trails and protected open space. This area also contains part of the Lake Waukewan watershed, the source of the town’s drinking water, making its protection especially important. Limited commercial activity is found near Pease Road and the western end of Route 104.

KEY PLANNING PRIORITIES

- Maintain the rural residential character.
- Incentivize the use of cluster/conservation subdivision for new development.
- Avoid the extension of public water and sewer infrastructure into these areas.
- Protect the Lake Waukewan watershed through open space protection and land use regulations.
- Expand trails, greenway connections, and public access to open spaces.
- Accommodate housing options that are compatible with the rural character of these areas, such as accessory dwelling units.

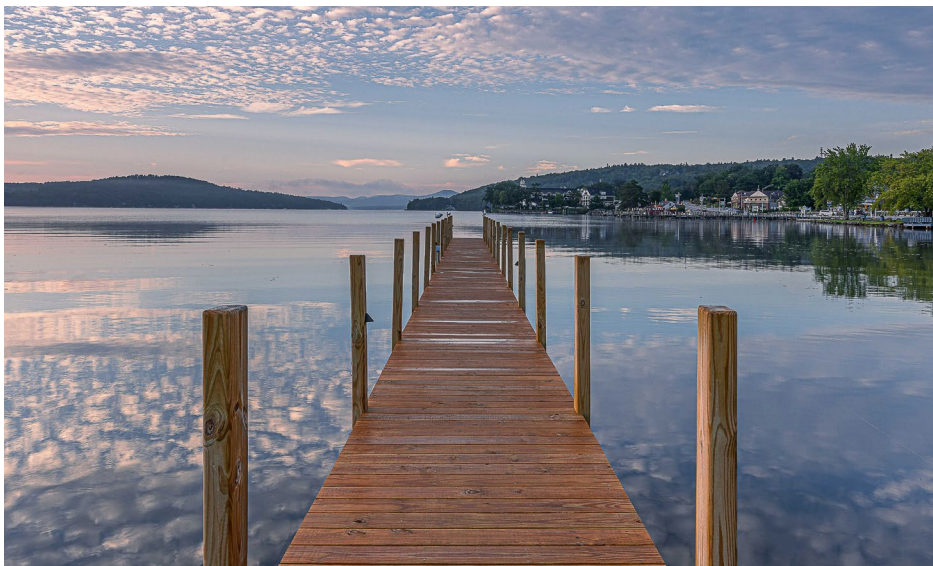
“Keep as much open space as possible.”

“[I live in Meredith because] its rural, scenic, and has a small-town atmosphere.”

“Lake Waukewan is a public water source and should be strictly monitored for potential contamination.”

- What We Heard From Residents

WATERFRONT AREAS



Meredith's Waterfront areas stretch along the shores of Lake Winnepesaukee, Lake Waukewan, Lake Wicwas, and Lake Winnisquam, including islands like Bear and Stonedam.

These areas are mostly built out and are gradually shifting from seasonal to year-round homes. They feature public access points, town-owned properties, and important infrastructure that require ongoing care. With some of the highest-ranked habitat in the state, protecting scenic views, natural resources, and lake access is a top priority. As redevelopment continues, it is essential to maintain the area's lakeside character and prevent overdevelopment.

KEY PLANNING PRIORITIES

- Manage seasonal-to-year-round conversions to preserve views and community character.
- Support lake management plans and coordination with lake associations.
- Promote low-impact development standards to protect water quality.
- Maintain and restore shoreline vegetative buffers.
- Address climate change, flooding, and erosion risks.
- Support lake-based businesses and recreation while protecting natural resources.

SEASONAL-TO-YEAR-ROUND CONVERSIONS

Lake communities like Meredith are increasingly seeing the conversion of seasonal cottages into year-round homes—a trend that can support housing needs but also places added pressure on natural and scenic resources. Managing this transition requires thoughtful planning to ensure that development respects the character of the shoreline and protects critical assets like water quality, wildlife habitat, and viewsheds. Tools such as low-impact design standards, vegetative shoreline buffers, and updated septic requirements can help balance the demand for year-round housing with the long-term health and beauty of the lake environment.

RESOURCE PROTECTION AREAS

In Meredith's Resource Protection Areas—Meredith Neck and the Chemung region—future planning will focus on protecting what makes these places special. This means preserving large blocks of open space and safeguarding the area's sensitive natural features, all while maintaining the rural, residential feel that defines these parts of town. A mix of lower-density housing types will continue to be allowed, thoughtfully integrated with open fields, working farms and forests, and permanently protected lands.



MEREDITH NECK

Meredith Neck is a scenic peninsula on Lake Winnepesaukee. This area of town is known for its mix of seasonal and year-round single-family homes, access to natural resources, and historic role as a tourism destination.

In the late 19th and early 20th centuries, improved transportation and the popularity of lake recreation transformed the area into a destination for vacationers, with seasonal cottages, boatyards, and service businesses. The Neck features valuable natural assets including wetlands, shoreline ecosystems, forests, and islands. It's also home to the 567-acre Page Pond Community Forest, offering trails, wildlife habitat, and historic mill sites.

KEY PLANNING PRIORITIES

- Preserve scenic beauty and rural character by maintaining open space, scenic views, and the low-density development pattern that defines Meredith Neck.
- Protect water quality, waterfront land uses, and natural resources through careful land management, shoreline buffers, and conservation of sensitive habitats.
- Promote sustainable recreation by supporting low-impact activities like trails and nature-based access that balance enjoyment with stewardship.
- Support limited, resident-focused commercial uses that provide essential goods or services while remaining compatible with the area's rural setting.

RESOURCE PROTECTION AREAS



CHEMUNG

Located in western Meredith, Chemung is a largely rural and forested area with significant conservation lands, including the Hamlin-Eames-Smith Conservation Area and Chemung State Forest, both offering public trails and access.

Spectacle Pond adds to the area's scenic and recreational appeal. Homes are typically on large lots, with no public water or sewer, reinforcing its low-density, rural character. Commercial activity is minimal and consistent with the area's conservation focus. Forest management and preservation of working landscapes are the basis of the larger lot sizes found here.

KEY PLANNING PRIORITIES

- Support low-density rural development by maintaining the area's pattern of large-lot homes and minimal commercial activity that reinforce its rural identity.
- Preserve large open space areas to protect scenic landscapes, maintain wildlife habitat, and sustain the community's conservation values.
- Protect natural resources such as forests, wetlands, and water features that contribute to ecological health and long-term resilience.
- Expand recreational opportunities by enhancing public access to trails and conserved lands like the Hamlin-Eames-Smith Conservation Area and Chemung State Forest.
- Encourage sustainable agriculture and forestry on protected and private lands to maintain working landscapes and support the area's rural economy.



CORE COMMUNITY PLAN THEMES

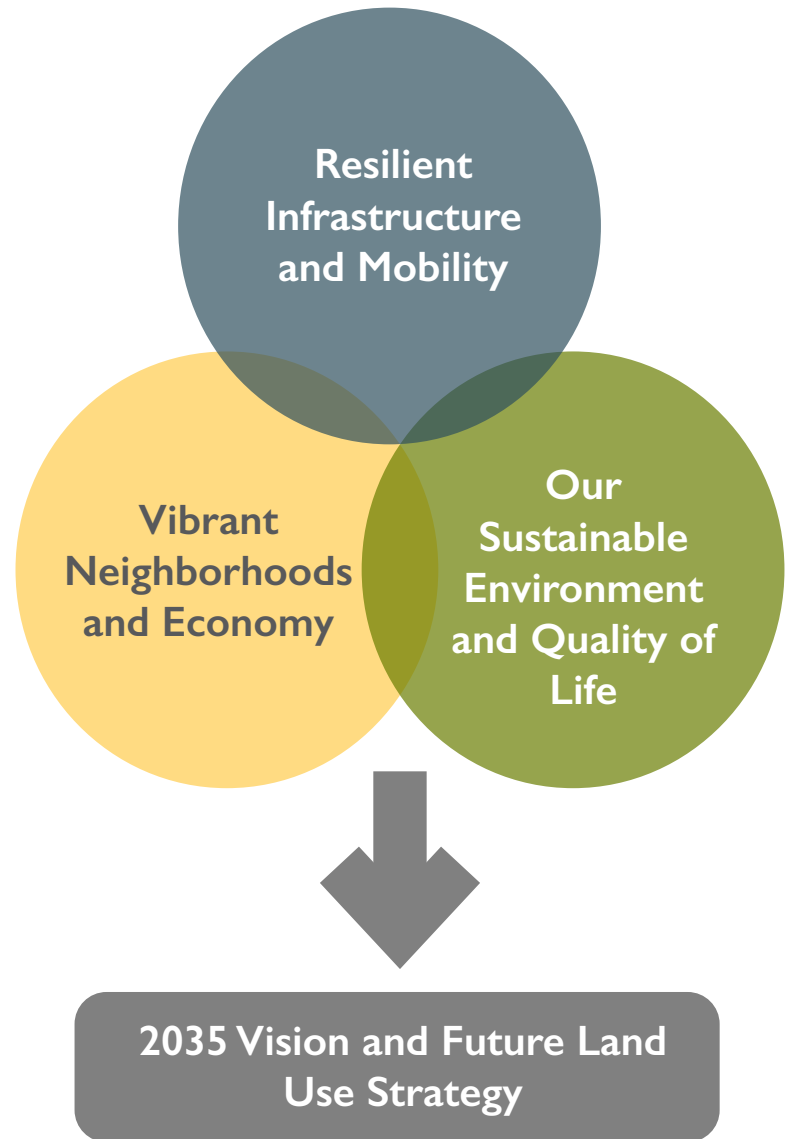
Imagine Meredith 2035 is anchored around three major themes:


Resilient Infrastructure and Mobility, which envisions well-maintained public infrastructure and facilities, and a safe, efficient, and convenient transportation network for all users of the road.

Vibrant Neighborhoods and Economy, which envisions a strong local economy, accessible and affordable housing options for residents of different needs, and neighbors helping neighbors.

Our Sustainable Environment and Quality of Life, which envisions ensuring Meredith has clean water, rural lands, and outdoor recreation opportunities in the future, and a strong preservation of its history, culture, and character.

For each theme, three focus areas and 8-10 core action pillars were identified. These represent the “big areas” Meredith will work on related to the theme topics to achieve the vision and future land use strategy. Each pillar includes nested action items that give more detail on how the pillar will be accomplished and through what means.



A scenic view of a lake with autumn foliage and buildings in the background. The water is calm, reflecting the sky and the surrounding trees. The trees are in various shades of orange, yellow, and green. In the background, there are several large, white buildings with dark roofs, possibly a resort or a large estate. The sky is a clear, light blue.

CORE THEMES, FOCUS AREAS, AND ACTION PILLARS

RESILIENT INFRASTRUCTURE AND MOBILITY

GUIDING PRINCIPLE

Meredith will strengthen community resilience by investing in reliable infrastructure, maintaining public facilities, supporting efficient municipal operations, and enhancing transportation networks that are safe, accessible, connected, and efficient for all users.

INTRODUCTION

Meredith's roads, utilities, and public facilities form the backbone of daily life, yet many require attention to meet the goals of the community. Needed roadway improvements, sidewalk and trail gaps, and some outdated municipal buildings highlight the need for reinvestment and long-term planning. At the same time, these challenges present an opportunity to modernize systems in ways that improve safety, resilience, and quality of life. By upgrading town facilities, expanding multimodal connections, and strengthening municipal operations through tools like the Capital Improvement Plan, Meredith can create infrastructure that not only meets today's needs but also supports future growth, climate resilience, and economic vitality. This theme focuses on three major areas of action: **transportation improvements and connectivity, town facilities and public infrastructure, and municipal operations and communication**, with several action pillars that articulate how each focus area will be accomplished.

FOCUS AREAS AND ACTION PILLARS

A FRAMEWORK FOR RESILIENT INFRASTRUCTURE AND MOBILITY

ACTION PILLARS

THEME:
Resilient
Infrastructure
and Mobility

Focus Area:
Transportation
improvements
and
Connectivity

1. Promote a well-connected and safe **bicycle and pedestrian infrastructure network**.

2. Explore **public transportation alternatives** and **traffic management solutions** to alleviate congestion.

3. Plan for and fund **roadway improvements**.

Focus Area:
Town Facilities
and Public
Infrastructure

4. Continue to invest in facility and infrastructure **maintenance and modernization**.

5. Evaluate and monitor existing **water and sewer infrastructure** condition and capacity.

6. Invest in **energy efficient infrastructure** and **renewable energy systems**.

Focus Area:
Municipal
Operations and
Planning

7. Improve **communication** between the Town and residents.

8. Plan for **municipal capacity and staffing needs**.

9. Increase **financial sustainability**.

KEY ISSUES AND NEEDS

MEREDITH'S INFRASTRUCTURE, SERVICES, AND FACILITIES

Based on the August 2024 Existing Conditions Report, the biggest issues Meredith is facing related to its public infrastructure, buildings, and transportation system include:

- Aging and Inadequate Public Facilities:** While Meredith has maintained many of its public facilities over time, several buildings and spaces are no longer meeting the community's needs. Town Hall and the Town Hall Annex are both aging and face deferred maintenance issues, while many municipal facilities lack adequate space to support current and future departmental operations. Recreation facilities also require reinvestment, from fields and beaches to larger community spaces such as the Prescott Park complex, which is currently undergoing a planning effort to reimagine its use and amenities.
- Roadway and Transportation Challenges:** Meredith's transportation system is strained by seasonal traffic surges and maintenance needs. Specific problem areas include Main Street, Route 25 near the schools, and the Route 3/25 intersection, which is a key area of congestion. There is also limited infrastructure for pedestrians and cyclists outside the village center.
- Stormwater and Drainage Needs:** Erosion and runoff issues persist, especially along unpaved roads and around town beaches and parks, impacting water quality and requiring better stormwater infrastructure and best management practices.
- Water and Sewer Infrastructure:** The town's water and sewer infrastructure is aging, and capacity constraints may limit the ability to support new development in some areas. There is a need to evaluate current conditions and potential expansion areas, while balancing costs and environmental protection.
- Waste Management:** Meredith also has the opportunity to expand its recycling services and explore composting programs as part of its long-term infrastructure planning. Improving access to recycling and investigating community-wide or regional composting initiatives could reduce waste, lower disposal costs, and support sustainability goals. These efforts would not only align with residents' interest in environmental stewardship but also complement broader strategies to protect natural resources and enhance the town's overall resilience.

FOCUS AREAS

FUTURE PRIORITIES FOR MEREDITH

Focus Area: Transportation Improvements and Connectivity

A reliable, well-connected transportation system is essential to Meredith's quality of life and long-term growth. Community members emphasized the need for safer sidewalks and bike paths, stronger connections between neighborhoods, schools, and Meredith Village, improved pedestrian infrastructure throughout town, and proactive traffic management solutions. Adopting a Complete Streets approach—while continuing to invest in roadway maintenance, stormwater systems, and context-sensitive design—will allow Meredith to meet these community priorities, reduce congestion, and ensure mobility for all users in a way that supports both daily needs and the town's long-term vitality.

Focus Area: Town Facilities and Public Infrastructure

Meredith's future resilience depends on investing in the town's buildings, utilities, and public spaces so they continue to meet community needs. Aging facilities require planning for modernization, while recreation assets and town beaches need targeted upgrades to improve user experience and environmental quality. At the same time, proactive management of water, sewer, stormwater, and transportation infrastructure will ensure safe, reliable services and guide where future development can be supported. Expanding energy efficiency measures, renewable energy use, and sustainable practices such as recycling and composting will further reduce costs and environmental impacts, and were supported by residents who were engaged during this planning process. Together, these efforts will position Meredith to deliver essential services effectively, maintain its high quality of life, and align future infrastructure investments with long-term community goals.

Focus Area: Municipal Operations and Communication

Meredith's ability to deliver high-quality services and maintain community trust depends on strong municipal operations and clear, consistent communication. Future priorities include promoting new online tools that Meredith has adopted to improve transparency and accessibility, alongside a coordinated communication strategy that keeps residents informed and engaged as municipal initiatives and projects are developed. Proactive staffing, financial planning, and continued use of the Capital Improvement Program will help the Town manage growing responsibilities, plan ahead, and align investments with community priorities. Collectively, these steps will strengthen Meredith's capacity to serve effectively, adapt to change, and build a more resilient future.

FOCUS AREA: TRANSPORTATION IMPROVEMENTS AND CONNECTIVITY

ACTION PILLARS

1

Promote a well-connected and safe **bicycle and pedestrian infrastructure network**.

In Meredith, improving non-vehicular transportation options has been identified as a priority, especially around Meredith Village, residential neighborhoods, schools, and the town's major corridors. Community input also emphasized the importance of expanding sidewalk and trail connections, and creating safer conditions for walking and biking. The Town has already taken steps in this direction, including appointing the Meredith Village Pathways Committee to explore and recommend future actions. Moving forward, Meredith could adopt a Complete Streets policy to guide road improvements and ensure designs consider all modes of transportation, including pedestrians and cyclists. The town's road design standards could also be updated to reflect the needs of both village and rural areas. Priority for pedestrian and bicycle improvements should be given to routes that connect residential areas to destinations such as downtown, schools, and recreational assets, with potential funding from state and regional sources. Over time, improved traffic calming, speed management, and enhanced wayfinding would also help make walking and biking safer and more appealing for residents and visitors alike.

2

Explore **public transportation alternatives** and **traffic management solutions** to alleviate congestion.

As Meredith continues to grow and accommodate seasonal visitors, the need to manage traffic congestion and improve mobility has become increasingly important. Areas such as Main Street, the Route 3 and Route 25 intersection, the traffic signals near Hannaford Supermarket, and school zones along Route 25 frequently experience backups—particularly during peak tourism seasons and school pick-up and drop-off hours. The Town can explore a combination of strategies, including improved traffic signal coordination and promoting alternative travel routes during busy times of year. Public transportation alternatives, such as a seasonal trolley or shuttle system with remote parking, could help alleviate downtown congestion while improving access to Meredith Village. One upcoming NH Department of Transportation Ten Year Plan project is expected to address some of these goals. Long-term, coordinating with Lakes Region transit providers may offer additional opportunities to expand transit options and reduce car dependency.

3

Plan for and fund **roadway improvement projects.**

Maintaining and improving Meredith's roadways is a critical part of supporting public safety, preserving rural character, and protecting natural resources. The Town should continue implementing and updating its Road Surface Management Plan (RSMS), which provides a data-informed basis for prioritizing road upgrades over the next 5 to 10 years. This should coincide with a broader Complete Streets approach to roadway design to take advantage of opportunities that might arise with road surface management projects. Additionally, many of Meredith's roads—particularly rural and unpaved roads—experience runoff, erosion, and winter damage, underscoring the need for consistent investment in stormwater infrastructure and long-term maintenance planning. To meet these needs, the Town should budget annually for pavement projects and utilize the Capital Improvement Plan (CIP) to support larger efforts. Additional funding can be pursued through programs such as the Transportation Alternatives Program (TAP), Surface Transportation Program (STP), Highway Block Grants, or federal sources like BUILD grants. Best practices should include rural-appropriate design solutions, preserving scenic roads, reducing impervious surfaces where possible (e.g., road diets), and exploring the state's Green Sno Pro certification to reduce salt use.



EMERGING FRAMEWORK

COMPLETE STREETS AND IMPROVING MOBILITY FOR ALL

Complete Streets is a planning and design approach that ensures a town's streets are safe, accessible, and welcoming for all users—regardless of age, ability, or mode of transportation. This means considering the needs of pedestrians, cyclists, transit riders, and drivers in the design and improvement of roadways. It supports healthier, more walkable neighborhoods, improves access to local destinations, and can contribute to reduced traffic congestion and emissions.

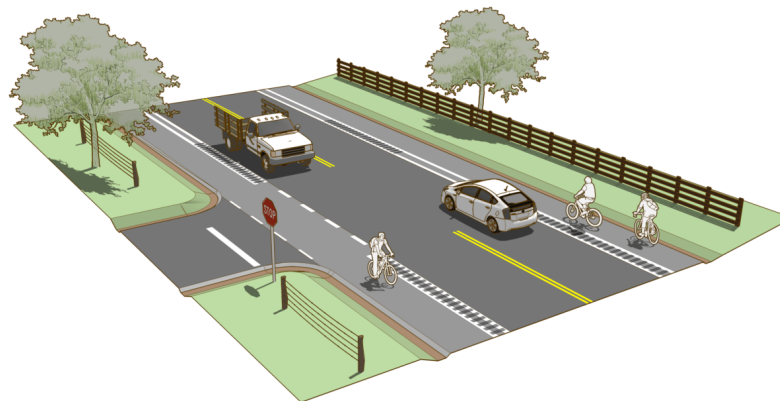
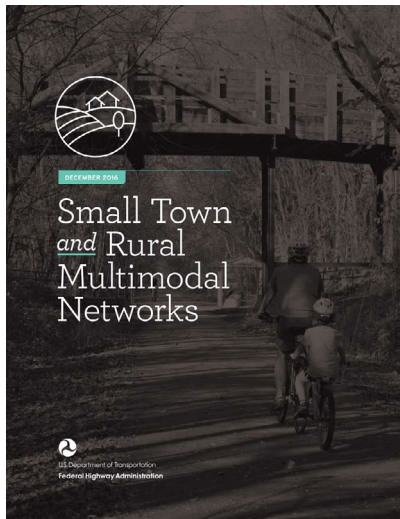
COMPLETE STREETS POLICIES

Adopting a Complete Streets policy helps communities guide future transportation investments in a more balanced and inclusive way, prioritizing safety, connectivity, and mobility for everyone. A Complete Streets policy turns the intent to create safer, more inclusive streets into a formal commitment that guides decision-making across town departments. Communities with adopted policies are often better positioned to receive grants and transportation funding tied to multi-modal or safety-related investments. It also establishes expectations

that all roadway projects (not just new construction) should incorporate safe, accessible design for all users. Like with any roadway improvements, Complete Streets projects will, in some cases, need to be coordinated with the NH Department of Transportation, who also formally supports a Complete Streets approach. Small communities with Complete Streets policies in New Hampshire include Enfield, Swanzey, New London, and Peterborough, which serve as good examples.

COMPLETE STREETS DESIGN

Common to these rural policies is a strong focus on context-sensitive design that balances safety and mobility with preservation of rural landscapes. Rather than dense urban infrastructure, improvements are typically concentrated in compact areas—such as village centers, near schools, and civic destinations. They can vary from a formal sidewalk, to a painted crosswalk, to a simple road shoulder. Improvements like this can be connected within the broader road network to create safe travel opportunities for all users of the roadway.



Left: *The Federal Highway Administration's [Rural Design Guide for Small Town and Rural Multi-Modal Networks](#) is an online resource that adapts Complete Streets principles to small towns and rural communities. It provides practical, context-sensitive design options—like pedestrian lanes, paved shoulders, and shared-use paths—that improve safety and connectivity while respecting rural character. The guide helps communities implement flexible, scalable strategies to make streets accessible for all users.*

FOCUS AREA: TOWN FACILITIES AND PUBLIC INFRASTRUCTURE

ACTION PILLARS

4

Continue to invest in **facility and infrastructure maintenance and modernization**

Meredith's long-term resilience depends on the Town's ability to proactively maintain and modernize its infrastructure, facilities, and municipal systems. Implementing asset management programs across municipal departments will help track the condition of aging infrastructure, support more efficient maintenance, and guide capital investment decisions. Near-term priorities include adequately funding repairs and upgrades to critical infrastructure such as water and sewer systems, roadways, bridges, culverts, and dams. To ensure public buildings continue to meet community needs, the Town should conduct space needs assessments—particularly for the Town Hall and Annex buildings—and develop facility-specific plans to guide future improvements, such as the Prescott Park and Community Center Improvement project.

Targeted improvements, including stormwater controls and restroom upgrades at town beaches, are needed to support environmental quality and user experiences. The Meredith Waterfront Feasibility Study should be utilized to identify further waterfront upgrades. Monitoring staffing needs across departments is also essential to ensure the Town has the capacity to manage its infrastructure and deliver services effectively. Modernization efforts should also include improving energy efficiency, updating IT and cybersecurity systems, and advancing sustainable practices like recycling and composting.

5

Evaluate and monitor existing **water and sewer infrastructure condition and capacity.**

Access to public water and sewer is one of the biggest factors shaping the level of density and type of growth an area can support. Areas served by these systems can accommodate smaller lot sizes, more compact development, and a greater mix of housing and commercial uses because wastewater and drinking water needs are centrally managed. In contrast, areas without this service rely on private wells and septic systems, which require larger lots and suitable soils, limiting density and development potential. Strategic decisions about where to expand or improve water and sewer service directly influence where future growth can occur in a community.

Meredith should undertake a comprehensive study to assess the condition, capacity, and service area of its public water and sewer infrastructure. This analysis should evaluate existing system performance, identify areas in need of investment, and consider where service could be extended in the future—while balancing financial feasibility, development pressures, and water quality concerns. The study should also account for soil suitability for septic systems in unserved areas. These findings will be critical for guiding future land use decisions, helping the Town determine where additional development is most appropriate and sustainable.



6

Invest in **energy efficient infrastructure** and **renewable energy systems**.

Meredith can reduce energy costs and environmental impacts by investing in energy efficiency upgrades and renewable energy solutions across its municipal operations. Conducting or updating energy audits for all town-owned facilities will help identify opportunities to improve building performance, such as switching to LED lighting, upgrading insulation, or improving HVAC systems. Meredith has already taken steps in this direction—upgrades to Town Hall lighting and a pilot solar array at the wastewater treatment plant illustrate the town’s early commitment to energy efficiency and renewable energy adoption. Moving forward, these efforts should be expanded to additional facilities, supported by a structured review of energy use data and maintenance needs. The Town should also monitor the implementation of its newly adopted Community Power program, which offers opportunities to aggregate purchasing and increase access to renewable electricity for residents and businesses. These actions not only promote sustainability, but also position Meredith to manage future energy costs more effectively.

PRESCOTT PARK RENOVATION PROJECT

REINVESTMENT IN COMMUNITY SPACES

Prescott Park is one of Meredith's most important community recreation spaces, providing fields, courts, and facilities that serve both local residents and visitors.

While the park has long been a gathering place, many of its amenities have aged and no longer meet current recreation or accessibility needs. To address these challenges, the Town has launched a renovation project to reimagine Prescott Park as a modern, inclusive, and well-equipped community destination. This will result in a new site-level master plan for the park, overseen by master planning process led by the Prescott Park Renovation Committee.

The project is focused on upgrading athletic fields, restrooms, and concessions while expanding amenities that support a wider range of recreational uses. Planned improvements emphasize accessibility for all ages and

abilities, stormwater management to protect natural resources, and long-term maintenance and sustainability. Options under consideration include expanding or improving tennis, pickleball, and basketball facilities, reconfiguring the site to enhance traffic safety, and ensuring the park balances the needs of residents and visitors while integrating with broader town infrastructure and community priorities.

This project reflects Meredith's commitment to reinvesting in its public spaces as part of its broader vision for resilient infrastructure and community well-being. Once complete, the renovated park will provide higher-quality recreational opportunities, strengthen the town's ability to host events and youth sports, and serve as a year-round hub for healthy, active living.



FOCUS AREA: MUNICIPAL OPERATIONS AND PLANNING

ACTION PILLARS



Improve **communication** between the Town and residents.

Clear, consistent communication is essential to building trust, transparency, and engagement between the Town of Meredith and its residents. Recent investments in new software—including online permitting tools and a short-term rental management platform—offer new opportunities to improve how information is shared and accessed, and will improve the overall customer experience for residents. Building off these improvements, the Town should develop a coordinated communication strategy to better share information about municipal projects, initiatives, permitting processes, regulations, and community events. Keeping department webpages up to date with forms, resources, and meeting materials will also help residents stay informed and engaged. Additionally, promoting civic participation by encouraging involvement on town boards and committees can strengthen local decision-making and ensure a broader range of voices are heard.



Plan for **municipal capacity and staffing needs**.

Ensuring Meredith's departments are adequately staffed is essential to delivering effective public services and managing the town's growing needs. Annual monitoring of staffing levels across departments can help the Town respond to changing demands, fill service gaps, and plan ahead for retirements or new responsibilities. Recent assessments—such as the 2023 Fire Study and the Community Development Department Staff Audit—have provided valuable recommendations to guide these efforts. Meredith should continue evaluating the implementation of those recommendations and adjust staffing plans accordingly. As departments take on more responsibilities—such as expanded communication, infrastructure planning, and short-term rental oversight—Meredith will need to continuously evaluate its staffing structure to ensure departments are equipped to fulfill their missions and serve the public efficiently.

9

Increase **financial sustainability**.

Maintaining Meredith's financial health requires proactive planning, diversified revenue strategies, and thoughtful long-term investments. The continued support and use of a Capital Improvement Program (CIP) is essential for forecasting and funding major expenses, reducing the burden of large, unexpected costs on taxpayers. As a town with a seasonal tourism-driven economy, Meredith sees significant use of its lakes, public infrastructure, and services by non-residents. The Town should explore targeted revenue strategies—such as boat ramp or lake access fees, paid parking in high-demand areas, and adjusted transfer station fees for non-residents—to help offset the impacts of seasonal population surges. Best practices for small towns also include creating dedicated reserve funds, pursuing grant opportunities to reduce reliance on property taxes, and regularly reviewing user fees to ensure they reflect true costs. By aligning revenue with service demands and planning capital needs in advance, Meredith can support infrastructure upgrades, maintain a stable tax rate, and invest in community priorities without overburdening residents.



MUNICIPAL TOOLS FOR BETTER MONITORING

SHORT TERM RENTAL MANAGEMENT SOFTWARE

Meredith regulates short-term rentals (STRs) through its Community Development Department, requiring special exception approval under zoning in most districts.

A dedicated Short Term Rental Committee, operating as a Planning Board subcommittee, has been studying the impacts of STRs, clarifying regulations and definitions, and gathering stakeholder input.

To strengthen oversight, the Town has recently invested in new software tools, including a short-term rental management platform, to support permitting, monitoring, and compliance. This system is designed to improve owner accountability and municipal oversight by helping ensure STRs meet requirements

for permits, zoning, inspections, occupancy, parking, and taxes. It also streamlines the permitting process, enhances communication with property owners, and provides more transparent, efficient services for both residents and Town staff.

As part of broader municipal technology upgrades, the platform will also generate better internal data for decision-making and long-term planning.



VIBRANT NEIGHBORHOODS AND ECONOMY

GUIDING PRINCIPLE

Meredith will foster vibrant neighborhoods and a resilient local economy by expanding housing choices and affordable housing options, promoting thoughtful land use and design, and ensuring that growth reflects community character and puts people first.

INTRODUCTION

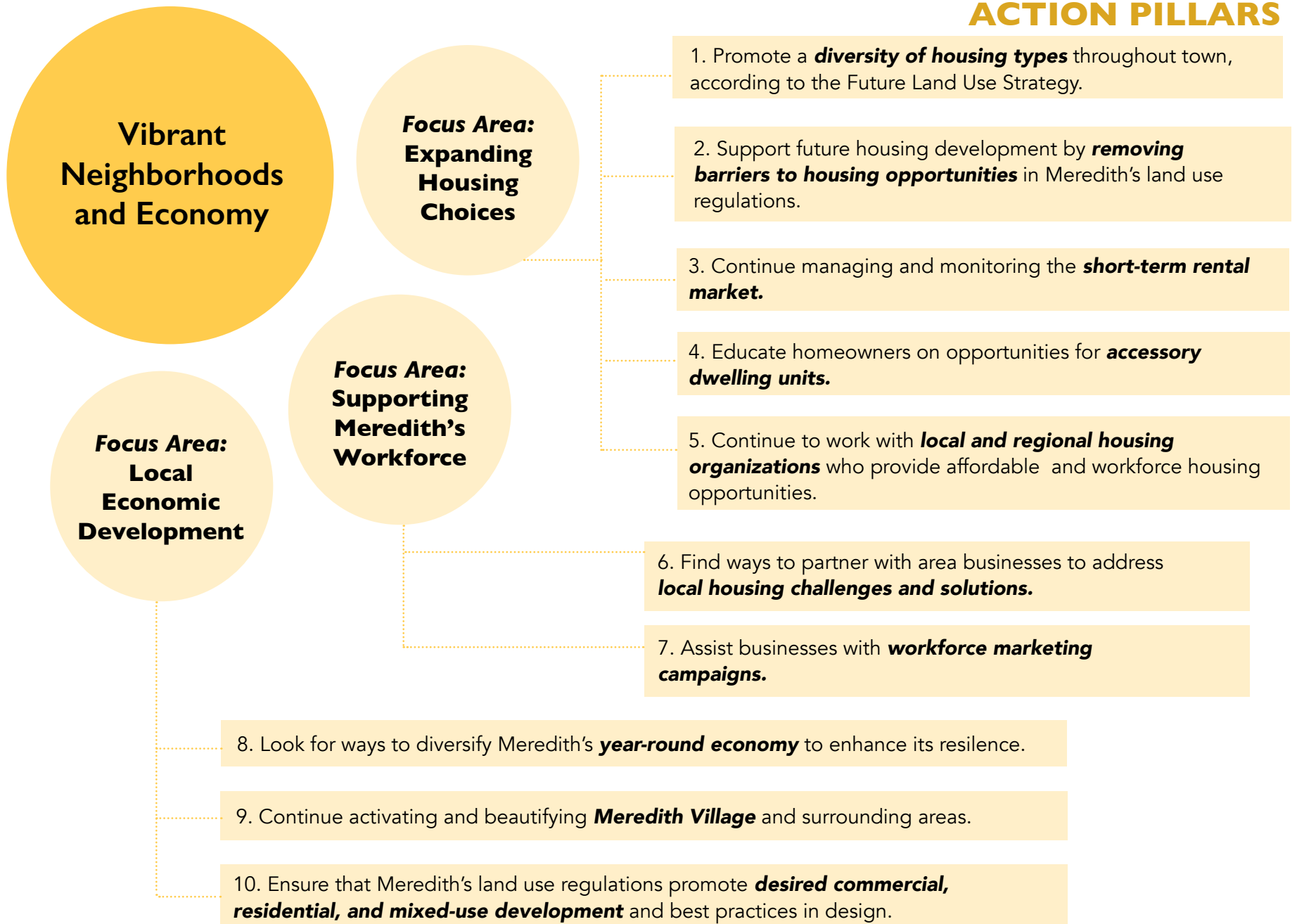
Meredith's neighborhoods and economy are at the heart of its community life, shaping how residents live, work, and connect. Challenges such as limited housing choices, rising housing costs, and the need to sustain year-round businesses highlight the importance of reinvestment and thoughtful planning. At the same time, these challenges create opportunities to promote diverse housing options and grow the local economy and workforce so that the town can continue to thrive. By encouraging a variety of housing, increasing affordable housing options, strengthening small businesses and commercial areas, and ensuring that workers have the resources and opportunities they need, Meredith can foster neighborhoods and an economy that are vibrant, resilient, and inclusive.

This theme focuses on three major areas of action: **expanding housing choices, local economic development, and supporting Meredith's workforce**, with several action pillars that articulate how each focus area will be accomplished.

FOCUS AREAS AND ACTION PILLARS

A FRAMEWORK FOR VIBRANT NEIGHBORHOODS & ECONOMY

ACTION PILLARS



WHAT ARE VIBRANT NEIGHBORHOODS?

SUPPORTING A MULTI-GENERATIONAL COMMUNITY

Vibrant neighborhoods are about livability, connection, and character. In Meredith, some residential areas are located around the Village Center, in dense, walkable areas, near local businesses and services. Other neighborhoods are in subdivision developments or mobile home parks along commercial corridors or in the more rural areas of town. Each has its own distinct character and surrounding land uses that dictate how the neighborhood feels and functions. However, there are defining features that influence the vibrancy of a neighborhood, regardless of where it is, the overall pattern of development, and other factors. These include:

- **Walkability and bikability:** Neighbors can safely walk and bike within their neighborhood and to nearby destinations like local businesses, schools, or parks.
- **Diverse housing options:** A mix of housing types—single-family homes, ADUs, duplexes, small apartments—allow people of different ages and incomes to live in town.
- **Places for neighbors to gather:** Whether it's a town green, a small park, or a public bench, public spaces encourage social connection and civic life, all of which create a stronger and more resilient community.
- **Preservation of local heritage:** Architecture, site layout, and landscape features reflect local heritage including stone walls, older homes, and traditional New England Street patterns.
- **Access to nature and open space:** Trails, forests, lakes, and conservation areas are close by, contributing to both livability and the local identity.



MEREDITH REGULATORY AUDIT AND POLICY REVIEW

Meredith has recently completed a regulatory audit and is expected to complete a series of regulatory updates in early 2026. This effort was funded through the state’s Housing Opportunity Planning (HOP) grant program and is designed to identify opportunities within the town’s land use regulations to expand housing choices by removing barriers to a wider variety of housing types. The findings and recommendations from this project will provide a roadmap for future regulatory changes, helping Meredith align its land use framework with community housing goals in the years ahead.

THE RELATIONSHIP BETWEEN HOUSING AND THE ECONOMY

Housing and the local economy in Meredith are closely connected, as the availability and affordability of housing directly impact the town’s ability to attract and retain workers. Many of Meredith’s major industries—such as hospitality, food service, and healthcare—rely on employees who increasingly struggle to find housing they can afford near their jobs. This shortage affects local businesses’ ability to hire and grow, especially in a seasonal economy where year-round workforce stability is essential. Expanding diverse, year-round housing options is critical to supporting Meredith’s economic resilience and long-term prosperity.

WHAT ARE THE HOUSING TRENDS MEREDITH IS FACING?

- Seasonal homes dominate, limiting year-round housing supply.
- Older population may prefer smaller, accessible homes, but options are lacking.
- Workforce housing is limited, making it hard for local employees to live in town.
- Homeownership options are scarce, as high prices and limited inventory push ownership out of reach for many existing and potential residents.
- Rental housing is in short supply and costly, with a low vacancy rate and rising rents.
- Short-term rentals reduce long-term housing options and drive-up prices.
- Zoning, infrastructure, and aging housing stock constrain needed housing unit growth.
- Seasonal tourism reliance leaves Meredith vulnerable; year-round diversification is needed.
- Local businesses face hiring and retention challenges due to the high cost and limited supply of housing.

FOCUS AREAS

FUTURE PRIORITIES FOR MEREDITH

Focus Area: Expanding Housing Choices

Expanding housing choices in Meredith is central to meeting the needs of year-round residents, workers, and older adults while preserving the community's character and natural resources. Future priorities focus on directing new housing to infrastructure-ready areas—like the Village Center and major corridors—while supporting smaller-scale options such as accessory dwelling units, duplexes, and cottage courts that fit the scale of existing neighborhoods. Rural areas also have the potential to promote a wider range of compatible housing types, such as conservation subdivisions. At the same time, continued management of the short-term rental market will be critical to protecting the year-round housing supply. By updating land use regulations, promoting flexible housing types, and ensuring thoughtful growth in the right places, Meredith can create a more diverse and affordable housing stock that supports its residents, economy, and long-term vision.

Focus Area: Supporting Meredith's Workforce

Meredith's future vitality depends on ensuring that the people who power its economy—hospitality workers, service providers, healthcare staff, and other essential employees—can afford to live in the community they serve. Future priorities focus on building stronger partnerships with local employers, developers, and financial institutions to expand workforce housing opportunities and financing tools, while also pursuing public-private initiatives that make housing more accessible. At the same time, targeted workforce marketing campaigns can help attract and retain talent by highlighting Meredith's quality of life, job opportunities, and training resources. By aligning housing strategies with business needs and actively promoting Meredith as a place to live and work, the town can strengthen its workforce, support local businesses, and sustain a vibrant year-round economy.

Focus Area: Local Economic Development

Meredith's economy is closely tied to its tourism base, but the community has made clear its desire to strengthen year-round economic activity and reduce reliance on seasonal cycles. Future priorities focus on attracting and supporting businesses that provide stable, year-round employment by leveraging tools such as market analysis, business incentives, and infrastructure investment. At the same time, Meredith will continue to build on the momentum of its Village Center by enhancing walkability, public spaces, and mixed-use opportunities that support both local businesses and community life. Updating land use regulations to encourage flexible, creative business ventures—while protecting Meredith's small-town character—will further position the town as a welcoming, competitive, and vibrant place to do business.

FOCUS AREA: EXPANDING HOUSING CHOICES

ACTION PILLARS

1

Promote a ***diversity of housing types throughout town***, according to the Future Land Use Strategy.

Meredith's Future Land Use Strategy identifies how future housing should be accommodated across different areas of town. The strategy, as part of its goals, is to meet community housing needs by focusing new housing development in infrastructure-ready mixed-use corridors and the Village Center, where infill, upper-story, and multi-family housing will expand options for year-round residents and workers. Routes 3, 25, and 104 support higher-density and mixed-use housing opportunities near commercial areas, while maintaining rural character elsewhere. The rural areas of town prioritize low-density, conservation-focused housing—like Accessory Dwelling Units, duplexes, and conservation subdivisions—that fit the landscape, while the waterfront areas are identified as areas where future housing expansion is not desired. And, across all areas, Meredith aims to balance housing expansion with preserving community character, natural resources, and infrastructure capacity. Many community members indicated their support for smaller-scale housing types like ADUs, duplexes, and cottage courts—especially if thoughtfully integrated into the community.

2

Support future housing development by ***removing barriers to housing opportunities*** in Meredith's land use regulations.

Land use regulations—including zoning, dimensional standards, and infrastructure requirements—have the potential to either promote or limit new housing construction. Outdated or restrictive standards may unintentionally prohibit smaller, more flexible housing options that are needed to serve Meredith's workforce, older adults, and year-round residents. In June 2025, the Town began working with a consultant to complete a regulatory audit to identify where changes could better promote a diversity of housing opportunities. The resulting audit highlighted several opportunities for improvement, including the creation of innovative housing ordinances such as cottage court regulations and a workforce housing ordinance; updates to existing tools like the conservation subdivision and ADU provisions; and revisions to density standards in select areas of town to support compact, walkable development. The audit also recommended reassessing dimensional requirements such as setbacks to make building easier for property owners and reduce reliance on variances. Addressing these barriers, guided by the vision outlined in the Future Land Use Strategy, will be critical to expanding housing choices and addressing Meredith's housing shortage while preserving its character.

3

Continue managing and monitoring the **short-term rental market**.

Meredith recently strengthened its short-term rental oversight through a 2024 zoning ordinance that defines rental types, sets occupancy and parking limits, and requires annual licensing and Special Exception approval. Septic system approvals are now mandatory, and hosts must be available 24/7 to respond to issues. A Short-Term Rental Committee was also established to monitor impacts, gather feedback, and advise town boards, ensuring stronger enforcement and alignment with community goals. These changes are designed to put caps on the short-term rental market in Meredith, which takes away year-round housing from the community's housing supply. Over the next ten years, Meredith should continue monitoring and managing the short-term rental market to ensure this goal is being met.



4

Educate homeowners on opportunities for **accessory dwelling units**.

Accessory Dwelling Units (ADUs) are small, self-contained residential units located on the same lot as a single-family home—such as a converted garage, basement apartment, or detached cottage. They offer a flexible way to expand housing options for family members, renters, or aging residents. Meredith currently has a regulatory process for accessory dwelling unit construction that identifies design standards and other requirements. To promote ADUs as a viable housing option to homeowners, Meredith should consider creating an outreach campaign communicating the town's construction guidelines, offering pre-approved design templates, and hosting educational workshops on permitting and financing. Sharing real-world examples of ADU construction in town or the region and highlighting benefits like rental income or aging in place can help build local support. Additionally, promoting available financing tools—such as low-interest loans or grants offered by local banks—can make ADU construction more accessible to homeowners and contribute to addressing the community's housing needs.



5

Find ways to partner with *area businesses* to address local *housing challenges*.

Partnering with area businesses, financial institutions, developers, and local organizations is critical to addressing Meredith's growing housing affordability challenges and ensuring that people who work in town can continue to live here. One promising example is Meredith Village Savings Bank's new loan program catering to accessory dwelling units—small, self-contained units on a property—showing how local lenders are helping expand affordable housing options. Other strategies might include employer-assisted housing programs, leveraging business-owned property, and public-private partnerships that provide funding or incentives for affordable unit creation. The Town could further collaborate with banks to expand and promote financing products like this, ADU-friendly loans, or pre-approved templates to reduce costs and regulatory burdens for homeowners. By combining these resources into targeted partnerships, Meredith can help businesses retain employees, broaden its housing mix, and ensure the community remains livable for those who power its economy.



OTHER EMERGING HOUSING TYPES

MULTI-FAMILY HOUSING, COTTAGE COURTS, AND CONSERVATION SUBDIVISIONS

While single-family homes remain a defining feature of Meredith's neighborhoods, alternatives are needed to meet the needs of year-round residents, older adults, and the local workforce. Diversifying housing options with smaller-scale and flexible choices helps ensure the community remains affordable, welcoming, and resilient into the future.

Emerging housing types from the recently completed regulatory audit that are compatible with Meredith's land use pattern and small town character include:

Cottage Courts are clusters of small homes arranged around a shared green space or courtyard, designed to encourage community while using land efficiently. They offer modest, lower-maintenance homes that fit well with Meredith's village-scale character and provide more affordable options for year-round residents. A new ordinance for cottage courts could offer flexibility in design, support walkability, and help meet local housing needs without large-scale development.

Multi-Family Housing—especially duplexes and smaller-scale buildings—offers an important alternative to single-family homes by providing more attainable housing in existing neighborhoods. In Meredith, duplexes already exist to varying degrees throughout town and can be expanded thoughtfully to give families, young professionals, and older residents additional choices while blending into established areas. There is opportunity to improve density standards in some areas of town to better accommodate this type of development.

Conservation Subdivisions cluster homes on part of a property while preserving open space, farmland, or natural areas on the rest. This approach allows Meredith to accommodate new housing while protecting the rural character, scenic landscapes, and environmental resources that define the community. Meredith's conservation subdivision ordinance has seen limited use, and updating it could make the tool more attractive and practical for developers.



FOCUS AREA: SUPPORTING WORKFORCE DEVELOPMENT

ACTION PILLARS

6

Continue to work with **local and regional housing organizations** who provide **affordable and workforce housing opportunities**.

There are several local and regional housing organizations that could serve as valuable partners in expanding housing options in Meredith. Lakes Region Community Developers (LRCD) actively develop affordable housing across the region and recently completed Harvey Heights Apartments in Meredith. The Lakes Region Planning Commission, New Hampshire Housing Finance Authority, and the NH Office of Planning and Development offer data, funding, technical assistance, and programs designed to help communities like Meredith increase housing diversity and affordability. For example, the Department of Business and Economic Affairs has established a Housing Champions Program, which is part of the broader Invest NH program, aiming to accelerate the approval and construction of affordable housing in New Hampshire. Communities earning this designation become eligible for additional funding and resources to support housing initiatives.

7

Assist businesses with **workforce marketing campaigns**.

Workforce marketing campaigns are a powerful tool for attracting talent, especially in communities facing labor shortages in key industries. These campaigns help raise awareness of job opportunities, promote the community's quality of life, and connect prospective workers with employers and resources. To help address workforce shortages, Meredith can collaborate with local businesses to develop a targeted marketing campaign aimed at attracting workers in key sectors like hospitality, food and beverage, and personal services. This effort could highlight the benefits of living and working in Meredith—such as its scenic setting, quality of life, and strong community—while also promoting available job openings, housing options, and training opportunities, as they arise. By aligning messaging across employers and using digital platforms, social media, and regional outreach, the campaign can more effectively reach potential workers and position Meredith as a desirable place to build a career.

RECENT HOUSING PROJECTS IN MEREDITH

CREATING HOUSING FOR RESIDENTS IN VARIOUS LIFE AND ECONOMIC STAGES

The town has seen progress in expanding the diversity and affordability of housing construction in Meredith over the last several years.

Some recently completed and pending projects include:

Harvey Heights is a recently completed affordable housing project in Meredith that added 25 renovated and energy-efficient family rental units at 62 Pleasant Street. Led by Lakes Region Community Developers, the project preserved and modernized an older housing complex using a mix of Low-Income Housing Tax Credits, USDA Rural Development funds, and CDBG funds. The redevelopment includes two fully ADA-accessible units and helps maintain a critical supply of year-round affordable housing in a central, walkable location.

Mountain View Townhomes is a boutique development of five fee-simple townhomes under construction at Upper Ladd Hill Road in Meredith, with completion anticipated in fall 2025. Each spacious 4-bedroom, 3-bath unit offers approximately 2,547 sq ft of modern, energy-efficient living and shared green space—all within walking distance of downtown, lakes, and Routes 3 and 104. This “missing middle” housing type introduces mid-density homeownership options that broaden housing diversity while supporting year-round residency.

Pinecrest Apartments is a 32-unit, LEED-certified workforce housing development built in 2009 at the end of Boynton Road in Meredith. Offering a mix of 1-, 2-, and 3-bedroom units, the property provides long-term, deed-restricted affordability and remains the most recent workforce housing project constructed in town. The development includes in-unit laundry hookups, shared laundry rooms, dishwashers, heat included in rent, and handicap-accessible and adaptable units. As an energy-efficient multifamily community, Pinecrest Apartments demonstrates how sustainable design and a range of unit types can support local workers and expand stable housing opportunities in Meredith.



FOCUS AREA: LOCAL ECONOMIC DEVELOPMENT

ACTION PILLARS

8

Look for ways to diversify the **year-round economy** to enhance its resilience.

During this planning process, community members expressed strong support for expanding the year-round economy and reducing dependence on seasonal tourism. Meredith could strengthen its year-round economic resilience by commissioning a detailed market analysis and target industries study to identify viable non seasonal growth sectors—much like Ellsworth, Maine did with its 2023 Economic Development Business Attraction Plan. By evaluating regional strengths, workforce capabilities, infrastructure readiness, and emerging industry trends, Meredith can pinpoint opportunities in fields such as light manufacturing, green technology, remote service hubs, or healthcare support services. This strategic approach would help town leaders proactively attract and retain businesses that offer stable, year-round employment, reducing reliance on seasonal tourism and ensuring a more sustainable economic foundation.

Meredith could also explore incentives that attract and retain businesses offering year-round employment. Tools like the RSA 79-E Community Revitalization Tax Relief Incentive program can encourage investment in underutilized or historic properties by providing short-term tax relief for substantial improvements. Similarly, establishing a Tax Increment Financing (TIF) District could help fund public infrastructure and improvements that support new commercial or mixed-use development. These strategies signal to the market that Meredith is actively supporting business growth and revitalization in targeted areas, making it more competitive in attracting non-tourism-dependent industries.



9

Continue activating and beautifying **Meredith Village** and surrounding areas.

Meredith has already made notable progress in beautifying and activating its Village Center through coordinated streetscape improvements, public art installations, and support for local events that draw both residents and visitors downtown. Projects such as the Meredith Sculpture Walk, seasonal landscaping, benches, and wayfinding signage have helped enhance the walkability and aesthetic appeal of the area. The town has also supported outdoor dining and placemaking efforts that make the Village Center more inviting year-round. Continuing this momentum could involve expanding public art, improving pedestrian connections to nearby neighborhoods and the waterfront, encouraging upper-floor residential units to bring more activity downtown, and enhancing lighting and seating in public spaces. These efforts not only contribute to community pride and local business vitality but also reinforce Meredith’s identity as a welcoming and vibrant lakeside town.

10

Ensure that Meredith’s land use regulations promote **desired commercial, residential, and mixed-use development** and best practices in design.

To support high-quality commercial, residential, and mixed-use development, Meredith should ensure that its land use regulations align with the community’s goals and the Future Land Use Strategy, which identifies the Village Center, Route 3, Route 25, and parts of Route 104 as key areas for business growth. Updates to these regulations should promote flexibility for new and creative business ventures that contribute to both the tourism and year-round economy. This includes encouraging building and site designs that enhance community character, maintaining and refining the architectural review ordinance, and exploring the adoption of a Form-Based Code in Meredith Village. Form-Based Codes—used successfully in communities like Dover, Newmarket, and Keene—can help guide compact, walkable development with a mix of uses, reinforcing the village-scale charm and pedestrian-friendly environment Meredith values.




REGULATORY TOOL: FORM BASED CODES

FOSTERING MIXED-USE OPPORTUNITIES AND DEVELOPMENT

Form-based codes are an alternative to traditional zoning that focus less on separating land uses and more on shaping the physical form and character of development.

Rather than regulating development primarily by use and density, form-based codes establish standards for building scale, placement, design, and the relationship between buildings and public spaces. This approach can create more predictable, walkable, and attractive environments while still allowing flexibility in how buildings are used over time. Communities across New Hampshire—including Dover, Newmarket, and Keene—have adopted form-based codes to encourage compact, mixed-use development that fits their scale and character. Creating a form-based code typically starts with community engagement to establish a shared vision for how areas like the Village Center should look and function. This is followed by documenting building placement and size, drafting clear design standards for buildings and streets, and testing the code on real sites to ensure it achieves the desired outcomes. After refinement, the code goes through public hearings and adoption, and staff receive training to implement it. For Meredith, starting with a pilot area such as the Village Center or Route 3 corridor would allow the town to guide walkable, mixed-use development while preserving community character.

A Form Based Code would allow the town to encourage upper-story housing, small-scale commercial spaces, and mixed-use buildings in a way that enhances the pedestrian experience and reinforces Meredith’s identity as a vibrant lakeside community. A code tailored to Meredith could also help streamline the review process by setting clear expectations for design and layout, giving developers and residents more confidence in the results. In the long term, adopting a form-based code would support Meredith’s goals of expanding housing options, strengthening the year-round economy, and improving the look and feel of its downtown and commercial areas while preserving the community’s small-town character.



GROUND-FLOOR USE	CAFÉ ZONE	PEDESTRIAN ZONE	LANDSCAPE + FURNITURE ZONE	PARKING + PLANTER ZONE	SHARED TRAVEL ZONE
MULTI-FAMILY RESIDENTIAL	Not Applicable See Appendix A.5 Private Frontage Guidelines.	6' - 8'	6' - 8' Tree wells; Street furniture to be provided per Section 6;	8' parallel	See Section 3.3 for Street Type Standards.
COMMERCIAL	Where Applicable; 6' - 12' Additionally, See Appendix A.5 Private Frontage Guidelines.	7' - 10'	See Section 3.5 for Street Landscape Standards.	16' - 18' head-in diagonal OR 8' parallel Parking Lane Planters (optional)	

Form-based code standards for a streetscape

OUR SUSTAINABLE ENVIRONMENT AND QUALITY OF LIFE

GUIDING PRINCIPLE

Meredith will protect its natural resources and rural landscapes, steward its land responsibly, and celebrate its arts, culture, and small-town traditions as the foundations of community life. By expanding outdoor recreation opportunities, supporting cultural expression, and preserving the environment for future generations, the town will foster a healthy, connected, and vibrant place to live, work, and visit.

INTRODUCTION

Meredith's natural resources, recreation opportunities, and small-town character are central to the community's identity and long-term well-being. Protecting water quality in our lakes and rivers is a critical concern, as runoff, aging septic systems, and cyanobacteria blooms threaten both ecological health and recreational use. Open space and forests remain highly valued but will require careful stewardship to prevent fragmentation, manage invasive species, and preserve wildlife habitat. At the same time, the town's trails, parks, and recreation facilities are essential for quality of life but need investment, maintenance, and expansion to meet community demand. Meredith's cultural assets—from its historic buildings and heritage museums to the Meredith Sculpture Walk and long-standing community traditions like the Rotary Fishing Derby—are equally important, contributing to the town's identity, sense of pride, and year-round appeal. This theme focuses on three major areas of action: **natural resource protection, stewardship and recreation, and arts and small town culture**, with several action pillars that articulate how each focus area will be accomplished.

FOCUS AREAS AND ACTION PILLARS

A FRAMEWORK FOR OUR SUSTAINABLE ENVIRONMENT AND QUALITY OF LIFE

ACTION PILLARS



1. Protect the quality and quantity of Meredith's **water resources**.

2. **Educate the public and local officials** on the importance of natural resource protection in Meredith.

3. Increase protected land through **strategic conservation priorities**.

4. Update the **Open Space and Recreation Plan** to guide conservation and recreation efforts.

5. Improve the **stewardship** of conserved lands.

6. Maintain Meredith's **trail network** and look for **new recreation opportunities** on conservation and open space lands.

7. Prioritize **art, culture, and heritage** in future planning for residents and visitors to enjoy.

8. Support vibrant, small-town, **community life** in Meredith.



WHAT IS QUALITY OF LIFE?

Quality of life refers to the overall well-being of residents, employees, and visitors as shaped by the physical, social, economic, and cultural environments of a community. It goes beyond basic services to capture how livable, healthy, and fulfilling a place feels for the people who live, work, and visit there.

Quality of life can be framed around several interconnected dimensions:

Natural Environment – Clean air and water, access to open space, safe and resilient ecosystems.

Built Environment & Infrastructure – Reliable roads, sidewalks, utilities, public facilities, housing options, and digital connectivity.

Recreation & Health – Opportunities for physical activity, cultural programming, mental health support, and access to healthcare and healthy food.

Economic Opportunity – Jobs, local businesses, workforce support, and affordability that allow residents to thrive.

Social & Civic Life – Strong sense of community, access to arts and culture, volunteerism, public events, and inclusive decision-making.

Safety & Accessibility – Secure neighborhoods, responsive emergency services, and equitable access for all ages and abilities.

In community and land use planning, improving quality of life means creating policies, investments, and programs that balance these factors—ensuring that growth and development align with community values while enhancing livability, resilience, and opportunity.



WATER QUALITY IN MEREDITH

Meredith's water quality faces ongoing challenges, with cyanobacteria blooms emerging as one of the most pressing threats to lake health. As the town plans for managing growth, ensuring development does not hinder water quality and proactively protecting the water quality of its shared aquatic resources is imperative.

Lake Waukegan—the town's primary drinking water source—has been identified as impaired due to both low dissolved oxygen and cyanobacteria blooms (specifically hepatotoxic microcystins). Waukegan Town Beach and Lake Winona have also been flagged for dissolved oxygen impairments, underscoring how nutrient loading and runoff are degrading aquatic life conditions. These issues are compounded by pressures from development, motorized recreation, and aging septic systems. Together, they increase phosphorus and sediment inputs that fuel harmful blooms and reduce water quality.

The impacts of cyanobacteria go beyond ecology: they limit safe swimming, threaten drinking water quality, and affect Meredith's recreation-based economy. Public input during outreach for this Plan reinforced this concern, with residents calling for stronger measures to control cyanobacteria through proactive management and education. Together, the scientific assessments and community perspectives highlight that protecting lake water quality is central to safeguarding Meredith's health, economy, and identity as a lakeside community.

Meredith is not tackling these challenges alone. The Waukegan Watershed Advisory Committee (WWAC) has played an important role in monitoring conditions in Lake Waukegan, recommending management strategies, and promoting public education about pollution sources and prevention. The Town also works with regional and state partners such as NHDES, NH Lakes, the Lake Winnepesaukee Association, and the Winnisquam Watershed Network, all of which provide technical expertise, data collection, and advocacy for stronger protections. These partnerships ensure that Meredith's efforts are coordinated within a larger regional strategy, combining science, policy, and community engagement to reduce nutrient loading, limit stormwater runoff, and ultimately curb cyanobacteria blooms.

FOCUS AREAS

FUTURE PRIORITIES FOR MEREDITH

Focus Area: Natural Resource Protection

Meredith's lakes, rivers, forests, and open spaces are the foundation of the town's identity, economy, and quality of life, and protecting them is a clear community priority.

Future efforts will focus on safeguarding water quantity and quality through watershed planning, septic and stormwater management, riparian buffer protections, and strong partnerships with lake associations and state agencies. Education and outreach will play a critical role in building shared responsibility—equipping residents, visitors, and local officials with the tools to protect water resources and reduce impacts from pollutants and land use practices. At the same time, conserving large, unfragmented open space parcels will help sustain habitat, farmland, and rural character while connecting people to the natural environment. By combining conservation, stewardship, and education, Meredith can protect its natural resources for future generations.

Focus Area: Stewardship and Recreation

Recreation and stewardship are at the heart of Meredith's connection to its natural resources, ensuring that forests, lakes, trails, and open spaces are both well cared for and accessible to the community.

Future priorities focus on updating the Open Space and Recreation Plan to set clear goals for land protection, trail connectivity, and facility upgrades while aligning local efforts with regional initiatives and funding opportunities. Active stewardship is essential to keep conserved lands healthy and resilient. At the same time, maintaining and expanding Meredith's trail network will provide lasting benefits—connecting people to nature, enhancing community health, and supporting the local economy through tourism and outdoor recreation.

Focus Area: Arts and Small- Town Culture

Arts, culture, heritage, and small-town traditions shape both community pride and the town's appeal as a year-round destination.

Future priorities will focus on celebrating and expanding beloved cultural assets such as the Meredith Sculpture Walk, the Historical Society, and long-standing community events like the Rotary Fishing Derby and Pond Hockey Classic. Building on strong community input, Meredith will seek to sustain existing events and programming while also harnessing new opportunities to expand festivals, concerts, markets, and winter programming. Promoting existing and new public art and identifying historic preservation opportunities is also a priority. Partnerships with the Greater Meredith Program, the Chamber of Commerce, local businesses, and regional and state cultural organizations will be essential to sustaining these efforts.

FOCUS AREA: NATURAL RESOURCE PROTECTION

ACTION PILLARS

1

Protect the **quality and quantity** of Meredith's **water resources**.

Protecting Meredith's lakes, rivers, and watershed areas is central to sustaining the town's identity, economy, and quality of life. Clean water is not only critical for public health and environmental balance but also underpins the town's tourism economy, recreational opportunities, and year-round livability. Future priorities build on ongoing watershed planning efforts, partnerships with organizations such as NHDES and local lake associations, and expanded monitoring of septic systems and stormwater management. By combining strategies such as riparian buffer protections, green infrastructure, and updated overlay district standards, Meredith can reduce runoff, protect habitat, and limit pollution from existing and new development.

Community members have consistently emphasized the importance of preserving lake health, protecting wetlands, and preventing cyanobacteria blooms as top priorities for the town's future. This strong public support highlights that water quality protection is not only an environmental necessity but also a shared community value—essential for maintaining Meredith's small-town character, economic viability, scenic beauty, and long-term resilience.

2

Educate the **public and local officials** on the importance of **natural resource protection** in Meredith.

Protecting Meredith's lakes, rivers, and wetlands depends not only on strong regulations, but also on broad community awareness and engagement. Education is a critical tool to build shared responsibility for water quality and natural resources. Public outreach can include events, workshops, signage, and school programs that highlight issues such as invasive species, septic system impacts, and emerging pollutants like PFAS and microplastics. Local officials and land use boards also need ongoing training on watershed health, riparian buffers, and conservation best practices to ensure decision-making supports long-term resource protection. Public outreach for this Plan indicated that residents want stronger education and enforcement, with clear calls for campaigns on fertilizer and pesticide reduction, informational signage near lakes and wetlands, and more public updates on water quality. Meredith's Conservation Commission and local lake associations represent key partners in this effort, offering expertise, resources, and strong community connections to help amplify outreach and education.



3

Increase protected land through ***strategic conservation priorities.***

Protecting open space is essential to sustaining Meredith's clean water, wildlife habitat, farmland, and rural character. Future conservation should focus on large, unfragmented blocks of land that serve as wildlife corridors, buffer lakes and streams, protect aquifers, and connect existing conserved areas. The Natural Resource Inventory can guide efforts by highlighting parcels that safeguard agricultural soils, protect sensitive shorelines, and maintain scenic views. Public input also emphasized preserving forests, rural landscapes, and access to natural areas, showing strong community support for open space as both an environmental and quality-of-life priority.

To achieve these goals, Meredith will continue to pursue a multi-faceted strategy—working with private landowners on conservation easements, expanding partnerships with land trusts and regional conservation organizations, and leveraging grants and funding programs like LCHIP. The Conservation Commission has been a leader in advancing these efforts and will continue to guide land acquisition and easement strategies, while the Town explores sustainable funding mechanisms, such as a dedicated budget line for conservation. Together, these steps will ensure that Meredith's most important natural resources remain protected for future generations, while balancing growth with the preservation of the community's natural beauty and identity.



GREEN INFRASTRUCTURE AND SHORELINE BUFFERS

HABITAT AND WATER QUALITY PROTECTION FOR SURFACE WATERS

Green infrastructure and shoreline buffer protection and restoration are nature-based strategies that help protect water quality, reduce erosion, and preserve habitat adjacent to surface waters.

In Meredith, where lakes, rivers, and tributaries are central to local recreation and drinking water, restoring vegetated buffers along shorelines and improving infiltration via green infrastructure can play a critical role in filtering stormwater runoff, capturing nutrients, and reducing sediment before they reach waterbodies.

Shoreline buffers—comprised of native trees, shrubs, groundcover, and a “duff layer” of leaf litter and organic matter—serve as a final line of defense: stabilizing banks, filtering out pollutants, shading water to keep temperatures cool, and supporting wildlife. NH Lakes and other New Hampshire conservation groups encourage buffers as part of the Shoreland Water Quality Protection Act and similar programs as effective, low-cost tools to protect water resource health. Wider buffers, particularly uphill of steeper slopes, and retention of riparian vegetation are especially important in Meredith’s setting. Green infrastructure tools—rain gardens, bioswales, permeable paving, reduced impervious surfaces—can complement buffers, helping manage runoff in more developed or infrastructure-ready areas (e.g. near Village Core or along major roads).

Protecting and restoring buffers and investing in green infrastructure also aligns with what Meredith residents have repeatedly identified as priorities: preserving lake clarity, protecting shorelines from erosion, and ensuring clean water for swimming, wildlife, and scenic enjoyment. By combining regulatory protections, incentive programs, and education about proper buffer planting and maintenance, Meredith can strengthen its lakes’ resilience, protect natural resources, and maintain the rural and recreational character that makes the town special.

FOCUS AREA: STEWARDSHIP AND RECREATION

ACTION PILLARS

4

Update the **Open Space and Recreation Plan** to guide both recreation and conservation efforts.

A new Open Space and Recreation plan should identify priority areas for land protection, trail connectivity, and expanded recreational opportunities—while ensuring that growth does not compromise sensitive resources like wetlands, forests, and shorelines. Community input highlighted strong interest in improving trail connections, upgrading recreation facilities, and ensuring long-term access to open space. A coordinated plan would help ensure the town has a clear roadmap to ensuring progress is made on these community priorities.

An updated plan would also align local goals with regional initiatives, making Meredith more competitive for grants and partnerships with land trusts and state agencies. By providing clear priorities and strategies, the plan would guide the Town in making thoughtful investments that preserve Meredith's natural beauty while enhancing recreation for year-round residents and visitors.

5

Improve the **stewardship** of conserved lands.

Community input also emphasized the importance of protecting and stewarding forests and open space parcels, both for their ecological value and for the quality of life they provide to Meredith residents and visitors, through their recreation and scenic value. Active land stewardship is needed to ensure Meredith's conserved lands continue to provide ecological and community benefits. Future priorities could include exploring opportunities to designate portions of the town forests where old growth forest conditions can naturally re-establish, creating rare and valuable habitat in New England. The Conservation Commission plays an important role in land stewardship. Continued coordination of Conservation Commission volunteers, and recruiting new ones as needed, to monitor conservation lands, review easement properties, and prevent encroachments or improper uses will be critical moving forward. Stewardship efforts should also include regular management of invasive species, which threaten forest health and biodiversity, and the use of educational programming to engage residents in caring for these landscapes.

5

Maintain Meredith's **trail network** and look for **new recreation opportunities** on conservation and open space lands.

Trails are more than recreational amenities—they are also economic drivers for New Hampshire communities. Statewide research shows that trails attract visitors, support local businesses like restaurants and lodging, and contribute to property values, making them an important part of a balanced economic development strategy. Besides having economic benefit, Meredith's trails are also an important community asset, providing residents and visitors with access to forests, lakes, and open spaces while supporting outdoor recreation and tourism. Maintaining these trails through consistent stewardship, signage, and accessibility improvements will ensure they remain safe, welcoming, and resilient to increasing use and changing weather conditions. The Town and the Conservation Commission should also evaluate opportunities to expand the trail network onto conservation lands, creating new connections between neighborhoods, open space areas, and scenic destinations. Community input highlighted strong support for more trails and improved access to natural areas, extension of the WOW trail, and ensuring better parking at recreation areas. By combining ongoing maintenance with thoughtful expansion, Meredith can strengthen its trail system as both a recreational amenity and a cornerstone of land stewardship.





MEREDITH'S TRAIL NETWORK

A COMMUNITY ASSET

Meredith has an extensive trail network that spans about 56.1 miles, offering opportunities for hiking, biking, snowshoeing, cross-country skiing, birdwatching, fishing, picnicking, and more.

Nearly half of this network is dedicated to snowmobile trails maintained by the Meredith Sno-Streakers, which connect the town to regional trail systems in surrounding communities. The remainder of the trails are largely on conserved lands stewarded by the Meredith Conservation Commission, with additional contributions from the Parks and Recreation Department and the Meredith Village Pathways Committee. Examples of Meredith's notable trails include:

Page Pond Community Forest: With more than 8 miles of interconnected trails, Page Pond is Meredith's largest and most popular trail network. The forest features loops of varying difficulty, scenic ponds, wetlands, and even historic remnants like cellar holes and a cemetery. It's a year-round destination for hiking, biking, snowshoeing, and wildlife viewing.

Hamlin-Eames-Smyth-Kahn Trails: This cluster of trails winds through Meredith's conserved woodlands, offering a mix of forested paths, moderate climbs, and quiet natural settings. The trails highlight the town's conservation efforts and give residents access to undeveloped open space close to the Village.

Laverack Nature Trail at Hawkins Brook: An interpretive and universally accessible nature trail, this short path offers boardwalks, wildlife observation points, and educational signage about the local ecosystem. Its location near the Village makes it an accessible way for families and visitors to experience Meredith's natural resources up close.

Swasey Park: This park and riverside trail provides easy walking paths, picnic areas, and access to the lakefront. It's a popular in-town escape for residents who want quick access to the outdoors without leaving the Village area.

FOCUS AREA: ARTS AND SMALL TOWN CULTURE

ACTION PILLARS

1

Prioritize **arts, culture, and heritage** in future planning for residents and visitors to enjoy.

Arts, culture, and heritage are central to Meredith's identity. Each contribute to community pride, tourism, and the preservation of the town's unique character. Future priorities should build on beloved assets like the Meredith Sculpture Walk, the Historical Society, and the Public Library while expanding opportunities for public art, cultural programming, and historic preservation. Community members expressed interest in future efforts that honor Native American history, protecting historic buildings, and potentially designating Meredith Village as a historic district. Partnerships with the Greater Meredith Program, local businesses, and regional and state arts and preservation organizations will be key to funding, stewarding, and expanding these initiatives. By weaving public art and cultural experiences into daily life and protecting its heritage, Meredith can celebrate its identity while attracting visitors and strengthening its year-round economy.

2

Support **vibrant, small-town, community life.**

Meredith's strong sense of community is rooted in beloved traditions, active volunteers, and its small-town character. Community members emphasized the importance of more festivals, concerts, and events that bring the Meredith community together, along with stronger marketing to highlight the cultural assets that already exist in town. Future priorities include continuing to promote signature events like the Rotary Fishing Derby and Pond Hockey Classic while expanding year-round activities such as arts festivals, outdoor concerts, farmers markets, and winter programming to attract residents and visitors beyond the summer season. Hosting off-peak events and improving coordinated marketing will keep the Village active and support local businesses. Community members also emphasized the importance of recognizing volunteers and strengthening partnerships with the Greater Meredith Program, the Chamber of Commerce, and the Historical Society.



IMPLEMENTATION MATRIX

EXPANDING ON THE ACTION PILLARS

The purpose of the Implementation Matrix, located on the following pages, is to:

- Provide additional detail in the form of action items for each of the action pillars to help the town achieve its overall vision.
- Help the town prioritize and track implementation of each action item over time.
- Provide the town with possible pathways to achieve each of the action pillars laid out in this plan.

The action pillars and items were derived from public feedback events, and through the research and analysis completed during the existing conditions process. They are intended to provide focus to the implementation efforts that will follow the Community Plan and will only be possible through the collaborative efforts of many boards, partner organizations, and individuals.

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
1. GENERAL ACTIONS					
1.1	Develop a Community Plan Implementation Sub-Committee of the Planning Board that meets quarterly throughout the calendar year to prioritize and coordinate the completion of implementation actions outlined in the Community Plan. This group could include representatives from other town boards and members of the public.		Planning Board, Community Development	Selectboard, Zoning Board of Adjustment	
1.2	Complete a comprehensive regulatory audit of Meredith’s existing land use regulations to determine and correct any inconsistencies between the regulations and the Community Plan vision, future land use strategy, and actions. This should build on the regulatory audit being completed under the Housing Opportunity Planning (HOP) Grant to identify possible housing related changes.		Planning Board, Community Development	Consultant	
1.3	Regularly maintain and track the progress of Imagine Meredith implementation actions over time.		Planning Board, Community Development	Community Plan Implementation Sub-Committee	
1.4	Coordinate an annual joint meeting in April (after town meeting) of all boards, committees, and local officials in Meredith that are active partners in the implementation of the Community Plan to evaluate progress from the past year and plan for the upcoming year. This would include the Planning Board, Select Board, Conservation Commission, Zoning Board, Town Departments, Schools, and other engaged groups.		Planning Board, Community Development	Community Plan Implementation Sub-Committee	
1.5	Provide quarterly reports on the progress of the 2035 Community Plan to the public through the town’s website.		Community Development	Planning Board, Community Plan Implementation Sub-Committee	
1.6	Provide a progress report on the Community Plan annually in the Town Report and present an update at Town Meeting. .		Town Manager, Community Development	Planning Board, Community Plan Implementation Sub-Committee	

2. RESILIENCE INFRASTRUCTURE AND MOBILITY

FOCUS AREA: TRANSPORTATION IMPROVEMENTS AND CONNECTIVITY

Action Pillar: Promote a well-connected and safe bicycle and pedestrian infrastructure network.

2.1	Develop road standards that encompass a town-wide Complete Streets Policy to ensure all new roadways are designed to accommodate all modes of transportation. This will ensure bicycle, pedestrian, and public transportation improvements, along with vehicular traffic improvements, are considered during roadway maintenance and planning projects to the greatest extent possible. The town has demonstrated interest in pursuing this action with the Selectboard appointing the Meredith Village Pathways Committee. Include design standards for rural and low-volume roads.		Community Development, Selectboard	Public Works, Planning Board	
2.2	Expand pedestrian and bicycle infrastructure, including sidewalks, bike lanes, and multi-use paths, where appropriate and enhance pedestrian and bicycle connectivity throughout town. Priority areas should be roads that connect active areas of the community, like Meredith Village and the town's major corridors. This should also include connecting to specific destinations, like the schools or recreation facilities, with neighborhoods where people live. Explore grant opportunities through NH Department of Transportation, other agencies, and organizations to help fund these projects.		Community Development, Selectboard, Public Works	Village Pathways Committee, NH Department of Transportation	
2.3	Explore the feasibility of extending the WOW Trail from Weirs Beach to Meredith.		Community Development, Selectboard, Public Works	Neighboring Towns, Regional Planning Commission	
2.4	Improve traffic safety to make it safer to walk, bike, and drive in town. Enforce speed limits and implement seasonal speed control measures. Ensure there are safe routes for children who walk to school.		Public Works, Police Department	Village Pathways Committee, Community Development, Selectboard	
2.5	Update wayfinding signage throughout town, including street signs, removing signs that are outdated and repairing signs in need of improvements. Improve wayfinding to key destinations in town and in Meredith Village.		Selectboard, Town Manager	Greater Meredith Program, NH Department of Transportation	

Action Pillar: Explore public transportation alternatives and traffic management solutions to alleviate congestion.

2.6	Identify and implement traffic management solutions for key places in town where congestion is an issue. This includes along Main Street, near the traffic lights by Hannaford Supermarket, and on Route 25 near the schools (especially during pick up and drop off time). Strategies may include encouraging alternative routes during specific times or seasons, roundabouts, enhanced traffic light coordination, bypasses, or public transportation. Two NH Department of Transportation Ten Year Plan projects are scheduled in Meredith to accomplish some of these goals.		Town Manager, Public Works	NH Department of Transportation, Selectboard, Community Development	
2.7	Promote existing public transportation options in the region through public outreach.		Town Manager, Selectboard	Transportation providers	
2.8	Investigate the feasibility of a trolley or shuttle service, with remote parking options, to access Meredith Village, especially during peak tourism times.		Town Manager, Selectboard	Ad-hoc committee	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
2.9	Consider expanding public transit opportunities in Meredith by coordinating with public transit providers in the Lakes Region area.		Town Manager, Selectboard	Transportation providers	
Action Pillar: Plan for and fund roadway improvement projects.					
2.10	Continue implementing and regularly updating Meredith’s Road Surface Management Plan. Continue prioritizing roadway improvement projects for the next 5-10 years. Regularly budget adequate funds to maintain municipal roads and regular road pavement projects.. For bigger projects, utilize the Capital Improvement Plan, a TIF District, and other creative sources such as the Transportation Alternatives Program (TAP), the Surface Transportation Program (STP), Highway Block Grant, and BUILD grants.		Public Works, Capital Improvement Plan Committee	Selectboard	
2.11	Implement road maintenance practices that preserve the rural character of Meredith’s designated scenic roads.		Public Works	Selectboard	
2.12	Consider obtaining the municipal Green Sno Pro certification, which promotes best practices in road salt reduction.		Public Works	Waukewan Watershed Advisory Committee	
2.13	Improve stormwater management on roads to reduce erosion damage and protect water quality by maintaining and improving existing stormwater drainage systems, especially on dirt roads, constructing new systems as needed, and considering road diets (narrowing of existing roadways) to reduce impervious surface.		Public Works	Selectboard	
FOCUS AREA: TOWN FACILITIES AND PUBLIC INFRASTRUCTURE					
Action Pillar: Continue to invest in facility and infrastructure maintenance and modernization.					
2.14	Implement asset management programs across all municipal departments and facilities to manage infrastructure maintenance and plan for the replacement of aging public infrastructure. Adoption of an asset management system will compliment and inform the capital improvement planning process in Meredith and ensure maintenance is completed efficiently.		All Town Departments	Consultant	
2.15	Adequately fund the maintenance and repairs of town facilities and infrastructure, with a near term emphasis on critical infrastructure related to water and sewer, roadways, culverts, bridges and dams.		Selectboard, Capital Improvement Program Advisory Committee	Town Departments	
2.16	Conduct space needs assessment of town buildings, as needed, especially the town hall and town hall annex buildings, to determine future needs.		Selectboard, Town Manager	Consultant	
2.17	Create recreation facility improvement plans for each of the town-owned recreation sites. This will help the town prioritize and plan for needed improvements over time.		Parks and Recreation	Town Manager, Selectboard	
2.18	Make town beach improvements that address erosion, cleanliness, and runoff from parking areas and other impervious surfaces. Consider updating restroom facilities at these locations. Use the 15-year Parks and Recreation Master Plan developed in 2015 to guide this work. Incorporate the identification of future improvements into recreation facility master plans.		Parks and Recreation	Public Works	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
2.19	Implement needed improvements to Prescott Park including enhanced parking, potential road paving, and better drainage. Plan for updating athletic fields and adding more walking paths. Utilize the findings and concepts generated during the pending Prescott Park and Community Center Improvement project.		Parks and Recreation	Prescott Park Renovation Committee, Town Manager, Selectboard	
2.20	Continue to invest in modernizing Meredith's facilities and systems to bring them up to the 21st century. This should include a continued focus on energy efficiency and modernizing the Information Technology system across all departments and town buildings with upgraded computers, software, camera systems, door entry systems, and cyber security.		Town Manager, Selectboard	Energy Committee, Consultants	
2.21	Review the Meredith Waterfront Feasibility Study and determine which recommendations should be coordinated and planned for in the future.		Town Manager, Selectboard	Public Works	
2.22	Investigate opportunities to expand recycling options and create better communication on recyclable materials. Look to other well-organized recycling programs in the state.		Public Works, Energy Committee	Town Manager, Selectboard	
2.23	Promote existing composting program opportunities for local businesses and residents, and consider ways to expand composting opportunities. Some municipalities offer composting services. For example, the Town of Bedford provides free food waste composting at its Transfer Station. Residents can deposit compostable materials in designated blue bins using compostable paper or plastic bags. The collected compost is utilized to fertilize town fields, parks, and cemeteries, reducing the need for chemical fertilizers and lowering solid waste disposal costs		Town Manager, Water and Sewer Department	Consultant	
Action Pillar: Evaluate and monitor existing water and sewer infrastructure condition and capacity.					
2.24	Conduct a study to determine the existing capacity and service area of Meredith's public water and sewer system, the condition of the existing infrastructure and investment needed, and the potential for new areas to be serviced (while considering financial, development, and water quality impacts). Consider soil suitability for septic systems in this study. The findings from these efforts should be used to further inform the location and density of future development within Meredith.		Energy Committee	Public Works	
Action Pillar: Invest in energy efficient infrastructure, renewable systems, and town resiliency.					
2.25	Conduct or update energy audits for all municipal facilities to better understand energy consumption of Meredith's town buildings. Identify ways to improve the energy efficiency of these structures including switching to LED lighting and improving insulation.		Energy Committee	Public Works	
2.26	Monitor Meredith's recently adopted Community Power program.		Energy Committee	Selectboard	
2.27	Implement the recommendations from Meredith's Hazard Mitigation Plan.		Town Manager, Public Works	Community Development, Selectboard	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
FOCUS AREA: MUNICIPAL OPERATIONS AND PLANNING					
Action Pillar: Improve communication between the Town and residents.					
2.28	Develop strategies and an overarching approach to enhance municipal communication to residents and other community members regarding town projects, initiatives, permitting, regulations, and events. This should include utilizing the town website and other forms of communication. Meredith has recently purchased new software, including online permitting software and short term rental management software, that presents new opportunities for enhanced communication with residents.		Town Manager, Selectboard	Town Departments, Local media outlets	
2.29	Keep department webpages up to date with documents, resources, and applications.		All Town Departments	Town Manager	
2.30	Promote civic engagement and increase participation on the selectboard and land use boards.		Town Manager	Selectboard and land use boards	
Action Pillar: Plan for staffing needs.					
2.31	Monitor the staffing needs of each department on an annual basis.		Town Manager, Selectboard	All Town Departments	
2.32	The 2023 Fire Study and the Community Development Department Staff Audit identified department staffing recommendations. Continue to evaluate the implementation of these recommendations and plan for staff changes as needed.		Town Manager, Selectboard	Fire Department, Community Development	
Action Pillar: Increase financial sustainability.					
2.33	Continue supporting a Capital Improvement Program (CIP) to plan for larger town expenditures. Regularly educate the public about the CIP.		Capital Improvement Program Advisory Committee	Town Manager, Selectboard, All Town Departments	
2.34	Meredith's seasonal and tourism economy attracts thousands of visitors annually, many looking to experiences the lakes. Consider if there are ways to capture additional revenue from lake users and other visitors through boat ramp fees, charging for parking, increasing transfer station fees for non-residents, etc. These fees could go into a specific fund that could help mitigate the impacts of these seasonal populations, or they could go toward specific improvements that would generate more economic investment.		Town Manager, Selectboard	All Town Departments	
3. VIBRANT NEIGHBORHOODS AND ECONOMY					
FOCUS AREA: EXPANDING HOUSING CHOICES					
Action Pillar: Allow for a diversity of housing types throughout town, according to the Future Land Use Strategy.					
3.1	Focus future housing units in the mixed-use development areas of town, including the village, part of Route 104 to Winona Road, Route 3, and Route 25, while also allowing diverse housing types that are compatible with the more rural areas of town.		Planning Board	Community Development	
3.2	Allow for higher density residential and mixed-use development in those areas of town with water and sewer infrastructure.		Planning Board	Community Development	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
3.3	Steer future housing development away from lands with high scenic and ecological value.		Planning Board	Community Development, Conservation Commission	
Action Pillar: Support future housing development by removing barriers to housing opportunities in Meredith's land use regulations.					
3.4	Review dimensional standards and density allowances in all zoning districts and identify ways to accommodate additional housing types and increase density while retaining community character.		Community Development	Planning Board	
3.5	Consider allowing duplexes by-right in all areas of town.		Planning Board	Community Development	
3.6	Expand multi-family housing allowances where appropriate.				
3.7	Review and revise, as needed, Meredith's zoning to promote infill development in Meredith Village.		Planning Board	Community Development	
3.8	Consider reducing permit fees or water/sewer hookup fees for affordable housing developments. Assess impact of this prior to making changes.		Planning Board	Community Development, Water and Sewer, Selectboard	
3.10	Review and strengthen Meredith's conservation subdivision ordinance to promote greater use of this tool.		Planning Board	Community Development	
3.11	Consider adopting a cottage court ordinance to expand opportunities for this type of housing type to be constructed in Meredith.		Planning Board	Community Development	
3.12	Update zoning regulations to allow manufactured housing in the majority of residential districts, as required by RSA 674:32.		Planning Board	Community Development	
3.13	Track building permits over time to determine the effectiveness of housing policies on housing construction in town.		Community Development	Town Manager	
Action Pillar: Continue managing and monitoring the short-term rental market.					
3.17	Implement recommendations of the short-term rental committee help maintain the year- round housing stock and reduce community conflict around short term rentals. Evaluate recommendations as needed.		Selectboard	Community Development Planning Board	
3.18	Monitor the number of short term rentals in Meredith over time using Meredith's short term rental management software.		Selectboard, Community Development	Planning Board	
Action Pillar: Educate homeowners on accessory dwelling units.					
3.19	Create an outreach and education initiative focused on accessory dwelling units (ADUs) to educate homeowners on ADU's and the requirements for construction. New Hampshire Housing has many educational resources including "A Homeowner's Guide to ADUs" and an "ADU Guide for Municipalities".		Community Development	Planning Board, Selectboard	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
Action Pillar: Continue to work with local and regional organizations who provide affordable housing opportunities.					
3.16	Identify potential opportunities to expand upon or build new affordable housing in Meredith, particularly housing that is targeted to households at or below 50% of the area median income (AMI). Consider partners like the Lakes Region Community Developers.		Town Manager, Community Development	Selectboard	
FOCUS AREA: SUPPORTING MEREDITH'S WORKFORCE					
Action Pillar: Find ways to partner with area businesses to address local housing challenges.					
3.14	Identify potential opportunities for public-private partnerships or employer sponsored housing initiatives to support area businesses impacted by rising housing costs. New Hampshire Housing has developed a guide to assist businesses in creating Employer-Assisted Housing (EAH) programs. The New Hampshire Community Development Finance Authority (CDFA) also administers programs that facilitate public-private partnerships to support affordable housing and economic development.		Town Manager, Community Development	Selectboard, Planning Board	
3.15	Work with local banks to create and publicize funding programs for Accessory Dwelling Units and promote these to residents. For example, Merrimack County Savings Bank in NH has expanded its construction loan offerings to include financing for ADUs. Lighthouse Credit Union in NH also provides financing options to finance accessory dwelling units.		Town Manager, Community Development	Selectboard	
Action Pillar: Assist businesses with workforce marketing campaigns.					
3.22	Market Meredith to potential workers in concert with local businesses in specific industry segments (hospitality, food and beverage, personal services) to attract them to work in the town.		Town Manager	Selectboard, Greater Meredith Meredith Area Chamber of Commerce, Local Businesses	
3.23	Consider working with potential partners, like the Chamber of Commerce, to host a job fair and recruiting events for employees in Meredith or as part of a regional effort to draw in workers.		Town Manager, Selectboard	Meredith Area Chamber of Commerce, Greater Meredith Program	
FOCUS AREA: LOCAL ECONOMIC DEVELOPMENT					
Action Pillar: Look for ways to diversify Meredith's year-round economy to enhance resilience.					
3.20	Consider conducting a more detailed market analysis and target industries study to identify ways of expanding its year-round economy with industry sectors that do not rely on seasonal tourism. For example, Ellsworth Maine created a comprehensive Economic Development Business Attraction Plan and Market Analysis in 2023 to strengthen its year-round economy.		Town Manager, Selectboard	Consultant, Greater Meredith Program	
3.21	Consider incentives to attract and retain businesses and investments that are not exclusively tourism dependent. This could include the creation of a RSA 79-E Community Revitalization Tax Relief Incentive program or a Tax Increment Financing District (TIF).		Community Development, Town Manager	Selectboard, Planning Board, Greater Meredith Program	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
Action Pillar: Continue activating and beautifying Downtown and surrounding areas.					
3.24	Continuing to expand places for outdoor dining and gathering for events and pop-up markets.		Selectboard, Town Manager	Greater Meredith Program, Community Development	
3.25	Continue beautifying parts of Downtown with landscaping, vegetation, benches, and public art.		Selectboard, Town Manager	Greater Meredith Program, Community Development	
Action Pillar: Ensure that Meredith's site plan and zoning regulations promote desired commercial and mixed-use development and best practices in design.					
3.26	Guide business development to designated areas with a primary focus on the Downtown, and sections of Route 3, Route 25, and parts of Route 104, as identified in the Future Land Use Strategy.		Planning Board	Community Development	
3.27	Provide flexibility in Meredith's regulations for new and creative business ventures that strengthen the tourism and year-round economy sectors.		Planning Board	Community Development	
3.28	Promote high quality building and site design so that new businesses are compatible with and enhance the character of our community. Maintain Meredith's architectural review ordinance and make adjustments as needed over time.		Planning Board	Community Development	
3.29	Consider adopting a Form Based Code regulation for Meredith Village, which regulates building mass, form, and placement, over use and supports compact village-scale development, a mix of uses, and a pedestrian oriented environment. Examples of New Hampshire communities with form-based code regulations include Dover, Newmarket, Keene, and Lancaster.		Planning Board, Community Development	Consultant	
4. SUSTAINABLE ENVIRONMENT AND QUALITY OF LIFE					
FOCUS AREA: NATURAL RESOURCE PROTECTION					
Action Pillar: Protect the quality and quantity of Meredith's water resources.					
4.1	Participate in regional watershed planning and implementation efforts including the Lake Winnepesaukee Watershed Plan, the Lake Winnisquam Watershed Plan, and the Lake Waukegan, and Lake Winona Watershed Restoration Plan.		Selectboard, Community Development	Lake Associations	
4.2	Maintain strong relationships with organizations that play a role in water resource stewardship in Meredith including NHDES, the Lake Winnepesaukee Alliance, the Lake Winnepesaukee Cyanobacteria Committee, NH Lakes Association, the Winnisquam Watershed Network, and Homeowner Associations.		All Town Departments and Boards		
4.3	Continue to work with NHDES and the lakes associations to monitor water quality in the town's lakes and rivers.		Community Development, Waukegan Watershed Advisory Committee	Selectboard	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
4.4	Develop an inventory of properties along the lake shores that have old septic systems that need to be upgraded. A map of sensitive soil conditions (excessively porous, shallow groundwater, shallow bedrock, and other limiting conditions; plus proximity to sensitive sand and gravel aquifers) should be generated. This will greatly improve the Town's understanding of which septic systems represent the highest risk to lake water quality if they should fail or underperform. Then provide educational materials to those homeowners to inform them of potential funding options for system replacement.		Community Development	Selectboard	
4.5	Consider implementing a Steep Slopes Overlay District to limit sediment runoff from new development and redevelopment projects that may contribute to phosphorus in major waterbodies.		Planning Board	Community Development	
4.6	Increase green infrastructure systems on public and private properties and along roadways, especially near lakes, to capture and infiltrate water, as mentioned as a priority in many of the various watershed management plans.		Public Works	NH Lakes, Lake Associations, Community Volunteer Groups, Parks and Recreation	
4.7	Ensure Meredith's regulations promote retaining riparian buffers and shoreline vegetation to prevent erosion and support habitat. Consider required minimum riparian buffer standards.		Planning Board, Zoning Board of Adjustment	Community Development, Conservation Commission	
4.8	Review stormwater regulations and identify possible improvements, such as requiring Best Management Practices (BMPs) to help mitigate erosion, sedimentation, and phosphorus pollution affecting sensitive water bodies.		Planning Board	Community Development	
4.9	Review the regulatory requirements for the Water Resources Conservation Overlay District and the Lake Waukegan Watershed Overlay District. Determine if there are areas of the regulations that need improvement or ways the regulations could be strengthened.		Planning Board, Community Development	Waukegan Watershed Advisory Committee, Conservation Commission	
4.10	Continue to keep waterfront and adjacent lands free of trash, debris, and dog waste.		Public Works	Lake Associations	
Action Pillar: Educate the public and local officials on the importance of water and natural resource protection in town.					
4.11	Work with other lake communities and regional groups to increase education about the importance of Meredith's lakes and rivers and educate the public on stewardship efforts they can get involved in.		Lake Associations	Adjacent towns	
4.12	Educate the public on the value and importance of land conservation, and the impact and benefits of Meredith's shared natural resources.		Conservation Commission	Community Development	
4.13	Support the education of local officials and land use boards on the importance of Meredith's water resources.		Selectboard	Community Development, Lake Associations	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
4.14	Encourage reduced fertilizer, pesticide, and herbicide use on town property and resident's lawns through an educational campaign.		Lake Associations, Waukegan Watershed Advisory Committee	Selectboard	
Action Pillar: Strategically protect additional open space in Meredith to balance future development, protect ecosystem services, and preserve Meredith's character.					
4.15	Strategically protect additional open space, informed by the Natural Resource Inventory. Ensuring the future protection of open space creates wildlife corridors, connects unfragmented habitat, and protects water resources and agricultural soils.		Conservation Commission	Local and regional land trusts, property owners	
4.16	Continue focusing on the acquisition and permanent protection of unfragmented open space. The Meredith Conservation Commission has prioritized preserving large, unfragmented blocks of land for wildlife habitat and other ecological benefits. Future land acquisitions should emphasize this desire of connectivity between conserved lands. Utilize the Natural Resource Inventory to identify high priority conservation areas.		Conservation Commission	Local and regional land trusts, property owners	
4.17	Continue to protect lands that buffer important resources such as aquifers or water bodies—including Lake Waukegan, Lake Winona, and key tributaries—these could help prevent development-related water quality impacts.		Conservation Commission	Local and regional land trusts, property owners, Planning Board, Zoning Board	
4.18	Continue partnering with private landowners to expand conservation easements, particularly in critical viewsheds and sensitive natural areas, which would permanently safeguard open space while minimizing acquisition costs.		Conservation Commission	Local and regional land trusts, property owners	
4.19	Continue using a multi-faceted funding strategy to conserve open space in the future. Build partnerships with other conservation organizations to increase funding capacity. Utilize grants where appropriate, such as the LCHIP program. Consider adding a Conservation line item in the town annual budget.		Conservation Commission	Local and regional land trusts, Selectboard, Town Manager	
FOCUS AREA: STEWARDSHIP AND RECREATION					
Action Pillar: Update the Open Space and Recreation Plan to guide both conservation and recreation efforts.					
4.21	Develop a comprehensive Open Space and Recreation Plan that identifies priority areas for conservation, trail expansion, and recreation investments. By setting clear priorities and implementation strategies, the plan will serve as a roadmap for coordinated investments that preserve Meredith's natural beauty while enhancing recreation opportunities for year-round residents and visitors alike.		Conservation Commission, Parks and Recreation	Consultant, local and regional land trusts, recreation user groups	
Action Pillar: Improve stewardship of conserved lands.					
4.22	Expand volunteer programs for monitoring conservation lands. Recruit more volunteers to help. Ensure that lands under conservation easements receive periodic reviews to prevent encroachments or improper uses.		Conservation Commission	Community volunteer groups	
4.22	Continue monitoring and managing invasive species, as feasible, to ensure conservation lands maintain their ecological integrity.		Conservation Commission	Community volunteer groups	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
Action Pillar: Maintain Meredith’s trail network and look for new recreation opportunities on conservation lands.					
4.24	Support the Conservation Commission and the Meredith Pathways Committee in the maintenance of trails on town-owned lands by promoting volunteer trail maintenance days. Foster relationships with local conservation groups, user groups (mountain bikers, hikers, snowmobilers), and businesses to support trail maintenance and stewardship.		Town Manager, Selectboard	Local and regional land trusts, recreation user groups, Greater Meredith Program	
4.25	Explore opportunities on town conservation land for new recreational uses such as a community garden, cross country skiing trails, a mountain bike trail, and universally accessible pathways.		Village Pathways Committee, Conservation Commission	Town Manager, Selectboard	
FOCUS AREA: ARTS AND SMALL TOWN CULTURE					
Action Pillar: Prioritize arts, culture, and heritage in future planning for residents and visitors to enjoy.					
4.26	Support and steward the Meredith Sculpture Walk in Meredith Village.		Greater Meredith Program	Selectboard	
4.27	Apply for public art grants to fund community art projects.		Community Development, Town Manager	Selectboard, Greater Meredith Program	
4.28	Seek opportunities for integrating functional and interactive public art into Meredith’s built environment. This could include artist-designed benches, bike racks, murals, or crosswalk art, musical sculptures, or play-based sculptures that also act as climbable structures for children.		Greater Meredith Program	Community Development	
4.29	Collaborate with the New Hampshire Division of Historical Resources (NHDHR) and the NH Preservation Alliance to access resources, guidance, and support for preservation projects.		Community Development, Town Manager	NH Preservation Alliance, NH Division of Historic Resources, Meredith Historical Society	
4.30	Encourage the preservation and renovation of historic homes in town. Investigate possible incentives to promote to property owners of these structures, and provide education to these homeowners on resources they can take advantage of.		Community Development	Historical Society	
4.31	Consider a historic designation for Meredith Village.		Historical Society	Selectboard, Community Development	
4.32	Identify a group that is responsible for the statues and monuments in town. Create an inventory of statues and monuments with information about their history, who is responsible for them, and insured status.				
4.33	Consider ways to honor the Native American history in town, such as signage at specific places that have historic significant to the Abenaki people.		Historical Society	Selectboard	
4.34	Consider becoming part of the Certified Local Government Program of the NH Division of Historic Resources to increase access to state funding for preservation and education projects.		Community Development	Selectboard, Historical Society	

#	Action	Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
4.35	Foster community awareness of Meredith's historic resources ranging from its natural resources, farms, forests, tourism economy, light manufacturing heritage, and more. Promote public interest and involvement in protecting historic resources by organizing workshops, heritage walks, and educational programs. As part of this effort, promote the self-guided Meredith village Historic Walking Tour, the Main Street Museum, and the Farm Museum to residents and visitors.		Meredith Historical Society	Greater Meredith Program	
Action Pillar: Support vibrant, small-town, community life in Meredith.					
4.36	Continue to support and promote the town's community events and other annual traditions that draw people into town such as the Rotary Fishing Derby, Pond Hockey Classic, and other gatherings that take place in the village.		Selectboard, Town Manager	Meredith Area Chamber of Commerce, Greater Meredith Program	
4.37	Expand year-round events such as arts festivals, outdoor concerts in summer, additional winter activities, and farmers markets to boost community engagement and tourism opportunities.		Greater Meredith Program	Meredith Area Chamber of Commerce	
4.38	Host events during the off-peak season to continue attracting people to the Downtown area when lake activities slow.		Greater Meredith Program	Meredith Area Chamber of Commerce	
4.39	Enhance promotion of all that is already going on in Meredith through coordinated marketing campaigns, social media and better communication about existing events.		Greater Meredith Program	Meredith Area Chamber of Commerce	
4.40	Continue to foster strong community partnerships with the Historical Society, Greater Meredith Program, and other community groups.		Selectboard, Town Manager	Community Development	
4.41	Celebrate the hard-working volunteers of Meredith through public recognition.		Selectboard, Town Manager	Community Development	

APPENDIX