

MASTER PLAN
FOR THE VILLAGE DISTRICT OF
LITTLE BOAR'S HEAD



Approved and Adopted October 14, 1995

Master Plan for the Village District of Little Boar's Head

Revision 5, August 2, 1995

Introduction

The Village District of Little Boar's Head was established by Act of the Legislature in 1905 (Chapter 196). It has approximately 587 acres in the Town of North Hampton, County of Rockingham, New Hampshire, adjacent to the Atlantic Ocean. (The Town itself comprises about 8,832 acres, thus the size of the District is about 6% of the Town.) The Village District undertakes the following governmental responsibilities: (a) sidewalks, (b) street lights, (c) parks and commons, (d) rural beautification, and (e) planning and zoning.

The District does not have other general governmental responsibilities and has no control over streets and roads, police and fire protection, public health, sewer or septic systems, water supply, beaches, education, libraries or other related facilities. All of the above are the responsibility of the Town of North Hampton or the State of New Hampshire.

In addition, the Town of North Hampton has adopted a Master Plan (and land use regulations) which cover the territory of Little Boar's Head. The District Master Plan therefore incorporates by reference the Town's Master Plan so far as those governmental functions are concerned.

Community Goals

The Village District when formed in 1905 was predominantly an area of farms and seaside dwellings. It is now a seaside neighborhood of predominantly year-round dwellings with a relatively small quantity of vacant land which would be suitable for further development.

(1) The objective of the Village District is to plan for the orderly development of this residential community, compatible with the existing land use and existing dwellings. In addition we wish to enhance the community's historic and scenic character.

(2) The Village District is small, with a population of about 400. It does not, and need not, provide the commercial and general community facilities and services found in larger communities. These services are provided for in either the remainder of the Town of North Hampton or in the surrounding area. The District wishes to remain predominantly residential in character.

(3) Attractive residential areas attract additional people and thus it becomes necessary to adopt rules and regulations for the guidance of additional growth. For that reason Zoning Ordinances were first adopted in 1937, and are revised and updated continually. These regulations govern lot size (generally 2 acres), placement of single family residences, set backs from side lines, signs, unsightly storage, and the like. These regulations should remain in effect. There are three Zoning Districts: Residential, Business, and Bath House.

(4) The Village District strongly believes in the protection of the environment, the conservation of natural resources, the protection of forests and wetlands, beautification practices, and the planting and care of shade and ornamental trees. The Village District should keep apprised of Federal and State environmental legislation, and should continue its concern for, and funding of, local beautification projects.

(5) In this plan there is no intention of prescribing the appearance of individual residences.

(6) We do not encourage the storing of boats, recreational vehicles, excess automobiles, or other objects which constitute an eye sore to the neighborhood or to those passing through. Storage of boats is acceptable, however, if not overly obvious and not for an extended period of time. The Zoning Ordinances will provide detailed guidelines and the authority for regulations by the District.

(7) The ocean beaches should be available to all, provided, however, that the use of these facilities comply with all Municipal, State and Federal laws and regulations. The District, therefore, encourages the posting and enforcement of regulations relative to appropriate behavior on the public beaches.

(8) Due to the population density of the District, the District discourages hunting. Further, hunting is illegal in the 55 acres of salt marsh owned by Wildlife Preserves Inc. as well as in any land that is so posted. We encourage fishing, both in the ocean and in the many streams in the Village District. Boating, canoeing, sailing, and the like are encouraged but only in a safe manner in compliance with all Municipal, State and Federal regulations.

(9) We strongly support all measures promoting traffic safety. Some of our roads are very heavily used. The District encourages the State to construct bicycle paths alongside Ocean Boulevard on State property. Parking is prohibited along many roads. This is done for a reason and we strongly support the adoption of such safety measures.

(10) And finally, because guidelines of this nature must be flexible this Master Plan shall be reviewed by the Planning Board at least once every five years.

Natural Resources

(1) The greatest natural resource of Little Boar's Head is the Atlantic Ocean and the sandy beach and rocky shoreline that accompanies it. There is about one and one half miles of ocean frontage and there is one mile of sidewalk along it. We estimate that over 100 people use our shore line walk and benches on a sunny summer day. A sandy bathing beach and parking lot are maintained by the State of New Hampshire. Currently the Village District in cooperation with the Fuller Foundation and the State Highway Department has completed a beautification project along the shore.

(2) Another important natural resource is the two salt marshes. The 53 acres in Little River Marsh were assembled in the late 1950's and given to the conservation organization of Wildlife Preserves, Inc. The Bass Beach Marsh is privately owned. Although the ebb and flow of tidal waters into these marshes is not ideal, at the same time a certain amount of salt water flushes much of these areas. The Village District encourages efforts to revitalize these marshes and restore the natural ebb and flow of the tide.

(3) Conservation of the wetlands is considered of major importance in the Village District and wetland restrictions are written into the Zoning Ordinance, (as well as in the Town Ordinances).

(4) Beautification within the Village District is considered of major importance as shown by the following: First, the Fuller Gardens, a not for profit garden area (first laid out in part by Frederick Law Olmstead on the estate of the late Governor of Massachusetts, Alvan T. Fuller) features 1500 rose bushes and has an annual attendance of approximately 8,000 people. Second, the garden by the Fish Houses which is maintained by the Rye Beach - Little Boar's Head Garden Club and is also supported financially by the Village District is widely admired. And in 1995 the roadside beautification project mentioned above has been undertaken by the Village District with the support of the Fuller Foundation and the State Highway Department.

Historic Preservation

The Village District established an Historic District Commission on September 4, 1990 and the First Report, issued in 1994, listed 17 structures of historic importance, (see map attached). Included were the 12 fish houses, at least some of which date from 1804. (In that year a petition was presented to the Town "to build a road to the fish houses.") These Fish Houses, while the structures of some have been renovated or replaced after fires, still retain most of their interior look, are of post and beam construction, and are perhaps among the outstanding historical structures within the Village District. The District encourages the maintenance and outward appearance of all historic buildings, but has no desire to dictate the interior arrangement or decoration.

Transportation, Utilities, Commercial Ventures

(1) There is no public transportation within the Village District. Water is provided by a public utility. There is no municipal sewer service. Trash is collected by private contractors. Cable TV is available.

(2) The Town of North Hampton has a Master Plan which addresses Transportation, Utilities, Housing and Community Facilities, all of which are important components of a Master Plan. The District hereby adopts the Town Master Plan as it pertains to the District and the needs of the residents of the District by reference.

(3) Commercial activities are limited to one restaurant, one ice cream stand, both of which are authorized exceptions in the Residential District, and one motel in the Business District.

Planning and Zoning

Zoning was established by the District in 1937 well before its establishment by the Town. Since the adoption of Zoning by the Town in the 1940's the District and the Town exercise concurrent land use control jurisdiction and property owners within the District must satisfy both sets of ordinances and at times apply to both Boards of Adjustment.

Land Use

The land use map which accompanies this Master Plan shows that the District is almost entirely residential with the exception of the three commercial uses mentioned above, all of which predate the establishment of Zoning. While there is some vacant land within the District suitable for development, most of the vacant land that remains is not.

Conclusion

A survey was conducted in 1994 in which 156 survey forms were distributed to the residents of the Village District. 87 forms were returned (56%). From this survey it was apparent that the majority of the residents approved of the various services being provided (fire and police from the Town), the zoning ordinances, and the activities of the District Commissioners. We feel this Master Plan supports the ideals and goals of the Village District of Little Boar's Head.

Members of the Planning Board

R. A. Southworth, Chairman
John McDaniels
James M. E. Mixer
Shan Atkins
Joan Dunfey

Attachment:

Map of Little Boar's Head showing
Historic Structures

And Note:

Official map of the District of
Little Boar's Head is available
from the Chairman

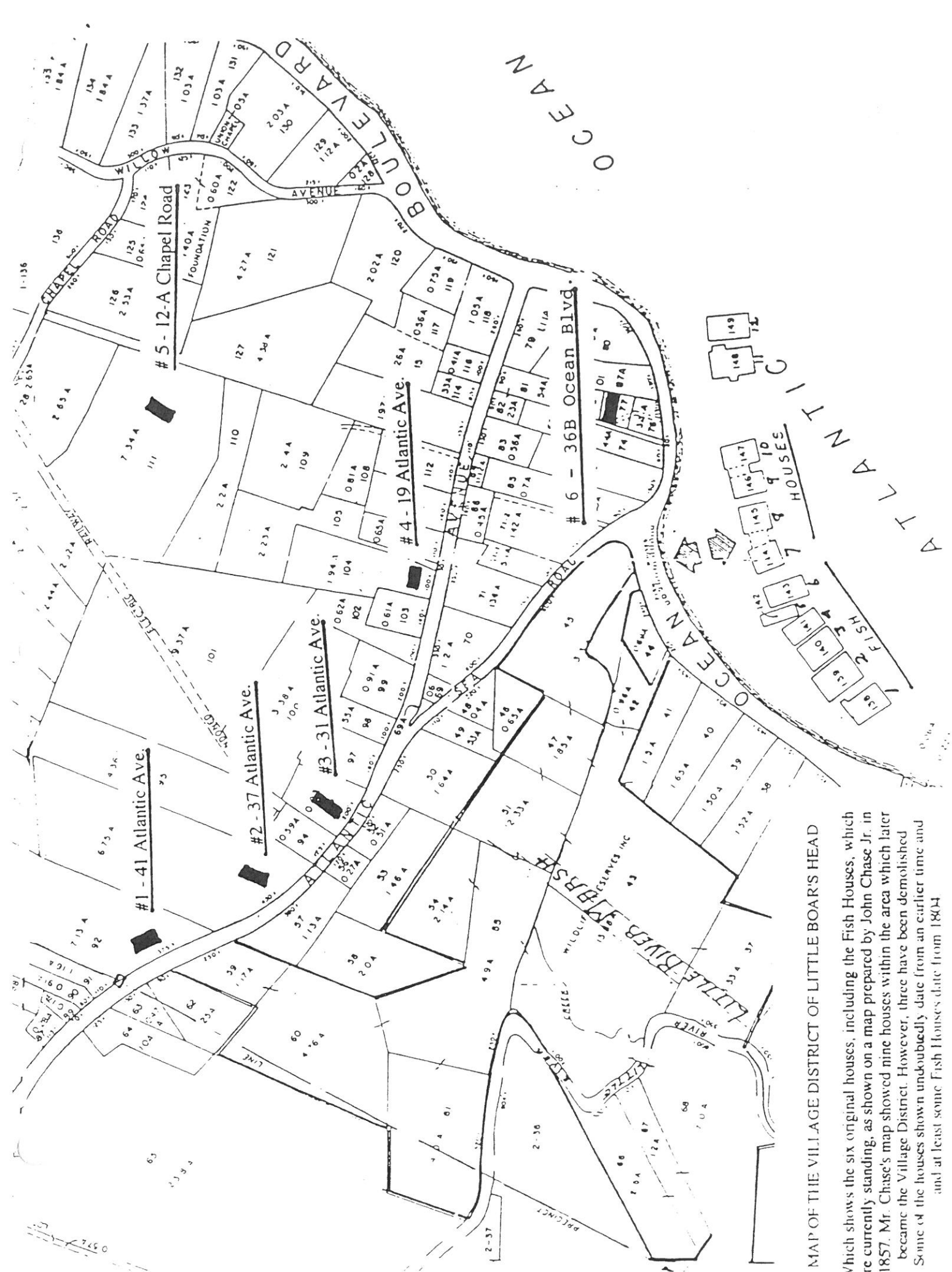
CERTIFICATION

Be it remembered that the above members of the Planning Board did meet
this 14th day of October, 1995 and did certify that the above Master Plan is adopted herewith.

(Official Seal)

cc: Commissioners
Clerk of the District
Clerk of the County

R. A. Southworth
James M. E. Mixer
Shan Atkins
Joan Dunfey
John McDaniels



MAP OF THE VILLAGE DISTRICT OF LITTLE BOAR'S HEAD

which shows the six original houses, including the Fish Houses, which are currently standing, as shown on a map prepared by John Chase Jr. in 1857. Mr. Chase's map showed nine houses within the area which later became the Village District. However, three have been demolished. Some of the houses shown undoubtedly date from an earlier time and and at least some Fish Houses date from 1804