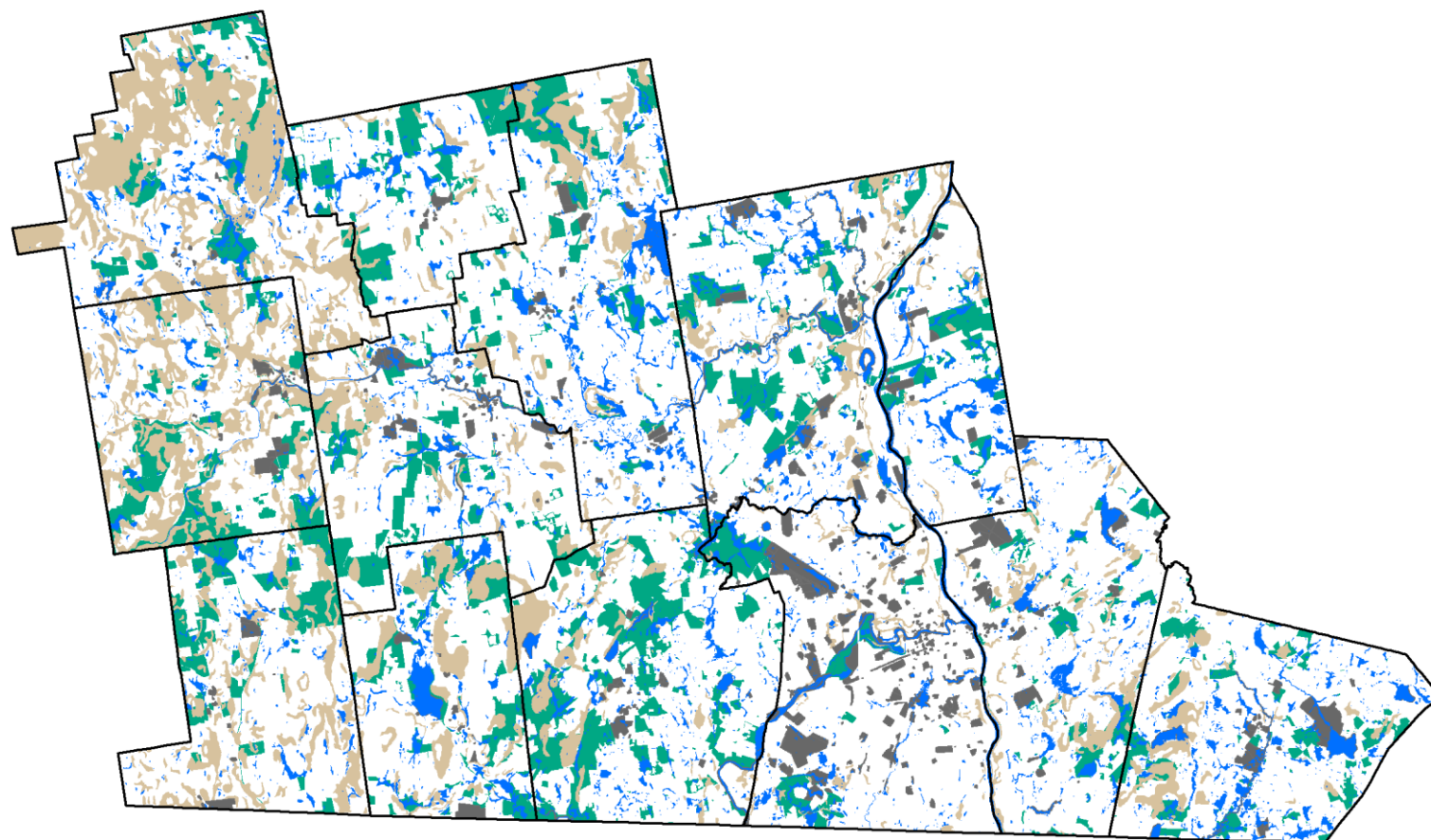


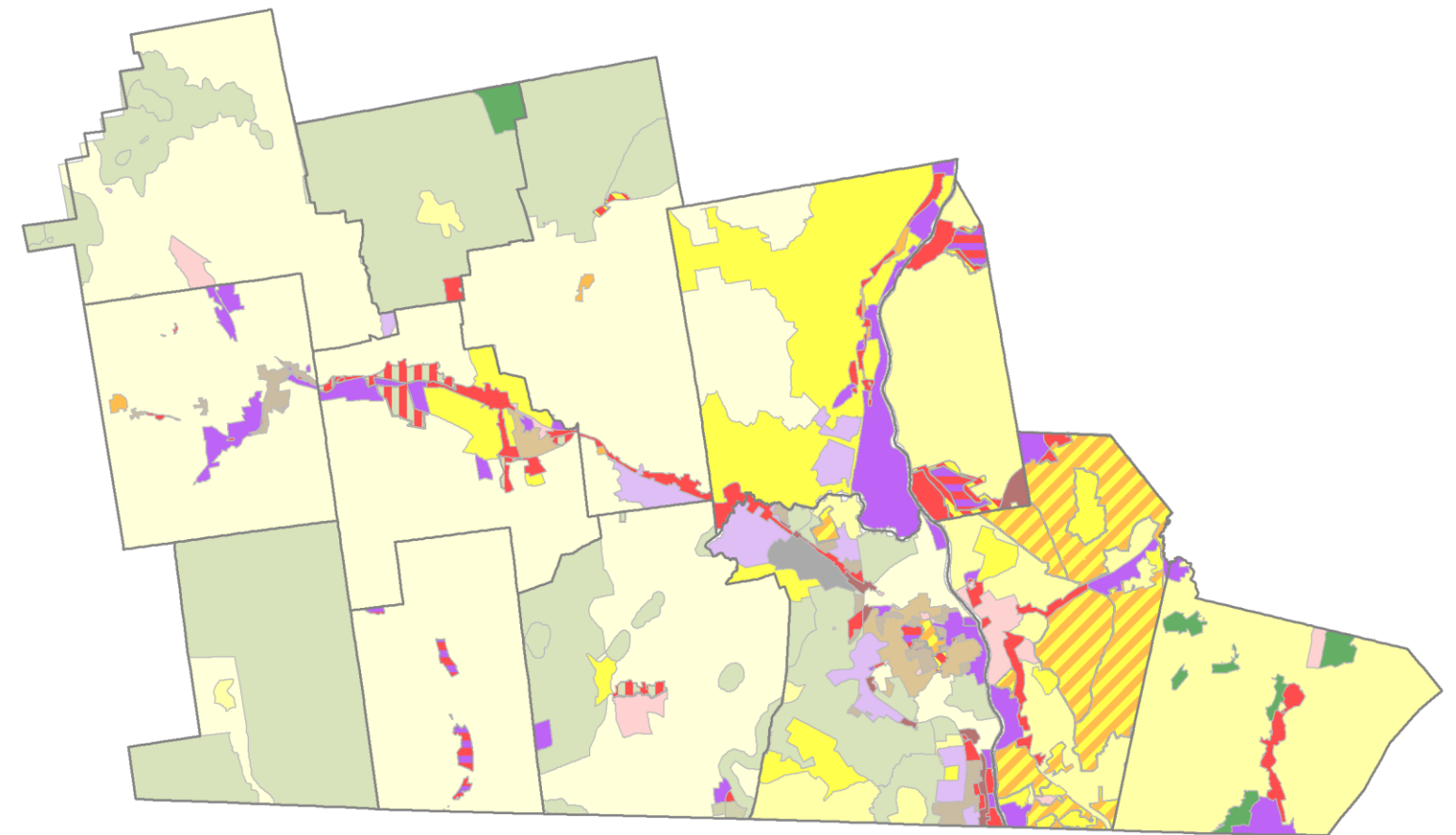
The Nashua Regional Planning Commission is completing a comprehensive update to its regional plan. This poster explores a theoretical growth projection for the region modelled in CommunityViz, a GIS-based decision support tool for planners. The model considers the following GIS inputs: 1) existing buildings structures; 2) constraints to future development including water and wetlands, steep slopes, conserved lands; and land uses such as road/right of way, utility, municipal and other governmental institutions that were assumed to be ineligible for future development; and 3) generalized zoning that have been categorized by the primary or highest-density permitted use.\* The following default software settings were adjusted to more typical values for our region: lot size; building setbacks; minimum building separation distances; number of allowed dwelling units and allowed commercial square feet, average number of persons per dwelling unit. Then, the model's growth was calibrated against a set of independent 2040 population projections. Using a random placement of new structures within buildable lots, the resulting maps illustrate the theoretical pattern of new residential and commercial structures under this modelled scenario at Year 2040 and at complete buildout.

## Constraints on Future Development



- Water Body, Wetland
- Conserved Land
- Slope > 25%
- Current Land Use Precludes Future Development (Road/ROW, Airport, Institutions, Governmental, Municipal, School)

## Zoning - Primary or Highest Density Permitted Use

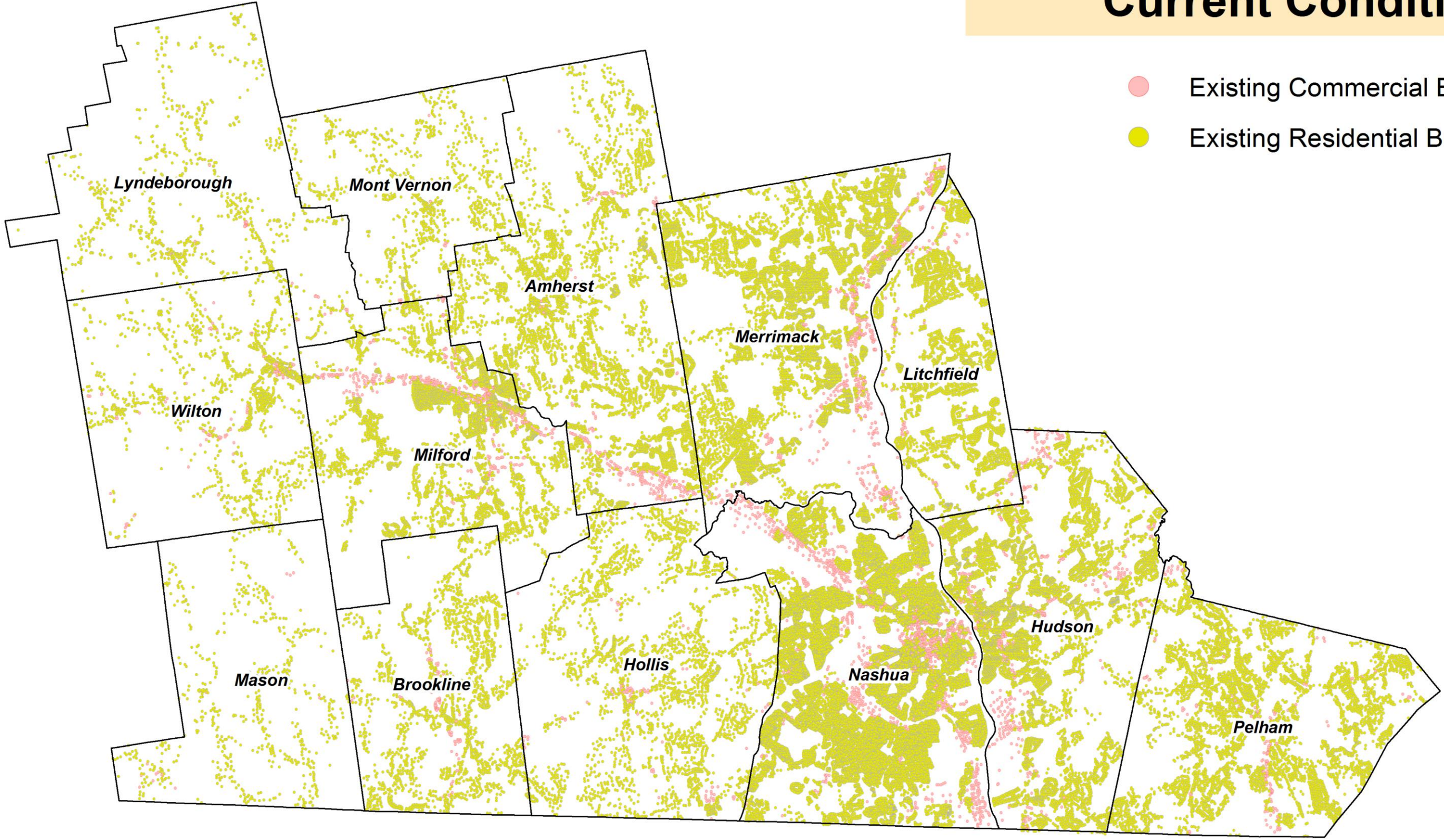


- Rural Agricultural 3+ ac
- Residential SF 2 ac
- Residential SF 1 ac
- Residential SF < 1 ac
- Low Density Multi-Family
- Medium-High Density Multi-Family
- Manufactured Housing
- Neighborhood-Village Commercial
- Commercial
- Commercial Highway
- Commercial Office
- Industrial
- Light Industrial
- Commercial/Agriculture
- Industrial/Commercial
- Retail Business/Residential
- Commercial/Residential
- Conservation
- Airport

\* The zoning thematic overlay is an NRPC interpretation of the local ordinance describing each zoning district and does not represent official zoning. Symbolization is based on the highest density permitted use, broadly defined, regardless of zoning district nomenclature. When density failed to distinguish between zoning districts in a town, the overall intentions of the zoning district, as stated in the ordinance, were considered. Overlay districts, which generally add a level of restriction, were not considered. Lot sizes represent the smallest permissible lot. The town's own official zoning map and current ordinance should be consulted as the authoritative source on permitted uses, zoning boundary questions, or other issues.

# Current Conditions

- Existing Commercial Building
- Existing Residential Building



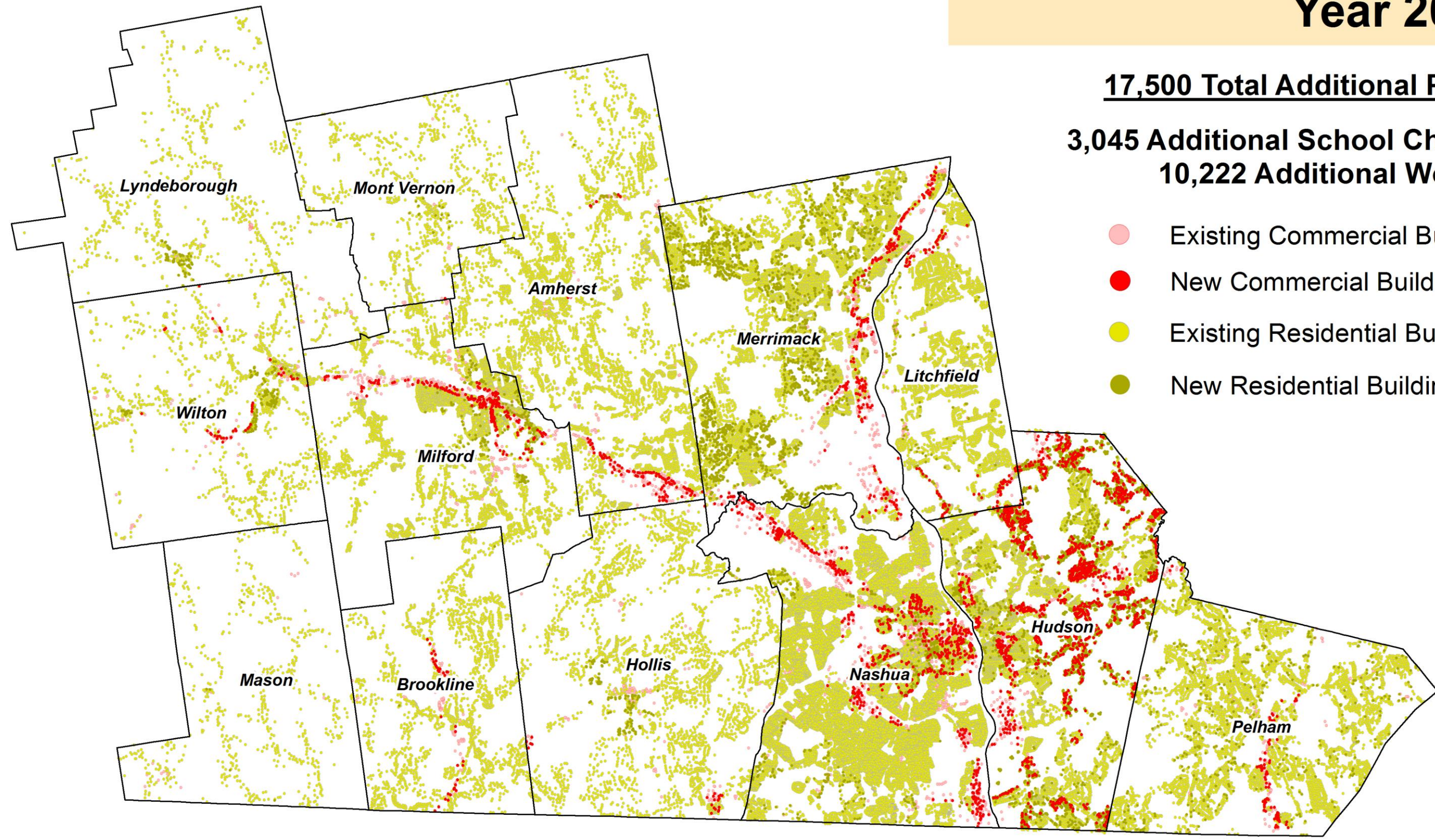
# Year 2040

**17,500 Total Additional People**

**3,045 Additional School Children**

**10,222 Additional Workers**

- Existing Commercial Building
- New Commercial Building
- Existing Residential Building
- New Residential Building



# Complete Buildout

**52,149 Total Additional Buildings**

**4,665 Additional Commercial Buildings**

**49,860 Additional Dwelling Units**

- Existing Commercial Building
- New Commercial Building
- Existing Residential Building
- New Residential Building

