



MASTER PLAN 2019



WHITEFIELD NH

Final Plan
November 12, 2019

“If you fail to plan, you are planning to fail.”

-Benjamin Franklin

“You can design and create, and build the most wonderful place in the world. But it takes people to make the dream a reality.”

-Walt Disney

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Table of Contents

ACKNOWLEDGEMENTS 7

 COMMITTEE MEMBERS 7

 PARTICIPATING MERCHANTS IN OUR MASTER PLAN SURVEY PRIZE DRAWING: 7

INTRODUCTION..... 9

 EXECUTIVE SUMMARY 9

 VISION STATEMENT 10

 GOALS & OBJECTIVES 10

 PLANNING HISTORY 11

 CURRENT PLANNING & REGULATORY DOCUMENTS..... 12

 THE COMMUNITY OF WHITEFIELD, NH..... 12

CHAPTER 1: LAND USE..... 17

 INTRODUCTION 17

 COMMUNITY SURVEY RESULTS 17

 PHYSICAL FACTORS 18

 TRANSPORTATION FACTORS 18

 ECONOMIC FACTORS..... 19

 HUMAN FACTORS..... 19

 WHITEFIELD’S DEVELOPMENT CODE 20

 EXISTING LAND USE 21

 FUTURE LAND USE 23

 CHAPTER SUMMARY 24

 GOALS 24

CHAPTER 2: TRANSPORTATION 25

 INTRODUCTION 25

 COMMUNITY SURVEY RESULTS 25

 HIGHWAYS 26

 ROAD MILES AND CLASSIFICATIONS 27

 SCENIC ROADS..... 28

 MULTI-USE TRAILS & PATHS 28

 SCENIC BYWAYS 28

 PUBLIC TRANSPORTATION..... 29

 CHAPTER SUMMARY 30

 GOALS 31

CHAPTER 3: COMMUNITY FACILITIES 33

 INTRODUCTION 33

 COMMUNITY SURVEY RESULTS 33

 INVENTORY OF COMMUNITY FACILITIES 34

 CAPITAL RESERVE FUNDS 37

 CHAPTER SUMMARY 38

 GOALS 38

CHAPTER 4: UTILITIES, PUBLIC SERVICES & ENERGY 41

INTRODUCTION 41

COMMUNITY SURVEY RESULTS 41

ELECTRICITY 42

TELEPHONE & CELL SERVICE..... 42

PUBLIC WATER SUPPLY & WASTEWATER COLLECTION 43

CHAPTER SUMMARY 43

GOALS 43

CHAPTER 5: HOUSING & POPULATION 45

INTRODUCTION 45

COMMUNITY SURVEY RESULTS 45

HOUSING..... 47

POPULATION 50

CHAPTER SUMMARY 51

GOALS 51

CHAPTER 6: ECONOMIC DEVELOPMENT..... 53

INTRODUCTION 53

COMMUNITY SURVEY RESULTS 53

EMPLOYMENT STATISTICS 56

RETAINING EXISTING BUSINESS BASE IN WHITEFIELD..... 58

HELPING THE EXISTING BUSINESS BASE GROW 59

ATTRACT NEW BUSINESS 59

CHAPTER SUMMARY 59

GOALS 60

CHAPTER 7: NATURAL RESOURCES & NATURAL HAZARDS 63

INTRODUCTION 63

COMMUNITY SURVEY RESULTS 63

RECOGNITION OF NATURAL RESOURCES 64

PROTECTION OF NATURAL RESOURCES 69

NATURAL HAZARDS 69

CHAPTER SUMMARY 69

GOALS 70

CHAPTER 8: RECREATION 71

INTRODUCTION 71

COMMUNITY SURVEY RESULTS 71

EXISTING RECREATION..... 71

CHAPTER SUMMARY 73

GOALS 73

CHAPTER 9: HISTORY & CULTURE..... 75

INTRODUCTION 75

COMMUNITY SURVEY RESULTS 75

HISTORY 76

CULTURE 77

CHAPTER SUMMARY 78

GOALS 78

CHAPTER 10: REGIONAL CONSIDERATIONS 79

 INTRODUCTION 79

 COMMUNITY SURVEY RESULTS 79

 WHITEFIELD’S ROLE IN THE REGION 80

 REGIONAL GROUPS & ORGANIZATIONS 80

 CHAPTER SUMMARY 82

 GOALS 83

CHAPTER 11: GUIDE FOR DEPARTMENT HEADS 85

 CHAPTER GOALS..... 85

CHAPTER 12: MAP DOCUMENTS 97

 MAP #1, DEER YARDS, MOUNTAIN PEAKS & TRAILS 99

 MAP# 2, COMMUNITY FACILITIES & EVACUATION ROUTES 101

 MAP #3, CONSERVED LANDS 103

 MAP #4, 100-YEAR FLOOD ZONE, AQUIFER & WETLANDS..... 105

 MAP #5, WATERSHEDS & HYDROGRAPHY 107

 MAP #6, WILDLIFE HABITAT LAND COVER..... 109

 MAP #7, HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION 111

 MAP #8, SOILS..... 113

 MAP #9, POTENTIAL AREAS FOR GROWTH & PARCEL ANALYSIS..... 115

CHAPTER 13: APPENDICES..... 117

 APPENDIX A: STATEMENT OF ADOPTION – WHITEFIELD MASTER PLAN..... 119

 APPENDIX B: COMMUNITY SURVEY RESULTS – POWERPOINT PRESENTATION 121

 APPENDIX C: RESPONSES TO Q42 REGARDING “VISION” FOR WHITEFIELD (AVAILABLE FROM THE TOWN OFFICE) 133

 APPENDIX D: ANNUAL REVIEW FORMS..... 135

Table of Figures

FIGURE 1: COMMUNITY SNAPSHOT..... 15

FIGURE 2: CONSERVED LAND, 2019 18

FIGURE 3: LONG TERM POPULATION PROJECTION..... 19

FIGURE 4: APPROVED BUILDING PERMITS - 2008-2019..... 22

FIGURE 5 APPROVED SUBDIVISION APPLICATIONS - 2009-JULY 2019 22

FIGURE 6: LAND IN CURRENT USE, 2017 23

FIGURE 7: NH DOT TRAFFIC COUNTS 27

FIGURE 8: HIGHWAY MILES BY LEGISLATIVE CLASS 27

FIGURE 9: MWRA STATISTICS..... 29

FIGURE 10: WHITEFIELD PD EQUIPMENT..... 34

FIGURE 11: FIRE & RESCUE EQUIPMENT INVENTORY 34

FIGURE 12: PWD EQUIPMENT INVENTORY 35

FIGURE 13: TRANSFER STATION INVENTORY 35

FIGURE 14: STUDENT ENROLLMENT, SAU36..... 36

FIGURE 15: 2019 CAPITAL RESERVE FUNDS 37

FIGURE 16: SURVEY RESPONSES; QUESTIONS #34A-34I, HOUSING..... 46

FIGURE 17: HOUSEHOLDER MOVE IN YEAR (ACS TABLE DP04) 47

FIGURE 18: HOUSING UNITS-GRAPH..... 47

FIGURE 19: HOUSING UNITS/YEAR BUILT; ACS 48

FIGURE 20: HOUSING BY ROOMS; ACS TABLE DP04 48

FIGURE 21: HOUSING TENURE; ACS DP04..... 48

FIGURE 22: TYPES OF HOUSING UNITS, ACS DP04 49

FIGURE 23: CURRENT POPULATION ESTIMATE; ACS DP05 50

FIGURE 24: POPULATION PROJECTION; NH OSI 2016..... 51

FIGURE 25: EMPLOYMENT STATUS, ACS 2013-2017..... 56

FIGURE 26: EMPLOYMENT BY OCCUPATION, ACS 2013-2017 57

FIGURE 27: EMPLOYMENT BY INDUSTRY, ACS 2013-2017..... 57

FIGURE 28: COMMUTING STATS..... 58

FIGURE 29: INCOME & POVERTY..... 58

FIGURE 30: PDD & PED SINCE 1970..... 69

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COMMITTEE MEMBERS

The Town of Whitefield would like to thank the following people for the time and the effort spent to complete this Master Plan. This plan would not exist without your knowledge and experience.

The following people have attended meetings and/or have been instrumental in completing this plan:



- Scott Burns Planning Board, Chair
- Frank Lombardi..... Planning Board Member, Vice Chair
- John Tholl, Jr. Selectboard & Planning Board Representative (former)
- Alan Theodor Planning Board Member
- Everett Kennedy Planning Board Member (former)
- Tim O’Neil Planning Board Alternate
- Joyce McGee Planning Board Secretary & Tax Collector
- Tina Wright Town Clerk
- Dave Holmander Whitefield Citizen & School Board Member
- Ed Samson Police Chief & Emergency Management Director
- Peter Corey Selectboard Chair & Planning Board Representative
- Stan Holz Selectboard Member

PARTICIPATING MERCHANTS IN OUR MASTER PLAN SURVEY PRIZE DRAWING:

- | | |
|------------------------------------|---|
| • Aaron’s Repair | • Mountain View Dental |
| • Barron Brook Inn | • NAPA Auto Parts/C& S Auto & Truck Parts |
| • Burns Lake Farm | • North Country Art Gallery |
| • Custom Guns & Gunsmithing | • Northern Gateway Regional Chamber of Commerce |
| • Dollar General | • Onsite Computer Services |
| • Dunkin Donuts | • Passumpsic Bank |
| • Gooden’s Auto | • R’ Place |
| • Grandma’s Kitchen | • Sara’s Salon |
| • Inn at Whitefield | • Shear Destiny |
| • Jiffy Mart | • Team O’Neil Motorsports |
| • Mountain View Grant Resort & Spa | • The Village Gun Store |

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INTRODUCTION

EXECUTIVE SUMMARY

The Whitefield Master Plan is designed to produce a community-wide document that will guide the growth and development of the community for the next ten years and beyond. The resulting plan will help to improve developmental stability and help to ensure the economic well-being of the community. The Master Plan will also assist in the preservation of the physical vision that residents have for Whitefield. Building upon the town's prior Master Plan (Adopted in 2008), the 2019 Whitefield Master Plan will further enhance the ideas that have been envisioned for the town while taking into consideration the changes that have taken place locally, in the surrounding communities and the world in the past.

The Whitefield Master Plan was developed in accordance with NH RSA 674:2. RSA 674:2 requires a community's Master Plan (the plan) to minimally include:

“(a) A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.

“(b) A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.”

RSA 674:2 goes on to say that the Master Plan may also include other sections. In preparing this Master Plan, the Town of Whitefield has chosen to include the following chapters:

- | | |
|--|-----------------------------|
| 1) Land Use | 8) Recreation |
| 2) Transportation | 9) History & Culture |
| 3) Community Facilities | 10) Regional Considerations |
| 4) Utilities, Public Services & Energy | 11) Implementation |
| 5) Housing & Population | 12) Map Documents |
| 6) Economic Development | 13) Appendix |
| 7) Natural Resources & Natural Hazards | |

This Master Plan will guide the Planning Board in the performance of its duties and aid in the design and development of ordinances in areas which fall under their authority. The Whitefield Master Plan will provide legal standing for future actions of the Whitefield Planning Board and will be maintained as a public record.

As a means to visualize long-term growth for the community, the Master Plan considers past trends and anticipates future development and potential. The Master Plan is a guide to the future, not an unbending tool. As new trends, regional development, technological advances and viewpoints change, so may the visions and goals of this document change. As a living document, changes as recommended by town officials and the citizens of the community are anticipated and welcome.

VISION STATEMENT

Whitefield takes pride in its past and present – its history, schools, parks, recreation and scenic beauty are treasured by citizens both young and old. The small town qualities of Whitefield are a hallmark of its existence and the reason why people live, work and play in the community.

The town has worked to maintain a balance between the inevitability of growth and the protection of its small town character. Preservation of this character will require meeting the challenges that arise both in the local community and the region. Providing its residents with a safe and friendly environment in which to live, work, shop, learn and play is also essential to the future of the town.

A “Vision Statement” is designed to define what members of the community value most and is a shared image of what they want the community to become. A well-conceived vision statement is just one of the elements needed to form a forward-looking basis that provides the perspective necessary to make sensible decisions on community issues. Community vision statements are normally developed through a joint process that involves a wide variety of community residents, stakeholders and elected officials.

A “Vision Statement” defines a preferred future. It is broad and may be idealistic, but it should be attainable.

Six vision principles emerged from the responses to the Community Survey, input from town boards, commissions and departments and from interested citizens:

- 1) Preserve the small town feel of the community while promoting a vibrant downtown with historic character. Further create that small town feel by providing opportunities for the citizens of the community to serve as volunteers, to participate in local events and to become involved in local government.
- 2) Encourage well-planned commercial development and businesses in downtown Whitefield and at the Airport Industrial Park, to attract and keep young people, increase local spending and to support the tax base.
- 3) Endeavor to re-create a lively and walkable downtown where residents can find businesses and activities to improve their quality of life.
- 4) Improve the aesthetics to encourage tourism, daily visitors and local residents to shop, dine and play in downtown Whitefield.
- 5) Maintain the rural landscape, the scenic beauty, the recreational opportunities and the overall aesthetics by protecting open and conserved space within the community.
- 6) Promote tourism by encouraging the development of facilities such as restaurants, small retail shops and recreation opportunities that will entice visitors to stay and explore the community.

GOALS & OBJECTIVES

“Goals and Objectives” for this Master Plan are incorporated into each chapter of the plan. These were determined according to the needs of the community, the ideas and objectives that were expressed in the Master Plan Survey and based on the Vision Statement above.

A “Goal” identifies what the town intends to accomplish. Goals help identify and prioritize the actions required to achieve the Vision. Subsequent chapters provide background, specific objectives, and actions needed to fulfill the goals.

PLANNING HISTORY

The Whitefield Master Plan (1989) was updated through a series of meetings held through 2007 and 2008, culminating in the adoption of a new Master Plan in December 2008.

Recognizing that the 2008 plan has outdated information and may no longer provide the guidance necessary to prepare for Whitefield's future and in order to comply with the state's 10-year recommendation to update Master Plans, the Planning Board reached out to private contractors in 2017 to begin the process of a complete update. Once the contractor, Mapping and Planning Solutions (MAPS), was chosen, the first meeting was held; committee meetings began on November 17, 2017 and continued through 2019.

To begin the planning process, a Master Plan Community Survey was developed and mailed to all tax payers and residents of Whitefield. The survey was also promoted and handed out at the 2018 Town Meeting, on the town's website and on both the Fire and Police Departments' Facebook pages. In addition, the Survey was further promoted with a "Prize Drawing". Whitefield merchants were asked to participate in the prize drawing by providing gifts that could be won by those persons who filled out their Master Plan Community Survey. A total of 22 merchants donated prizes for a combined value of \$1,029. Survey respondents were provided with raffle tickets upon submitting their surveys.

The 42 question survey addressed multiple issues including a vision statement; land use; transportation; community facilities; utilities and public services; population, employment and housing; economic development; natural resources and natural hazards; recreation; history and culture; and regional considerations including the airport. In addition to the tabulated survey results, 39 pages of written comments were prepared for review by the Planning Board.

A total of 153 online surveys and 234 paper surveys were completed for a total of 387, representing a 16.8% rate of return when comparing returned surveys to the estimated population or a 26.7% rate of return when comparing returned surveys to the total number of surveys mailed. Another way to look at rate of return is to compare the number of surveys returned (387) with the number of registered voters (1,466); this results in a return rate of 26.3%, a very similar return rate when comparing returned surveys to the total number of surveys mailed.

Results of the survey were tabulated by MAPS and presented to the community through a PowerPoint presentation on May 29, 2018 (see Appendix B). These results serve as the base from which this Master Plan was created, focusing on the expressed opinions and concerns of the citizens of Whitefield. Raffle tickets were also drawn for the winners of the "Prize Drawing" on May 29, 2018; prizes were initially picked up at the offices of MAPS and later at the Whitefield Town Offices.

Meetings were then held to support the development of the Master Plan. Community input was encouraged throughout the meeting process using the town's website. When the final draft was completed, the plan was posted on the town's website and was followed up with a public hearing held on November 5, 2019 to hear remarks from residents.

A final copy of the Master Plan was prepared and adopted by the Planning Board on November 12, 2019. Copies of the Master Plan are held by the Town Clerk and the Planning Board. In addition, a copy is available at the Town Office.

CURRENT PLANNING & REGULATORY DOCUMENTS

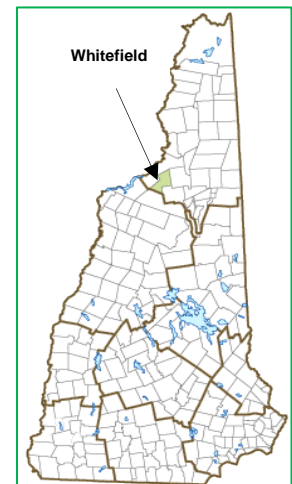
The town is fully aware of the risks and dangers to the public of development that is uncontrolled and unregulated. The town has put in place the necessary mechanisms to ensure proper, smart and safe growth in the community well into the future. The following is a list of regulatory mechanisms that are currently in place in Whitefield; these regulations are adjusted and/or amended as needed. The Development Code was formerly known as the Comprehensive Development Code.

Subdivision Regulations	Adopted, 12/15/71
Development Code	Adopted 3/10/92
Capital Improvement Plan	Adopted, 3/11/08
Capital Reserve Funds (Departmental).....	Adjusted annually at budget time
Flood Ordinance (Appendix IV, Development Code).....	Adopted, 3/10/1992
Flood Insurance Rate Maps & Study (FEMA)	Adopted, February 20, 2013
Emergency Operations Plan	Adopted; August 28, 2017
Hazard Mitigation Plan	Approved; August 17, 2017

THE COMMUNITY OF WHITEFIELD, NH

Whitefield is a beautiful community located in Coos County in the northwest part of New Hampshire in the “White Mountains” tourist region of New Hampshire. Whitefield is bordered to the east by Jefferson and Carroll, to the south by Bethlehem, to the north by Lancaster and to the west by Dalton. Whitefield’s terrain lends itself to an abundance of small ponds, streams and rivers, most notably the Johns River, Burns Lake, Mirror Lake and Forest Lake¹. Wonderful mountain vistas can also be seen throughout the community.

A three-member Board of Selectmen governs the Town of Whitefield. The town’s departments include, but are not limited to, Fire, Police, EMS, Highway, Planning, Zoning, Library, Trust Funds and Conservation Commission. The largest businesses in Whitefield are the Mountain View Grand Resort & Spa, White Mountains Regional High School and Morrison Nursing Home and the Summit by Morrison.



In the period from 1980-2010, the population of Whitefield has shown a marked increase; the population change from 1980 (1,681) to 2010 (2,306) showed an increase of 625 according to US Census 2010. This represents a growth rate of approximately 37.18%. Whitefield’s population in 2017 was estimated to be 2,186, showing a decrease of nearly 120 persons² since 2010.

The major highways through the community, US Route 3, NH Route 116, after descending down steep hills, meet up with NH Route 135 in downtown Whitefield. These routes then branch out from downtown carrying traffic to Lancaster and other points to the north (US Route 3), Jefferson and other points to the east (NH Route 116) and Dalton and points to the west (NH Route 142).

¹ Excerpts taken from the 2017 Whitefield Hazard Mitigation Plan
² <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

COMMUNITY SNAPSHOT

Community Snapshot				
Census Population Data	2010	2000	1990	1980
Whitefield, NH - Census Population Data	2,306	2,039	1,917	1,681
Coos County	33,055	33,156	34,879	35,014
Estimated Population 2017 (*ACS 2013-2017)	2,186			
Elderly Population-% over 65 (*ACS 2013-2017)	23%			
Median Age (*ACS 2013-2017)	49.6			
Median Household Income (*ACS 2013-2017)	\$36,176			
Individuals below the poverty level (*ACS 2013-2017)	19.0%			
Change in Population-Summer (%)	15%			
Change in Population-Winter (%)	15%			
Housing Statistics (2010 Census)				
Total Housing Units	1,339			
Occupied Housing Units	976 (674 owner occupied; 302 renter occupied)			
Vacant Housing Units	363 (268 for seasonal, recreational or occasional use; 95 all other rentals)			
2017 MS-1 Structure Values (provided by the town)				
Residential	\$102,766,920			
Manufactured Housing	\$6,705,260			
Commercial	\$28,091,200			
Tax Exempt	\$39,436,350			
Utilities	\$22,323,000			
Total	\$199,322,730			
Regional Coordination				
County	Coos			
Tourism Region	White Mountains			
Municipal Services & Government				
Town Manager	No			
Board of Selectmen	Yes; elected			
Planning Board	Yes; appointed			
School Board	Yes; elected			
Zoning Board of Adjustment	Yes; appointed			
Conservation Commission	Yes; appointed			
Building Permits Required	Yes			
Town Web Site	Yes; www.whitefieldnh.org			
Member of National Flood Insurance Program (NFIP)	2-Apr-86			
Percent of Local Assessed Valuation by Property Type-2017 (NH Department of Revenue)				
Residential Buildings	72.8%			
Commercial Land & Buildings	16.2%			
Other (including Utilities)	11.4%			

Community Snapshot	
Emergency Services	
<i>Town Emergency Warning System(s)</i>	No; Emergency Notification System (ENS)
<i>School Emergency Warning System(s)</i>	Power Announcement (through Power School)
<i>Emergency Page</i>	No
<i>Facebook Page</i>	Police, Fire, Highway & Recreation
<i>ListServ</i>	No
<i>Local Newspapers</i>	Coos Country Democrat; Northwoods Weekly; White Mountain Record
<i>Local TV Stations</i>	WMUR (9); WCAX (3) Burlington
<i>Local Radio</i>	WXXS 102.3 FM (Lancaster)
<i>Police Department</i>	Yes; full-time Chief; 5 full-time Officers, 4 part-time Officers & 1 Administrative Assistant
<i>Police Dispatch</i>	NH DOT out of Lancaster, District 1
<i>Police Mutual Aid</i>	Surrounding Towns & NH State Police
<i>Animal Control Officer</i>	Police Department
<i>Fire Department</i>	Yes; Full Time Chief; 29 on call volunteers & 1 full-time assistant
<i>Fire Dispatch</i>	NH DOT out of Lancaster, District 1
<i>Fire Mutual Aid</i>	North Country Fire Mutual Aid District & Twin State Fire Mutual Aid (associate)
<i>Fire Stations</i>	1
<i>Fire Warden</i>	Yes
<i>Emergency Medical Services</i>	Yes; Whitefield Fire Rescue
<i>EMS Dispatch</i>	NH DOT out of Lancaster, District 1
<i>Emergency Medical Transportation</i>	Whitefield Fire Rescue
<i>HazMat Team</i>	North Country Emergency Response Team (<i>Gorham</i>)
<i>Established EMD</i>	Yes
<i>Established Deputy EMD</i>	No
<i>Public Health Network</i>	North Country Regional Health Network
<i>Health Officer</i>	Yes
<i>Building Inspector</i>	No
<i>Established Public Information Officer (PIO)</i>	No
<i>Nearest Hospital(s)</i>	Weeks Medical Center, Lancaster (9.7 miles); Littleton Regional Healthcare (14.5 miles)
<i>Local Humane Society or Veterinarians</i>	Whitefield Animal Hospital
<i>Primary EOC</i>	Town Building (also houses the Police Department)
<i>Secondary EOC</i>	No
<i>Primary Shelter</i>	White Mountains Regional High School
<i>Secondary Shelter</i>	Town Building

Community Snapshot	
Utilities	
<i>Town Sewer</i>	Municipal & Private
<i>Director of Public Works</i>	Yes
<i>Public Works Mutual Aid</i>	Yes
<i>Water Supply</i>	Whitefield Water System & Private
<i>Waste Water Treatment Plant</i>	Yes
<i>Electric Supplier</i>	Eversource
<i>Natural Gas Supplier</i>	None
<i>Cellular Telephone Access</i>	Good
<i>High Speed Internet</i>	Good
<i>Telephone Company</i>	Consolidated Communications
Transportation	
<i>Primary Evacuation Routes</i>	US Route 3, NH Route 116 & 142
<i>Secondary Evacuation Routes</i>	Faraway Road
<i>Nearest Interstate</i>	I-93, Exit 41 (12 miles)
<i>Nearest Airstrip</i>	Mount Washington Regional, Whitefield (4,100 ft. asphalt runway)
<i>Nearest Commercial Airport(s)</i>	Lebanon Municipal (78 miles)
	Burlington (VT) International (105 miles)
	Portland (ME) International (108 miles)
	Manchester-Boston Regional (112 miles)
<i>Public Transportation</i>	North Country Transit (NCT)
<i>Railroad</i>	NH Central Railroad
Education & Childcare	
<i>Elementary School</i>	Whitefield Elementary School grades Pre K-8
<i>Middle School</i>	
<i>High School</i>	White Mountains Regional grades 9-12
<i>School Administrative Unit</i>	SAU 36
<i>Licensed Childcare Facilities</i>	2 facilities, 38 children (Head Start & New Beginnings)
<p><i>*ACS: American Community Survey, a five-year average based on a long-form census returns, randomly mailed by the US Census Bureau</i></p> <p><i>Information found in Figure 1, unless otherwise noted, was derived from the Economic & Labor Market Information Bureau, NH Employment Security, November 2018. Community Response Received 8/13/18; https://www.nhes.nh.gov/elmi/products/cp/profiles-pdf/whitefield.pdf and from the Town of Whitefield.</i></p>	

Figure 1: Community Snapshot

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CHAPTER 1: LAND USE

INTRODUCTION

Managing land use and understanding development patterns are important for any community. Maintaining the characteristics of Whitefield that were expressed as desirable by the residents of the community can only be achieved by understanding what currently exists and what is expected in the future.

Many factors affect land use and community development including physical, transportation, economic and human factors as well as zoning and other town regulations.

COMMUNITY SURVEY RESULTS

QUESTION #7: ARE YOU FAMILIAR WITH THE WHITEFIELD DEVELOPMENT CODE & SUBDIVISION REGULATIONS?

376 responders answered this question; 70.5% indicated that they were not familiar with the Development Code and Subdivision Regulations.

QUESTION #8: ARE THERE ANY TYPES OF ZONING YOU WOULD SUPPORT?

Of the responders to this question, the majority indicated that they would support “Mixed” zoning (61.3%), which is the current model for the Town of Whitefield. Residential (48.4%), Forest/Recreation (44.3%), Commercial (41.6%) and Farming/Agriculture (38.1%) were also indicated as types of zoning that would be supported. Industrial (29.9%), Rural (29.3%) and Other (3.5%) rounded out the list as the types of zoning that would be least supported.

QUESTION #8A: “OTHER” TYPES OF ZONING YOU WOULD SUPPORT?

The most common threads for this question were “No Zoning” and “Don’t understand or know”. This question may be an indication that many responders to the survey do not understand zoning and the impacts it could have on the community.

QUESTION #9: DO YOU FEEL THE WHITEFIELD DEVELOPMENT CODE IS....?

The options to answer this question were: Adequate (152), Excessive (26) and Inadequate (110). Of the 387 responders to the survey, 288 or 74.4% responded to this question.

QUESTION #10: PRESENTLY, MOBILE HOMES OR MANUFACTURED HOUSING IS ALLOWED TOWN WIDE PROVIDING THE ABSOLUTE CRITERIA IS MET. DO YOU AGREE WITH THIS?

Of the 372 responders that answered this question, 257 (69.1%) indicated that they agree with the town’s current policy regarding mobile homes and manufactured housing. When analyzing the results for this and other questions, it is important to remember that 70.5% of the responders indicated that they are not familiar with the Development Code.

SURVEY COMMENTS

Respondents expressed a clear desire for new businesses, both commercial and industrial, to set up their enterprises in Whitefield. Common threads in the comments were that businesses should provide good sustainable jobs, be small and environmentally friendly (clean industries), provide destinations for both residents and tourists and be light in nature, avoiding big box, heavy industry and manufacturing that causes pollution.

The location of new businesses was also important to most respondents. Small commercial businesses would be very welcome in and around the Common while light to heavy industry would be best suited at the Airport Industrial Park. The overarching theme of the responses was that new businesses of many types would be welcome in Whitefield, provided they are in locations that would benefit the public and are non-polluting.

PHYSICAL FACTORS

One of the primary physical factors influencing land use in Whitefield has been its topography. The Town of Whitefield has a total land area of approximately 34.3 square miles, plus approximately .4 square miles of inland water. Located just outside of the White Mountain National Forest and roughly 20 miles north of the Presidential Range and Mount Washington, Whitefield’s terrain includes the smaller mountains and hills of northern New Hampshire. **Figure 2** shows currently conserved land in the community.³

The highest peaks in Whitefield are Howland Hill and Kimball Hill both at 1,712’ above sea level. The lowest elevation in town is 948’ above sea level in the center of town; most of the community is over 1,000 feet above sea level which leaves it vulnerable to ice storms.

A large portion of the community consists of forested land dotted by three recreational lakes (Mirror, Forest & Burns). Small amounts of residual pastures and hayfields exist and the northern most part of the community is swampy.

Conserved Land in the Community	Square Miles	Percent of Town Land
<i>Approximate Square Miles in Community</i>	34.30	100.0%
<i>Approximate Square Miles Not Conserved (%)</i>	29.16	85.0%
<i>Approximate Total Conserved Land (%)</i>	5.14	15.0%
<i>Approximate Federal Owned land (%)</i>	3.45	10.0%
<i>Approximate State Owned Land (%)</i>	0.35	1.0%
<i>Approximate State Municipal/County Land (%)</i>	1.06	3.1%
<i>Approximate Private Land (%)</i>	0.28	0.8%

Figure 2: Conserved Land, 2019

TRANSPORTATION FACTORS

Development in Whitefield has occurred primarily along three major highways. Like spokes of a wheel, US Route 3, NH 116 and NH Route 142 intersect at the Common. In addition, two historically important rail lines meet in an area known as the “Diamond”. Located in the Johns River Valley, the Common is a mixed use and densely populated area, where the town’s original settlers found good access to water power and transportation routes.

Most early development in Whitefield surrounded the Common. Today, the Common area remains the most densely populated area in Whitefield while the rest of the town remains primarily rural. Accessibility to other communities and to Interstate 93 (approximately 12 miles) supports commuting.

³ Geographic Information System (GIS) Analysis, 2019 Conservation Data Layers from Granit, UNH

One transportation asset that has contributed to land use is the Mount Washington Regional Airport, which is located in the Airport Industrial Park on land that was donated to the town in 1946. The hope is that continued use and promotion of the airport will foster growth in Whitefield.

ECONOMIC FACTORS

Economic factors have also driven land use in Whitefield. Businesses flourished from the late 1800s to the early 1900s, dependent largely on the railroad. Many businesses thrived during this time including a saw mill and a grist mill owned by the first settler, Asa King. Asa’s descendants deeded the land to be later called the “Common” to the town in 1833. Local commerce and the emerging tourist industry supported by the railroad, made Whitefield a central hub in the North Country.



Whitefield “Ball Signals”
 Photo Credit: DS Robinson. 1961

By the 1930s, commerce in the area had pretty much disappeared and the new economy was based primarily on tourism. Several inns and hotels, including the Mountain View House⁴ were built to accommodate the large numbers of visitors travelling by train to the White Mountains of New Hampshire.

The Whitefield “Diamond” provided an important crossroad for trains travelling on the Boston & Maine Railroad and the Maine Central Railroad. The photograph above shows a Boston & Maine freight train leaving the junction as a Maine Central freight train is about to cross the junction. The “ball signals” remain intact and are believed to be the last in New England and possibly the last in the world.⁵

Rail traffic continued through the 1900s until the rail industry was deregulated in 1984, making routes redundant. Thereafter, the closure of major paper mills in the North Country caused the decline and ultimate end of the rail industry in Whitefield.

Today a few remaining Bed & Breakfast facilities and the Mountain View Grand Resort and Spa welcome visitors to enjoy the fresh mountain air of the White Mountains. In addition, as a result of more affordable housing than other towns in the region, Whitefield has become a “bedroom or commuter community”⁶ for larger towns, most notably Littleton, 14 miles to the southwest via NH Route 116 and Lancaster, 12 miles to the north via US Route 3.

HUMAN FACTORS

Human factors can also influence land use and community design. To sustain continued growth and development, the community needs to show at least a modest population increase over time and have the ability to attract and sustain new community members and businesses. Long term reports indicate a reduction in population as shown in the **Figure 3** from the Office of Strategic Initiatives (OSI)⁷.

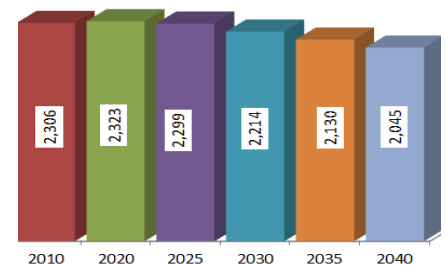


Figure 3: Long Term Population Projection

⁴ Established in 1866; now called the Mountain View Grand Resort & Spa

⁵ Photograph 7/13/1961 by D S Robinson/Dr. JWF Scrimgeour collection; <https://www.signalbox.org/overseas/usa/whitefield.htm>

⁶ A small community that has no major industries and that is lived in by people who go to another town or city to work; <https://www.merriam-webster.com/dictionary/bedroom%20community>

⁷ NH Office of Strategic Initiatives (OSI), September 2016, County Population Projections, By Municipality

A sudden surge of building activity could bring about an increased population and more demand on the town’s municipal and emergency services. Likewise it could bring in more tax revenue which would be beneficial for the town and the citizens.

WHITEFIELD’S DEVELOPMENT CODE

While many New Hampshire communities have enacted a Zoning Ordinance, in 1992, Whitefield instead adopted a Development Code under the authority of NH RSA 674:16, 17, 18, 19, 21 and 675:3 and 7. This document, entitled simply “Whitefield, NH’s Development Code”, has been updated multiple times in the ensuing years and was most recently updated in March of 2019. Article II of the document describes the purpose.

Article II - Purpose
The purpose of this code is to improve and protect the public health, safety and welfare; encourage flexibility and creativity in the appropriate and wise use of land; to create a tool to better enable the Town government to better meet the demands of an evolving and growing community; to assure the proper use of natural and cultural resources; and to preserve existing community character to the extent possible while allowing for development and a reasonable return on holdings.

The Planning Board is responsible for daily administration of the Development Code and the Zoning Board of Adjustment acts as the arbiter of disagreements, hearing appeals of decisions of the Planning Board directly. The ZBA additionally is authorized to grant or deny Special Exceptions and Variances to the Development Code. The Code is characterized by a series of requirements that must be met before the project under review is moved on.

The first requirement is the “Absolute Criteria”. All projects must address the six criterions listed. Additional criteria may or may not be required by each project.

- Absolute Criteria**
- 1) **Compliance with Existing Plans/Policies, Standards**
 - 2) **Community Character Compatibility Standards**
 - 3) **Public Facilities and Services Standards**
 - 4) **Resource Protection Standards**
 - 5) **Environmental Standards**
 - 6) **Site Design Standards**

- Additional Criteria**
- **Commercial Activities**
 - **Industrial Activities**
 - **Extraction of Resources, Salvage & Junkyards**
 - **Residential Activities**
 - **Single Family Homes**

There is additionally a list of other categories/activities and the criteria pertaining to those categories or uses in the Appendix of the Development Code. Those categories/activities consist of:

- Appendix II – Open Space Conservation and Development Criteria
- Appendix IV – Airport Development Criteria
- Appendix V – Floodplain Development Criteria
- Appendix VI – Excavation Criteria
- Appendix VII - Sewage Sludge, Residential Septage Storage and Land Application
- Appendix VIII – Solar Energy Collection Systems.

The somewhat unusual aspect of this document is that it does not differentiate between different areas of the community (does not put them into “zones”) where certain activities are allowed or prohibited. Instead, each project is reviewed in terms of its compliance first with the list of Absolute Criterion and then by a list of further criteria individual to each project. Each project needs to be checked against the list of activities and criteria in the Appendices and their individual relationship to the project in question.

The fact that Whitefield has used and updated this document for nearly three decades speaks to its suitability for this community. However, the questions in the Community Survey demonstrated that most people who responded didn't really know about or understand the Development Code or the Subdivision Regulations.

ENFORCEMENT OF ORDINANCES & REGULATIONS

Whitefield has not adopted the International Residential Code (IRC) and the International Building Code (IBC), which have been adopted by the State. The Planning Board requires residents and/or builders to file a “Development Permit Application” for new construction and substantial improvements. Although there is no building inspector, the application addresses major building issues and provides space for town departments to “sign-off” on the application. It is expected that all new building and substantial improvements follow the state-adopted IBC and IRC codes. The Planning Board has the authority to issue or deny an application and to place conditions on the proposed development.

PLANNING BOARD

As of the date of this Master Plan, 2019, the Planning Board generally meets the first and second Tuesday of each month. The first meeting of each month is a work session and the second is a regular meeting. The Board consists of five elected members and a Selectboard Representative in accordance with state law, which allows for either a five- or a seven-member board⁹. Whitefield also has one designated alternate to the Planning Board. The Planning Board is responsible for the Development Code, Site Plan Review, Subdivision Approvals, Lot Line Adjustments, recommendations for changes to ordinances and Master Plan development.

Whitefield's Subdivision Regulations were first adopted in March of 1989 and were subsequently updated in 1992, 1995 and 2012. Subdivision conceptual plans may come to the Planning Board for review and general conceptual discussion that is non-binding on both the developer and the Planning Board. Full applications must come before the Planning Board for review and approval.

EXISTING LAND USE

Recognizing and understanding recent and current land use is the first step in planning for the future. Whitefield's Development Code identifies several different land uses including Residential, the Common Area, Commercial/Industrial, Airport, Salvage and Junkyards, Recreation, Open Space and Current Use. **Figure 4** below provides an overall look at requested building permits issued over the past ten years and the first four months of 2019. The trend shows a slight overall increase in applications for building permits since 2010, with a substantial increase in 2016-2018.

⁹ <http://www.gencourt.state.nh.us/rsa/html/LXIV/673/673-2.htm>

WHITEFIELD APPROVED BUILDING PERMITS – 2008-2019*

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Addition to existing structure	2	5	8	3	2	3	7	8	6	7	11	2
Demo	1	2	4	4	1	5	2	3	6	5	7	0
Interior and exterior renovations	0	1	3	3	0	2	0	2	0	5	1	1
Interior renovations only	2	0	1	0	1	0	5	4	7	7	10	3
Miscellaneous requests**	1	4	0	3	3	1	6	1	1	3	1	0
New construction - auxiliary structure	4	5	12	10	14	7	5	7	15	16	15	3
New construction - dwelling	2	2	5	1	5	1	7	5	7	8	9	1
New mobile home	2	0	4	3	4	2	6	3	3	1	2	0
Partial demo	2	0	1	0	0	0	2	0	0	0	1	0
Renewable energy - Geothermal	0	0	0	0	0	0	0	0	0	0	0	0
Renewable Energy - other	0	0	0	0	0	0	0	0	0	0	0	0
Renewable Energy - Solar	0	0	1	0	0	1	1	0	1	4	2	1
Renewable Energy - Wind	0	0	0	0	1	0	0	0	0	0	0	0
Totals	16	19	39	27	31	22	41	33	46	56	59	11

Figure 4: Approved Building Permits - 2008-2019

*April 2019; data provided by the town and analyzed by MAPS
 **Miscellaneous request i.e. fuel tanks, lights, concrete pads

SUBDIVISION ACTIVITY

Over the 10 years since the last update to Whitefield’s Master Plan, the Planning Board has approved a number of subdivisions applications. Some of these were simple lot line adjustments, but there were a number of 2, 3 or 4 lot subdivisions and some even larger. **Figure 5** below comes from information supplied by the Planning Board.

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boundary Line Adjustment	3	3	2	1		2	1	3	2	7	
2 lot Subdivision	2	1		2	4	4		2	3	5	
3-lot Subdivisions					1	1					
4-lot Subdivisions	1	1		1	1			1			
5-lot Subdivisions	1										
6-lot Subdivisions											
8-lot Subdivisions	8										
Mergers						4	1	3	1	5	1

Figure 5 Approved Subdivision Applications - 2009-July 2019

84.9% of respondents to the Community Survey indicated their preference that commercial development should be encouraged in and around the Common, on US Route 3 North and near the airport. With Whitefield’s current Development Code in place, all that is needed are commercial developers interested in building or repurposing existing buildings. Whitefield does not need to make abrupt changes to their zoning laws in order to be able to allow or encourage commercial development in the areas preferred by the respondents to the Community Survey.

CURRENT USE ASSESSMENT

New Hampshire RSA 79A, adopted in 1972, provides a property tax incentive to all qualifying landowners (generally owning more than 10 acres) who agree to maintain their land in an undeveloped condition. The assessed value of this land is based on the capacity of the land to produce income in its *current use* – whether it is managed forest or farm, or unmanaged open space – and not its *potential use*.

Current Use Assessment has helped maintain Whitefield’s rural character by keeping land open for productive forests and farms, recreational enjoyment, and wildlife habitat. Open space also helps reduce the costs of municipal services. **Figure 6** presents the number of acres in Current Use in Whitefield.¹⁰

Land in Current use by Category 2016	
Total Land Acres	21949.63
Acres in Current Use	16979.11
<i>% of Total Acres in Current Use</i>	<i>77.35%</i>
Farm Land	965.35
<i>% of Farm Land in Current Use</i>	<i>0.57%</i>
Forest Land	10335.16
<i>% of Forest Land in Current Use</i>	<i>60.87%</i>
Forest Land with Documented Stewardship	4835.35
<i>% of Forest Land with Documented Stewardship</i>	<i>28.48%</i>
Unproductive	552.55
<i>% of Unproductive Land</i>	<i>3.25%</i>
Wetland	290.7
<i>% of Wetland</i>	<i>1.71%</i>
Acres Owned for Conservation Land Non-taxable	2612.65
<i>% of Acres Owned for Conservation Land Non-taxable</i>	<i>11.90%</i>
Conservation Land and Current Use	19591.76
<i>% of Conservation Land and Current Use</i>	<i>89.25%</i>

Figure 6: Land in Current Use, 2017

SAND & GRAVEL EXCAVATIONS

Excavations are controlled by the state in some respects under RSA 155-E, but towns retain most powers to regulate the removal of earth to be used as construction aggregate. Most state land use statutes do not give the Planning Board enforcement powers. Excavations are an exception. The Planning Board is the “regulator” and is also given enforcement powers under RSA 155-E. Whitefield’s excavation regulations are part of the Development Code, which was updated in March of 2019. As of the date of this update there are only three Intents to Excavate on file with the town and apparently little to no activity.

FUTURE LAND USE

In assessing future land use, the town must consider how land is currently being used and carefully plan to support the vision of its citizens. Potential future land use is generally assessed by removing areas of the community that are undevelopable such as roadways, conserved lands, floodplains, surface water, shoreland protection areas and poorly drained soils and then assessing the remaining potential. GIS analysis revealed the presence of 40 parcels in Whitefield over 100 acres and a total of 90 parcels over 50 acres. Each of these parcels has the potential to become future subdivisions, although factors such as steep slopes, surface water and poor soils could limit development. Please refer to **Chapter 12, Maps 3, 4, 8 and 9**.

The Community Survey clearly identified the preferred areas for future commercial and industrial development: the Common, Route 3 North in the vicinity of Dollar General, Route 116 West up to the Medical Center and in the Industrial Park near the airport. Survey respondents also preferred future land use to include more single family homes. The Planning Board has the responsibility to manage future development by balancing the residents’ desire to maintain the small rural and scenic nature of the community as expressed in the Community Survey and in the Vision for the town.

¹⁰ <https://www.revenue.nh.gov/mun-prop/property/equalization-2017/documents/cu-alpha.pdf>

CHAPTER SUMMARY

Present and future land use should be thoughtfully planned now and into the future in order to protect the impact on natural resources, the character of the community, the critical infrastructure and key resources, housing affordability, the tax base and the cost of providing services.

Based on the results of the Community Survey, zoning doesn't seem to be a major area of concern for the residents of Whitefield. The Whitefield Development Code has successfully worked to regulate land use in the community. The Planning Board endeavors to approve projects which will successfully represent the vision of the town's residents and yet provide growth potential into the future.

GOALS

KEEP THE SMALL TOWN FEEL

- Review existing ordinances and regulations periodically so that they coincide with the desire of the community to maintain the small town character of Whitefield and the Vision of this Master Plan.
- Work to preserve and re-energize the Common and its surrounding buildings, increasing safe, walkable areas and encourage suitable retail establishments and restaurants in the downtown.
- Review the Development Code to assure it reflects the desire of the population and enables town government to reserve areas for specifically allowed uses, such as residential and commercial enterprises or open space.

PROMOTE COMMERCIAL DEVELOPMENT

- Further develop the town's website to entice new business entities to come to Whitefield.
- Work with the Northern Gateway Chamber of Commerce to further market the benefits of establishing businesses in Whitefield and the region in general.
- Consider providing tax incentives to promote new business.
- Consider joining the Littleton Area Chamber of Commerce to further market the Town of Whitefield.

ENCOURAGE THE CONSERVATION OF OPEN SPACES

- Continue to protect open space within the community.
- Offer public education programs to encourage residents to consider conservation of lands for public use.

OFFER PUBLIC OUTREACH REGARDING THE DEVELOPMENT CODE

- Provide public outreach sessions to familiarize residents with the Development Code and current regulations.
- Provide public outreach to describe the difference between conventional zoning and that which is in the Whitefield Development Code.

CHAPTER 2: TRANSPORTATION

INTRODUCTION

The location, diversity, condition and efficiency of a town's transportation system all have a direct effect on the community and the region. The general mobility of the residents and visitors, as well as the general economic prosperity of a community is a function of a town's roads and transportation services. Good highways, road access, pedestrian facilities, bicycle lanes and multi-use trail networks compose the infrastructure that contributes to the quality of life for residents and visitors and may serve to spark development in a particular area.

Conversely, certain land uses generate an amount of additional traffic which could require expansion of various aspects of the transportation network. Transportation connections to the outside world are crucial to the economic growth of a community by providing needed access to goods and services not found in the town. Issues resulting from transportation in and through the town may point to access management problems, the need for traffic calming techniques, the location of parking facilities and the need to create a more "walkable" downtown with landscaping and design, crosswalk placement and pedestrian amenities.

COMMUNITY SURVEY RESULTS

QUESTION #18: WHAT IS THE GENERAL CONDITION OF TOWN ROADS IN WHITEFIELD?

98.7% of respondents answered this question. The survey responses indicated that 40.3% of respondents felt that Whitefield's roads are in "good" condition, while 42.7% rated Whitefield's roads as fair". 15.2% rated the roads as "poor".

QUESTION #19: WHAT ARE YOUR BIGGEST TRAFFIC CONCERNS?

87.9% of respondents answered this question. Pedestrian Safety (41.8%), truck traffic on town roads (41.5%), traffic speed (39.4%), traffic turning and entering (38.5%), and truck traffic on Route 3 (30%) were the areas of highest concern. Additional but not particularly high areas of concern were traffic noise (28.5%), inadequate lighting (15%) and inadequate signage (12.1%)

QUESTION #20: PLEASE INDICATE THE LOCATIONS OF MOST CONCERN.

64.8% of respondents answered this question. Of greatest concern to respondents were the intersection of NH Route 3 and Jefferson Road (NH Route 116), where it is a tight turn for trucks and is difficult to see in all directions; speed and parking at the intersection of Routes 3 and 116 and at all other intersections in and around the Common; and speed and traffic on Parker Road.

QUESTION #21: IS PARKING ADEQUATE IN THE COMMON AREA?

96.1% of respondents answered this question. 60.8% answered that parking around the Common area is adequate. 39.2% felt that parking was not adequate.

QUESTION #22: IS HANDICAPPED PARKING ADEQUATE IN THE COMMON AREA?

85% of respondents answered this question. 63.5% felt that handicapped parking is adequate in the Common area. 36.5% felt handicapped parking is not adequate in the Common area

QUESTION #23: SHOULD THERE BE MORE BICYCLE PATHS?

94.6% of respondents answered this question. 70.2% answered yes while 29.8% answered no.

QUESTION #24: SHOULD THERE BE MORE SIDEWALKS?

90.7% of respondents answered this question. 48.1% answered yes while 51.8% answered no.

QUESTION #25: IF YOU THINK THERE SHOULD BE MORE SIDEWALKS, PLEASE INDICATE WHERE?

141 people offered suggestions about where additional sidewalks should be built:

- From the Common Area to the Town Offices, the Summit, Doctors' offices and Fire Station
- From the Common up to the Dollar General and NH Liquor Store
- From South Whitefield Road to Whitefield Elementary School
- Along Union Street to the Common
- People also noted that existing sidewalks should be repaired
- People like the new sidewalks

QUESTION #26: SHOULD THERE BE MORE LINKED TRAILS (SNOWMOBILE AND HIKING) THROUGHOUT THE TOWN?

94.1% of respondents answered this question. 72.5% answered yes while 27.5% answered no.

QUESTION #27: SHOULD THE TOWN ALLOW ATV ACCESSIBILITY ON THE TOWN ROADS?

97.4% of respondents answered this question. 42.4% answered yes while 57.6% answered no.

QUESTION #37: WOULD YOU UTILIZE AN AIR TRAVEL SERVICE TO THE BOSTON OR NEW YORK AREA IF IT WAS AVAILABLE?

92% of respondents answered this question. 76.4% answered yes while 23.6% answered no.

HIGHWAYS

Whitefield is located at the junction of US Route 3 connecting the town to Lancaster to the north and other towns to the south and NH Route 116 connecting the community with Littleton to the southwest and other communities to the northeast. In addition, NH Route 142 heads west from the Common to Dalton. These state-maintained highways, like spokes of a wheel out of the Common, provide easy access for residents to many communities and easy access to Whitefield for visitors from several directions, all without impact on the town's highway budget.



A busy location can put extra strain on the community as well as bringing in commerce and visitors. Truck traffic through the middle of Whitefield, noise and increasing thru-traffic mixed with local traffic and pedestrians were a concern at the time of the writing of the 2008 Whitefield Master Plan¹¹. At that time there was an upgrade planned for US Route 3 from the Carroll town line to the Whitefield Elementary School and consideration for calming traffic in the center of town. With the exception of standard mph signs, no additional traffic calming options have been implemented.

There has been little change in overall transportation in Whitefield since the 2008 Master Plan was completed; there has been only a slight increase in traffic through most parts of town over the past. The traffic report shown in **Figure 7** contains data from the NH DOT’s most recent traffic counts taken at several sites in Whitefield.¹²

NH DOT Traffic Counts								
Location	2008	2009	2011	2012	2014	2015	2017	2018
US Rt. 3 at Carroll T/L		2500		2300		2700		2310
NH 116 at Bethlehem T/L		5500		4000		5000		3976
NH 116/NH 142 North of Forest Lake Road		5500		6000		5700		4621
Airport Road over Airport Marsh Outlet	320		410		620			
US 3/NH 116/NH 142 Union Street at John's River	10000			7600		9700		11013
Forest Lake Road at RRX West of NH 116/NH142	490			430	430		380	
Parker Rd. South of Faraway Rd. @ Dalton T/L	420		470		300		180	
Pine Street under NH RR	400		660		490		381	

Numbers used in this table are actual count numbers. NH DOT does estimate some numbers. For more information, see the DOT website at <https://nhdot.ms2soft.com/tcds/tsearch.asp?loc=Nhdot&mod=>

Figure 7: NH DOT Traffic Counts

ROAD MILES AND CLASSIFICATIONS

All New Hampshire roads fit into a NH DOT road classification system. The **Figure 8** shows how roadways are classified generally and indicates the types and miles of roadways in Whitefield¹³.

Highway Miles in Whitefield		
Class	Legislative Class Name	Miles
Class 0	Private Road	12.35
Class I	State Highways (Numbered)	6.12
Class II	State Highways (Named)	10.79
Class III	Recreational Roads	1.40
Class IV	State Streets	0.00
Class V	Town Highways	33.11
Class VI	Unmaintained Highways	0.34
Class VII	Federal Highways	0.00
Total Miles in Whitefield		64.12

Figure 8: Highway Miles by Legislative Class

¹¹ 2008 Whitefield Master Plan

¹² <https://nhdot.ms2soft.com/tcds/tsearch.asp?loc=Nhdot&mod=>

¹³ <http://www.gencourt.state.nh.us/rsa/html/XX/229/229-5.htm>

SCENIC ROADS

A major component of a town's rural character can be its unpaved and scenic roads. These roads help to retain a sense of history and rural quality that Whitefield's residents have indicated a strong desire to maintain. The purpose of a designation as a scenic road is to protect the intrinsic qualities of that stretch of road that add to the rural nature of Whitefield.

RSA 231:157 allows any road, other than a Class I or Class II highway, to be designated as a Scenic Road upon petition of 10 persons who are either voters of the town or who own land that abuts a road mentioned in the petition. Other rules govern the designation of a road as a "Scenic Road": abutters must be notified within ten days of filing the petition, the road must meet approval of the voters at either an annual or special meeting and the road may be undesignated by the voters also at an annual or special meeting.¹⁴

Whitefield currently has four Class V town roads designated as Scenic Roads: Kimball Hill Road, Gould Road, Hall Road and Spencer Road. There are other roads in town that have the potential to be designated as Scenic Roads. Work that is performed to a Scenic Road should not include the removal of trees of a diameter of 15" or more or the destruction of old stone walls unless approved in writing by the Planning Board. Designation of a Scenic Road does not affect the rights of any abutting landowners on their property and does not affect the eligibility of the town to receive construction, maintenance, or reconstruction aid.

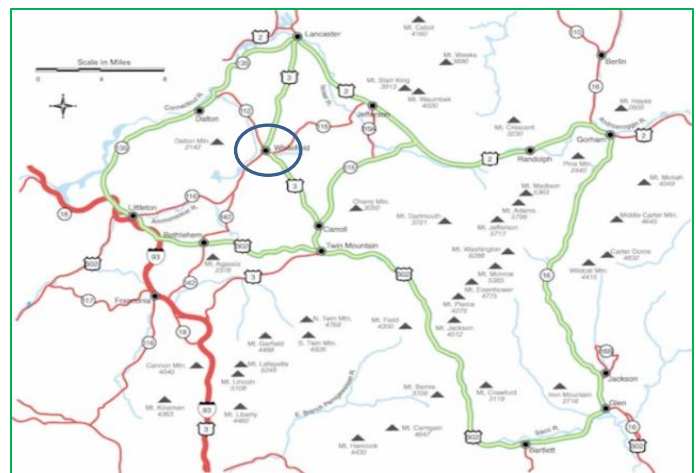
MULTI-USE TRAILS & PATHS

Although located between Littleton, Gorham and Groveton, each of which is connected to major recreational trail systems, as of early 2019 Whitefield is not currently connected to these multi-use trails. While respondents to the Community Survey were overwhelmingly in favor of seeing more linked trails in town, they were generally not interested in seeing increased ATV activity on town roads.

The region attracts visitors who want to recreate in a wide variety of ways. Bicycling, walking, running and riding, whether on ATVs or snow machines, is safer on designated trails and paths than on insufficient shoulders of local roadways. Trails and paths are further discussed in **Chapter 8, Recreation**.

SCENIC BYWAYS

One National Scenic Byway, the Presidential Range Tour, passes through Whitefield as it makes a circuit through two of New Hampshire's most beautiful notches, Pinkham and Crawford. One loop of the Presidential Range Tour includes Route 3 from Carroll through Whitefield and north to Lancaster.¹⁵ The map to the right shows the Presidential Range Tour (green line) as it passes through the White Mountains of New Hampshire.



¹⁴ Ibid.

¹⁵ <https://www.nh.gov/dot/programs/scbp/tours/graphics/president.jpg>

PUBLIC TRANSPORTATION

AIR TRANSPORTATION

Whitefield is home to the Mount Washington Regional Airport (MWRA) which is owned by the Town of Whitefield and located just three miles from the center of town. Services offered as of early 2019 include self-service fuel (with a credit card), hangars and tie-downs and lights. Although there is no regularly scheduled air service at the airport, respondents to the 2018 Community Survey overwhelmingly answered that they would use air travel services if they were available. Due to strict safety regulations and security costs, it is unlikely that “commercial” air will become available in Whitefield. However, there is future potential for “commuter air or charter” service to be developed.

Transient hangar space is currently available at the airport. This is particularly important to pilots who fly into Whitefield during the winter months and who do not want to keep their planes out in the elements.

In the 2015 Regional Transportation Plan Update, completed by North Country Council, it is noted that a regional transportation goal is to ensure that the Mount Washington Regional Airport has an Instrument Landing System (ILS).¹⁶ As of mid-2019 the MWRA does not have the ILS mentioned in the NH DOT’s Regional Transportation Plan, nor is an emergency generator available.

The manager of the MWRA listed the top three priorities of the Board of Directors as follows¹⁷:

- 1) Install a jet fuel farm
- 2) Resurface the airport’s taxi-ways
- 3) Build more hangar space

Mount Washington Regional Airport

- Runways: 10-28 4001’ x 75’ Asphalt
- Right hand traffic pattern for runway 28
- Lighted: PAPI-10-, REILs-28 and 10, Pilot Activated, Rotating Beacon
- Radio Facilities: 122.8 UNICOM
- Bangor Flight Service RCO: 122.4 (1-800-WX-BRIEF)
- Boston Center: 135.7
- ASOS: 118.525
- Localizer: 109.5
- NDB: 386.0Khz, 6.1 NW

Figure 9: MWRA Statistics

BUS SERVICE

Tri-County Transit, a division of Tri-County CAP (TCCAP), operates a bus route daily between Lancaster, Whitefield and Littleton. The cost is \$3 or less per trip, with the lower prices resulting from multi-ride passes that are available to riders through the TCCAP business office.¹⁸ There are multiple options for pick-up and drop-off by request and three regularly scheduled stops in the center of town. Transportation to Littleton, or alternatively, to Berlin, allows Whitefield residents access to Concord Coach, which operates busses to Boston’s Logan Airport multiple times daily.¹⁹

Tri-County Transit reports that ridership in their Fiscal Year (FY 2018) included 168 individual residents of Whitefield and 818 calls for “door-to-door service”, with many of those rides to Littleton Regional Healthcare. Medicare helps pay for transportation (in full or by reducing the fee) to medical appointments.²⁰ Tri-County

¹⁶ Regional Transportation Plan, 2015, NCC, <http://www.nccouncil.org/wp-content/uploads/2018/03/RTP-2015-Final-Draft-Online.pdf>

¹⁷ MWRA manager

¹⁸ <http://www.tricountytransit.org/riders-guide.html#fares>

¹⁹ <https://concordcoachlines.com/bus-routes/>

²⁰ <http://www.tricountytransit.org/medicaid.html>

Transit's numbers do not break out Whitefield residents from the total who use the regularly scheduled routes (aka, "Flex-routes"). However, Tri-County Cap reports that ridership from the three towns (Lancaster, Littleton and Whitefield) exceeded 9,100 in TCCAP's FY 2018.

In addition to the regularly scheduled routes and the door-to-door call service, Tri-County Transit offers a greatly reduced rate (\$.25 per ride) to students ages 12-18 who are actively enrolled in secondary school programs within the service area.²¹

According to the Community Survey, employment for many of Whitefield's working residents is in neighboring towns including Lancaster or Littleton. The commuter bus is an asset that is available to residents of the community, but that appears to be somewhat unknown and under-used. In the Community Survey comments section, multiple people commented that public transportation is lacking in Whitefield, possibly indicating that they are not aware of the service or that they don't know it is available to the general public. Some employers in the region have worked with Tri-County Transit to encourage greater use of the service. Because of a coordinated education program between Tri-County Transit and The Mountain View Grand, fliers listing schedules and fares are available in six different languages.

RAIL

Availability of rail service has decreased substantially in the last 50 years throughout the United States; many lines, particularly passenger rail lines, have been abandoned or are relatively inactive. Whitefield, formerly a busy railroad town, sits at the junction of several of those old rail lines and although one line is still considered to be partially active, passenger service is unavailable.

The NH Department of Transportation published a State Rail Plan in June 2012. The plan lists recommendations regarding the preservation of both abandoned rights-of-way and any active rail corridors. In the process of setting the State's goals, a system for assessing the importance of different rail segments was devised. Part of this system calls for rating connecting segments at a higher value than branch line segments. The rail corridor that connects Whitefield to St. Johnsbury, VT (no longer active) is one such connecting corridor and one of only two in the North Country that qualifies for that classification.²² It is unlikely that the state will give up any of Whitefield's rail lines other than to become part of a trail system that prohibits any kind of incursion into the right of way, as the plan calls for preservation of state-owned abandoned rail rights-of-way to assure they are available for future railroad use.²³

CHAPTER SUMMARY

Most of the respondents to the Community Survey, a total of 83%, felt that the roads and highways in town, both town roads and state roads, were in fair to good condition. The primary roads through the center of town are state roads and are maintained by the State of NH Department of Transportation. While there isn't much Whitefield can do about those roads, it is important for Whitefield to maintain avenues of communication between the town and the state authorities. Issues such as lighting on state roads, traffic and speed through the Common area and at the intersection of NH Routes 3 and 116, where trucks have difficulty making the turn, should continue to be brought to the attention of NH DOT.

²¹ Ibid

²² NH DOT; NH State Rail Plan, 2012; <http://www.nh.gov/dot/org/aerorailtransit/railandtransit/documents/FinalStateRailPlan.pdf>

²³ Ibid

Whitefield residents would like to see more “Linked” trails and more bike paths, but they generally are not interested in ATV traffic on town roads. Almost half of respondents indicated that they would like to see sidewalks built to allow better accessibility to businesses, housing, medical offices and other services that are located within walking distance of the Common and where there currently are no sidewalks. An almost equal number thought the existing sidewalks were sufficient.

Most of the respondents to the Community Survey felt that both parking in general and handicapped parking are sufficient around the Common. A substantial percentage of respondents (76.4%) indicated that they would use scheduled air service out of the Mount Washington Regional Airport if it were available and affordable.

GOALS

CONTINUE THE OVERALL MAINTENANCE OF THE TRANSPORTATION SYSTEM

- Provide a safe, functional and well-maintained transportation system and plan. It should include roads, parking, sidewalks and non-motorized opportunities.
- Refer to and maintain consistency with the NH Long Range Transportation Plan which was formally adopted in May 2008 and updated in July 2010 for the years 2010-2030.²⁶
- Refer to New Hampshire Statewide Transportation Improvement Plan (2015-2018 (draft))²⁷ for the most up-to-date information regarding projects affecting Whitefield.
- Maintain membership and representation in North Country Council Regional Planning Commission and its Technical Advisory Committee (TAC).

REDUCE TRAFFIC SPEED AND NOISE ON NH ROUTES 116 AND 3

- Work with the Police Department to seek grant funding to obtain a portable speed monitoring sign(s).
- Purchase and deploy portable “Speed” signs to slow the speed of traffic on Union Street and at the top of the hill on NH Route 3 North.
- Work with the State to propose the limited use of Engine (Jake) Brakes in 30 mph zones.

EDUCATE RESIDENTS ABOUT AVAILABILITY OF TRI-COUNTY TRANSIT BUSES AND ROUTES

- Work with Tri-County Transit to coordinate cooperative education programs with area employers.
- Work with large employers in the area to ensure employees from Whitefield know of the service.
- Through public outreach, encourage Whitefield residents to make use of this service.

WORK WITH THE MANAGEMENT OF THE MOUNT WASHINGTON REGIONAL AIRPORT TO PROMOTE THE FACILITY AND MOVE TOWARD THE PROVISION OF A COMMUTER AIR SERVICE

- Identify barriers to having commuter air or charter service.
- Establish a public relations campaign to encourage and increase regional support for the airport.
- Install a permanent backup generator.²⁸
- Research and consider subsidies that may be available to small town airports.

²⁶ NH Long Range Transportation Plan, 2010-2030; adopted May 2008 and updated in July 2010

<http://www.nh.gov/dot/org/projectdevelopment/planning/documents/CompleteLRTP083110.pdf>

²⁷ <http://www.nh.gov/dot/org/projectdevelopment/planning/stip/documents/FINALSTIPUPDATE45.pdf>

²⁸ Whitefield's 2017 Hazard Mitigation Plan, Action Item #32

WORK TO IDENTIFY OPPORTUNITIES TO BUILD OR CONNECT WALKING, BICYCLING, AND ATV AND SNOW MACHINE TRAILS TO SURROUNDING AREAS AND COMMUNITIES

- Work with local groups to identify areas that could be managed as part of a trail system.
- Work with the State to explore options for abandoned railway beds to turn them into walking and bicycle paths

INSTALL AND MAINTAIN NEW SIDEWALKS TO ALLOW RESIDENTS SAFE WALKING OR BIKE RIDING TO IMPORTANT FACILITIES IN THE COMMUNITY.

- Consider the installation and/or repair of sidewalks from the Common to the Town Offices and Physicians' offices at the top of the hill on NH Route 116 south.
- Consider the installation and/or repair of sidewalks from the Common to the Dollar General at the top of the hill on NH Route 3 north.

CHAPTER 3: COMMUNITY FACILITIES

INTRODUCTION

Whitefield owns and operates a fairly standard collection of community facilities: Municipal Offices that house the Town Clerk, the Tax Collector, the Administrative staff, the Public Works Director and, in a separate section of the same building, the Police Department; the Fire Department coupled with Ambulance Service (Fire and Rescue) that is located next door to the Town Hall; the Highway Garage and equipment yard; the Wastewater Treatment facility; the Water Department; the Town Transfer Station; and the Town Library. (See *Chapter 12, Map 2*)



Whitefield Municipal Offices & Fire Station
Photo Credit: MAPS

The operations of these separate entities and the bricks and mortar they are housed in are funded primarily by property taxes, though there are additionally various user fee systems for water³¹, wastewater³² and some of the solid waste operations costs.³³ Whitefield is also home to the Mount Washington Regional Airport; however, airport operations are covered in *Chapter 2, Transportation*.

Both regional schools, Whitefield Elementary School and White Mountains Regional High School are located in town. The School Administrative Unit (SAU36) oversees both schools. Whitefield's share of school operations is raised through property taxes.

Whitefield maintains a Capital Improvement Plan (CIP) to keep track of predictable expenditures in the coming years and decades. This CIP was originally established in 2008 and is updated every 5 years. Additionally, Whitefield has established numerous Capital Reserve Funds, enumerated later in this section, that voters regularly add money to by vote at Town Meeting.

COMMUNITY SURVEY RESULTS

The Community Facilities chapter is primarily an inventory of these facilities as of 2019. There is limited value to asking the community at large to comment on the operations, as the average resident is likely to have little or no knowledge of either the physical buildings or the operations that are carried out in those buildings. Because of this assumption, there were no questions specifically about what the community at large thinks of those facilities. Instead, what follows are sections that describe these facilities as they exist as of the writing of this plan and list upcoming improvements or expected replacements and known problems.

³¹ https://www.whitefieldnh.org/sites/whitefieldnh/files/uploads/2019_water_sewer_rate_change.pdf

³² https://www.whitefieldnh.org/sites/whitefieldnh/files/uploads/sewer_ordinance.pdf

³³ <https://www.whitefieldnh.org/transfer-station>

INVENTORY OF COMMUNITY FACILITIES

THE MUNICIPAL OFFICES

At the 2014 Town Meeting, Whitefield residents voted to move administrative operations to a new facility slightly away from the Common on the Littleton Road. The new building, completed in 2015, is located on NH Route 116 just north of the Common. The Whitefield Municipal Offices contains offices for the Town Clerk, the Tax Collector, the Selectmen, the Police Chief, the Fire/EMS Chief and the Public Works Director. Building facilities also include two meeting rooms - the Community Meeting Room on the lower level and the Selectmen’s Meeting Room on the street level. The Community Meeting Room is used for community events, meetings and for the Recreation Department’s After School Program. Like the Community Meeting Room, the Selectmen’s Meeting Room is also used for community events and meetings and is the community’s designated Emergency Operations Center.³⁴ The building has a permanent generator that provides back-up generation for the Fire Station as well.

POLICE DEPARTMENT

The Whitefield Police Department is located in the lower level of the Municipal Offices building, while the Police Chief’s office is on the street level. The Whitefield Police Department consists of a full-time Chief, five full-time Officers, four part-time Officers and one Administrative Assistant. The Whitefield Police Department is dedicated to working with the community to provide exceptional police service in an effective and proactive way to keep the people in Whitefield safe.

Resource (Equipment)	Model
Vehicle	Ford Interceptor SUV 2015
Vehicle	Ford Interceptor SUV 2017
Vehicle	Ford Interceptor SUV 2019

Figure 10: Whitefield PD equipment

Emergency calls are routed through E911 and dispatched through NH DOT, District 1 out of Lancaster (Lancaster Dispatch). The Whitefield Police Department has mutual aid agreements with the Lancaster, Bethlehem, Carroll and Littleton Police Departments, NH State Police - Troop F and Coos County Sheriff’s Department.³⁵

FIRE DEPARTMENT & RESCUE

The Fire and Rescue Department is located on the west side of NH Route 116 just west of the town center. Staff includes a full-time chief, a full-time assistant and 29 “call” firefighters and members of EMS. Emergency calls are routed through E911 and dispatched through NH DOT, District 1 out of Lancaster. Whitefield Fire and Rescue are members of the North Country Fire Mutual Aid District & Twin State Fire Mutual Aid. Emergency responders are also dispatched through Lancaster Dispatch.³⁷

Resource (Equipment)	Model
Tanker	Mack K-90
Fire Truck	International 1988
Fire Truck	International 2001
Ambulance	Ford 2014
Ambulance	Ford
Automobile	Ford Expedition 2009
All-Terrain Vehicle	Polaris Ranger
Trailer	6' carryon
Trailer	PJ open 2000
Portable Generator	Southworth-Milton
Spreader, Jaws of Life	JAWS
Thermal Imager	

Figure 11: Fire & Rescue Equipment Inventory³⁸

³⁴ Whitefield Emergency Operations Plan, 2017

³⁵ Ibid

³⁷ Ibid

³⁸ Ibid

PUBLIC WORKS DEPARTMENT

The Public Works Department oversees four individual sub-departments; Highway, Water, Solid Waste and Wastewater Treatment. The Public Works Department is also responsible for two ballfields and the Common (see **Chapter 8, Recreation**). A general overview and equipment inventory for each department follow:

HIGHWAY DEPARTMENT

The Whitefield Highway Department is housed in a 60'x100' building on Anna Drive. The building is in fair condition. A 2019 energy audit will be performed and it is expected that the audit will verify "waste" of upwards of \$15,000 per year in fuel costs, according to the PWD Director.

The department consists of a full-time Public Works Director and five full-time highway department employees. The Director states that as of mid-2019, the Highway Department could use one more full-time employee.

WASTEWATER TREATMENT FACILITY

At Town Meeting 2019, a vote to support, finance and contract for services to upgrade the community's Wastewater Treatment Facility passed with better than 2/3 of the vote. Upgrades to the system have been needed for years and a large improvements package raising \$6,500,000 was passed in 2018. A study undertaken by an engineering firm to determine exactly what is needed and what the cost will be determined that an additional \$1,600,000 would need to be raised to accomplish everything necessary to meet the state and federal requirements for wastewater treatment. The wastewater treatment facility is owned by the town but managed by a private contractor.

Following the vote in 2019, the full budget for upgrades to the treatment facility has been approved by the voters. This money will be raised through a combination of user fees, grants and loans, including issuing municipal bonds. A \$400,000 grant from the Northern Borders Regional Commission was awarded in 2018 and the vote to raise the additional proposed \$1,600,000 assured that this grant will remain available.

TRANSFER STATION

The Whitefield Transfer Station is located on Hazen Road and operated by a full-time staff of one manager and a part-time employee. The town operates a Pay-by-Bag system to offset costs for disposal of waste. In 2018, with the help of a grant from New Hampshire the Beautiful, Inc., a not-for-profit recycling organization funded by the state's grocers, and beer and soft drink distributors, Whitefield purchased a new Caterpillar skid-steer loader.

Resource (Equipment)	Model
Truck Mounted Blade, Snow Plow	International 7400
Truck Mounted Blade, Snow Plow	Ford F550
Dump Truck	Western Star 2015
Dump Truck	Ford F350
Dump Truck	Chevrolet 1994
Tanker Truck	Mack CH 613
Grader	John Deere
Excavator	CAT
Roller	Wacker Neuson
Backhoe	Caterpillar
Tractor	John Deere 7400
Trailer	Carrier Closed 2005
Trailer	1995 HDME
Bulldozer	Caterpillar
Chipper	EAGR SP111HP3

Figure 12: PWD Equipment Inventory⁴⁰

Resource (Equipment)	Model
Skid Steer Loader	Caterpillar 2018
Bucket Loader	John Deere, pre 1990
Backhoe	John Deere, pre 2000

Figure 13: Transfer Station Inventory

⁴⁰ Whitefield Emergency Operations Plan, 2017

WATER DEPARTMENT

Whitefield’s drinking and domestic water comes from 4 sources; 3 bedrock wells and 1 gravel-packed well. Three of these sources are located in Whitefield and one is in Jefferson. The Water Department is responsible for installing and maintaining lines, pumps sufficient to provide a minimum of 20 PSI and a maximum of 160 PSI to water customers, installing meters, billing and collection of fees. Staffing at the Water Department includes a full-time Superintendent and one additional full-time employee who also works for the Highway Department.

WHITEFIELD PUBLIC LIBRARY

Although governed by the Board of Trustees (RSA: 202.A) and not the Town of Whitefield, no Master Plan can be complete without discussion of the local public library.

The Whitefield Public Library is housed in one of the stately Carnegie Libraries that were built around the world between 1883 and 1929 by philanthropist and businessman, Andrew Carnegie. Whitefield’s library was built in 1893 and was then and is now enthusiastically supported by both the people of Whitefield and town government.



Whitefield Public Library
Photo Credit: necarnegies.com

The Whitefield Library contains around 12,500 individual volumes, has issued 1430 library cards and provides two computer stations and wireless access to its patrons. Additionally, Whitefield cardholders have access to Overdrive, which is an on-line book borrowing program that makes books available for electronic book reading devices and audio books without the borrower having to leave home. The library is currently working on digitizing the entire book inventory.

SCHOOLS

School Administrative Unit (SAU) 36 is a regional school district that serves the towns of Dalton, Whitefield, Jefferson, Lancaster and Carroll (Twin Mountain). The district includes three schools, two of which are located in Whitefield, the Whitefield Elementary School and the White Mountains Regional High School. The third school within the district is the Lancaster Elementary School in Lancaster.

In the past 20 years, School Year (SY) 02-03 had the largest school enrollment at 1,491. Since SY05-06, the overall trend in school enrollment has been downward with the lowest school enrollment during SY18-19 as shown in **Figure 14**.

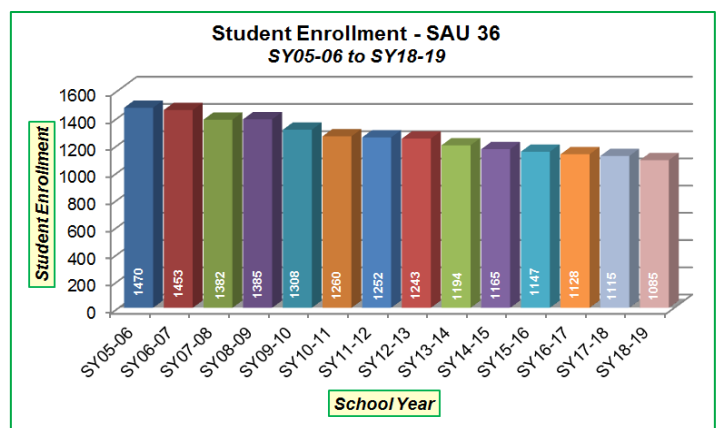


Figure 14: Student Enrollment, SAU36

Primary facility concerns at the Whitefield Elementary School include limited parking and the need for a new roof in the near future. The White Mountains Regional High School is also in need of a future roof replacement as well as a backup generator.⁴¹

WHITEFIELD ELEMENTARY SCHOOL

The Whitefield Elementary School (WES) is administered by SAU 36. In SY18-19 enrollment at WES was 312 students. When all student resources including special education and Title I teachers, counselors, nurses, unified arts teachers and others who interact scholastically with students were calculated in the formula, the ratio of students to teachers is 10/1. However, since not all students use all the available resources, the class size average of 15-16 students per class is also an important ratio to know when looking at the big picture. Current staffing levels are 32.3 teachers, two administrative staff members, and 29.8 support staff, including teachers' aides, speech and occupational therapists and secretaries.

WHITE MOUNTAINS REGIONAL HIGH SCHOOL

White Mountains Regional High School, though located in Whitefield, accepts students from Whitefield, Lancaster, Dalton, Twin Mountain, and Jefferson. It is managed by SAU 36 and had a SY18-19 enrollment of 379 students, including Career and Technical Education students. Staffing levels for SY18-19 are 34.8 teachers, four administrative staff members and 20.5 support staff, including teachers' aides, speech and occupational therapists and secretaries.

CAPITAL RESERVE FUNDS⁴²

Capital Reserve Funds voted on at the 2019 Town Meeting			
Name of Capital Reserve Fund	Established	Voted to Add in 2019	New Fund Total
Sidewalk/Repair/Maintenance	2011	\$20,000	\$50,261
Recycling Center Equipment*	2012	\$5,000	\$5,330
Septic Receiving Station (new)	2019	\$25,000	\$25,000
Sewer Collection System (new)	2019	\$10,000	\$10,000
Road Projects	2013	\$60,000	\$106,495
Highway Equipment Replacement	2001	\$47,500	\$116,405
Bridge & Town Buildings Repairs	2010	\$55,000	\$93,231
Fire Department Equipment Replacement	2007	\$40,000	\$41,233
Ambulance	2004	\$20,000	\$40,406
Revaluation	2015	\$15,000	\$51,503
Emergency Service Building (new)	2019	\$20,000	\$20,000

*Addition does not show up on the Report of the Trust Funds as do the other additions

Figure 15: 2019 Capital Reserve Funds

⁴¹ Action Item #25, Whitefield Hazard Mitigation Plan Update, 2017

⁴² Town Report for Year Ending December 31, 2018 and approved minutes of 2019 Town Meeting

CHAPTER SUMMARY

Whitefield has been carefully replacing old community facilities and making do with the ones that have yet to be replaced. New construction is both expensive and disruptive to the daily operations a town depends on. As of the time of this update, the Municipal Offices Building, completed in 2015, houses several key community departments in modern office space within a relatively energy efficient building. This building, with properly scheduled maintenance and repair, should easily serve the needs of the community for many decades. In 2019 it is hoped that the new Wastewater Treatment Plant will be completed and that all state and federal requirements for wastewater treatment and discharge will be met and exceeded for many years to come.

Over the next decade, future Selectboards will determine which buildings to repair or replace and the townspeople will have the opportunity to vote for or against those decisions. It is important to consider what improvements will be needed in the future in order to keep up with changes in technology, state, federal and local regulations and with the changing needs of the community.

GOALS

The goals section of this chapter articulates the goals of the Department Heads, Chiefs, Selectboard, and, in some cases, employees and are not a reflection of Community Survey results. Goals in this chapter also include recommendations from the Whitefield Hazard Mitigation Plan (HMP), 2017 as indicated.

MUNICIPAL OFFICES: PLANNING BOARD, SELECTBOARD & OTHER TOWN OFFICIALS

- Review the Subdivision Regulations to include clear language regarding requirements for fire suppression, building on steep slopes, drainage and better 911 signage to mitigate the impact of hazards. *(Action Item #18, HMP)*
- Review the current road standards in Whitefield and update them according to the Public Works Department's recommendations to ensure that roads in new subdivisions address steep slopes, water drainage and other road issues. *(Action Item #19, HMP)*
- Establish an interactive webpage to provide public education on both hazard mitigation and emergency preparedness. *(Action Item #5, HMP)*
- Advise the public about the local flood hazard, available flood insurance through the National Flood Insurance Program (NFIP) and mitigation techniques that can be used to mitigate the risk of flooding. *(Action Item #9, HMP)*
- Review and update the Capital Improvement Plan (CIP) to include recommendations for long term projects that are identified in the Hazard Mitigation Plan. *(Action Item #14, HMP)*
- Obtain funding and install a lightning rod at the Municipal Office Building. *(Action Item #16, HMP)*
- Provide public outreach to encourage all residents to contact NH ENS to add cell numbers, emails, unlisted numbers and to verify information. *(Action Item #3, HMP)*

FIRE DEPARTMENT/RESCUE SQUAD

- Acquire a brush truck or pickup truck.
- Make improvements to the station by adding sleeping quarters, a kitchen and training space.
- Continue to provide fire prevention awareness programs at the town's schools. *(Action Item #6, HMP)*

- Maintain a supply of Firewise® brochures to educate homeowners on methods to reduce fire risk around their homes. *(Action Item #7, HMP)*
- Obtain and install dry hydrants at Hazen Pond, Mirror Lake & Burns Lake. *(Action Item #29, HMP)*
- Obtain funding and purchase a new rescue pumper for the Fire Department. *(Action Item #30, HMP)*
- Obtain funding and purchase water rescue equipment for the Fire Department. *(Action Item #31, HMP)*

POLICE DEPARTMENT & EMERGENCY MANAGEMENT

- Acquire a speed trailer.
- Upgrade in-car and in-office computer systems including logs and records management.
- Acquire an additional patrol vehicle.
- Encourage all town officials and new hires to take NIMS 700, ICS 100 and ICS 200 emergency management courses. *(Action Item #4, HMP)*
- Conduct a Table Top Exercise (TTX) to introduce the Emergency Operations Plan. *(Action Item #12, HMP)*
- Consider ways to improve 911 signage compliance so that emergency responders can better assist the public at the time of need. *(Action Item #15, HMP)*
- Work with the SAU, the Superintendent and other local entities to purchase and install a permanent generator at White Mountains Regional High School so that this facility can be more effectively used as the Primary Shelter serving not only Whitefield, but possibly the entire region. *(Action Item #23, HMP)*
- Work with the SAU, the Superintendent and other local entities to purchase and install a permanent and whole-facility generator at the Whitefield Elementary School. *(Action Item #25, HMP)*

HIGHWAY DEPARTMENT

- Provide adequate storage space for the Highway Department equipment.
- Acquire a hot box and sealer for sealing cracks in the town roads.
- Continue identifying and assessing culverts and ditches as part of the Asset Management Program
- Replace or repair 42 culverts already identified as needing improvements.
- Increase insulation in highway garage.
- Build a wood storage building.
- Install a wood boiler to supplement heating oil use at garage.
- Obtain funding and install a generator at the Whitefield Public Works Department to ensure proper functioning in the event of an emergency. *(Action Item #24, HMP)*
- Develop a written hydrant maintenance program that will ensure the functionality of all hydrants in the community. *(Action Item #1, HMP)*
- Continue a program to continue tree and brush maintenance to mitigate damage from natural hazards. *(Action Item #10, HMP)*
- Consider adopting the International Building Code (IBC) and the International Residential Code (IRC). *(Action Item #20, HMP)*
- Complete an engineering study to replace the temporary bridge on Hazen Road, over the Johns River, with a new and improved bridge that will improve the flow of stormwater in the area. *(Action Item #22, HMP)*
- Develop a written storm water maintenance plan in order to insure more efficient stormwater management; determine size, location, age, time for replacement, etc. for culverts and ditches throughout the town. *(Action Item #27, HMP)*

WATER DEPARTMENT

- Review and address security issues at the town water supply facilities and storage reservoirs, perhaps by installing better fencing. (*Action Item #26, HMP*)
- Complete the replacement of all water meters in Town.
- Complete planned upgrades to the water system (30% completed at this time).

WASTEWATER TREATMENT FACILITY

- Build a new Wastewater Treatment Facility to comply with the law regarding discharges to waterways
- Make upgrades to the main sewer station at Brown Street.

TRANSFER STATION

- Construct an enclosure for the materials baler to protect it from winter's cold.

WHITEFIELD PUBLIC LIBRARY

- Continue working on digitizing book inventory.
- Expand hours of operation.
- Work toward more and better use of space for functions and meetings

WHITEFIELD ELEMENTARY SCHOOL

- Increase parking at or near the school building.
- Install a new roof.
- Acquire a back-up generator.

WHITE MOUNTAINS REGIONAL HIGH SCHOOL

- Acquire a back-up generator.⁴³
- Install a new roof.

BALL FIELDS

- Continue to maintain and improve the Legion Ballfield and the Recreation Field on Highland Street.
- Install security systems at each field to discourage vandalism.

KING'S SQUARE COMMON AND GAZEBO

- Replace lights around Common with LED lighting.
- Plant new trees around Common.

⁴³ Action Item #23, Whitefield Hazard Mitigation Plan, 2017

CHAPTER 4: UTILITIES, PUBLIC SERVICES & ENERGY

INTRODUCTION

Clean water, electricity, and communications systems are all part of the fundamental infrastructure of the Whitefield community. These utilities help enhance the quality of life for the residents and businesses of Whitefield as well as the many tourists that visit the community.

It is important to not only recognize and understand current utility, energy and public services but to address future energy needs and the impact changing conditions will have on the community.

COMMUNITY SURVEY RESULTS

Questions 39A-39I address alternative sources of energy and communications. Respondents were asked to indicate their interest in the development of energy/communications projects such as those listed below.

39A. HIGH VOLTAGE DIRECT CURRENT POWER LINES

93.3% answered this question. The overwhelming majority or 76.5% were “Not Interested”.

39B. GAS TO ENERGY PROJECTS

87.9% answered this question. The majority or 31.5% were “Not Interested” however 30.9% indicated that they did not have enough information to answer the question.

39C. LARGE-SCALE SOLAR ENERGY PANEL FARMS

91.0% answered this question. The majority or 34.1% were “Very Interested”, 31% were “Moderately Interested” and 23.9% were “Not Interested”. 11.1% indicated that they did not have enough information to answer the question.

39D. SMALL-SCALE RESIDENTIAL SOLAR PANELS

91.7% answered this question. The majority or 54.1% were “Very Interested”, 31.3% were “Moderately Interested” and 9.9% were “Not Interested”. 4.7% indicated that they did not have enough information to answer the question.

39E. LARGE-SCALE WIND FARMS

91.7% answered this question. The majority 42.8% were “Not Interested”, 28.5% were “Moderately Interested” and 18.3% were “Very Interested”. 10.4% indicated that they did not have enough information to answer the question.

39F. SMALL-SCALE RESIDENTIAL WIND POWER

91.5% answered this question. The majority or 36.2% were “Very Interested”, 32.5% were “Moderately Interested” and 22.3% were “Not Interested”. 9.0% indicated that they did not have enough information to answer the question.

39G. LARGE-SCALE POWER PRODUCTION BY BIOMASS

87.9% answered this question. The majority or 36.2% were “Very Interested”, 32.5% were “Moderately Interested” and 22.3% were “Not Interested”. 9% indicated that they did not have enough information to answer the question.

39H. ADDITIONAL WIRELESS CELL TOWERS

92.0% answered this question. The majority or 31.5% were “Moderately Interested”, 30.9% were “Very Interested” and 30.6% were “Not Interested”. 7.0% indicated that they did not have enough information to answer the question.

39I. GEO-THERMAL PROJECTS

88.6% answered this question. The majority or 29.4% were “Very Interested”, 27.1% were “Did not have enough information” and 26.2% were “Moderately Interested”. 17.2% were “Not Interested”.

ELECTRICITY

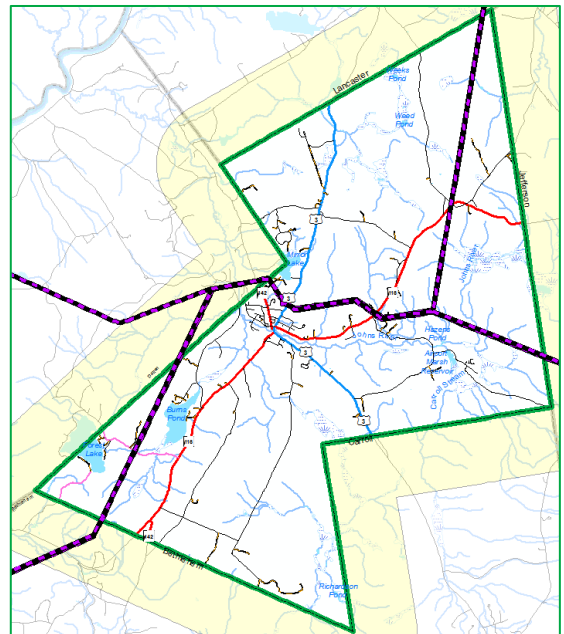
The Town of Whitefield receives electricity from Eversource, a Massachusetts (Boston) and Connecticut (Hartford) based firm (formerly known as Public Service of New Hampshire).

Electric power lines, maintained by the Public Utilities Commission, crisscross Whitefield as indicated by the purple line in the image to the right. Eversource maintains an electric substation within the community.

TELEPHONE & CELL SERVICE

Telephone service is provided to the town through Fairpoint. Wireless service is through Verizon and Fairpoint. There are a variety of other services available for long distance service to Whitefield residents.

Cable and internet services are provided by Spectrum and Fairpoint. Fairpoint maintains a switching station on Pleasant Street. Residents may seek cable services through alternate cable providers as available such as Dish or Direct TV.



PUBLIC WATER SUPPLY & WASTEWATER COLLECTION

Water is delivered to Whitefield residents through the municipal water service or through private wells. The Public Works Department maintains the public water system and pressurized hydrants in the community.

The Public Works Department also maintains a municipal wastewater facility and municipal collections system – these facilities are undergoing major upgrades in 2019 (**Chapter 3, Community Facilities**). Private septic systems and wells are utilized by residents who are not able to access the municipal wastewater systems and public water.

CHAPTER SUMMARY

The proper functioning of utilities and public services is vitally important to any community; every citizen should have access to clean water and reliable electric power. Likewise, they should have the ability to communicate not just to other members of the community but also to the world at large. By increasing broadband capabilities and embracing alternative energy projects, Whitefield will be able to ensure the quality of life for current residents and businesses and be better positioned to encourage new businesses to move to Whitefield.

Although not directly asked in the Community Survey, it appears that public utilities in Whitefield are adequate. The Whitefield Hazard Mitigation Plan, 2017 indicated that both cell service and high speed internet are “good”. Action Items from the Hazard Mitigation Plan that relate to public utilities are detailed in **Chapter 3, Community Facilities**.

Based on analysis of the results of the Community Survey, it appears that two alternative energy projects would not be welcomed by the citizens of Whitefield - High Voltage Direct Current Power Lines and Gas to Energy Projects. Solar energy projects, both large and small-scale, were viewed more favorably. Wind farms, both large and small-scale and power production by biomass received mixed interest.

GOALS

GOAL 1 – INCREASE BROADBAND CAPABILITIES

- The town should continue to increase broadband capabilities throughout the community by lobbying utility companies to upgrade their infrastructure to allow for better access by residents.

GOAL 2 – ALTERNATIVE ENERGY PROJECTS

- Complete inventory of town-owned properties for their potential for solar collection to supplement existing heating systems or as points of generation.
- Address alternative energy projects and their impact on the aesthetics, property values and the character of the community as well as the functionality and cost of the project.

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CHAPTER 5: HOUSING & POPULATION

INTRODUCTION

Housing is important in every community; the type and quantity of housing can influence the quality of life and the potential growth of a community. Housing is an essential part of the local tax structure and can have an impact on education, recreation and essential town services. The Master Plan, as outlined in RSA 674:2 (II) (I) includes a housing chapter which:

“...assesses local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region...and which integrates the availability of human services with other planning undertaken by the community.”

About 3.5 million addresses each year are invited to participate in **The American Community Survey (ACS)**. The ACS is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.

Answers are collect to create up-to-date statistics used by many federal, state, tribal and local leaders. Somme American Community Survey questions have been asked in the decennial census since it first began in 1790. Source: ACS, Top Questions about the Survey

This chapter examines the housing trends in Whitefield based on past and current data from the American Community Survey, a five-year estimate for the period 2013-2017 that is provided by the US Census Bureau. It includes the present number, condition, and types of housing units, a record of building construction over the past 79 years (1939-2014), and housing demographics based on both the Master Plan Survey and the ACS for 2013-2017. This data, combined with the Master Plan Survey Response are examined to understand their effect on current and future housing needs in Whitefield.

COMMUNITY SURVEY RESULTS

QUESTION #1: WHAT IS YOUR AGE?

Of the responders to this question, 41.4 % indicated their age to be between 46-65 years old. The second highest age category was over 65 with 36.2% of the responses. Combining these two numbers, the survey results indicate that 77.6% of the population in Whitefield is over 46 years of age. The actual population of persons younger than 45 is 45.2% while the population of persons older than 45 is 54.8% according to the ACS (2013-2017).⁴⁴ This supports the concept and data provided by the Office of Strategic Initiatives (OSI) that Coos County and Whitefield are aging, as many younger people leave the North Country to explore opportunities elsewhere.

QUESTION #2: WHAT BEST DESCRIBES YOU?

99% of responders answered this question, which was about residency. 26.9% (103) responded that they have lived here for 20 years or longer. 19.1% (73) answered that they are year-around residents and have lived here for 1-5 years. 15.9% (61) consider themselves year around residents who have lived here for 11-20 years. 11.5% (44) have lived in Whitefield all their lives. 10.7% (41) are year-round residents who have lived in Whitefield for 6-10 years. 8.3% (32) of respondents were seasonal residents and 7.6% (29) were non-resident property owners.

⁴⁴ <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

QUESTION #3: IN WHICH TYPE OF HOUSING DO YOU CURRENTLY LIVE?

Of the responders to this question, 42.7% indicated they live in single-family homes on more than two acres and 36% indicated they live in single-family housing on less than two acres, for a combined total of 78.7% of Whitefield’s residents living in single-family housing. This data supports the answers to questions #34a-i where responders were asked to indicate what types of housing they would like to see more of in Whitefield. “Cabin, cottage and land owner only” were also indicated in Question #3; this supports Census 2010 data that indicates approximately 268 housing units in Whitefield are for “Seasonal, Recreational and Occasional Use”.⁴⁵

QUESTIONS #4: WHAT IS YOUR HIGHEST LEVEL OF COMPLETED EDUCATION?

Graduate school (20.6%), 4-year college (20.1%) and 2-year college (19%), when combined equal a total of 59.7% of the population having experienced higher education. 34.8% indicated that they are high school graduates and a small amount (5.5%) indicated that they have either less than a high school education or a GED.

QUESTION #10: PRESENTLY, MOBILE HOMES OR MANUFACTURED HOUSING ARE ALLOWED TOWN WIDE PROVIDING THE ABSOLUTE CRITERIA IS MET. DO YOU AGREE WITH THIS?

Although the raw answers to this question indicate that 69.1% (versus 30.9%) of the responses agree with the statement upon which this question was predicated, it is likely that the answers were skewed based on unfamiliarity with the “absolute criteria”. When considered along with the answer to Question #34i, it is more likely that the community has a mixed opinion about mobile homes, split roughly 50/50 (**Figure 16**).

QUESTIONS #34A-34I: WOULD YOU LIKE TO SEE MORE OR LESS OF THE FOLLOWING TYPES OF HOUSING?

The responses on housing issues are shown in **Figure 16**, with the answers with the most responses in bold red font. The results indicate a strong desire to have more single family homes and fewer multi-family and apartment buildings; the results also indicate a mixed desire, nearly 50/50 to have more or less mobile homes. The affordable housing responses may be skewed as some respondents may have considered it to include low-cost homes as opposed to the intent of the question which was for subsidized housing.

Would you like to see more or less of...?	More	Less	Same
Single Family Homes (#34a)	62.5%	0.9%	36.6%
In-law Apartments (#34b)	38.1%	8.8%	53.1%
Two-family/Duplex (#34c)	30.7%	24.2%	45.1%
Multi-Unit Housing (#34d)	16.0%	45.9%	38.1%
Condominiums/Town Houses (#34e)	32.4%	32.1%	35.5%
Apartment Building (#34f)	16.0%	42.7%	41.3%
Affordable Housing (#34g)	37.1%	30.4%	32.5%
Conversion to Apartments (#34h)	17.7%	50.2%	32.1%
Mobile Homes (#34i)	48.4%	46.3%	5.3%

Figure 16: Survey Responses; Questions #34A-34I, Housing

⁴⁵ US Census, 2010

QUESTIONS #41G: IMPORTANCE TO YOU...REAL ESTATE VALUES?

95.6% of the respondents answered this question. Extremely Important (36.2%), Very Important (33.8%) and Moderately Important (21.6%) when combined equal 91.6%, a number that indicates a strong expression of the citizens' desire to protect the value of their real estate.

COMMENTS

Overall, comments made by individuals when responding to the Community Survey, were somewhat mixed. Respondents asked for both "more affordable housing" to allow for more young people and low-income individuals to find housing and "less affordable housing" to help improve the overall character of the community, particularly in the downtown area of Whitefield. In addition, there were several comments that called for the cleanup, repair or demolition of rundown and dilapidated houses and/or buildings, again, particularly in downtown Whitefield.

HOUSING

HOUSING HISTORY & DEMOGRAPHICS

Of the 387 respondents to the Master Plan survey, 383 persons answered the question about residency (Question #2). Combining all "year round" data, it was revealed that 84.1% of Whitefield's residents are year round; the highest among these numbers is year round for 20 plus years. 11.5% of the respondents indicated that they have lived in Whitefield for their lifetime. The percent of year round residents who have lived in Whitefield for 1-5 years (19.1%) may be an indication of a small increase in new residents moving to Whitefield in recent years.

Year Householder moved into Unit	
Occupied Housing Units	
Moved in 2015 or later	5.1%
Moved in 2010 to 2014	36.3%
Moved in 2000 to 2009	28.8%
Moved in 1990 to 1999	16.9%
Moved in 1980 to 1989	4.7%
Moved in 1979 or earlier	8.1%

Figure 17: Householder Move in Year (ACS Table DP04)

In another analysis, according to the American Community Survey 2013-2017, the year householders moved into housing units is shown in **Figure 17** above.

In Whitefield, information from the ACS revealed that the decade of 1980-1989 showed the most housing units being built. It appears that a significant drop in housing construction took place from 1990-1999 and again since 2010. As with most of New Hampshire and the US, housing construction had declined after the recession of 2008. However, in more recent years, housing construction has seen a steady increase.

Although housing units built prior to and including 1939 were determined to be 494, no decade analysis was done so accurate comparisons cannot be made except to say that 34.1% of the current housing units (1,450) in Whitefield were built during this time period. The information further substantiates previously noted data regarding the longevity of people living in Whitefield and the aging of the housing stock.

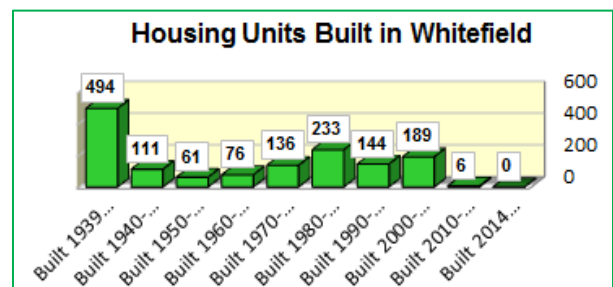


Figure 18: Housing Units-Graph

Statistics from the American Community Survey comparing Whitefield housing history with the state and the county are seen in **Figure 19**. Periods with the highest level of housing units built are indicated in bold font.

Permits are required in Whitefield for new buildings and/or substantial improvements. Figures in **Chapter 1, Land Use**, indicate the number of requested permits for subdivisions, and new building construction; these numbers include single family homes, mobile homes, apartment complexes and senior living establishments.

Housing Units/Year Built	State		County		Whitefield	
	Units	%	Units	%	Units	%
Built 2014 or later	3,681	0.6%	60	0.3%	0	0.0%
Built 2010-2013	10,134	1.6%	150	0.7%	6	0.4%
Built 2000-2009	77,483	12.3%	2,648	12.3%	189	13.0%
Built 1990-1999	66,811	10.6%	1,987	9.2%	144	9.9%
Built 1980-1989	126,649	20.2%	2,648	12.3%	233	16.1%
Built 1970-1979	92,697	14.8%	2,716	12.6%	136	9.4%
Built 1960-1969	55,335	8.8%	1,645	7.7%	76	5.2%
Built 1950-1959	44,225	7.0%	2,085	9.7%	61	4.2%
Built 1940-1949	23,372	3.7%	1,280	6.0%	111	7.7%
Built 1939 or earlier	127,232	20.3%	6,272	29.2%	494	34.1%

Figure 19: Housing Units/Year Built; ACS

CURRENT HOUSING SUPPLY

The current supply of housing in Whitefield, according to the ACS 2013-2017, consists of primarily 1 unit, detached single family homes (67.5% of all housing units, see **Figure 22**). The number of rooms in each housing unit is mixed, with homes with five rooms being the highest as shown in **Figure 20**. Statistics also indicate that two or three bedroom homes are the most common in Whitefield.

The median value of owner-occupied units in Whitefield is \$146,400, below the state value of \$244,900 and above the county value of \$123,200.⁴⁶ This may be an indication that although the housing stock is aging, it is holding its value.

Types of Housing by Room			
Rooms		Bedrooms	
1 room	0.3%	No bedroom	0.3%
2 rooms	6.4%	1 bedroom	17.1%
3 rooms	14.8%	2 bedrooms	32.6%
4 rooms	15.4%	3 bedrooms	38.7%
5 rooms	21.0%	4 bedrooms	7.4%
6 rooms	15.0%	5 or more bedrooms	3.8%
7 rooms	11.9%		
8 rooms	3.9%		
9 rooms or more	11.3%		

Figure 20: Housing by Rooms; ACS Table DP04

Figure 21 below represents housing tenure, based on the estimated number of occupied housing units (1,040). Vacant housing units include those units that are for “seasonal, recreational or occasional use”.

Housing Tenure	State		County		Whitefield	
	Units	%	Units	%	Units	%
Occupied housing units	526,710		13,879		1,040	
Owner occupied	372,304	70.7%	9,882	71.2%	630	60.6%
Renter occupied	154,406	29.3%	3,997	28.8%	410	39.4%
Vacant housing units	100,909	19.2%	7,612	54.8%	410	39.4%

Figure 21: Housing Tenure; ACS DP04

⁴⁶ ACS: 2013-2017

The types of housing units in Whitefield are further indicated in the **Figure 22** below. This chart shows that Whitefield is in line with state and county estimates of 1-unit, detached housing units but above the state estimate for mobile homes (roughly the same as the county). Multi-unit housing is somewhat equal to the estimates for the state and county, most likely due to the high incidence of nursing and senior living facilities located in the community.

Type of Housing Units	State		County		Whitefield	
Total Housing Units	627,619		21,491		1,450	
1-unit, detached	399,612	63.7%	14,376	66.9%	979	67.5%
1-unit, attached	33,371	5.3%	320	1.5%	9	0.6%
2 units	34,596	5.5%	1,551	7.2%	99	6.8%
3 or 4 units	35,345	5.6%	1,432	6.7%	49	3.4%
5 to 9 units	29,646	4.7%	613	2.9%	51	3.5%
10-19 units	19,398	3.1%	217	1.0%	7	0.5%
20 or more units	40,074	6.4%	396	1.8%	102	7.0%
Mobile home	35,389	5.6%	2,583	12.0%	154	10.6%
Boat, RV, van, etc.	188	0.03%	3	0.01%	0	0.0%

Figure 22: Types of Housing Units, ACS DP04

SENIOR HOUSING

The availability of affordable housing and housing for the elderly has increasingly become an issue due to the aging population; the need for elderly housing was repeatedly mentioned in the responses from the community.

There are several senior and/or disabled housing complexes in town including:

- The Morrison Nursing Home (57 beds) and Sartwell Assisted Living (24 assisted living beds)
- The CD McIntyre School Apartments (24 low income apartments for seniors)
- The Highland House (36 affordable housing units for the elderly or disabled)
- The Summit by Morrison.

The Summit by Morrison was added to the Morrison Nursing Home portfolio, thus adding more senior housing options to the citizens of Whitefield and the region. The Summit by Morrison, “a vibrant, caring, and compassionate resident-centered community”, offers 14 Independent Living Cottages, 22 Independent Living Apartments, 24 Assisted Living Apartments and 12 Memory Care Apartments⁴⁷.

FUTURE HOUSING NEEDS

As expressed in the Whitefield’s Community Survey and by communities throughout the North Country of New Hampshire, affordable housing is one of the primary concerns for the future. However, overall survey respondents seemed to be more interested in adding additional single family housing units and mobile homes and less interested in adding multi-family units, apartment buildings and conversions into apartments.

⁴⁷ www.summitbymorrison.org

Young people continue to leave the North Country as a result of the lack of low living wages and the availability of affordable housing. With the preponderance of single family homes (67.5%) and large parcel owners (see Map 9) in Whitefield, combined with the high cost of building and the current trend of properties being used for vacation rentals, affordable housing for the most vulnerable populations and young people is wanting, not only in Whitefield but in northern New Hampshire in general.

As of mid-May, 2019 a snapshot of available real estate in Whitefield is as follows⁴⁸:

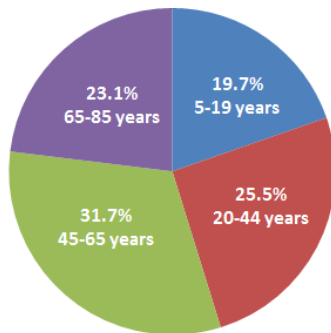
- 10 Parcels of Land for Sale
- 18 Single Family Homes for Sale
- 2 Mobile Homes for Sales
- 3 Commercial Properties for Sale
- 1 Multi-family Unit for Sale

One possible housing alternative for the future is “Cluster Housing”. Cluster housing is used to prevent scattered development and to encourage cost-effective construction and use of roads and utilities. Cluster housing refers to development which groups homes relatively close together, leaving larger areas of “open space” to be used as common ground for the residents.

POPULATION

The 2017 estimated population in Whitefield is 2,186 according to the ACS. As seen in **Figure 23**, 45-54 is the most common age bracket in Whitefield.

Further analysis shows that the number of persons between 5-19 years is 19.7%, 20-44 years is 25.5%, 45-65 years is 31.7% and over 65 years of age is 23% of the total population. Taking this one step further, the population over 45 is 54.8% and the population under 45 is 45.2%.



Population Statistics	
Total Population	2186
Male	1,117
Female	1,069
Age Groups	
Under 5	106
5-9 years	104
10-14 years	166
15-19 years	54
20-24 years	57
25-34 years	249
35-44 years	252
45-54 years	389
55-59 years	142
60-64 years	163
65-74 years	267
75-84 years	152
85+ years	85

Figure 23: Current Population Estimate; ACS DP05

In the 2016 NH Office of Strategic Initiatives (NH-OSI) municipal and state and county forecasts it was shown that both Coos County and Whitefield will likely lose population⁵⁰ (**Figure 24**). This may be a result of many factors including employment opportunities, commuting distance, affordable housing and available housing.

⁴⁸ Northwind Realty, May 2019

⁵⁰ <http://www.nh.gov/oep/data-center/population-projections.htm>

CHAPTER SUMMARY

New residential units constructed over the past 10 years have been scattered throughout the town. However, growth predictions show a minor but steady decrease in overall population due to an aging population and the exodus of young people as shown in **Figure 24**.

Although the majority of current residential housing stock consists of single family homes which can be over-priced for younger generations, the statistics in this chapter appear to indicate that housing in Whitefield is adequate for the population that currently lives in the community. Whitefield housing continues to be priced somewhat lower than in some of the surrounding communities, however, affordable housing remains an issue, particularly for young people.

Projected Population	NH	Coos	Whitefield
2015	1,332,623	33,658	2,349
2020	1,351,928	32,389	2,323
2025	1,376,727	31,206	2,299
2030	1,404,908	30,059	2,214
2035	1,424,565	28,919	2,130
2040	1,434,70	27,756	2,045

Figure 24: Population Projection; NH OSI 2016

In an analysis of 17 available single-family homes in Whitefield, prices ranged from to \$99,000 to \$885,900 with an average price of \$275,576; unfortunately this is too high a price for most young people who reside in Whitefield. Twelve homes were priced over \$150,000, four were priced between \$120,000 and \$150,000 and only one was below \$120,000.⁵¹

The community and town officials should consider whether it is satisfactory to accept long-term projections and maintain the status quo or whether increased development of both homes and businesses should be strongly encouraged to support future growth. The town may have to encourage new businesses and a new generation to live in Whitefield to maintain growth.

GOALS

GOAL 1 – HOUSING

- Consider regulations to encourage “cluster housing” to prevent scattered development and to provide more affordable housing options.
- Encourage development by large land-owners.
- Research the USDA Rural Development Agency, Rural Housing Services, the Housing Assistance Council and other such agencies for programs that help the town build and improve affordable housing.
- Review and consider changes to the Whitefield Development Code to make it easier to rehab old buildings.

GOAL 2 – POPULATION

- Encourage new businesses to attract young people with good paying jobs.
- Provide services, recreation and facilities to entice young people and families to live in Whitefield.
- Continue to improve the quality of educational services in Whitefield; endeavor to improve the overall ranking among other school districts in New Hampshire.

⁵¹ Analysis of Single-family homes available in Whitefield, July 26, 2019, <https://www.mountwashingtonhomeseach.com/map/>

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CHAPTER 6: ECONOMIC DEVELOPMENT

INTRODUCTION

Economic Development is typically based upon three specific goals: 1) *retaining existing business*, 2) *helping the existing business base grow* and 3) *attracting new business*. The overarching goals of economic development are to increase the community's tax base, to provide a more vibrant, diverse and rich culture for the citizens of the community, to reduce poverty, to increase earning capabilities and to provide employment opportunities for residents of all ages.

A variety of methods can be used to reach economic goals. Improving roads, water, sewer and telecommunications services throughout the town, providing tax incentives or tax relief to entice new business, improving the aesthetics of the community and actively promoting the town and region are just a few of the steps that be taken to increase economic development

The Whitefield Master Plan Survey identified the community's desire to continue to develop small non-polluting commercial industries and town-wide residential growth, primarily in the form of single family homes. Within the confines of the law, the town should continue to encourage new commercial and residential growth based on the regulatory guidelines that are already in place. It is imperative that town officials balance the need for community development with the desire to maintain the rural small-town character of Whitefield.

COMMUNITY SURVEY RESULTS

QUESTIONS #5 & 5A: EMPLOYMENT STATUS & OCCUPATION

- 382 people answered this question.
- Of those, 38.2% (146) were employed full time; 32.7% (135) were retired; 12.8% (49) were self-employed; 8.6% (33) were employed part time; 5.5% (21) were unemployed and 1.8% (7) people were seasonally employed.
- Common replies when asked "What is your occupation?" Included: medical professionals, teachers and paraprofessionals and mechanics.

QUESTION #6: WHERE DO YOU WORK?

- 98.7% or 382 people answered this question.
- 89 or 33.5% of the respondents indicated that they work in Whitefield.
- The combined numbers for all other places of work is 177 (Twin Mountain/Bretton Woods (16), Bethlehem (4), Lancaster (8), Littleton (49) is 77 and "Other" (100)) thus indicating that close to 50% of all workers commute to work.
- Common threads for "Other" were all local communities, Boston, Concord and the state of Massachusetts in general.

QUESTION #11: WOULD YOU LIKE TO SEE MORE COMMERCIAL DEVELOPMENT IN WHITEFIELD?

- 310 out of 365 respondents (84.9%) indicated a desire to see more commercial businesses in Whitefield, while only 57 (15.6%) indicated that they do not want to see more.

QUESTIONS #12 & 12A: WHAT BUSINESSES OR SERVICES WOULD YOU LIKE TO SEE OR SEE MORE OF IN WHITEFIELD?

- 98.2% or 380 respondents answered this question
- Preference of type of services are listed in order of preference according to the survey:
 - **Most desired:**
 - *Restaurants (318 – 82.4%)*
 - *Small Retail Sales (282 – 74.2%)*
 - *Tourism/Recreation Based Businesses (251 – 66.1%)*
 - *Light Industry (198 – 52.1%)*
 - *Farms/Agri-Business (196 – 51.6%)*
 - **Those ranked 6-20:**
 - *Professional Offices/Health Practices (181 – 47.6%)*
 - *Arts, Crafts, Galleries (173 – 45.5%)*
 - *Motels, Inns, Bed and Breakfasts (167 – 43.9%)*
 - *Cottage Industries/Home Occupations – (166 – 43.7%)*
 - *Personal Services (165 – 43.4%)*
 - *Major Grocery Chain (163 – 42.9%)*
 - *Forestry/Wood Products (161 – 42.4%)*
 - *Campgrounds (159 – 41.8%)*
 - *Industrial Park (143 – 37.6%)*
 - *Fast Food Franchise (113 – 29.7%)*
 - *Shopping Center/Outlet (97 – 25.5%)*
 - *Construction Business (95 -25 %)*
 - *Heavy Industry/Manufacturing (86 – 22.6%)*
 - *Auto Service and Repair (84 – 22.1%)*
 - *Big Box/Chain Store (67 – 17.6%)*
 - **Least desired:**
 - *Other (not defined) (50 – 13.2%)*
 - *Gas Stations (45 – 11.8%)*
 - *Gambling Facilities (39 -10.3%)*
 - *Storage Units (33 – 8.6%)*
- Question 12a: “Other” businesses you would like to see...? Respondents indicated the following “Other businesses” as specific ones they would like to see in town (the following were common threads in open ended comments and were repeated often in survey remarks):
 - Pharmacy/Drug Store
 - Coffee Shop/Bakery
 - Hardware Store
 - Car Wash

QUESTIONS #13 & 13A: WHERE SHOULD NEW COMMERCIAL BUSINESSES SUCH AS RESTAURANTS, STORES AND OFFICES BE LOCATED?

- 97.7% or 378 people responded to this question.
 - 47.6% indicated Close to the Common Area
 - 41.5 indicated Route 3 North (toward Lancaster)
 - 41.7% indicated In the Common area
 - 18% indicated on Routes 116 and 142 toward Littleton
 - 16.7% indicated In the vicinity of the airport
 - 15.1% indicated Along Route 3 South (toward Twin Mountain)
 - 10.1% indicated Along Route 116 toward Jefferson
 - 2.1% indicated some other location – new businesses anywhere reasonable

QUESTIONS #14 & 14A: WHERE SHOULD NEW INDUSTRIAL BUSINESSES BE LOCATED?

- 96.6% or 374 people responded to this question.
 - 78.1% indicated at the airport
 - 35.8 indicated the Brown Street Area
 - 12.3% indicated along Route 3 North
 - 8.6% indicated on Routes 116 and 142 toward Littleton
 - 8.0% indicated Along Route 3 South (toward Twin Mountain)
 - 5.1% indicated Along Route 116 toward Jefferson
 - 1.6% indicated some other location – new businesses anywhere “as long as it gives work for people” and across from Stiles Fuel or on the same side.

QUESTION #15: WHAT TYPE(S) OF INDUSTRY WOULD YOU SUPPORT?

- 198 respondents provided written answers to this question. Common threads were:
 - All, any or anything
 - Eco-Friendly & non-polluting businesses
 - Manufacturing
 - Light industry
 - Small businesses and industries
 - Green and clean businesses

QUESTION #16: WHAT TYPES OF INDUSTRY WOULD YOU NOT SUPPORT?

- 189 respondents provided written answers to this question. Common threads were:
 - No polluting, noisy, dirty, smell and light emitting industries that may produce chemical or toxic waste
 - No big box stores or chain stores
 - No chemical or petroleum based industries
 - No gambling facilities
 - No more “junk yards”

QUESTIONS #17 & 17A: THE TOWN SHOULD ACTIVELY PROMOTE MORE CONSERVED LAND PROTECTED FOR...?

- 93.5% or 362 respondents provided written answers to this question. Common threads were:
 - Recreation received the top ranking at 89.5%.
 - Aesthetics (71.5%)
 - Steep Slopes/Hillsides (71.3%)
 - Forestry (61.0%)
 - Agriculture (55.5%)
 - Wetlands & Surface Water (53.6%)
 - Other (3.0%) – responses included a variety of answers to “other”; the most common thread was the protection of the water supply and waterways.

QUESTION #35: SHOULD THE TOWN SUPPORT FURTHER COMMERCIAL AND INDUSTRIAL EXPANSION AT THE AIRPORT FACILITY?

- 94.1% of respondents answered this question.
 - 90.7% or 330 answered yes
 - 9.3% or 34 answered no

QUESTION #36: SHOULD THE AIRPORT FACILITY PROMOTE LOCAL AND REGIONAL BUSINESSES TO AIR TRAVELERS?

- 94.1% of respondents answered this question.
 - 96.7% answered yes
 - 3.3% answered no

EMPLOYMENT STATISTICS

EMPLOYMENT STATUS

Of the approximately 2,186 persons residing in Whitefield, it is estimated that 1,794 are sixteen years or older⁵² and of those, 1,040 or 58% are in the civilian labor force. In the five-year estimate of the 2013-2017 American Community Survey (ACS), it is estimated that the unemployment rate in the civilian labor force is 7.7%, well above the State and County rates (**Figure 25**).

Employment Status	State		County		Whitefield	
Population 16 years & over	1,102,267	Percent	27,526	Percent	1,794	Percent
In labor force	748,779	67.9%	15,724	57.1%	1,040	58.0%
Civilian Labor Force	746,990	67.8%	15,685	57.0%	1,040	58.0%
Employed	713,424	64.7%	14,728	53.5%	960	53.5%
Unemployed	33,566	3.0%	957	3.5%	80	4.5%
Armed Forces	1,789	0.2%	39	0.1%	0	0.0%
Not in labor force	353,488	32.1%	11,802	42.9%	754	42.0%
Percent unemployed civilian labor force		4.5%		6.1%		7.7%

Figure 25: Employment Status, ACS 2013-2017

⁵² American Community Survey, 2013-2017; US Census Bureau

EMPLOYMENT BY OCCUPATION

Occupations were also assessed in the 5-year estimate of the ACS. **Figure 26** shows the occupational estimates for New Hampshire, Coos County and Whitefield based on an average over the five year period from 2013-2017.

Occupation	State		County		Whitefield	
	Civilian Employed 16 & over	Percent	Civilian Employed 16 & over	Percent	Civilian Employed 16 & over	Percent
Management, business, science and arts	287,692	40.3%	4,660	31.6%	360	37.5%
Service occupations	113,867	16.0%	3,315	22.5%	280	29.2%
Sales & office occupations	169,930	23.8%	3,226	21.9%	156	16.3%
Natural resources, construction & maintenance	62,323	8.7%	1,694	11.5%	79	8.2%
Production, transportation & material moving	79,612	11.2%	1,833	12.4%	85	8.9%

Figure 26: Employment by Occupation, ACS 2013-2017

EMPLOYMENT BY INDUSTRY

Figure 27 indicates the estimated number of employed residents by industry. “Educational services, health care and social assistance” is the predominant industry in the State, County and Whitefield. “Arts, entertainment, recreation, accommodation and food services” is tied with education, etc. as the most common industry in Whitefield.

Industry	State		County		Whitefield	
	Civilian Employed 16 & over	Percent	Civilian Employed 16 & over	Percent	Civilian Employed 16 & over	Percent
Agriculture, forestry, fishing, hunting & mining	5,666	0.8%	403	2.7%	6	0.6%
Construction	49,533	6.9%	979	6.6%	40	4.2%
Manufacturing	89,847	12.6%	1,169	7.9%	64	6.7%
Wholesale trade	20,216	2.8%	227	1.5%	7	0.7%
Retail trade	87,411	12.3%	2,039	13.8%	100	10.4%
Transportation , warehousing & utilities	26,868	3.8%	792	5.4%	52	5.4%
Information	15,443	2.2%	201	1.4%	32	3.3%
Finance, insurance, real estate, rental & leasing	45,437	6.4%	557	3.8%	56	5.8%
Professional, scientific, management, administrative & waste management services	75,676	10.6%	742	5.0%	97	10.1%
Educational services, health care & social assistance	176,499	24.7%	3,764	25.6%	211	22.0%
Arts, entertainment, recreation, accommodation & food services	61,624	8.6%	2,030	13.8%	213	22.2%
Other services, except public administration	31,010	4.3%	709	4.8%	46	4.8%
Public administration	28,194	4.0%	1,116	7.9%	36	3.8%

Figure 27: Employment by Industry, ACS 2013-2017

COMMUTING STATISTICS

The average commute time for Whitefield residents is estimated to be less than the state but slightly longer than the county estimate at 26.5 minutes. Most Whitefield working residents drive to work alone (79.6%) with only 10.8% carpooling. The ACS also estimates that 7.3% work at home and 1.7% walk to work.

Commuting to Work	State		County		Whitefield	
	Count	%	Count	%	Count	%
Mean travel to work (minutes)	27.2		20.8		26.5	
Car, truck or van-drove alone	563,656	80.9%	11,330	79.0%	743	79.6%
Car, truck or van - carpoled	55,803	8.0%	1,496	10.4%	101	10.8%
Public transportation	6,059	0.9%	16	0.1%	6	0.6%
Walked	19,407	2.8%	455	3.2%	16	1.7%
Other Means	9,099	1.3%	225	1.6%	0	0.0%
Worked at home	42,475	6.1%	816	5.7%	68	7.3%

Figure 28: Commuting Stats

INCOME & POVERTY

From the American Community Survey estimates, **Figure 29** shows the median household incomes and the poverty levels for Whitefield, the County and the State. Whitefield is below the County and the State estimates for median household income and above in poverty level.

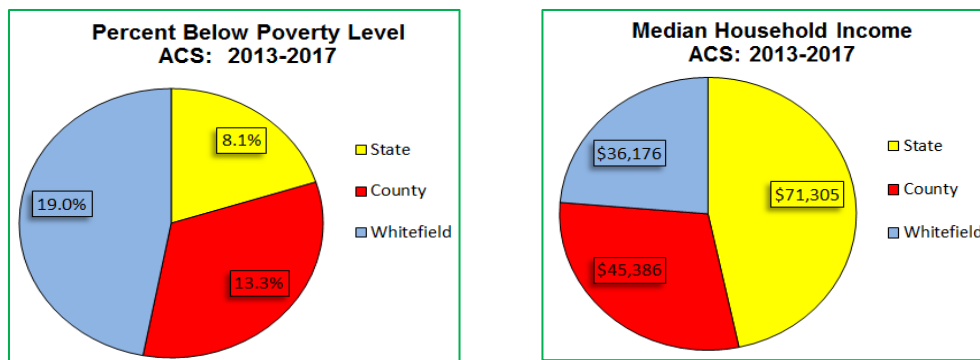


Figure 29: Income & Poverty

RETAINING EXISTING BUSINESS BASE IN WHITEFIELD

The importance of retaining the existing business base in Whitefield cannot be overstated. Local businesses provide opportunities for residents to work in the community (and avoid commuting), contribute to the tax base and help keep local money in the community.

Existing businesses in Whitefield include a good mix of industries, which is a good economic starting place. The largest employer in Whitefield is the Mountain View Grand Hotel & Resort; however there is a good mix of other businesses in town as well. Gas stations, auto repair garages, medical offices, a repertory theatre, gun stores, senior living facilities, banks, grocery stores, self-storage units, building contractors, insurance agencies, inns, restaurants, salons and pet grooming facilities are just some of the small commercial businesses found throughout Whitefield.

Whitefield's Industrial Park near the Mount Washington Regional Airport, also contains a small mix of industrial businesses, with room for more. These include a plastics recycling facility which uses recycled materials for plastic septic systems, a public utility company and a transportation museum. Please refer to the "Goals" section in this chapter.

HELPING THE EXISTING BUSINESS BASE GROW

As stated in the Community Survey and in the “Vision” statement in the Introduction in this plan, it is important to nurture existing businesses that add to the overall vision of the community. This can be accomplished using many methods as show in the “Goals” section of this chapter.

Alternatively, it is also important to recognize those business and/or entities that may not be contributing to the town’s “Vision”. These businesses and facilities may be offered reasonable alternatives that will not only help the individual business owner further succeed, but also respect the “Vision” of the townspeople.

ATTRACT NEW BUSINESS

Whitefield should endeavor to create an atmosphere to welcome new business enterprises. These efforts should include robust promotion of not only the community, but also the entire region. New development, however, should be recommended only in areas that are designated for development and that are supported by the citizens of the town.

Overall, the attraction of new businesses to Whitefield will require a concerted effort; this will require the creation of an inviting business environment and marketing that will advertise the community as a desirable business location. These efforts must always balance the community’s desire to retain the rural character of Whitefield while favoring environmentally sensitive, low-impact business and commercial development.

A community is not expected to provide employment for every resident. In fact, with an easy commute to the larger towns of Littleton and Lancaster and to the Mount Washington Hotel & Resort, Whitefield will most likely remain a “bedroom or commuter” community. Every effort should be made to bring in new opportunities to enrich the tax base, provide jobs for young people and to provide the services the community desires.

CHAPTER SUMMARY

The current economy of Whitefield appears to be stable; although as indicated by the statistics in this chapter, the poverty level is higher than state and county levels and the median household income is lower than state and county levels. The overall goal of economic develop should be to produce change that would favorably reverse these statistics and that would also provide good-paying local employment, thus lowering commuter rates.

As stated in a public document regarding master plan redevelopment ideas “*The town has in effect become a village*” with implication that with proper long-term planning it may become a more viable community and perhaps even a “city” in the future.⁵³ Some of the recommendations from this document are incorporated into the “Goals” of this chapter.

The reality is that economic development in Whitefield is dependent upon multiple factors, many which are discussed in other chapters in this plan. Economic development is affected by not only what the community does or doesn’t do, but also by events in the region (**Chapter 10, Regional Considerations**). It is important to consider factors outside of the community itself and to work other agencies such as the North Country Investment

⁵³ Whitefield Master Plan Redevelopment Ideas, Krokoff & Gray, March 28, 2018

Corporation (NCIC), the North Country Comprehensive Economic Development Committee (CEDS) through North Country Council and the Coos Economic Development Corporation (CEDC). Small towns like Whitefield generally do not have the personnel, expertise or financial resources to implement far-reaching development initiatives; therefore it is important that Whitefield coordinate with established agencies to improve business opportunities in Whitefield and the region itself.

GOALS

GOAL 1 - IMPROVE THE VISUAL AESTHETICS OF THE COMMON AREA TO ATTRACT MORE COMMERCIAL BUSINESS

- Consider the development of a pedestrian only “downtown”.
- Consider turning the “Diamond” into a park or point of interest; coordinate with Conway Scenic Railroad to promote the “Diamond” as a seasonal attraction.
- Continue to improve sidewalks and curbing in and around the Common.
- Explore options for additional parking in and around the Common.
- Work with regional development organizations to obtain funding and professional guidance in the restoration of buildings around the Common.
- Offer assistance via tax breaks or tax credits to encourage better maintenance and appearance of village facilities and buildings.
- Revitalize and/or develop the Brown Street Furniture property.
- Require the “under-grounding” of all public utilities in new subdivisions to improve aesthetics and to reduce the impact of natural hazards.

GOAL 2 –RETAIN AND GROW THE EXISTING BUSINESS BASE

- Maintain open dialogue with existing business to determine how the town can better support their efforts.
- Encourage local residents to buy and shop “locally”.
- Continue to work with NH DOT to implement traffic controls to help reduce speed, noise and exhaust pollution in the Village.
- Assist businesses with relocation plans to improve their business models and protect the “Vision” of the community.
- Consider and develop scenic overlooks and/or picnic areas for use by both local residents and visitors to capitalize on the natural resources in the community.
- Develop and promote additional walking, hiking, biking, snowmobiling and other trail systems.
- Promote the use of the Mount Washington Regional Airport and further develop the facility to provide traveler amenities such as food and beverage service, baggage handling, taxi and car rental services, flight and drone schools and open air concerts.
- Explore the possibility of and the regulatory requirements needed to develop commuter air and charter service in and out of the Mount Washington Regional Airport.
- Further develop the recreational opportunities within Whitefield; improve the town’s ballfields and consider adding a skate park, basketball court, town pool and other amenities for the enjoyment of young people.
- Work with local business leaders to develop a Community Pride Day and encourage business and community participation in annual cleanups, picnics, Old Home Days, etc.

GOAL 3 – ATTRACT NEW BUSINESS

- Promote the town through local organizations such as the Littleton Area Chamber of Commerce, the Northern Gateway Chamber of Commerce, White Mountains Attractions and the NH Office of Tourism. **(Chapter 10, Regional Considerations)**
- Promote the town through national and international publications as appropriate.
- Establish an “Art Commission” for the purpose of promoting the development of arts in the community.
- Invite franchise operators to set up “shop” in Whitefield in locations and for services as recommended in the Community Survey.
- Consider ways to draw national and international attention to the town; develop competitions, shows, sporting events, themed events, craft shows, flea markets, food festivals, art shows, etc.; utilize the resources available at the airport as venues for such activities.
- Utilize the resources at the Mount Washington Regional Airport to promote air-related events such as skydiving, gliding and hot air ballooning festivals.
- Encourage the development of new campgrounds, inns, hotels, motels and B&Bs.

GOAL 4 – OVERARCHING GOALS

- Identify barriers in the Whitefield Development Code to encouraging new commercial businesses in and near the Common Areas, along Route 3 North, along Route 116 west and at the airport.
- Create and keep an updated list of town-owned properties and land that is suitable for development.
- Utilize new technologies such as drones to establish the condition and uses of the town’s buildings, properties and natural resources.
- Establish communication between the Whitefield Economic Development Corporation, the Planning Board and other involved parties to ensure that any proposed Development Code changes reflect the “Vision” of this Master Plan.
- Strengthen connections and coordinate with regional economic development agencies to open new doors for economic development.
- Research and promote areas and/or facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation based, light industry and farms/agri-business as recommend in Question #12 of the Community Survey.
- Monitor the existing tax rate and evaluate methods for keeping it attractive.
- Consider regulations that would impact the amount of light pollution that new businesses may create.
- Invite and involve the public in all development deliberations and planning sessions.
- Consider the possibility of alternative roadways that can serve as “by-pass” routes; also consider the impact this will have on activity within the Common.
- As development takes place, considering changes in security, staffing and equipment needs for Fire, Police, EMS and Public Works; establish capital reserve funds for known or anticipated needs.

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CHAPTER 7: NATURAL RESOURCES & NATURAL HAZARDS

INTRODUCTION

Important elements of a Master Plan are the recognition and protection of the natural resources within the community. Natural resources shape our lives by providing jobs, wood products and places to unwind to enjoy the natural environment, whether it is through active recreational activities, canoeing or kayaking or taking relaxing strolls in the forest. We sometimes forget that the land and its many features have helped form our infrastructure and have influenced the way we work and live.

New Hampshire's earliest settlers followed waterways and mountain passes to establish their lives, locating farms, homes, sawmills and gristmills along the states many rivers and streams. Early settlers in Whitefield settled along the Johns River, where in 1815 Asa King established a mill lot for his saw and grist mill, thus utilizing the power of the Johns River. The railroad, lumber industry and tourism came after the grist mills of earlier days, at least partly as a result of the abundance of natural resources in the region. (**Chapter 8, History & Culture**)

Natural hazards will also be discussed as part of this chapter. As the threat of climate change rises, so must our attention to the risk that is posed by the natural hazards that affect the region. Natural hazards can significantly impact a community - downbursts, severe drought, flooding, ice storms, hurricanes, tropical storms and wildfire all have the potential to cause significant damage to a town's natural resources.

Lastly it is noted that a Natural Resources Inventory (NRI) was developed for Whitefield in 2005 by *Watershed to Wildlife*⁵⁴. Some of the content in this document resulted from a review of the Whitefield NRI; it has been integrated into this plan where indicated. For more detailed NRI information, please refer to the NRI which is available at the Town Offices.



Airport Marsh
Photo Credit: MAPS

COMMUNITY SURVEY RESULTS

QUESTION #17: THE TOWN SHOULD ACTIVELY PROMOTE MORE CONSERVED LAND PROTECTED FOR...?

- 89.5% more conserved land for recreation
- 71.5% more conserved land for aesthetics / scenic views
- 71.3% more conserved land to protect steep slopes and hilltops
- 61.0% more conserved land for forestry
- 55.5% more conserved land for agriculture
- 53.6% more conserved land for wetland or surface water
- 3.0% Other

⁵⁴ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

QUESTION #17A: “OTHER” COMMENTS ON CONSERVED LAND (9 RESPONSES)?

- “A park with benches & maybe tables”
- “All!”
- “Balance between conservation and development with controlled growth”
- “Don’t know”
- “Drinking water supply only”
- “Lakes & streams - water quality”
- “No GMO’s”
- “Waterways”
- “We need less government intervention”

OTHER WRITTEN COMMENTS FROM THE SURVEY

Many respondents expressed the importance of preserving Whitefield’s scenic natural resources and protecting them from polluting industries. Examples from comments from the survey:

- “Beautification is a must (scenic natural environment)”
- “Large scale projects that pollute damage our town’s economy, natural environment, and property values should be vehemently opposed by all those in power in our town”
- “The natural scenic beauty must be preserved”
- “Whitefield should continue to be a small-town/recreation haven for those trying to stay away from the big town feel, where open space and natural beauty is protected above all else”
- “Progressive town with in town employment opportunities, mixed house, preserve natural environment”
- “I support anything that does NOT interfere with the area’s natural beauty”
- “The natural scenic beauty must be preserved”

RECOGNITION OF NATURAL RESOURCES

It is important to recognize the natural resources in the community before it can be determined how to protect them. To that end, this plan separates natural resources into categories as determined in the 2005 NRI.

SURFACE WATER – RIVERS, LAKES, STREAMS, LAKES AND PONDS

The Johns River flows for approximately six miles through Whitefield. The river begins at the outlet of Little Cherry Pond, flowing parallel to the railroad bed into Whitefield village, after which it continues into Dalton. The Johns River is designated as a 3rd, 4th or 5th order stream, depending on its location as indicated in the most current GIS hydrography layers. As part of the larger Upper Connecticut Watershed, watersheds in Whitefield are further delineated at the 10th level (USGS designation) to include mostly the Johns River Watershed with a small portion of both the Ammonoosuc (south Whitefield) and Israel River (north Whitefield) Watersheds. (**Chapter 12, Map #5, Watersheds & Hydrography**)

“Although there are several small tributaries entering the Johns River, the largest one in Whitefield is Carroll Stream...which flows for 1.8 miles, and has headwaters in the WMNF on Cherry Mountain.”⁵⁵ Numerous smaller tributaries also flow into the Johns River including Alying Brook, Bear Brook and Leonard Brook.

⁵⁵ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

The NRI lists numerous ponds and lakes in Whitefield. Mirror Lake, Forest Lake and Little Cherry Pond are located at least partially within Whitefield and “...Burns Lake⁵⁶, Hazens Pond, Airport Marsh, Weed Pond, Richardson Pond, the Cherry Pond Deadwater, and numerous small unnamed ponds are found in Whitefield”.⁵⁷ The surface waters of Whitefield are primarily along level terrain and have an abundance of hydric soils⁵⁸ thus contributing to the overall extent of associated wetlands.

The water bodies in Whitefield offer habitat for a multitude of plant and animals species. Fortunately, a substantial riparian buffer helps maintain these areas and for a 3.5 mile stretch of the Johns River the railroad “has served as an obstacle to building and development...”.⁵⁹

RIPARIAN HABITAT

“The Johns River in Whitefield contains many acres of riparian habitat rich in plant and wildlife species.”⁶⁰ A riparian buffer is generally referred to as a “vegetated area near a stream, usually forested, which helps shade and partially protect the stream from the impact of adjacent land uses.”⁶¹

Vegetation has to a large degree helped maintain the riparian buffer along the Johns River. According to the NRI, Whitefield’s riparian habitat includes “scrub-shrub, emergent, grassland, meadow, and forest...” which supports “...numerous songbirds, including ground nesters, raptors, ducks, herons, bank swallows, and many other avian species too numerous to list”.⁶² Riparian buffers and the “edge” of these buffers help support mammals as well as birds. Animal migration corridors are often found in riparian buffers; these buffers provide “shelter, food, and birthing places for numerous terrestrial mammals such as beaver, muskrat, river otter, white-tailed deer, moose, black bear, raccoons, skunks, red and gray fox, coyote, weasel, mink and smaller mammals.”⁶³



Riparian Buffer at Hazens Pond
Photo Credit: MAPS

It is important for the town to protect and even add to the existing riparian buffers to “maintain water quality, erosion prevention, fisheries habitat, wildlife travel corridors and flood minimization.”⁶⁴

⁵⁶ Although “Burns Pond” was referred to in the NRI and is seen at times on maps, the lake was named Burns Lake on March 2, 1921; the naming of Burns Lake was approved by both the NH Senate and House of Representatives.

⁵⁷ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

⁵⁸ Hydric soil is soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part; USDA, NRCS, Soils; https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/use/hydric/?cid=nrcs142p2_053961

⁵⁹ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

⁶⁰ Ibid

⁶¹ Riparian Buffer, https://en.wikipedia.org/wiki/Riparian_buffer

⁶² Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

⁶³ Ibid

⁶⁴ Ibid

WETLANDS & WATER RESOURCES

Wetlands are generally divided into five types:

- 1) Palustrine (inland wetland that lacks flowing water such as marshes, bogs, swamps, fens and flood plains)
- 2) Marine (wetlands exposed to the ocean)
- 3) Estuarine (wetlands partially enclosed by land/containing a mix of fresh and salt water)
- 4) Riverine (wetlands associated with flowing water)
- 5) Lacustrine (wetlands associated with a lake or other body of fresh water)

The dominant wetland type in Whitefield is palustrine wetlands which total approximately 1,753 acres and are scattered throughout the community. Additionally, a small amount of riverine wetlands are located near the Common along the Johns River and lacustrine wetlands can be found around Mirror Lake, Burns Lake and Forest Lake. Based on the National Wetlands Inventory and the NRI, approximately 10.9% of the land in Whitefield is considered wetlands. **(Chapter 12, Map #4, 100-Year Flood Zone, Aquifer & Wetlands)**

Wetlands are continually changing. Over time, left without the threat of severe weather, wetlands will eventually “fill-in” and transform into swampy areas of balsam fir, red maple and gray birch. However, with the increased intensity of natural hazards, due in part to climate change, wetland areas could be threatened in much shorter time. For example, flooding rains could increase wetland size while drought could drastically diminish wetlands areas. Human activities such as damming, excavation, logging and landscaping could all impact the size of wetlands, thus also impacting the wildlife that depends on it.

FORESTED FLOOD PLAINS

Whitefield’s FEMA designated flood plains are generally found along the Johns River, in obvious wetland areas and around the town’s lakes and ponds. With the exception of the flood plain along the Johns River in the Village of Whitefield, most of Whitefield’s flood plains are forested. *“Hemlock, white pine, box elder, spruce and balsam fir are abundant along the Whitefield reaches of the Johns River, and are dominant tree species in much of the flood plain...throughout Whitefield and New Hampshire red maple swamps are also common examples of forested flood plains.”*⁶⁵ **(Chapter 12, Map #4, 100-Year Flood Zone, Aquifer & Wetlands)**

Forested flood plains support red maple swamps which in turn support rare species, breeding wood ducks, songbirds and birds of prey. Black bears, white-tailed deer, moose, bats and many other mammals can also be found in red maple swamps.

OPEN SPACE (PERMANENT OPENINGS)

As working farms have decreased throughout the state, open space has also decreased; farmland has often been turned into subdivisions or developments. Open space or permanent openings create “edge” habitat for both flora and fauna. Edge habitat is where the forest and open areas meet, habitat that attracts a wide range of both plants and animals. The protected area near the airport is a good example of permanent open space.

Protecting and increasing the amount of open space will not only support wildlife and vegetation, but also add to the scenic beauty of the community.

⁶⁵ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

FORESTED LANDS

*“As with surrounding New Hampshire towns, the Town of Whitefield contains large acreages of forest...Over 85% of Whitefield contains forested habitat.”*⁶⁶ Whitefield’s forested land contains a variety of tree species including white pine, white birch, yellow birch, red maple, sugar maple, beech, poplar, white ash, eastern hemlock, red spruce, balsam fir and tamarack. Northern white cedar can also be found in southwestern Whitefield.⁶⁷

Stands within the forested areas include hardwood stands, mixed hardwood and softwood stands, and softwood stands. Within these stands are recognized deer yards, as shown through GIS mapping. Winter deeryards are important to not only the deer population but to other large and small mammals as well as the avian population in New Hampshire’s forests. **(Chapter 12, Map #1, Deer Yards, Mountain Peaks & Trails, Map #6, Wildlife Habitat Land Cover and Map #7, Highest Ranked Wildlife Habitat by Ecological Condition)**

SOILS

It is important to study soils not only to understand plant growth but also to assist the town with comprehensive land use decisions. *“By examining soil types...many predictions are made regarding forest management, erosion potential, and development possibilities”.*⁶⁸

Using GIS data analysis, a total of 50 soil types were found in Whitefield, each further delineated by slope and classified by its drainage capability and its suitability as farmland. Eight predominant soil types were determined, each measuring greater than 1,000 acres in total. **(Chapter 12, Map #8, Soils)**

STRATIFIED-DRIFT AQUIFERS

*“Stratified-drift aquifers consist primarily of sand and gravel deposits that were deposited in layers by meltwater streams flowing from the retreating glacial ice.”*⁶⁹ There are three types of groundwater aquifers, stratified-drift, till and bedrock. Although the prevalent type of aquifer found in Whitefield is the stratified-drift aquifer, till and bedrock aquifers can also be found.

As shown in Map #4, the stratified-drift aquifer in Whitefield is centered primarily along the Johns River although it is also evident in areas north and south of Burns Lake west of NH Route 116. The aquifer is critically important for the availability of water for the public-water supply, private wells and for commercial and industrial development. **(Chapter 12, Map #4, 100-Year Flood Zone, Aquifer & Wetlands)**

SLOPE

When considering new development, subdivisions, driveways and roads, knowing the slope of the land is extremely important. Building on steep slopes may result in higher construction costs, structural problems, increase runoff and erosion. *“In general, slopes greater than 25% are considered too steep to provide adequate sites for structures such as roads, homes, and septic systems.”*⁷⁰ The 2005 NRI indicated that approximately 2,491 acres or 11.4% of the land in Whitefield contains slopes over 15% and approximately 894 acres of 4.1% contain slopes over 25%.⁷¹

⁶⁶ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

⁶⁷ Ibid

⁶⁸ Ibid

⁶⁹ <https://pubs.usgs.gov/wri/wri994162/pdf/4description.pdf>

⁷⁰ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

⁷¹ Ibid

The potential for wildfires should also be discussed when considering development on steep slopes. Wildfires on steep terrain are generally difficult to fight and most always track uphill, thus effecting any development that may be in the way. It is important for the town to consider wildfire when granting permits to build on steep slopes. The town may also want to incorporate stricter regulations to inform developers of the need to install water resources (cisterns, fire ponds, etc.) when consider new subdivisions in areas of steep slope.⁷²

SCENIC RESOURCES

Scenic vistas are seen in several areas of Whitefield and remain one of the town's more important natural resources. Scenic views are a hallmark of northern New Hampshire providing residents and visitors with a sense of place as they explore the region.

Several locations on Route 3 and Route 116 provide extraordinary panoramas of the White Mountains of New Hampshire, including spectacular views of Mount Washington and the Presidential Range. Views along Kimball Hill, Bray Hill, Crane, Spencer and Mountain View Roads⁷³ also offer up the grandeur of New Hampshire's White Mountains as well as the rolling mountains and ridges of Whitefield and Dalton. Other scenic views are found within the Pondicherry Wildlife Refuge and from the Airport Marsh and the Mount Washington Regional Airport.

Scenic town roads in Whitefield include Kimball Hill Road, Hall Road, Gould Road and Spencer Road; these are discussed in more detail in **Chapter 2, Transportation**.

CONSERVATION LAND

A conservation easement on private land is a property right that can be bought or sold. It allows property owners to put limitations on their property when an easement is sold, or for another person to set limitation upon the property owner when an easement is purchased. There are efforts by landowners in many NH towns to conserve and connect smaller parcels into one larger, contiguous area of land for conservation.

Utilizing the 2019 release of new GIS conservation data, it was determined through analysis that approximately 5.14 square miles or 15% of the land in Whitefield is conserved as shown in **(Figure 2, Chapter 1)**. Much of the conserved land is part of the Pondicherry Unit of the Silvio O. Conte National Wildlife Refuge. The town also maintains three conserved parcels for a total of 1.06 square miles. Two additional parcels for a total of .28 square miles, the Bean parcel and the Maple Lane Farm parcel, are privately owned and conserved. Lastly, the area around and including the White Mountains Regional High is indicated as conservation land. **(See Chapter 12, Map #3, Conserved Lands)**

Conserving land can protect the natural environment from development and can further obligate land for the protection of open space and forests. However, as learned in other New Hampshire communities, caution should be used when conserving land so that a balance between conservation and future development can be sustained.

⁷² Action Items #18 & 19, Whitefield Hazard Mitigation Plan Update, 2017

⁷³ Town of Whitefield, New Hampshire, Natural Resource Inventory, May, 2005, John Severance & Elise Lawson, Watershed to Wildlife, Inc.

PROTECTION OF NATURAL RESOURCES

A town’s natural resources are necessary for residents’ quality of life. Ranging from the ability to obtain good drinking water to the pursuit of recreational activities, residents and visitors alike rely on natural resources found in a community.

The protection of natural resources can take many forms including but not limited to: forest management, the protection of rare species and deeryards, the management of trails and scenic vistas, maintaining and developing riparian buffers, and the identification and management of invasive species. As part of a broaden plan to strengthen the community, measures should be taken to protect water quality, wetlands, vernal pools and roadless areas.

NATURAL HAZARDS

As mentioned earlier in this chapter, natural hazards should be discussed along with any discussion on natural resources. As identified in the Whitefield Hazard Mitigation Plan Update in 2017, Severe Winter Weather & Ice Storms, Extreme Temperatures and Hurricanes & Tropical Storms pose the greatest threat to Whitefield.⁷⁴ Other identified hazards such as high winds, tornadoes and downbursts, lightning, flooding, wildfires and drought could also pose a threat to Whitefield’s environment and natural resources.

Climate change has brought a new awareness to the risks that are posed by natural hazards. According to the state hazard mitigation review guide, *“The challenges posed by climate change, such as more intense storms, frequent heavy precipitation, heat waves, drought, extreme flooding, and higher sea levels, could significantly alter the types and magnitudes of hazards impacting states in the future”*⁷⁵. Analysis of storm activity over the past 49 years supports this theory as shown in **Figure 30** to the right.

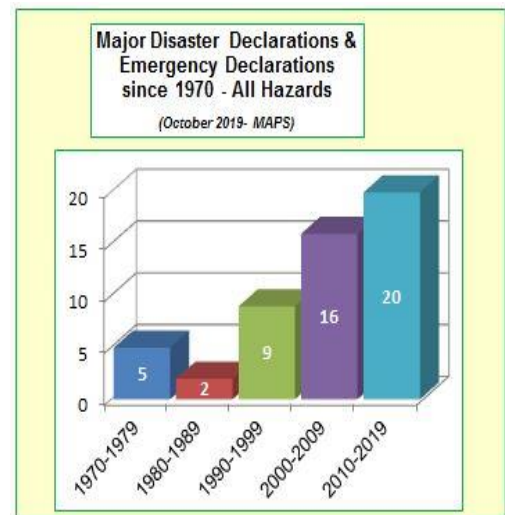


Figure 30: PDD & PED since 1970

CHAPTER SUMMARY

As detailed in this chapter, natural resources are abundant in Whitefield; ranging from the ever-changing riparian buffers to extraordinary scenic vistas. It is important for town officials to pay close attention to the natural resource assets in the community. These assets contribute to the quality of life for residents and visitors and to the continued existence of the flora and fauna that already exists.

It is good planning for landowners to conserve their land, particularly along the Johns River to protect the natural resources that flourish along the riverbanks. By taking a preemptive approach to deal with future development and a potential population increase, the scenic vistas and natural resources of Whitefield will remain as extraordinary tomorrow as they are today

⁷⁴ Whitefield Hazard Mitigation Plan Update, 2017

⁷⁵ State Mitigation Pan Review Guide, FEMA, Released March 2015, Effective March 2016, Section 3.2, page 13

In summary, based on the results and of the Master Plan Survey, the citizens of Whitefield have expressed a desire to maintain the natural resources and beauty of the community and to endeavor to promote recreational opportunities that are available not only in Whitefield but throughout the region. Almost equally important to respondents of the survey are the conservation of land for “aesthetics/scenic view” and the establishment of conservation measures to protect areas of “steep slope and hilltops”.

GOALS

GOAL 1 – PROTECT CONSERVED LAND FOR RECREATION, SCENIC VIEWS & AESTHETICS

- Collaborate with local conservation commissions and advisory groups to consider future projects that could provide an economic benefit to the community without interruption of natural resources.
- Provide a balance between growth and the protection of natural resources.

GOAL 2 – PROTECT STEEP SLOPES & HILLTOPS

- Review and revise Whitefield's subdivision regulations to include clear language on the development of steep slopes with an eye toward the protection of not only steep slopes (protection from future hazards, such as landslides and mudslides) but also to maintain the scenic beauty of Whitefield's mountain vistas. (Action Item #18, Whitefield Hazard Mitigation, 2017)

GOAL 3 – ADDRESS GROWTH & DEVELOPMENT THROUGH ZONING

- In accordance with state law, review the Whitefield Development Code and Subdivision Regulations to address changes in growth and development locally or regionally that may impact the town's natural resources.

GOAL 4 - PROTECT AQUIFERS & OPEN BODIES OF WATER

- Protect aquifers and open bodies of water by ensuring that the Shoreland Water Quality Protection Act (Chapter 483.B), Department of Environmental Service (DES) regulations are followed and enforced to ensure future quality and availability.

GOAL 5 – MAINTAIN INVENTORIES OF NATURAL & SCENIC RESOURCES

- Identify, and keep current, inventories of natural and scenic resources, wetlands, floodplains, groundwater and important habitat areas.

CHAPTER 8: RECREATION

In the Community Survey people in town identified Whitefield's rural character and outdoor recreation opportunities as two key elements that define what the community is and why people choose to live here. 95.3% of survey respondents answered Question 41e, "Importance to You - Outdoor Recreation". Of those, 92.9% indicated that outdoor recreation was at least moderately important to them, with over 40% indicating that it is extremely important. It is crucial to keep open areas, the natural scenery and recreation opportunities in mind while planning future uses and land use patterns for Whitefield.

INTRODUCTION

Like many communities in the White Mountains Region of New Hampshire, Whitefield attracts visitors in part because of the myriad recreation opportunities it is surrounded by. Located near the White Mountain National Forest, the Great North Woods, the Silvio O. Conte National Wildlife Refuge and the Connecticut River, Whitefield is always just a short distance to nearly every kind of outdoor recreating one can think of. In easy reach are world-class skiing (both alpine and nordic), kayaking, canoeing, motor boating, swimming, hiking, mountain and road biking, fishing, birdwatching, rock climbing, ice climbing, and snowmobile and ATV trails. The hundreds of miles of snowmobile trails maintained, generally, by local snowmobile clubs, stretch across the entire region and are linked to Whitefield's trails in every direction. Whitefield has several lakes and ponds within or partially within its boundaries. Fishing, swimming, camping and boating are all part of local tradition.

Additionally, Whitefield provides several human-made recreation opportunities - it is home to a regional airport, maintains two local ballfields and turns the Common into a skating rink every winter. Indoor "recreation", such as weekly bingo games, card tournaments and yard sales, are also some of the recreational opportunities that exist in Whitefield and in most small communities.

COMMUNITY SURVEY RESULTS

- 40.9% of the respondents indicated that "Outdoor Recreation" is extremely important to them
- 33.6% of the respondents indicated that "Outdoor Recreation" is very important to them.
- 18.4% of the respondents indicated that "Outdoor Recreation" is moderately important to them
- 56.5% of the respondents indicated that the "Scenic Natural Environment" is extremely important the them
- 30.3% of the respondents indicated that the "Scenic Natural Environment" is very important the them
- 8.6% of the respondents indicated that the "Scenic Natural Environment" is moderately important the them
- 70.2% of the respondents felt that there should be more bicycle paths.
- 72.5% of the respondents felt that there should be more linked trails for snowmobiling and hiking.
- 57.6% of the respondents felt that the town should not allow ATV accessibility on town roads.

EXISTING RECREATION

HIKING TRAILS

Currently, the only significant trail partially in Whitefield is the 18-mile long Presidential Rail Trail, which starts near the airport. This trail is appropriate for walking, mountain bike riding, cross-country skiing, horseback riding, and, in the winter, snowshoeing, Nordic skiing and snowmobile riding.

While not a hiking trail, per se, the 230-mile long New Hampshire Heritage Trail comes through Whitefield. The 12 mile long section in Whitefield makes its way on foot paths, back roads and paved town streets from the Bethlehem town line on Kimball Hill Road near Route 142 to the Lancaster town line just south of Mount Prospect and Weeks State Park. 2017 literature on the Whitefield Heritage Trail notes 11 historical sites in town including the famous train signal balls, the 1904 Carnegie Library, the Mountain View Grand Resort and the town bandstand.



SNOWMOBILING

The sport of snowmobiling is a popular winter activity in the North Country. With Whitefield situated right on the edge of the White Mountains and within the Great North Woods Tourism Region, snowmobilers can start in Whitefield and go anywhere they want to go. For most local people, New Hampshire itself offers sufficient trails without having to register a snowmobile in one of the surrounding states or Canada. For those who want to go farther, Vermont, Maine and Canada are all relatively nearby. Access to major trails from Whitefield is along powerlines, the Presidential Rail Trail and numerous privately maintained trails.

BICYCLING

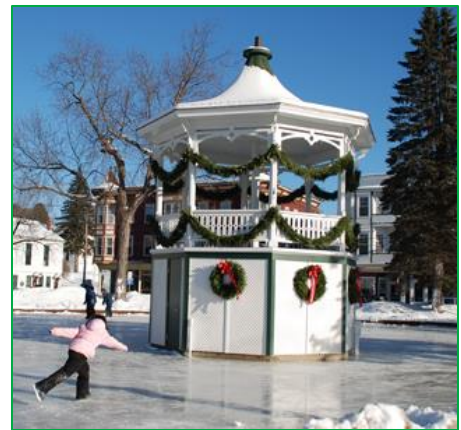
Bicycling in Whitefield can be either mountain biking on a limited number of local trails or road biking on the secondary and dirt roads. Respondents to the Community Survey expressed considerable interest in seeing more bike paths in the town.

OTHER WINTER SPORTS

Whitefield is conveniently situated close to several northern New England ski areas. While many of these ski areas are generally known for their alpine skiing, at least one, Bretton Woods, offers extensive Nordic ski trails, too. Bretton Woods Ski Resort in Twin Mountain and Cannon Mountain in Franconia are each only 20 minutes away by car. Loon Mountain, in Lincoln is less than hour's drive from Whitefield.

Ice fishing is a popular sport for many people in the area and Forest Lake, Burns Lake and Mirror Lake, which are located in town, support the sport.

When the weather allows it, King's Square in the center of town is flooded to make an ice skating rink.



The Common & Gazebo

LOCAL PARKS

The Town of Whitefield maintains two ball parks for the community and offers a summer program for the local children. Additionally, Forest Lake State Park is located partially in the town. Swimming, picnicking, fishing and winter ice fishing are available there.

CONCERTS

In the summer, the area around the gazebo in the center of the Common becomes a well-kept lawn with flowers and benches and music. The town organizes two concert series during the summer months.

CHAPTER SUMMARY

Recreation is important, whether it is outdoor recreation as primarily described in this chapter, or indoor recreation which is often overlooked. Both indoor recreation and outdoor recreation are often as important to Whitefield's residents as is the scenic natural environment. As stated in the first vision principle, encouraging the involvement and participation of local citizens in town events, both indoor and outdoor, and encouraging volunteerism may help promote the recreational opportunities that are available.

Although the geography of the area is a big help in making opportunities available, it is incumbent on the community itself to make decisions about what kinds of programs or facilities to provide or make available to its resident and visitors. With so many natural features in the region, capitalizing on existing land features such as lakes, rivers, and mountains makes good sense. Reviewing what is available in Whitefield, what might be lost to careless development, and what the community wants to preserve and provide for future generations is good planning.

GOALS

GOAL 1: OVERALL GOALS FOR RECREATION

- Maintain and continue to improve town-run recreational activities.
- Improve the Legion ball park near the Fire Station by extending water and power to it.
- Better promote the town's parks and other recreational venues in Whitefield.
- Consider expanding town recreation opportunities to include a town pool and tennis courts.
- Watch for opportunities to expand linked trails for biking, snowmobiling and walking.
- Promote regional recreation opportunities to local visitors.

GOAL 2: SNOWMOBILE ACCESS

- Support and encourage expanded trail access on town property, private property and rights of way.
- Encourage and investigate options to provide greater trail access to businesses in town.

GOAL 3: BICYCLING

- If the railroad bed from Littleton to Whitefield is turned into a multi-use trail, the town should add it to its maps and promote it to visitors and residents.
- The town should work with the State Department of Transportation to encourage bicycle lanes or at least wider shoulders for bicycle riders, as the DOT makes changes to local roads.
- Look for opportunities to make or link bike paths in town.

GOAL 4: HIKING

- Support organizations in their exploration of options for creating hiking paths.

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CHAPTER 9: HISTORY & CULTURE

INTRODUCTION

History and culture are important not only for the economic well-being of a community but, also for the advancement of a “sense of belonging” and a “sense of place” for its citizens. History and culture are major factors in promoting the quality of life and encouraging participation of local residents, students and visitors.

The “arts” can establish bridges in a diverse community to engage citizens of all ages, races, religions and backgrounds. Culture communicates across barriers of language and class and teaches through observation and participation to provide insight into societal differences. In addition, a robust cultural environment can boost the economic advantages of a community in general. Economically, the presence of cultural activities can increase economic development by encouraging participation and by providing an example for future cultural establishments. The history of a community provides an identity that separates it’s from other locations in the region and in the state and, like culture and the arts, provides a “sense of belonging”.

COMMUNITY SURVEY RESULTS

QUESTION #28: ARE ARTS & CULTURE IMPORTANT TO YOUR LIFESTYLE?

372 responders answered this question; 69.5% indicated that arts and culture are important to their lifestyle.

QUESTION #29: DOES WHITEFIELD PROVIDE ADEQUATE ARTS AND CULTURE?

Of the responders to this question, a 53.6% majority of responders indicated that Whitefield does not provide adequate arts and culture. Interestingly, 46.4% indicated that the town does provide adequate arts and culture, so the response was fairly close.

QUESTION #30: SHOULD WHITEFIELD PROVIDE MORE OPPORTUNITIES FOR ARTS AND CULTURE?

85% of the respondents to the Master Plan Community Survey responded to this question, with an overwhelming majority, 67.2% expressing a desire the town to provide more opportunities for arts and culture.

QUESTION #31: WHAT ARTS AND CULTURE WOULD YOU LIKE TO SEE, OR SEE MORE OF, IN WHITEFIELD?

There were 157 written responses to this question on the survey. Common threads throughout these responses included: more events on the Common, live concerts, craft fairs, shows, theatre, etc., more activities for young people and more art classes and festivals.

QUESTION #32: SHOULD THE HISTORY OF THE TOWN BE BETTER PROMOTED?

92% of the survey responders answered this question, with an overwhelming majority, 85.8% indicating that the history of the town should be better promoted.

QUESTION #33: ARE THERE HISTORIC SITES IN TOWN THAT SHOULD BE PROTECTED NOW?

Of the 130 written responses, the sites most mentioned as needing protection were: the Bandstand, the Old Mill, the Woodburn House, the railroad yard and equipment, the library and the cannon and cannon balls.

HISTORY

Whitefields, as the town was originally named, was chartered by Governor John Wentworth on July 4, 1774, two years before the signing of the Declaration of Independence. Historic references infer that the town was named after George Whitefield a famous English evangelist; some believe that the name was due to the snowy white fields that were seen when approaching the town from other directions. The last letter “s” was dropped upon the town’s incorporation in 1804.

“History if for human self-knowledge...the only clue to what man can do is what man has done. The value of history, then, it that it teaches us what man has done and thus what man is.”

R.G. Collingwood

From a rural farming community in its early years, Whitefield’s economy began to rise to importance in the 1800’s. Asa King, one of the first settlers in the village in 1815, purchased land to be used as a mill lot for his saw and grist mill in what we know of today as the “Common” or “King’s Square”. Asa and his family opened his home to the public thus ushering in the beginning of hospitality in the town and a location from which town business could be discussed. As the most frequented place in town, the Wayside Inn and King’s Tavern were *“once the town hall and assembly room, the courthouse and the show tent, the tavern and the exchange”*.⁷⁶ In 1832, the mill lot property which included the Common was sold to his son Nathaniel and his son-in-law Joseph Colby for \$1,800; the common area was deeded to the town in 1933 as a “playing ground for boys”.⁷⁷

With the growth of railroading in the 19th century, tourists from the larger cities of southern New Hampshire and New England learned about the clean fresh air in communities above “The Notch”. Travelling by train, tourists came to escape the heat of the city to spend time at the inns and hotels that were being built in increasing numbers in Whitefield. Chief among these inns and hotels was The Mountain View House, established by the Dodge family in 1866 as a summer retreat.

The lumber industry also took hold in Whitefield during the 1800s and was significantly advanced when Alson and Warren Brown came to town in 1869. *“By 1872 the Brown Lumber Company was sawing 15 million board feet of lumber a year. They employed 300 men and 200 horses and oxen in the woods plus 150 people in and around the mill.”*⁷⁸ As the lumber industry grew, more and more people came to Whitefield to take part in the economic boom. Additional businesses that were established included a stove manufacturing, an overall company and a furniture maker.

Logging was the lead industry in Whitefield in the early 20th century, but by the 1920s, Silas Weeks, a senator from New Hampshire, helped pass laws to protect the great northern forests and to establish the US National Forest Service. With the onset of the Great Depression in the 1930’s the lumber industry came to a standstill, which allowed the depleted and fire-prone forested lands of the north country to recover from the inadequate lumbering practices of earlier years.

⁷⁶ http://whitemountainhistory.org/uploads/Whitefield_History_Fall_1984_rev.pdf

⁷⁷ <https://www.whitefieldnh.org/home/about-us/pages/town-heritage>

⁷⁸ http://whitemountainhistory.org/uploads/Whitefield_History_Fall_1984_rev.pdf

Since the 1940's, Whitefield's tourism and small businesses have remained the focal point. One location, the George W. Libbey House on Jefferson Road, is listed on the NH Registry of Historic Places⁷⁹. The Mountain View House is listed on the Registry of National Historic Places⁸⁰.

The Whitefield Historical Society provides information on the history of Whitefield and operates a museum in King's Square on the lower level of the Bank of NH. The Historical Society welcomes donations for the museum and encourages all residents and visitors to visit to learn about the history of the Whitefield. For visitations outside of normal operating hours, private tours can be arranged. In addition, the Society maintains on an informative Facebook page where many old photos and important current events are displayed. For a complete history of the Town of Whitefield, visit the Whitefield Historical Society.



CULTURE

The Chase Barn Theatre was opened in 1934 by William Chase, an arts critic at the New York Times. Chase brought New York actors, singers and dancers to the Chase Barn, to the delight of local residents and visitors to the area's grand hotels until 1962 when the Chase Barn "went dark". Subsequently, in 1966, Gibbs Murray and Tom Haas founded the Weathervane Theatre to keep the tradition of summer repertory theatre alive through the summer months of July and August. Continuing today in its 54th season, the Weathervane remains one of the cultural gems of the North Country.

"The arts are not a frill. The arts are a response to our individuality and our nature, and help to shape our identity. What is there that can transcend deep difference and stubborn divisions? The arts. They have a wonderful universality. Art has the potential to unify. It can speak in many languages without a translator. The arts do not discriminate. The arts can lift us up."

*Former Texas Congresswoman,
Barbara Jordan*

In addition, the area is rich with the history of local artists, who capitalize on the abundance of natural beauty and the simplicity of life to create wonderful artwork. In the past, an art gallery and facility for art instruction was housed in the Old Mill building. Today, the North Country Art Gallery on Main Street displays local artwork and provides framing and restoration services.

The Mountain View Grand Resort offers a variety of programs for visitors and local residents alike. Cultural activities at the resort include wine and beer tasting, campfires, parlor games, history tours, workshops and lectures. More physical activities include cross country skiing, ice skating, water aerobics, yoga and golf.

The bandstand on the Common in King's Square is perhaps the most recognized cultural landmark in Whitefield. Each summer a series of band concerts is held at the bandstand. In addition, the Common is transformed into a winter wonderland with a town-maintained skating rink in its center. The Whitefield Lions Club holds pancake breakfasts throughout the summer months to augment a busy schedule of craft fairs, flea markets, church auctions and an annual bean supper.

⁷⁹ https://www.nh.gov/nhdhr/programs/state_register_listinged_prop.htm

⁸⁰ https://www.nh.gov/nhdhr/programs/documents/nr_listing.pdf

CHAPTER SUMMARY

The residents of Whitefield, through the Community Survey, have indicated that arts and culture are important to their lifestyles. They also indicated that more should be done by the town to provide additional venues for arts and culture, to include but not be limited to more events on the Common, art classes and festivals. The results also indicate that the history of the town should be better promoted and that some facilities in town should be protected for future generations.

It is important for Whitefield to recognize this and to continue to preserve and protect the unique cultural and historic resources of the town and to provide opportunities for the citizens of the community to learn about and embrace Whitefield's past.

GOALS

PROVIDE MORE EDUCATION ON THE HISTORY OF WHITEFIELD

- Work with the Whitefield Historical Society and the School Board to encourage the teaching of Whitefield history to students and engage students to learn through local field trips to historic locations/facilities in town.
- Prepare an informational pamphlet or brochure on the history of Whitefield to be disseminated by local merchants, the Northern Gateway Chamber of Commerce and the Historical Society.
- Maintain a more robust section of the town's website dedicated to the rich history of the town.
- Maintain extended hours and services at the Historical Society and develop programs that encourage visitation and participation.
- Continue to take actions to preserve the historic nature of Whitefield through the preservation of documents and buildings.
- Consider offering walking tours of King's Square to promote the history of the community.
- Offer guided hikes and walking tours along the Whitefield Heritage Trail, or portions thereof.

PROMOTE AND DEVELOP OPPORTUNITIES FOR CULTURAL DEVELOPMENT

- Consider the establishment of a separate Art Commission whose duties could include the development of new culture and arts venues.
- Explore funding and grants opportunities in the State and with the Arts Council to bring new venues to the community.
- Invite visiting lecturers, teachers and artists to Whitefield.
- Create local competitions as fund raisers or benefits to encourage participation in cultural arts.

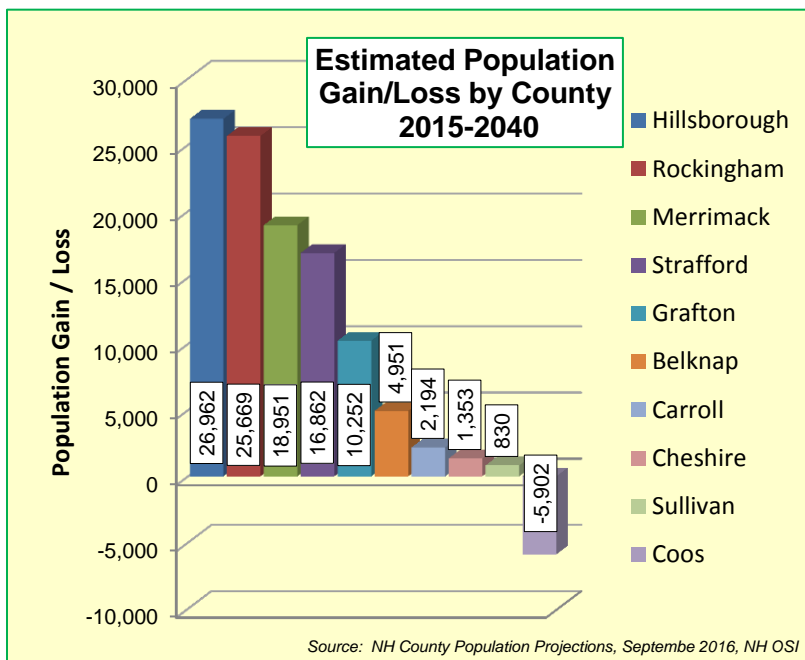
CHAPTER 10: REGIONAL CONSIDERATIONS

INTRODUCTION

Although Whitefield has been historically shaped by economics and geography, the future will, to a large extent, be shaped by what happens in the larger regional area. Population, development and economic prosperity in Whitefield are at least partially dependent on what is happening in the surrounding communities. The towns “above the notch” must understand the impact each has on the other for its own future prosperity.

The NH Office of Strategic Initiatives (NH-OSI) estimated that the population of Coos County would decrease by the year 2040, going from an estimate of 33,658 in 2015 to 27,756 in 2040, a 17.5% decrease. Population levels in Whitefield are also expected to decrease 13%.

On-the-other hand, Grafton County is expected to increase its population by 11%. This is an important factor as the population in neighboring communities such as Bethlehem (+15.3%) and Littleton (+6.9%) are expected to grow.⁸¹ With strategic planning, Whitefield could potentially capitalize on the growth in northern Grafton County communities by offering more affordable housing and lower property taxes.



COMMUNITY SURVEY RESULTS

Regional concerns in general were not part of the Whitefield Master Plan Survey. However, one question on the survey does shed light on the importance of Whitefield’s role as a “bedroom or commuter” community.

QUESTION #6 – WHERE DO YOU WORK?

98.7% of responded to this question. Although approximately 33.5% of the respondents indicated that they work in Whitefield while the majority of the respondents indicated that they worked outside of Whitefield. Littleton was indicated as the town in which most respondents work, however, a number of respondents indicated that they work either in “all surrounding communities” or work outside of the region.

⁸¹ NH OSI, State of NH County Populations Projections, By Municipality, September 2016; <https://www.nh.gov/osi/data-center/documents/2016-subcounty-projections-final-report.pdf>

WHITEFIELD'S ROLE IN THE REGION

As a major crossroads in northern New Hampshire, Whitefield plays an important role in a safe and efficient transportation system that enables commerce, trade and tourism to flourish. US Route 3, NH Routes 116 and 142, which intersect in downtown Whitefield, serve as significant thoroughfares for the rest of the state. The Presidential Range Trail, Forest Lake State Park, the Weathervane Theatre, the Mountain View Grand Resort and other Whitefield establishments also serve to draw tourists and local residents to the community.

REGIONAL GROUPS & ORGANIZATIONS

Participation in regional groups, agencies and organizations is one way to ensure that Whitefield's voice is heard. The following groups and organizations are important for the implementation of Whitefield's vision.

WHITE MOUNTAINS SCHOOL DISTRICT (SAU #36)

The White Mountains School District (SAU36) consists of students from Dalton, Jefferson, Lancaster, Carroll & Whitefield. The SAU's "mission" states: *"The White Mountains Regional School District uses our collective resources to educate responsible and ethical citizens who are academically, socially, and physically prepared to meet the needs of our community in an ever-changing world."*⁸² SAU36, whose offices are located in Whitefield, encourages participation by the local community in school board meetings to ensure quality education programs for the children of the community. The town maintains representation on the school board.

WHITEFIELD VISITORS CENTER

The Whitefield Visitors Center, located in lower level of the bandstand in King's Square, was established to provide support to local communities, businesses, utilities and tourist attractions. The Visitors Center provides information on local and area attractions, churches and synagogues, local businesses, Whitefield's schools and current events. In addition, the Whitefield Historical Society provides information on the history of Whitefield and operates a museum in King's Square on the lower level of the Bank of NH.

NORTHERN GATEWAY REGIONAL CHAMBER OF COMMERCE

The Northern Gateway Regional Chamber of Commerce serves ten towns including Whitefield, Lancaster, Jefferson, Northumberland (Groveton), Dalton, Stratford, Stark and Randolph, NH and Guildhall and Lunenburg, VT. Located in Lancaster, the Northern Gateway Regional Chamber strives *"to build a system of mutual support, through which we can learn from one another while nurturing the good neighbor policy, which is so central to our identity as New Englanders"*.⁸³



Multiple Whitefield businesses are members of the Chamber including: the Weathervane Theatre, Wendell Rexford & Sons, White Mountain Mental Health, Barron Brook Inn, Bank of New Hampshire, Caleb Caregivers, the Inn at Whitefield, Jiffy Mart/Subway, the Mountain View Grand Resort, the Morrison Hospital Association, Mountain View Dental, NAPA Auto Parts, RS Consulting, LLC and Stiles Fuel.⁸⁴

⁸² <http://www.sau36.org/>

⁸³ <https://www.northerngatewaychamber.org/about-us>

⁸⁴ <https://www.northerngatewaychamber.org/members/searchalpha/z>

NORTH COUNTRY COUNCIL (NCC)

Located on Main Street in Littleton, North Country Council (NCC) has been operating since 1973. *“North Country Council Regional Planning Commission and Economic Development District is one of nine regional planning commissions in New Hampshire established by RSA 36:46. The Commission’s region consists of serving 50 communities and 25 unincorporated places in the northern third of New Hampshire. The Commission serves in an advisory role to local governments in order to promote coordinated planning, orderly growth, efficient land use, transportation access, and environmental protection.”*⁸⁵ The NCC Board of Commissioners currently includes two representatives from Whitefield.

TRANSPORTATION ADVISORY COMMITTEE (TAC)

The NCC Transportation Advisory Committee, working with the NH Department of Transportation (DOT) *“prioritizes regional and local transportation needs such as highway improvements, public transit, and corridor studies. The TAC also establishes transportation policies needed for the successful movement of people and goods to, from, and within the region.”*⁸⁶ NCC maintains a traffic count program to gather statistics important to NH DOT and local communities for planning efforts. NCC is in the process of developing of a Regional Transportation Plan to replace the current 2015 Plan. NCC encourages public and community partner participation in this planning effort and endeavors to *“use information gained throughout the process to assist with the development and prioritization of future transportation projects and policies in the region.”*⁸⁷

ADDITIONAL SERVICES PROVIDED BY NCC

North Country Council also provides a variety of other services to the communities within its planning district. These include but are not limited to assistance with economic development, community planning, emergency preparedness, natural resource planning and solid waste technical assistance.

WHITE MOUNTAINS ATTRACTIONS OFFICE OF TOURISM

Operating out of its main offices in Lincoln, NH, White Mountains Attractions (WMA) has been marketing the region for 60 years by providing advertising opportunities *“...that put your company’s name and product into the hands of many thousands of domestic and international travelers...”*⁸⁸ Among other things, WMA provides representation in state tourism issues, business listings, travel guides and maps and brochure displays at visitor centers.



Currently three businesses in Whitefield are members of WMA: the Mountain View Grand Resort, the Weathervane Theatre and Vertical Ventures Aviation.

⁸⁵ <http://www.nccouncil.org/about>

⁸⁶ <http://www.nccouncil.org/services/transportation/>

⁸⁷ <http://www.nccouncil.org/2020-regional-transportation-plan/>

⁸⁸ <https://www.visitwhitemountains.com/travel-resources/white-mountains-attractions-association-membership/>

LITTLETON AREA CHAMBER OF COMMERCE

The Littleton Area Chamber of Commerce serves as a center for information and resources for the entire Littleton area; broadly speaking, this includes the towns in northern Grafton County and those in southern Coos County, including Whitefield. With a membership of nearly 300, the Chamber works “...tirelessly each day to fulfill our mission of economic and community development in the Littleton area”.⁸⁹

Currently four businesses in Whitefield are members of the Littleton Area Chamber of Commerce: the Mountain View Grand Resort, the Weathervane Theatre, Caleb Interfaith Caregivers and the Morrison Communities.

CHAPTER SUMMARY

Whitefield is dependent upon the region for employment opportunities, colleges and universities, hospitals, food and a host of other services that may not be available in the community. The town sits conveniently between three of the major commercial areas in the North County, Littleton, Lancaster and Bretton Woods, which afford residents of Whitefield many opportunities that are “just a drive away”. Whitefield’s roadways also serve as the gateway to towns further north in New Hampshire where ATV and snowmobile riders flock to each weekend. These are among the factors that have resulted in Whitefield becoming a “bedroom or commuter” and a “drive through” community as opposed to becoming a “destination”.

The town should endeavor to extend its reach in the region to capitalize on the multitude of recreational, tourist, lodging and dining facilities located north of the “Notches” (Crawford & Franconia) and the scenic beauty of the White Mountains. Promoting Whitefield as “A Friendly Town with a Beautiful Point of View” and by inviting new business and residents, the town could capitalize on its location as a crossroads. This in turn could lead to more growth and prosperity for not only Whitefield, but also the region in general. In addition, as many citizens today are seeking “quality of life” locations in which to live, Whitefield should capitalize on its small town nature and commitment to protect the natural beauty of the region to promote the town as a good choice for new businesses, permanent housing or second homes.

As neighboring communities, such as Littleton, continue to grow, the commuter base in Whitefield may also increase, thus improving the prospect for new business ventures. It is inevitable that progress in the overall region will have an impact on Whitefield as well. Town officials should remain vigilantly aware of changes in nearby communities that could have a long-lasting impact on Whitefield, its roads, its services and its residents.

It is important for Whitefield to maintain its connections to regional and state agencies and to stay informed about events taking place in neighboring communities. Taking part in discussions with others will ensure that Whitefield will have the ability to have a say in what happens in the future. It is also important for residents to be aware of what is taking place in the region and to understand the impact it may have on them. Lastly, it is important that residents have confidence that community officials participate in decision making processes that may affect the quality of life in Whitefield.

⁸⁹ About the Chamber; <https://littletonareachamber.com/membership/>

GOALS

GOAL 1 – ADDRESS NORTH COUNTRY INITIATIVES

- Take the lead, or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to transportation, housing, economic development, and the environment.
- Work with the SAU36 school board, area communities and the American Red Cross to determine the advantages of designating the White Mountains High School as a regional shelter; endeavor to make that a reality by funding, obtaining and installing a permanent generator at the High School.

GOAL 2 – BETTER PROMOTE WHITEFIELD WITHIN THE REGION

- Continue to maintain active representation at North Country Council, both as a representative from the town for the NCC Board and as a representative to NCC's Transportation Advisory Council.
- Maintain membership and remain active in the Northern Gateway Chamber of Commerce.
- Consider joining and becoming involved with the Littleton Area Chamber of Commerce.
- Encourage more Whitefield businesses to join White Mountains Attractions and area chambers to provide addition exposure not only for them but to promote the town in general.
- Develop a more consistent schedule for the town's "Information Booth" and better promote its use.
- Consider alternative locations and a more consistent schedule for the town's historical society and museum to enable the town to better promote the history of Whitefield to resident, visitors and the region in general.
- Develop a marketing plan that would promote Whitefield as a business location and as tourist destination by emphasizing the benefits of the entire region (i.e., skiing, hiking, ATV riding, fishing, tourist attraction, the White Mountains, etc.)

GOAL 3– OTHER CONSIDERATIONS

- Consider purchasing land that can be used as a "Scenic Vista" to provide visitors with the towns "Beautiful Point of View".
- Keep the residents of Whitefield informed about issues in the region that may have an impact on their lives.

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CHAPTER 11: GUIDE FOR DEPARTMENT HEADS

CHAPTER GOALS

Time Frame

Ongoing.....For the Life of the plan

Short Term1-3 Years

Medium Term..4-7 Years

Long Term.....8-10 Years

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 1 Land Use	Goal 1 - Keep the small town feel		
	Review existing ordinances and regulations periodically so that they coincide with the desire of the community to maintain the small town nature of Whitefield and the Vision of this Master Plan.		
	Work to preserve and re-energize the Common and its surrounding buildings, increasing safe, walkable areas and encourage suitable retail establishments and restaurants in the downtown.		
	Review the Development Code to assure it reflects the desire of the population and enables town government to reserve areas for specifically allowed uses, such as residential and commercial enterprises or open space.		
	Goal 2 - Promote commercial development		
	Further develop the town's website to entice new business entities to come to Whitefield.		
	Work with the Northern Gateway Chamber of Commerce to further market the benefits of establishing businesses in Whitefield and the region in general.		
	Consider providing tax incentives to promote new business.		
	Consider joining the Littleton Area Chamber of Commerce to further market the Town of Whitefield.		
	Goal 3 - Encourage the conservation of open spaces		
	Continue to protect open space within the community.		
	Offer public education programs to encourage residents to consider conservation of lands for public use.		

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 1 Land Use	Goal 4 - Offer public outreach regarding the Development Code		
	Provide public outreach sessions to familiarize residents with the Development Code and current regulations.		
	Provide public outreach to describe the difference between conventional zoning and that which is in the Whitefield Development Code.		
Chapter 2 Transportation	Goal 1 - Continue the overall maintenance of the transportation system		
	Provide a safe, functional and well-maintained transportation system and plan. It should include roads, parking, sidewalks and non-motorized opportunities.		
	Refer to and maintain consistency with the NH Long Range Transportation Plan which was formally adopted in May 2008 and updated in July 2010 for the years 2010-2030.		
	Refer to New Hampshire Statewide Transportation Improvement Plan (2015-2018 (draft) for the most up-to-date information regarding projects affecting Whitefield.		
	Maintain membership and representation in North Country Council Regional Planning Commission and its Technical Advisory Committee (TAC).		
	Goal 2 - Reduce traffic speed and noise on NH Routes 116 and 3		
	Work with the Police Department to seek grant funding to obtain a portable speed monitoring sign(s).		
	Purchase and deploy portable "Speed" signs to slow the speed of traffic on Union Street and at the top of the hill on NH Route 3 North.		
	Work with the State to propose the limited use of Engine (Jake) Brakes in 30 mph zones.		
	Goal 3 - Educate residents about availability of Tri-County Transit buses and routes		
	Work with Tri-County Transit to coordinate cooperative education programs with area employers.		
	Work with large employers in the area to ensure employees from Whitefield know of the service.		
	Through public outreach, encourage Whitefield residents to make use of this service.		
	Goal 4 - Work with the management of the Mount Washington Regional Airport to promote the facility and move toward the provision of commuter air or charter service		
	Identify barriers to having commuter air or charter service.		
	Establish a public relations campaign to encourage and increase regional support for the airport.		

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 2 Transportation	Install a permanent backup generator.		
	Research and consider subsidies that may be available to small town airports.		
	Goal 5 - Work to identify opportunities to build or connect walking, bicycling, and ATV and snow machine trails to surrounding areas and communities		
	Work with local groups to identify areas that could be managed as part of a trail system.		
	Work with the State to explore options for abandoned railway beds to turn them into walking and bicycle paths		
	Goal 6 - Install and maintain new sidewalks to allow residents safe walking or bike riding to important facilities in the community		
	Consider the installation and/or repair of sidewalks from the Common to the Town Offices and Physicians' offices at the top of the hill on NH Route 116 south.		
	Consider the installation and/or repair of sidewalks from the Common to the Dollar General at the top of the hill on NH Route 3 north.		
Chapter 3 Community Facilities	Goal 1 - Municipal Offices: Planning Board, Selectboard & other Town Officials		
	Review the Subdivision Regulations to include clear language regarding requirements for fire suppression, building on steep slopes, drainage and better 911 signage to mitigate the impact of hazards. (Action Item #18, HMP)		
	Review the current road standards in Whitefield and update them according to the Public Works Department's recommendations to ensure that roads in new subdivisions address steep slopes, water drainage and other road issues. (Action Item #19, HMP)		
	Establish an interactive webpage to provide public education on both hazard mitigation and emergency preparedness. (Action Item #5, HMP)		
	Advise the public about the local flood hazard, available flood insurance through the National Flood Insurance Program (NFIP) and mitigation techniques that can be used to mitigate the risk of flooding. (Action Item #9, HMP)		
	Review and update the Capital Improvement Plan (CIP) to include recommendations for long term projects that are identified in the Hazard Mitigation Plan. (Action Item #14, HMP)		
	Obtain funding and install a lightning rod at the Municipal Office Building. (Action Item #16, HMP)		
	Provide public outreach to encourage all residents to contact NH ENS to add cell numbers, emails, unlisted numbers and to verify information. (Action Item #3, HMP)		
	Goal 2 - Fire Department/Rescue Squad		
	Acquire a brush truck or pickup truck.		
	Make improvements to the station by adding sleeping quarters, a kitchen and training space.		

Chapter	Goals	Responsible Department (s)	Time Frame	
Chapter 3 Community Facilities	Continue to provide fire prevention awareness programs at the town's schools. (Action Item #6, HMP)			
	Maintain a supply of Firewise brochures to educate homeowners on methods to reduce fire risk around their homes. (Action Item #7, HMP)			
	Obtain and install dry hydrants at Hazen Pond, Mirror Lake & Burns Lake. (Action Item #29, HMP)			
	Obtain funding and purchase a new rescue pumper for the Fire Department. (Action Item #30, HMP)			
	Obtain funding and purchase water rescue equipment for the Fire Department. (Action Item #31, HMP)			
	Goal 3 - Police Department & Emergency Management			
	Acquire a speed trailer.			
	Upgrade in-car and in-office computer systems including logs and records management.			
	Acquire an additional patrol vehicle.			
	Encourage all town officials and new hires to take NIMS 700, ICS 100 and ICS 200 emergency management courses. (Action Item #4, HMP)			
	Conduct a Table Top Exercise (TTX) to introduce the Emergency Operations Plan. (Action Item #12, HMP)			
	Consider ways to improve 911 signage compliance so that emergency responders can better assist the public at the time of need. (Action Item #15, HMP)			
	Work with the SAU, the Superintendent and other local entities to purchase and install a permanent generator at White Mountains Regional High School so that this facility can be more effectively used as the Primary Shelter serving not only Whitefield, but possibly the entire region. (Action Item #23, HMP)			
	Work with the SAU, the Superintendent and other local entities to purchase and install a permanent and whole-facility generator at the Whitefield Elementary School. (Action Item #25, HMP)			
	Goal 4 - Highway Department			
	Provide adequate storage space for the Highway Department equipment.			
	Acquire a hot box and sealer for sealing cracks in the town roads.			
	Continue identifying and assessing culverts and ditches as part of the Asset Management program			
	Replace or repair 42 culverts already identified as needing improvements.			

Chapter	Goals	Responsible Department (s)	Time Frame	
Chapter 3 Community Facilities	Increase insulation in highway garage.			
	Build a wood storage building.			
	Install a wood boiler to supplement heating oil use at garage.			
	Obtain funding and install a generator at the Whitefield Public Works Department to ensure proper functioning in the event of an emergency. (Action Item #24, HMP)			
	Develop a written hydrant maintenance program that will ensure the functionality of all hydrants in the community. (Action Item #1, HMP)			
	Continue a program to continue tree and brush maintenance to mitigate damage from natural hazards. (Action Item #10, HMP)			
	Consider adopting the International Building Code (IBC) and the International Residential Code (IRC). (Action Item #20, HMP)			
	Complete an engineering study to replace the temporary bridge on Hazen Road, over the Johns River, with a new and improved bridge that will improve the flow of stormwater in the area. (Action Item #22, HMP)			
	Develop a written storm water maintenance plan in order to insure more efficient stormwater management; determine size, location, age, time for replacement, etc. for culverts and ditches throughout the town. (Action Item #27, HMP)			
	Goal 5 - Water Department			
	Complete the replacement of all water meters in Town.			
	Review and address security issues at the town water supply facilities and storage reservoirs, perhaps by installing better fencing. (Action Item #26, HMP)			
	Complete planned upgrades to the water system (30% completed at this time).			
	Goal 6 - Wastewater Treatment Facility			
	Build a new wastewater treatment facility to comply with the law regarding discharges to waterways			
	Make upgrades to the main sewer station at Brown Street.			
	Goal 7 - Transfer Station			
	Construct an enclosure for the materials baler to protect it from winter's cold.			
Goal 8 - Whitefield Public Library				
Continue working on digitizing book inventory.				

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 3 Community Facilities	Expand hours of operation.		
	Work toward more and better use of space for functions and meetings		
	Goal 9 - Whitefield Elementary School		
	Increase parking at or near the school building.		
	Install a new roof.		
	Acquire a back-up generator.		
	Goal 10 - White Mountains Regional High School		
	Acquire a back-up generator.		
	Install a new roof.		
	Goal 11 - Ball fields		
	Continue to maintain and improve the Legion Ballfield and the Recreation Field on Highland Street.		
	Install security systems at each field to discourage vandalism.		
	Goal 12 - King's Square common and gazebo		
	Replace lights around Common with LED lighting.		
	Plant new trees around Common.		
Chapter 4 Utilities & Public Services	Goal 1 - Increase broadband capabilities		
	The town should continue to increase broadband capabilities throughout the community by lobbying utility companies to upgrade their infrastructure to allow for better access by residents.		
	Goal 2 - Alternative energy projects		
	Complete inventory of town-owned properties for their potential for solar collection to supplement existing heating systems or as points of generation.		
	Address alternative energy projects and their impact on the aesthetics, property values and the character of the community as well as the functionality and cost of the project.		

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 5 Housing & Population	Goal 1 - Housing		
	Consider regulations to encourage “cluster housing” to prevent scattered development and to provide more affordable housing options.		
	Encourage development by large land-owners.		
	Research the USDA Rural Development Agency, Rural Housing Services, the Housing Assistance Council and other such agencies for programs that help the town build and improve affordable housing.		
	Review and consider changes to the Whitefield Development Code to make it easier to rehab old buildings.		
	Goal 2 - Population		
	Encourage new businesses to attract young people with good paying jobs.		
	Provide services, recreation and facilities to entice young people and families to live in Whitefield.		
	Continue to improve the quality of educational services in Whitefield; endeavor to improve the overall ranking among other school districts in New Hampshire.		
Chapter 6 Economic Development	Goal 1 - Improve the visual aesthetics of the Common are to attract more commercial business		
	Consider the development of a pedestrian only “downtown”.		
	Consider turning the “Diamond” into a park or point of interest; coordinate with Conway Scenic Railroad to promote the “Diamond” as a seasonal attraction.		
	Continue to improve sidewalks and curbing in and around the Common.		
	Explore options for additional parking in and around the Common.		
	Work with regional development organizations to obtain funding and professional guidance in the restoration of buildings around the Common.		
	Offer assistance via tax breaks or tax credits to encourage better maintenance and appearance of village facilities and buildings.		
	Revitalize and/or develop the Brown Street Furniture property.		
	Require the “under-grounding” of all public utilities in new subdivisions to improve aesthetics and to reduce the impact of natural hazards.		
	Goal 2 - Retain and grow the existing business base		
Maintain open dialogue with existing business to determine how the town can better support their efforts.			

Chapter	Goals	Responsible Department (s)	Time Frame	
Chapter 6 Economic Development	Encourage local residents to buy and shop “locally”.			
	Continue to work with NH DOT to implement traffic controls to help reduce speed, noise and exhaust pollution in the Village.			
	Assist businesses with relocation plans to improve their business models and protect the “Vision” of the community.			
	Consider and develop scenic overlooks and/or picnic areas for use by both local residents and visitors to capitalize on the natural resources in the community.			
	Develop and promote additional walking, hiking, biking, snowmobiling and other trail systems.			
	Promote the use of the Mount Washington Regional Airport and further develop the facility to provide traveler amenities such as food and beverage service, baggage handling, taxi and car rental services, flight and drone schools and open air concerts.			
	Explore the possibility of and the regulatory requirements needed to develop commuter air or charter service in and out of the Mount Washington Regional Airport.			
	Further develop the recreational opportunities within Whitefield; improve the town’s ballfields and consider adding a skate park, basketball court, town pool and other amenities for the enjoyment of young people.			
	Work with local business leaders to develop a Community Pride Day and encourage business and community participation in annual cleanups, picnics, Old Home Days, etc.			
	Goal 3 - Attract new business			
	Promote the town through local organizations such as the Littleton Area Chamber of Commerce, the Northern Gateway Chamber of Commerce, White Mountains Attractions and the NH Office of Tourism. (see Chapter 10, Regional Considerations)			
	Promote the town through national and international publications as appropriate.			
	Establish an “Art Commission” for the purpose of promoting the development of arts in the community.			
	Invite franchise operators to set up “shop” in Whitefield in locations and for services as recommended in the Community Survey.			
	Consider ways to draw national and international attention to the town; develop competitions, shows, sporting events, themed events, craft shows, flea markets, food festivals, art shows, etc.; utilize the resources available at the airport as venues for such activities.			
	Utilize the resources at the Mount Washington Regional Airport to promote air-related events such as skydiving, gliding and hot air ballooning festivals.			
	Encourage the development of new campgrounds, inns, hotels, motels and B&Bs.			
	Goal 4 - Overarching Goals			
Identify barriers in the Whitefield Development Code to encouraging new commercial businesses in and near the Common Areas, along Route 3 North, along Route 116 west and at the airport.				

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 6 Economic Development	Create and keep an updated list of town-owned properties and land that is suitable for development.		
	Utilize new technologies such as drones to establish the condition and uses of the town's buildings, properties and natural resources.		
	Establish communication between the Whitefield Economic Development Corporation, the Planning Board and other involved parties to ensure that any proposed Development Code changes reflect the "Vision" of this Master Plan.		
	Strengthen connections and coordinate with regional economic development agencies to open new doors for economic development.		
	Research and promote areas and/or facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation based, light industry and farms/agri-business as recommend in Question #12 of the Community Survey.		
	Monitor the existing tax rate and evaluate methods for keeping it attractive.		
	Consider regulations that would impact the amount of light pollution that new businesses may create.		
	Invite and involve the public in all development deliberations and planning sessions.		
	As develop takes place, considering changes in security, staffing and equipment needs for Fire, Police, EMS and Public Works; establish capital reserve funds for known or anticipated needs.		
Chapter 7 Natural Resources & Natural Hazards	Goal 1 - Protect conserved land for recreation, scenic views & aesthetics		
	Collaborate with local conservation commissions and advisory groups to consider future projects that could provide an economic benefit to the community without interruption of natural resources.		
	Provide a balance between growth and the protection of natural resources.		
	Goal 2 - Protect steep slopes & hilltops		
	Review and revise Whitefield's subdivision regulations to include clear language on the development of steep slopes with an eye toward the protection of not only steep slopes (protection from future hazards, such as landslides and mudslides) but also to maintain the scenic beauty of Whitefield's mountain vistas. (Action Item #18, Whitefield Hazard Mitigation, 2017)		
	Goal 3 - Address growth & development through zoning		
	In accordance with state law, review the Whitefield Development Code and Subdivision Regulations to address changes in growth and development locally or regionally that may impact the town's natural resources.		
	Goal 4 - Protect aquifers & open bodies of water		
	Protect aquifers and open bodies of water by ensuring that the Shoreland Water Quality Protection Act (Chapter 483.B), Department of Environmental Service (DES) regulations are followed and enforced to ensure future quality and availability.		
	Maintain inventories of natural & scenic resources		
Identify, and keep current, inventories of natural and scenic resources, wetlands, floodplains, groundwater and important habitat areas.			

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 8 Recreation	Goal 1 - Overall goals for recreation		
	Maintain and continue to improve town-run recreational activities.		
	Improve the Legion ball park near the Fire Station by extending water and power to it.		
	Better promote the town's parks and other recreational venues in Whitefield.		
	Consider expanding town recreation opportunities to include a town pool and tennis courts.		
	Watch for opportunities to expand linked trails for biking, snowmobiling and walking.		
	Promote regional recreation opportunities to local visitors.		
	Goal 2 - Snowmobile access		
	Support and encourage expanded trail access on town property, private property and rights of way.		
	Encourage and investigate options to provide greater trail access to businesses in town.		
	Goal 3 - Bicycling		
	If the railroad bed from Littleton to Whitefield is turned into a multi-use trail, the town should add it to its maps and promote it to visitors and residents.		
	The town should work with the State Department of Transportation to encourage bicycle lanes or at least wider shoulders for bicycle riders, as the DOT makes changes to local roads.		
	Look for opportunities to make or link bike paths in town.		
Goal 4 - Hiking			
Support organizations in their exploration of options for creating hiking paths.			
Chapter 9 History & Culture	Goal 1 - Provide more education on the history of Whitefield		
	Work with the Whitefield Historical Society and the School Board to encourage the teaching of Whitefield history to students and engage students to learn through local field trips to historic locations/facilities in town.		
	Prepare an informational pamphlet or brochure on the history of Whitefield to be disseminated by local merchants, the Northern Gateway Chamber of Commerce and the Historical Society.		
	Maintain a more robust section of the town's website dedicated to the rich history of the town.		
	Maintain extended hours and services at the Historical Society and develop programs that encourage visitation and participation.		
	Continue to take actions to preserve the historic nature of Whitefield through the preservation of documents and buildings.		
	Consider offering walking tours of King's Square to promote the history of the community.		

Chapter	Goals	Responsible Department (s)	Time Frame
Chapter 9 History & Culture	Offer guided hikes and walking tours along the Whitefield Heritage Trail, or portions thereof.		
	Goal 2 - Promote and develop opportunities for cultural development		
	Consider the establishment of a separate Art Commission whose duties could include the development of new culture and arts venues.		
	Explore funding and grants opportunities in the State and with the Arts Council to bring new venues to the community.		
	Invite visiting lecturers, teachers and artists to Whitefield.		
	Create local competitions as fund raisers or benefits to encourage participation in cultural arts.		
Chapter 10 Regional Considerations	Goal 1 - Address North Country Initiatives		
	Take the lead, or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to transportation, housing, economic development, and the environment.		
	Work with the SAU36 school board, area communities and the American Red Cross to determine the advantages of designating the White Mountains High School as a regional shelter; endeavor to make that a reality by funding, obtaining and installing a permanent generator at the High School.		
	Goal 2 - Better promote Whitefield within the region		
	Continue to maintain active representation at North Country Council, both as a representative from the town for the NCC Board and as a representative to NCC's Transportation Advisory Council.		
	Maintain membership and remain active in the Northern Gateway Chamber of Commerce.		
	Consider joining and becoming involved with the Littleton Area Chamber of Commerce.		
	Encourage more Whitefield business to join White Mountains Attractions and area chambers to provide addition exposure not only for them but to promote the town in general.		
	Develop a more consistent schedule for the town's "Information Booth" and better promote its use.		
	Consider alternative locations and a more consistent schedule for the town's historical society and museum to enable the town to better promote the history of Whitefield to resident, visitors and the region in general.		
	Develop a marketing plan that would promote Whitefield as a business location and as tourist destination by emphasizing the benefits of the entire region (i.e., skiing, hiking, ATV riding, fishing, tourist attraction, the White Mountains, etc.)		
	Goal 3 - Other considerations		
	Consider purchasing land that can be used as a "Scenic Vista" to provide visitors with the towns "Beautiful Point of View".		
Keep the residents of Whitefield informed about issues in the region that may have an impact on their lives.			

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CHAPTER 12: MAP DOCUMENTS

All maps included in this section of the plan will be replaced with 11" x 17" maps in the final hard copy of the Master Plan. Maps included are the following:

- *Map #1, Deer Yards, Mountain Peaks & Trails*
- *Map #2, Community Facilities & Evacuation Routes*
- *Map #3, Conserved Lands*
- *Map #4, 100 –Year Flood Zone, Aquifer & Wetlands*
- *Map #5, Water Sheds & Hydrography*
- *Map #6, Wildlife Habitat Land Cover*
- *Map #7, Highest Ranked Wildlife Habitat by Ecological Condition*
- *Map #8, Soils*
- *Map #9, Potential Areas for Growth & Parcel Analysis*

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MAP #1, DEER YARDS, MOUNTAIN PEAKS & TRAILS

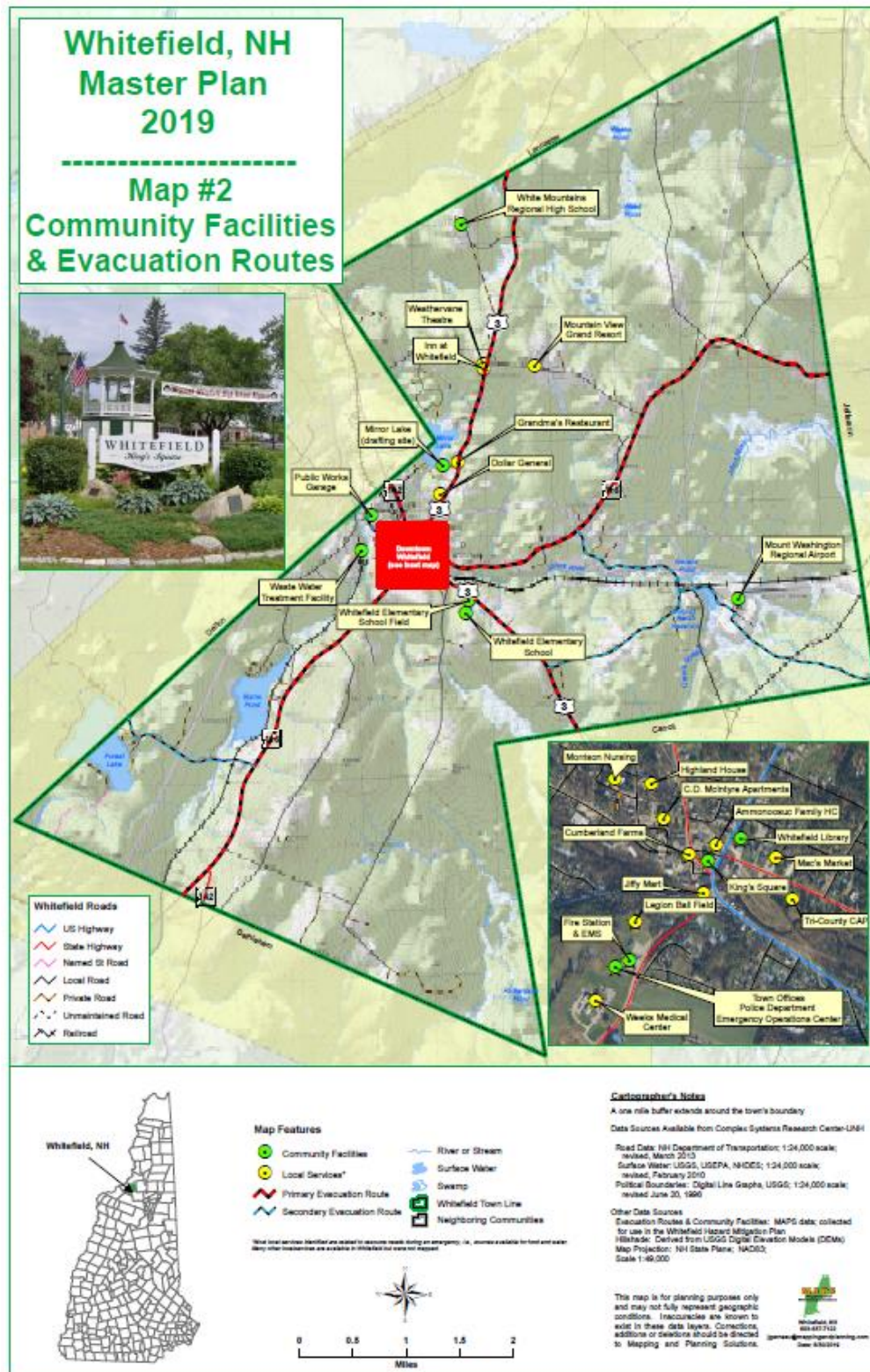
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MAP# 2, COMMUNITY FACILITIES & EVACUATION ROUTES

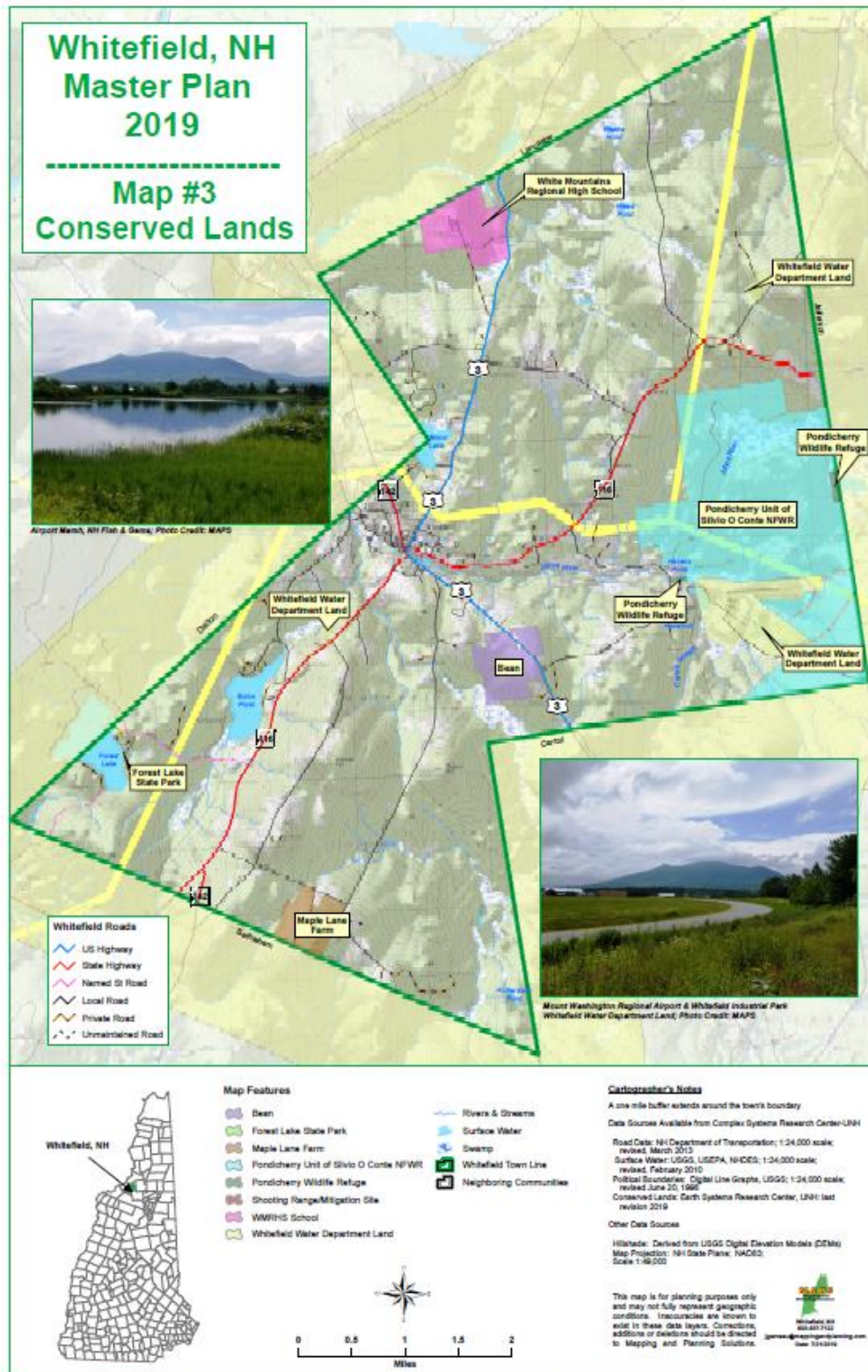
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MAP #3, CONSERVED LANDS

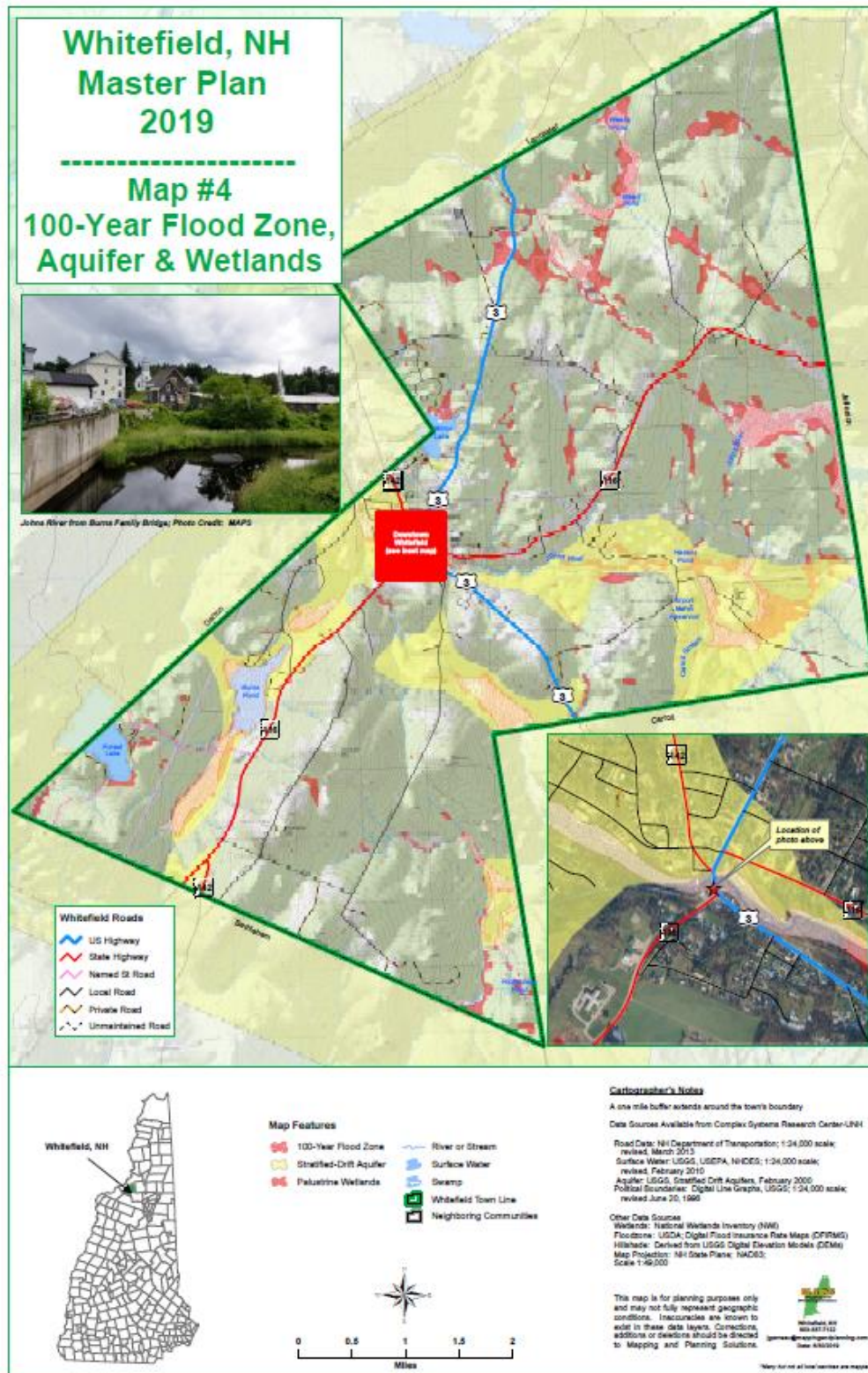
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MAP #4, 100-YEAR FLOOD ZONE, AQUIFER & WETLANDS

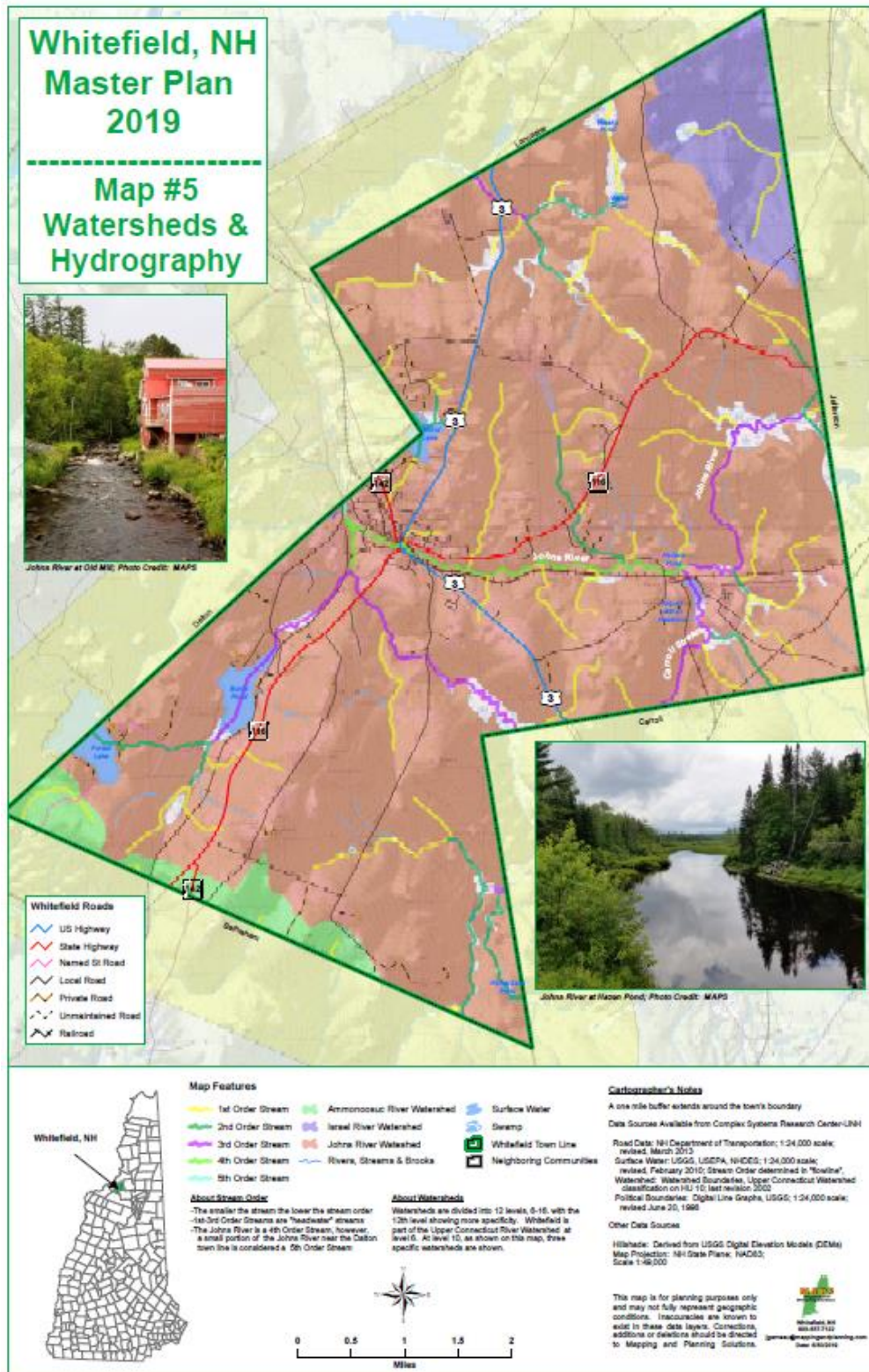
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MAP #5, WATERSHEDS & HYDROGRAPHY

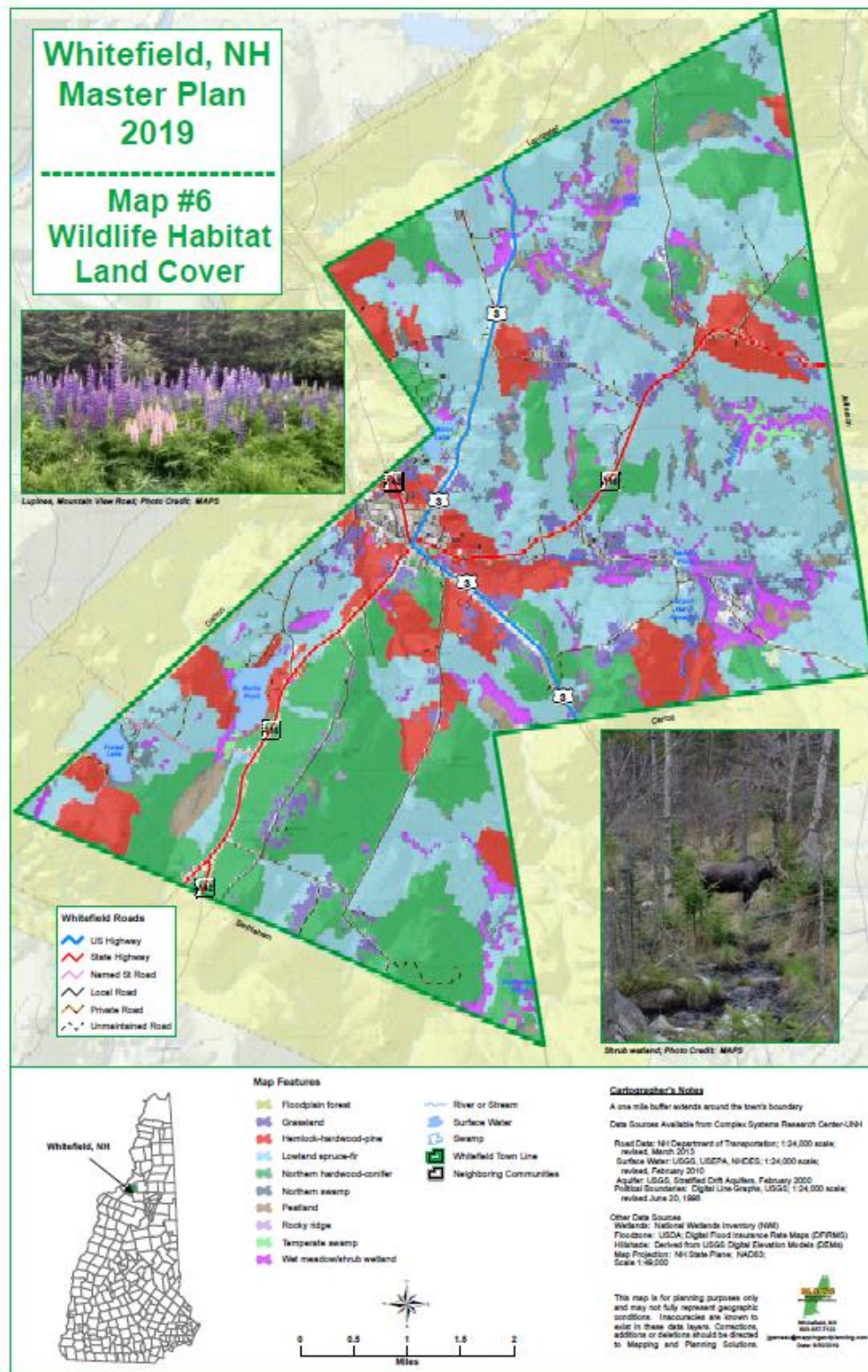
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MAP #6, WILDLIFE HABITAT LAND COVER

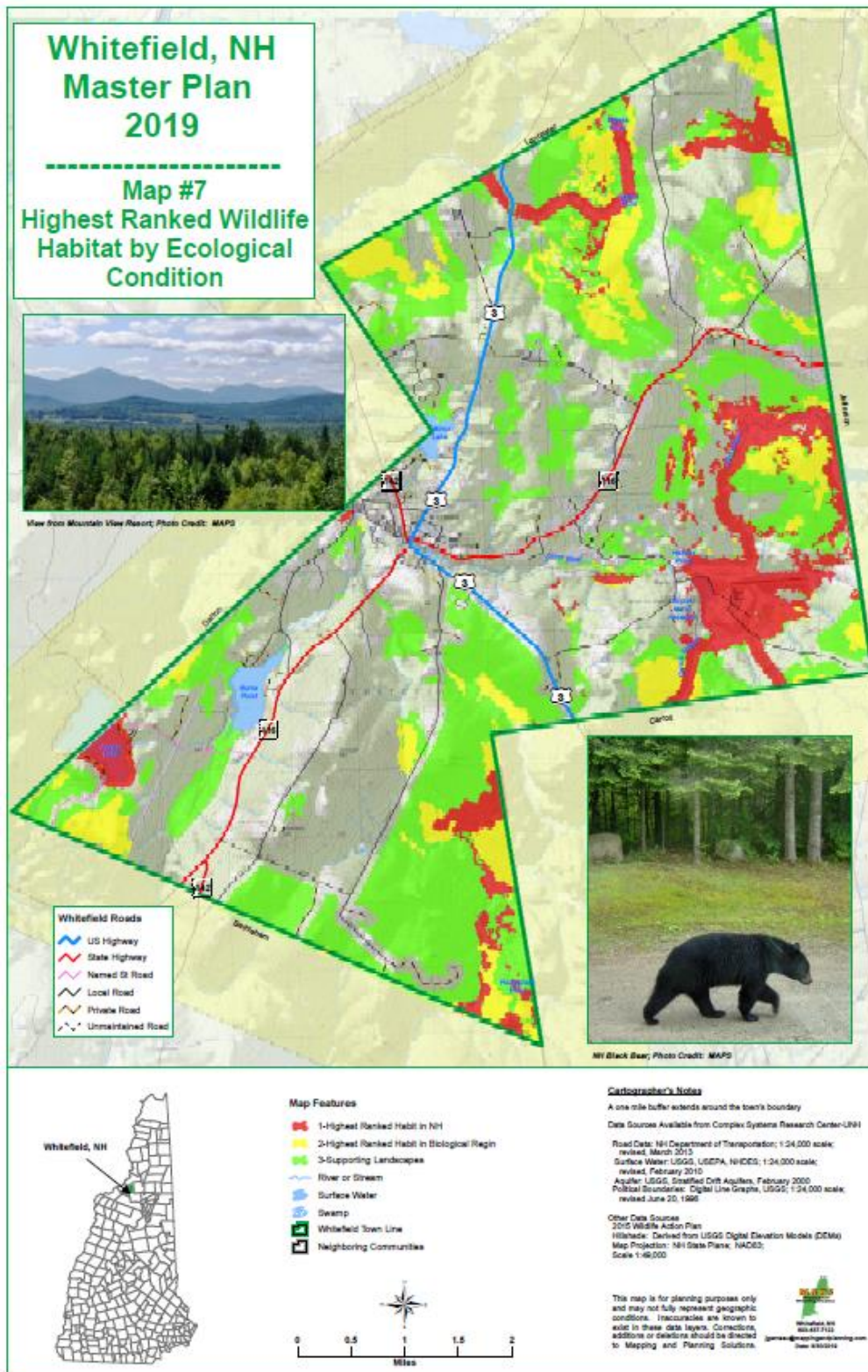
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MAP #7, HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

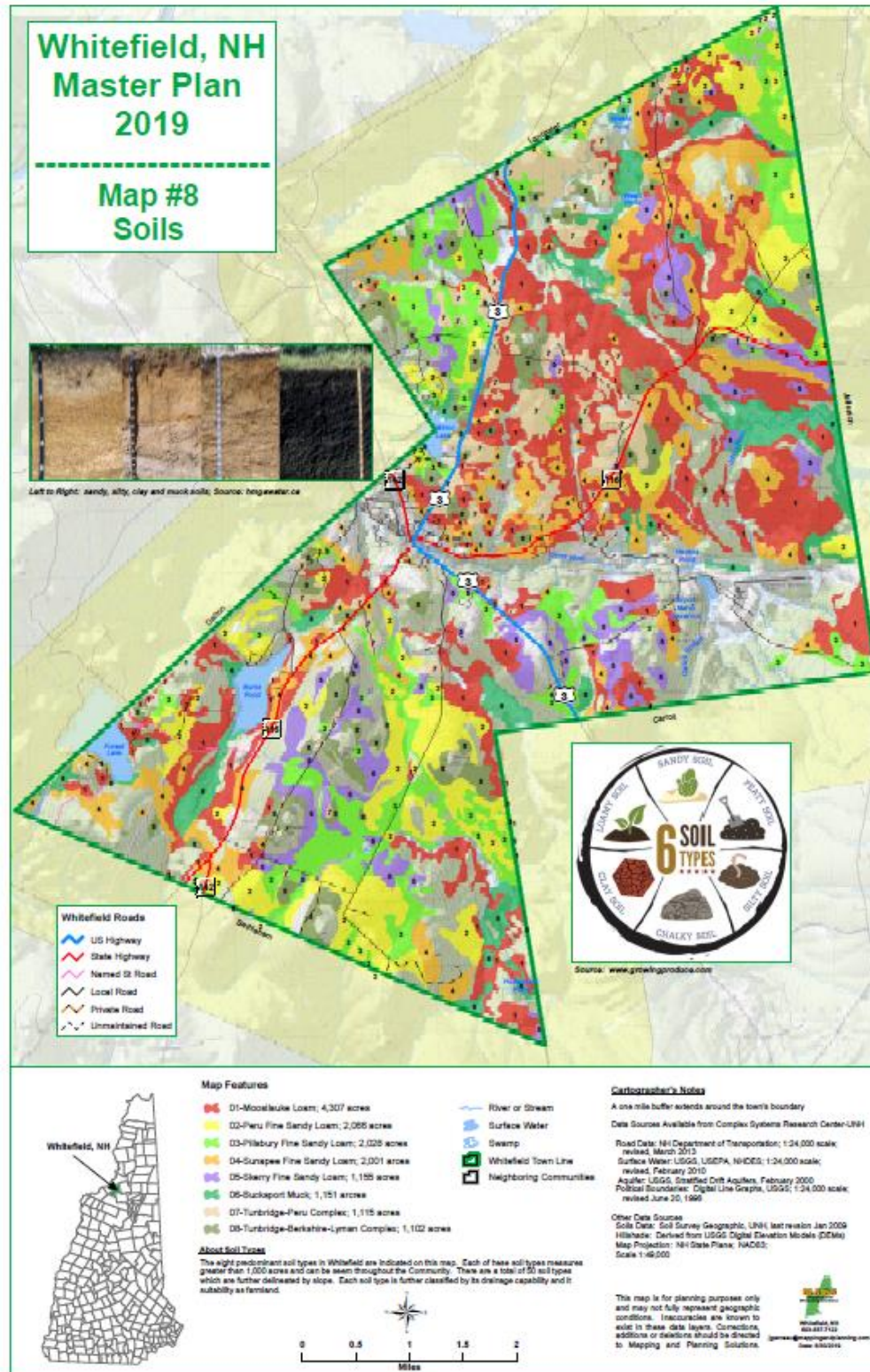
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MAP #8, SOILS

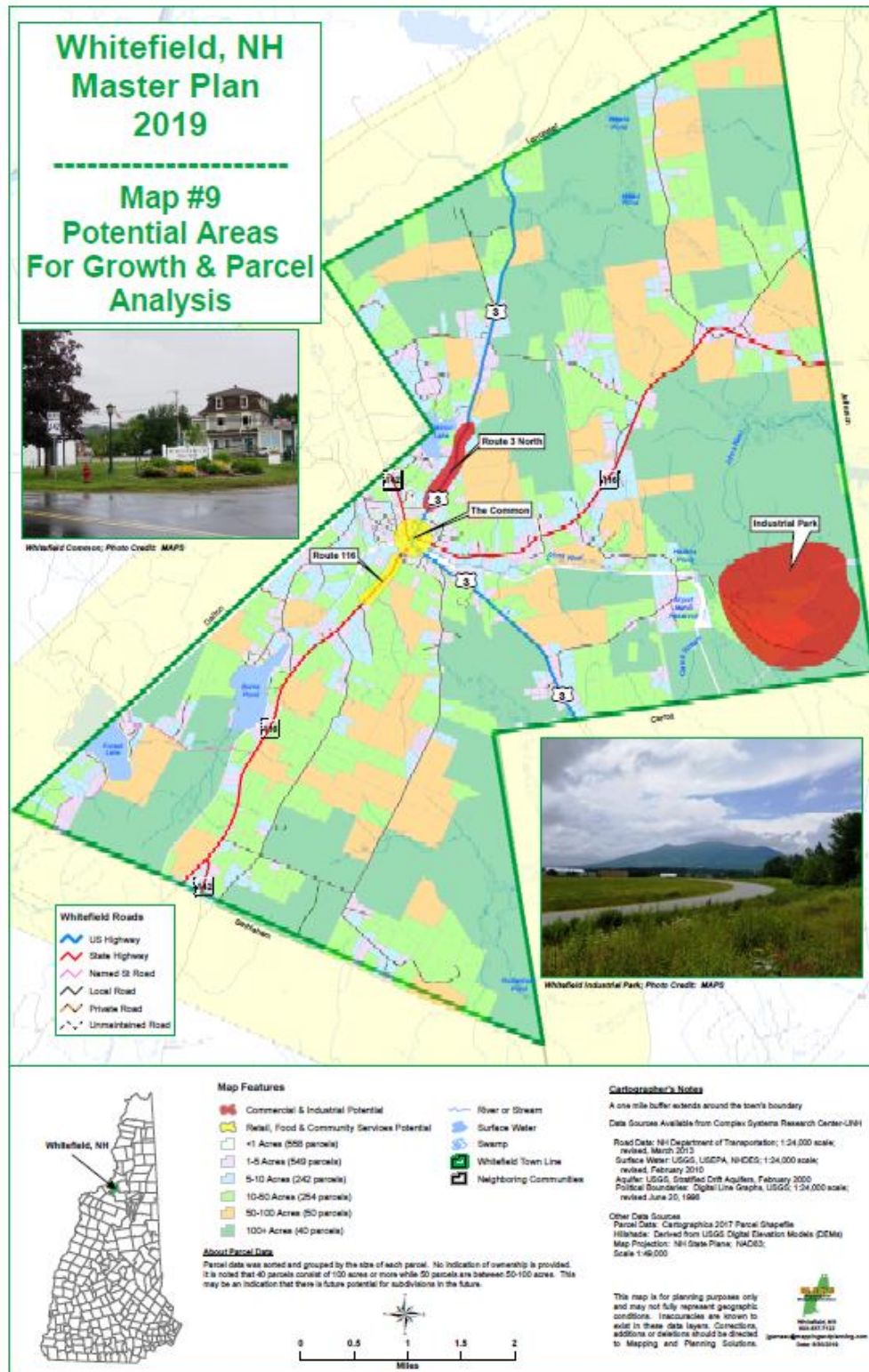
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MAP #9, POTENTIAL AREAS FOR GROWTH & PARCEL ANALYSIS

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CHAPTER 13: APPENDICES

Appendices included are the following:

- *Appendix A: Statement of Adoption, Whitefield Master Plan*
- *Appendix B: Community Survey Results – PowerPoint Presentation*
- *Appendix C: Responses to Q42 Regarding “Vision” for Whitefield (available at the Town Office)*
- *Appendix D: Annual Review Forms*

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APPENDIX A: STATEMENT OF ADOPTION – WHITEFIELD MASTER PLAN

STATEMENT OF ADOPTION – WHITEFIELD MASTER PLAN

This publication of the Whitefield Master Plan, 2019, represents a concerted effort on the part of town government to provide a mechanism for effectively planning for the future needs of the community of Whitefield, NH. The Whitefield Master Plan was developed to be in accordance with NH RSA 674:2. RSA 674:2 requires a community's Master Plan (the plan) to minimally include "(a) A vision section that serves to direct the other sections of the plan..." and (b) A land use section upon which all the following sections shall be based..."

The stated purpose of this plan is to produce a community-wide document that will guide the growth and development of the community for the next ten years and beyond and to preserve the vision that residents have for Whitefield.

The Planning Board of Whitefield, NH, in accordance with the provisions of NH RSA 674:4, hereby adopts the Whitefield Master Plan, 2019, including its findings, recommendations, goals and policies; rescinding and replacing all previous Master Plans for the town; further the Planning Board designates the Whitefield Master Plan, 2019 as the planning guideline to be consulted and followed in the performance of its duties; and agrees to implement, to the best of its abilities, the recommendations, goals and polices contained in this plan.

Statement of Adoption for the Town of Whitefield Master Plan, Whitefield Planning Board

Adopted this day, the 12th of Nove, 2019

Chairman of the Planning Board

Scott Burns

X Scott Burns
Signature

Member of the Planning Board

Tim O'Neil

X [Signature]
Signature

Member of the Planning Board

Frank Lombardi

X [Signature]
Signature

Member of the Planning Board

Alan Theodor

X [Signature]
Signature

Alternate to Planning Board

Steve Laroza

X _____
Signature

Selectboard Representative

Peter Corey

X [Signature]
Signature

*Signatures are scanned-original signatures on file in the Whitefield Town Offices.

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APPENDIX B: COMMUNITY SURVEY RESULTS – POWERPOINT PRESENTATION

Whitefield Master Plan

Community Survey Results
May 29, 2018

Interpret vs Analyze

- **To Interpret:**
 - Def: To understand the significance of
 - Committee’s Responsibility
- **To Analyze:**
 - Def: To examine methodically by separating into parts and studying their interrelations.
 - Intent of this presentation (MAPS)

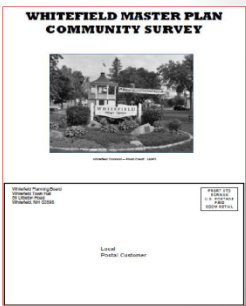
The Mailing

- **283 Surveys mailed to out-of-town property owners**
- **1167 Surveys delivered to every mailbox in Town (twice: survey & reminder flier)**
- **1450 Surveys delivered or mailed (total)**

Initial Mailing

1,167 EDDM
283 First Class


March 14, 2018



Reminder Mailing

1,165 EDDM

April 16, 2018



Completed Surveys

- **153 (40%)**
 - **Online Surveys Completed**
- **234 (60%)**
 - **Paper Surveys Returned**
- **387**
 - **Total Surveys Returned**

Rate of Return

Paper Survey v Mailed (234/1450)	16.1%
All Completed v Mailed (387/1450)	26.7%
All Completed v Housing Units (387/1,419)	27.2%
All Completed v Population (387/2306)	16.8%

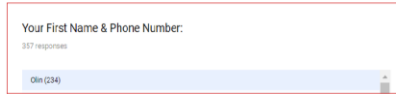
Average return rate:
10-15% (SurveyGizmo)
10-20% (Constant Contact)

The Surveys - Methods

- **Deadline extended** to May 1 and then again to May 10 (to allow students at WMRHS the opportunity to encourage their parents to take the survey after Tim O’Neil’s visit to the HS on 5/4/18)
- Promoted on Town’s **website**, Fire & Police **Facebook** pages and in reminder mailing
- Gathered for **analysis by MAPS**

Paper & Online Combined

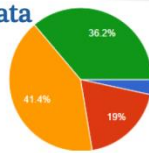
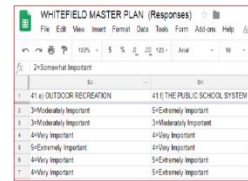
- After May 10th, 234 paper survey results entered by MAPS into the Google Forms platform
- 308 raffle tickets-22 Prizes, \$1,029
- Distinguished from the online



Advantages of doing this...

- Combined Results (online & paper)
 - Paper surveys tended to be from older population
 - Online surveys tended to be from younger population
- Combining the data enabled us to look at data from all demographics.

Combined graphic data representation



Combined data in Google Sheets (easily brought into Excel spreadsheet)

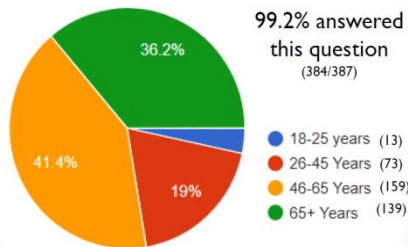
Google Forms to Excel

This presentation was prepared using summary charts and graphs provided by Google Forms and the download of extensive data results from the survey into an Excel spreadsheet and Word documents. A total of 1,717 written comments were also recorded; these are available as separate documents.

Now the results....

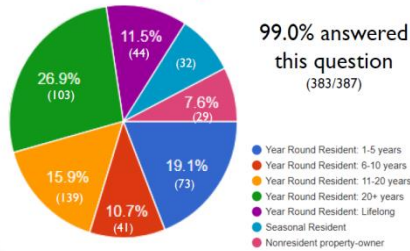
Question #1

What is your age?



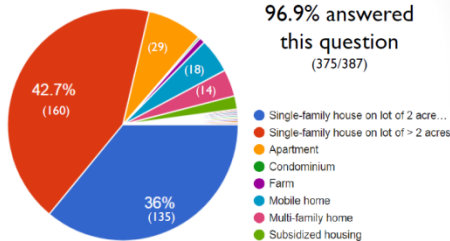
Question #2

What best describes you?



Question #3

In which type of housing to you currently live?

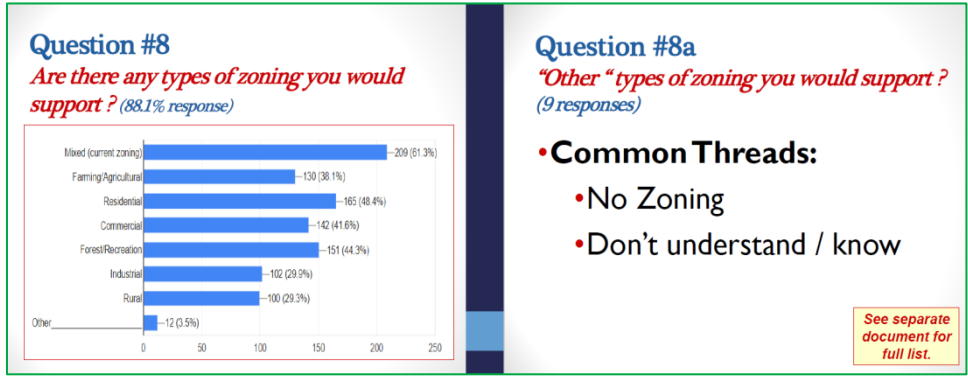
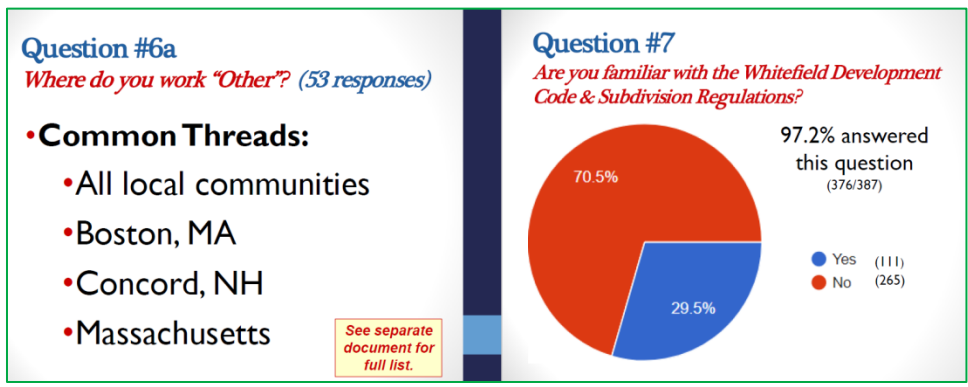
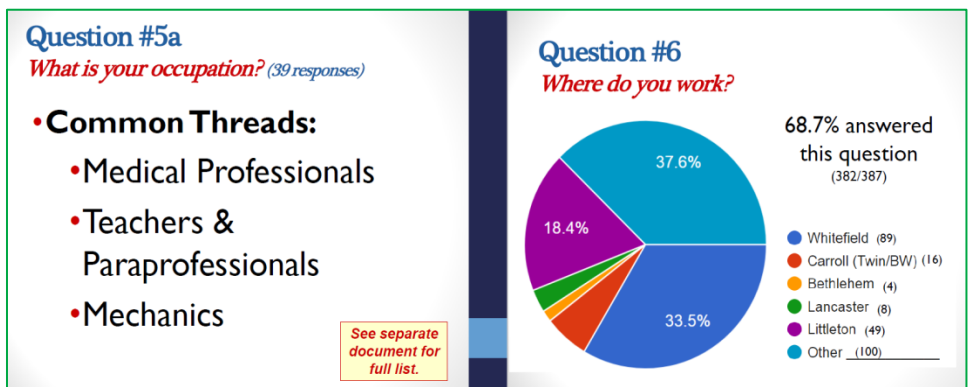
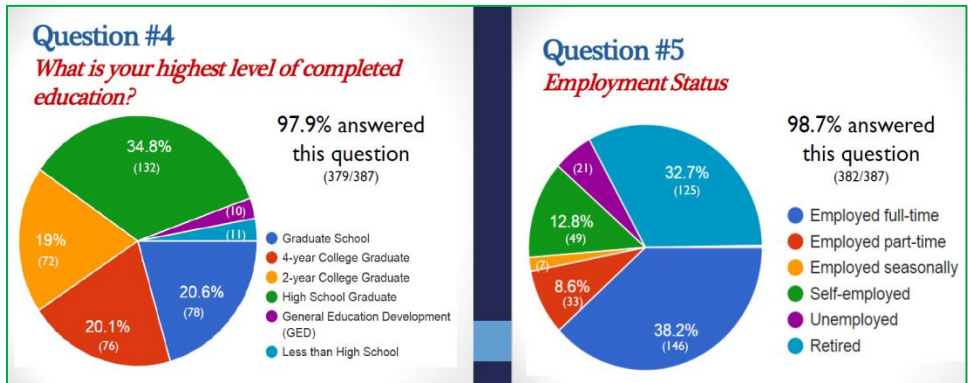


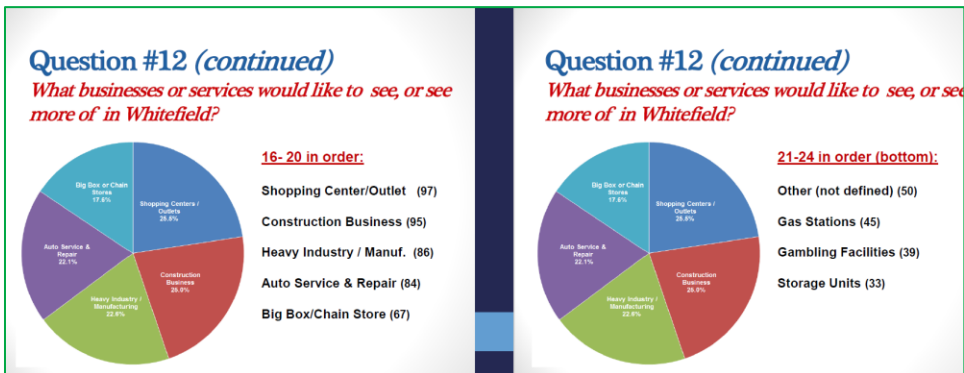
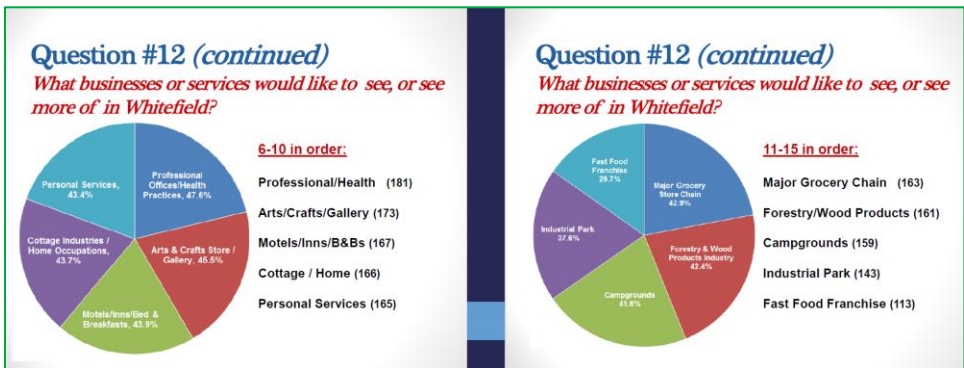
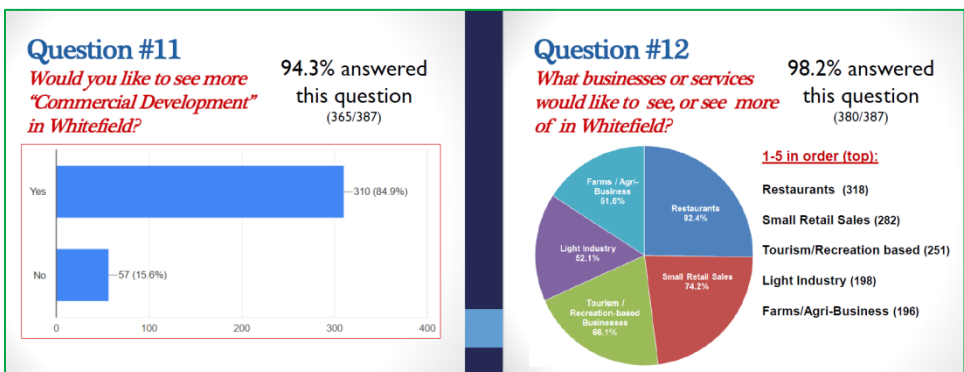
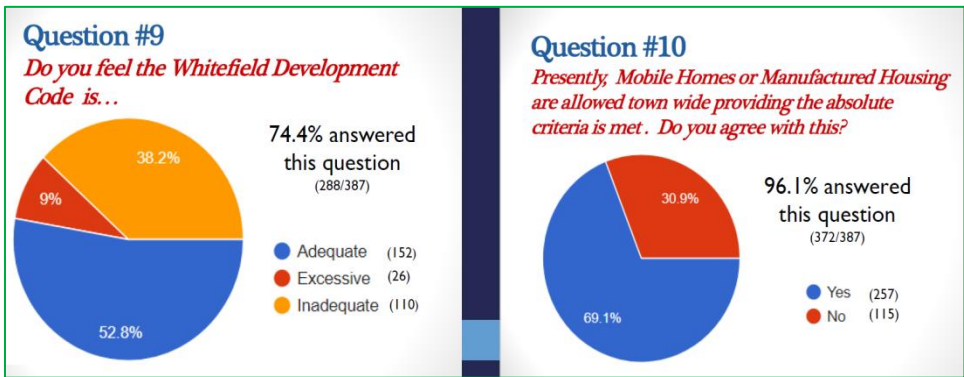
Question #3a

Other Housing (8 responses)

- Common Threads:
 - Cabins & Cottages
 - Land owner only

See separate document for full list.





Question #12a
"Other" businesses you would like to see...
 (49 responses)

- Common Threads:**
 - Pharmacy / Drug Store
 - Coffee Shop / Bakery
 - Hardware Store
 - Car Wash
 - Small Retail

See separate document for full list.

Question #13
Where should new COMMERCIAL businesses be located

97.7% answered this question (378/387)

Location	Percentage
Close to the Common Area	47.8%
Along Route 114 (Enclosure)	41.5%
In the Common Area	39.7%
Along Route 114 (Linton)	18.0%
Along Route 114 (Fossil)	16.7%
Along Route 114 (Jefferson)	15.1%
Other	10.1%
Other	2.1%

Question #13a
"Other" comments on COMMERCIAL locations
 (5 responses)

- Common Threads:**
 - New businesses anywhere reasonable

See separate document for full list.

Question #14
Where should new INDUSTRIAL businesses be located?

96.6% answered this question (374/387)

Location	Percentage
Airport	78.1%
Brown Street Area	35.8%
Along Route 114 (Enclosure)	12.3%
Along Route 114 (Linton)	8.6%
Along Route 114 (Fossil)	8.0%
Along Route 114 (Jefferson)	5.1%
Other	1.6%

Question #14a
"Other" comments on INDUSTRIAL locations
 (7 responses)

- Common Threads:**
 - New businesses anywhere "as long as it gives work for people"
 - Across from Stiles Fuel / same side

See separate document for full list.

Question #15
"What other types(s) of INDUSTRY would you support?" (198 responses)

- Common Threads:**
 - All, any or anything
 - Eco-Friendly & Non-polluting Businesses
 - Manufacturing
 - Light Industry
 - Small Businesses & Industries
 - Green & Clean Businesses

See separate document for full list.

Question #16
"What other types(s) of INDUSTRY would you NOT support?" (189 responses)

Common Threads:

- No polluting, noisy, dirty, smelly & light emitting industries /produce chemical or toxic waste
- No Heavy Industry
- No Big Box Stores or Chain Stores
- No Chemical or Petroleum based industries
- No Gambling facilities
- No more "junk yards"

See separate document for full list.

Question #17
The Town should actively promote more CONSERVED LAND protected for...

93.5% answered this question (362/387)

Category	Percentage
Recreation	89.8%
Amusements	71.5%
State/Open Spaces	71.3%
Energy	61.0%
Agriculture	56.6%
Wetlands & Surface Water	53.6%
Other	3.0%

Question #17a
"Other" comments on CONSERVED LAND (9 responses)

- Common Threads:**
 - A variety of answers were given, not all related to Conservation.
 - One common theme was the protection of the water supply /waterways

See separate document for full list.

Question #18
What is the GENERAL CONDITION OF TOWN ROADS in Whitefield?

98.7% answered this question (382/387)

- Excellent (7)
- Good (154)
- Fair (163)
- Poor (58)

Question #19
What are your biggest TRAFFIC CONCERNS?

87.9% answered this question (340/387)

Question #20
Please indicated the LOCATIONS of MOST CONCERN (249 responses)

- Common Threads:**
 - Intersection of Jefferson Road (NH Route 116) & NH Route 3
 - Speed & Parking at Dunkin Donut
 - All intersections in, around & off the Common area
 - Parker Road speed & traffic

See separate document for full list.

Question #21
Is PARKING adequate in the Common Area?

96.1% answered this question (372/387)

- Yes (226)
- No (146)

Question #22
Is HANDICAP PARKING adequate in the Common Area?

85.0% answered this question (329/387)

- Yes (209)
- No (120)

Question #23
Should there be more BICYCLCE PATHS?

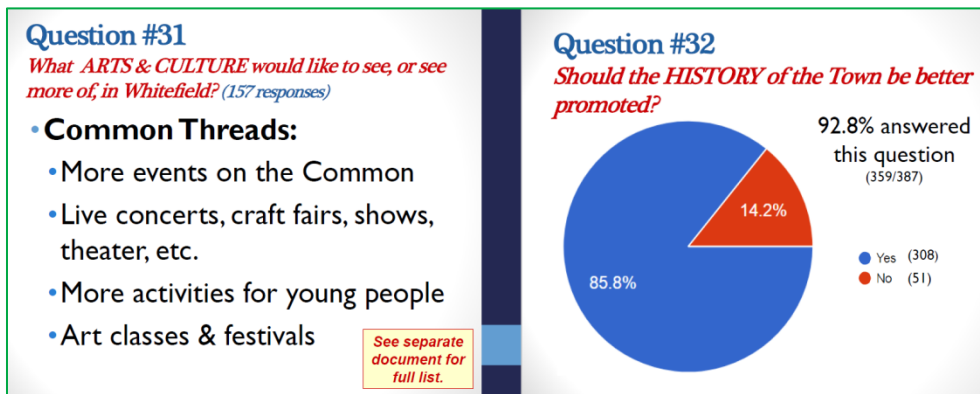
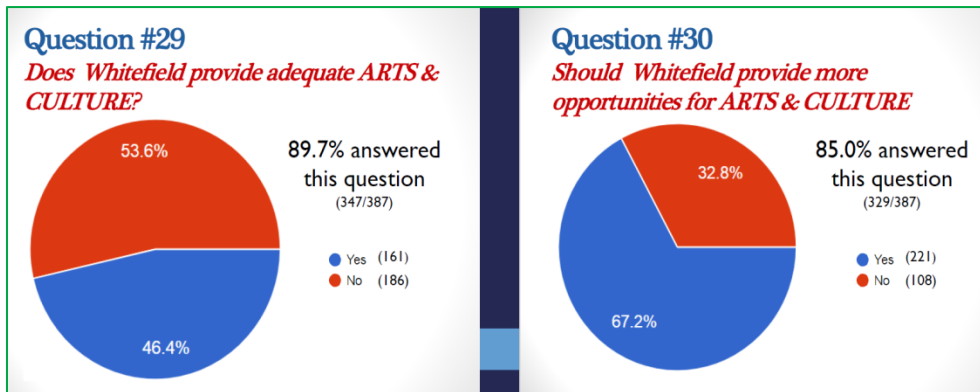
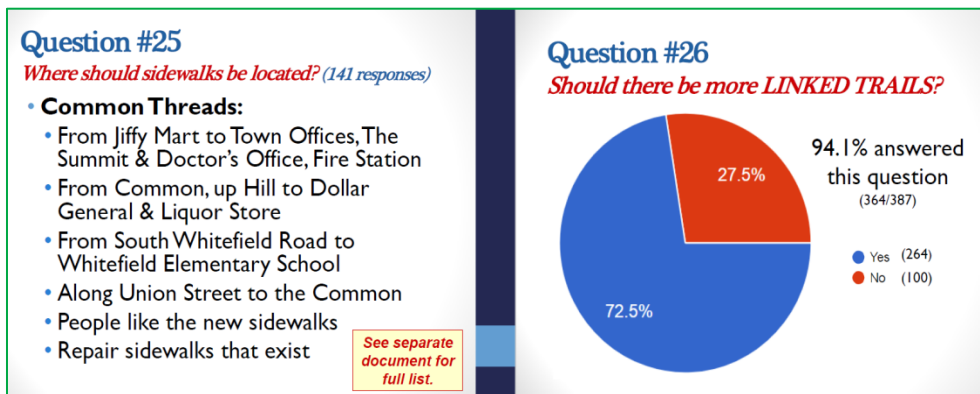
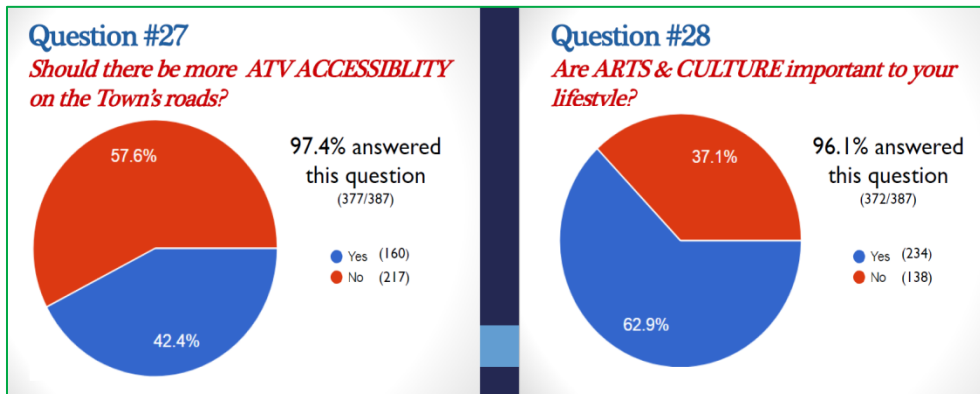
94.6% answered this question (366/387)

- Yes (257)
- No (109)

Question #24
Should there be more SIDEWALKS?

90.7% answered this question (351/387)

- Yes (169)
- No (182)



Question #33

Are there HISTORIC SITES in Town that should be protected now? (130 responses)

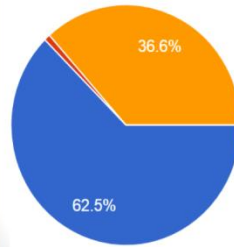
Common Threads:

- The Common - Bandstand, Old Mill, Woodburn House, etc.
- The Railroad Yard & Equipment
- The Library
- Cannon / Cannon balls

See separate document for full list.

Question #34a

More or less...SINGLE FAMILY HOMES

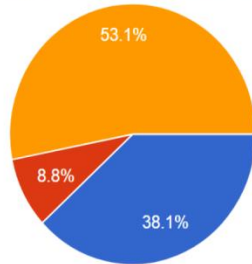


89.7% answered this question (347/387)

- More (217)
- Less (3)
- Same (127)

Question #34b

More or less...IN-LAW APARTMENTS

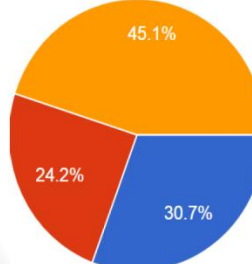


82.7% answered this question (320/387)

- More (122)
- Less (28)
- Same (170)

Question #34c

More or less...TWO-FAMILY OR DUPLEX

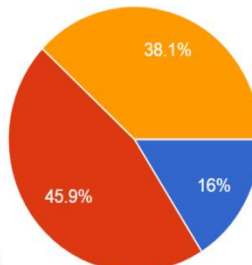


84.2% answered this question (326/387)

- More (100)
- Less (79)
- Same (147)

Question #34d

More or less...MULTI-UNIT HOUSING

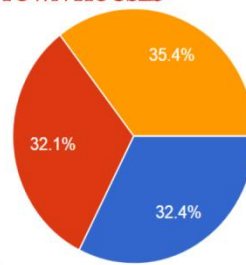


82.2% answered this question (318/387)

- More (51)
- Less (146)
- Same (121)

Question #34e

More or less...CONDOMINIUMS OR TOWN HOUSES

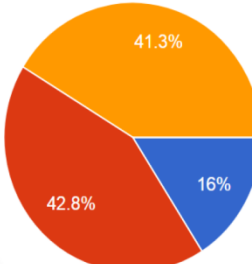


86.0% answered this question (333/387)

- More (108)
- Less (107)
- Same (118)

Question #34f

More or less...APARTMENT BUILDINGS

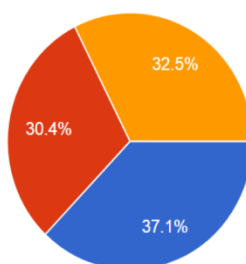


85.8% answered this question (332/387)

- More (53)
- Less (142)
- Same (137)

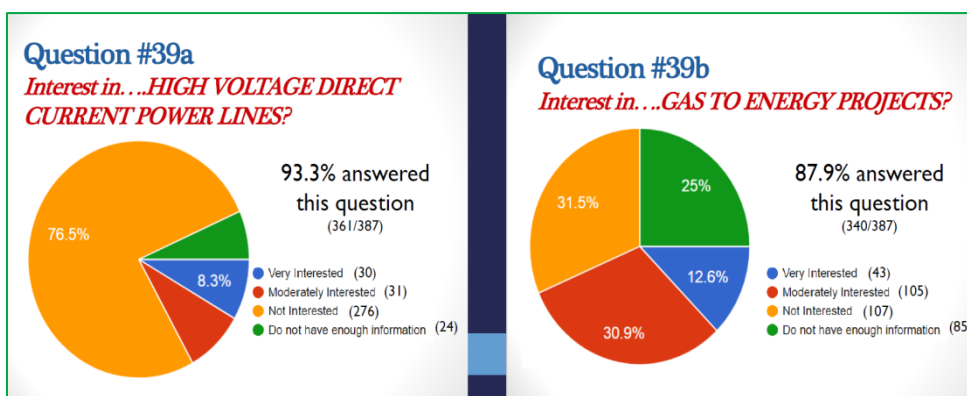
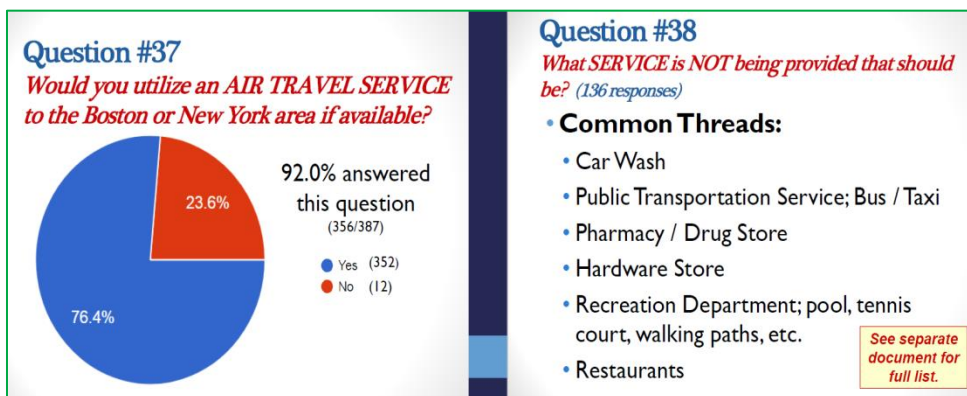
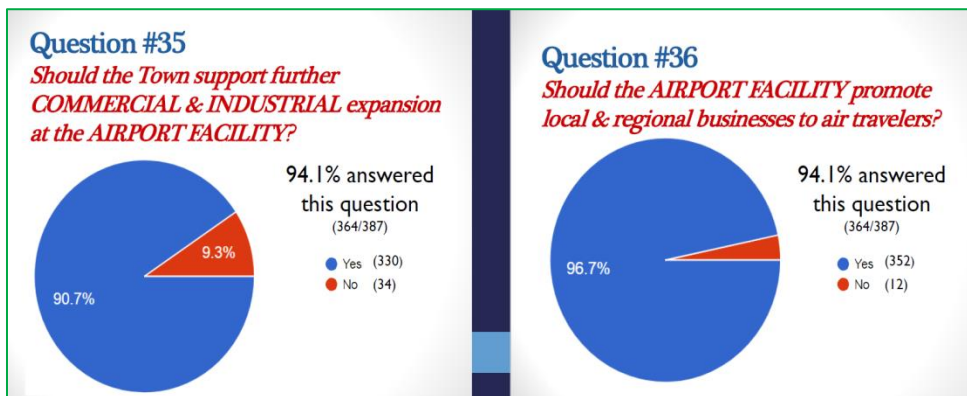
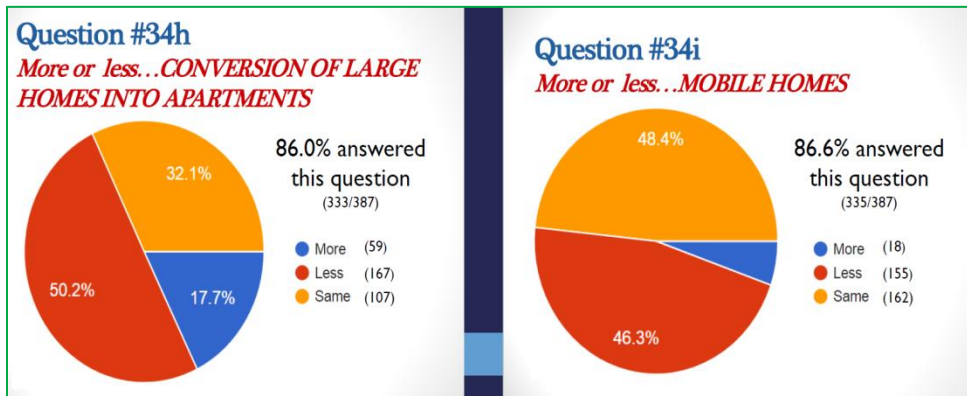
Question #34g

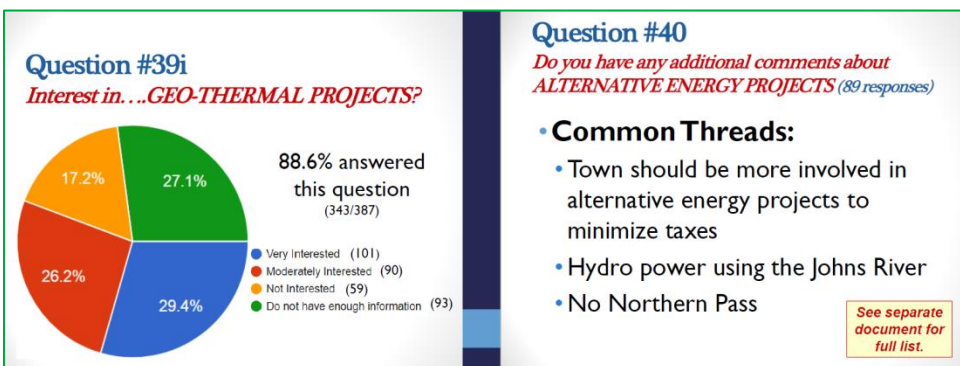
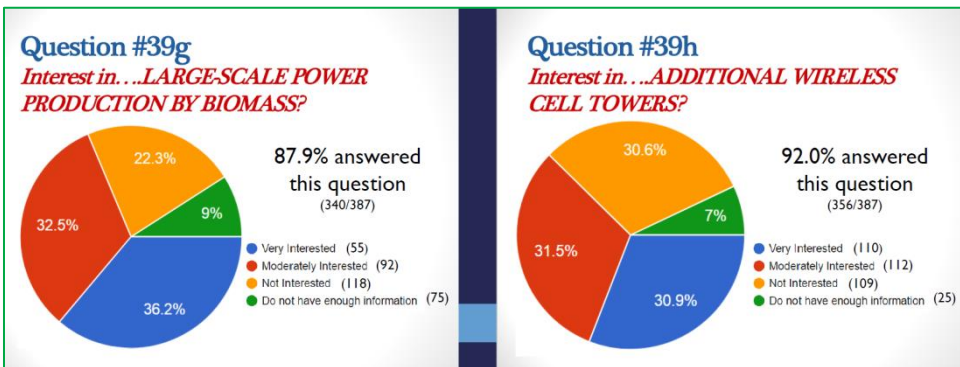
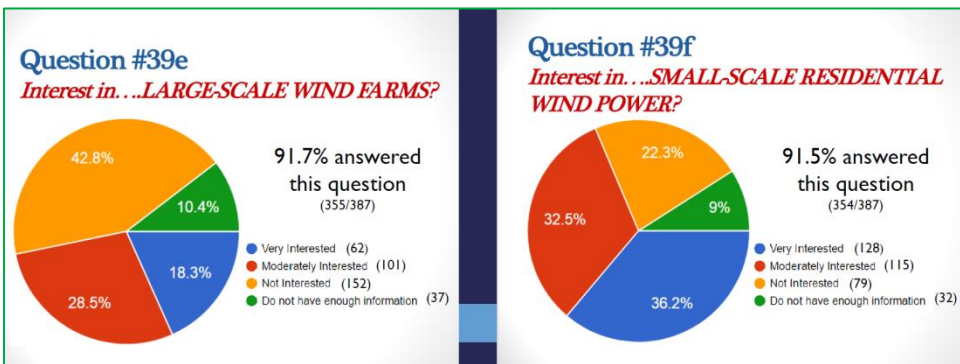
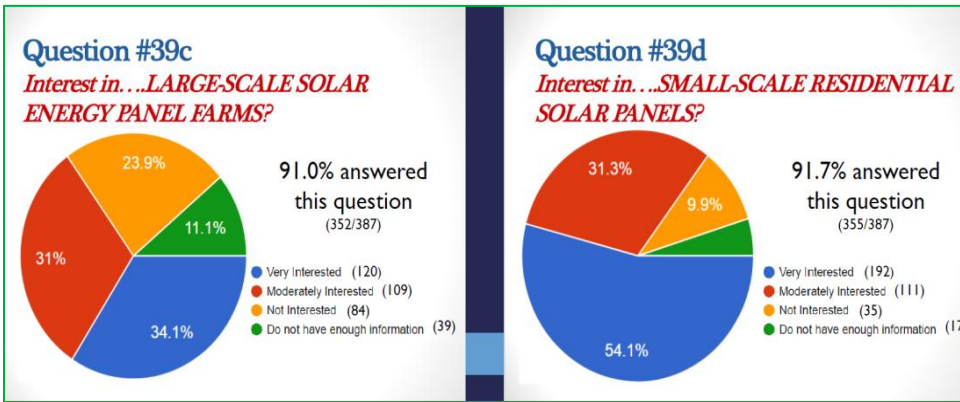
More or less...AFFORDABLE HOUSING

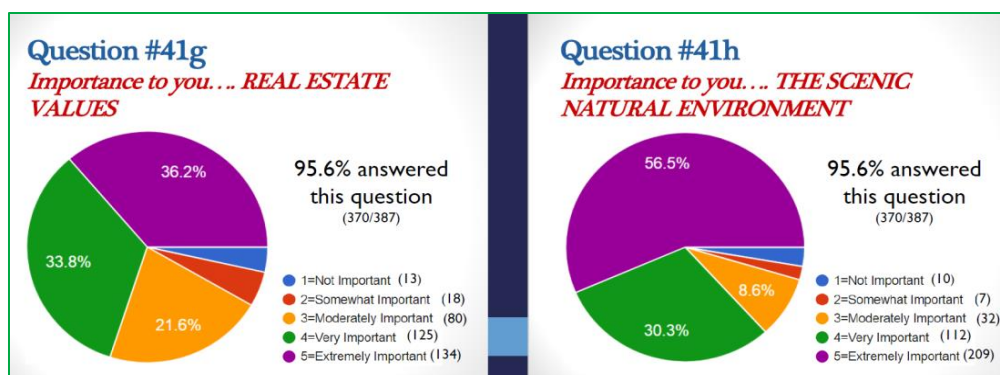
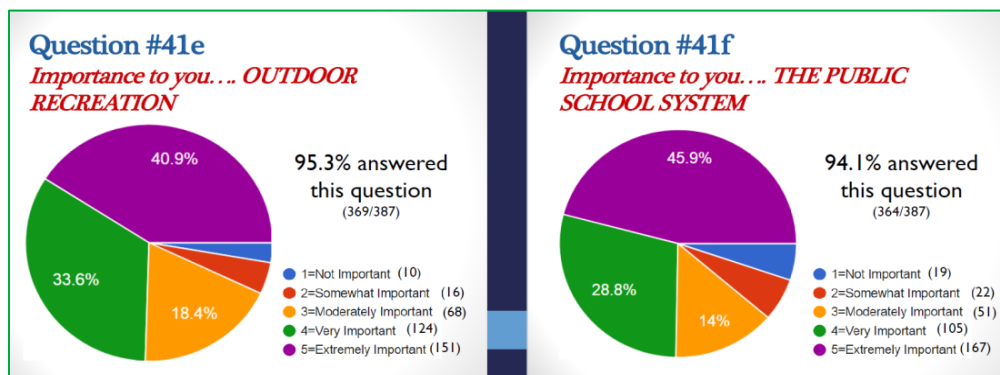
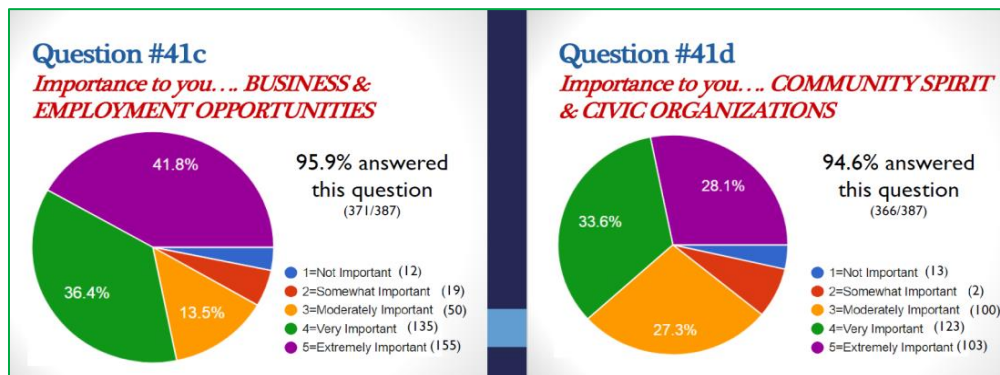
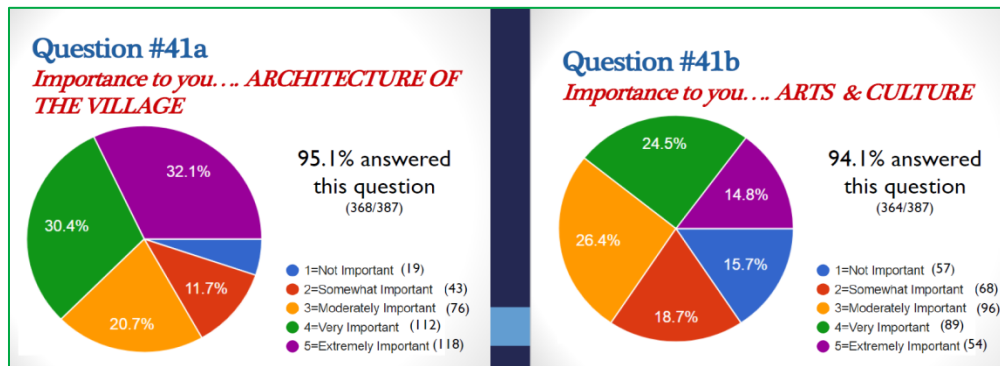


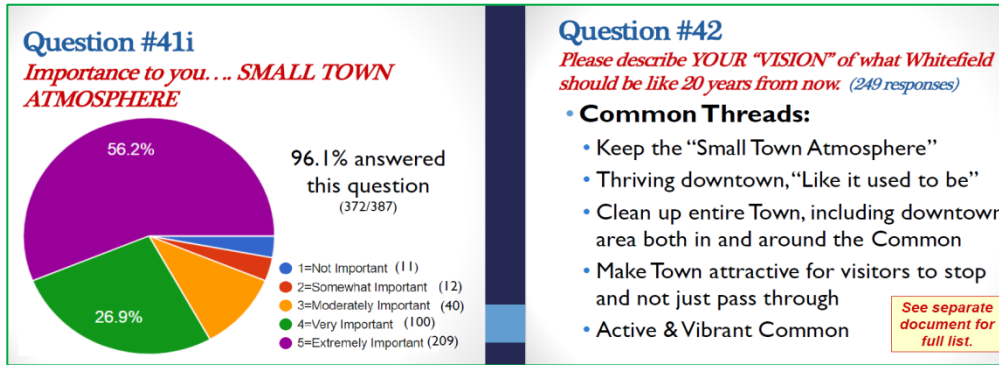
88.4% answered this question (342/387)

- More (127)
- Less (104)
- Same (111)









APPENDIX C: RESPONSES TO Q42 REGARDING “VISION” FOR WHITEFIELD (AVAILABLE FROM THE TOWN OFFICE)

Written comments for the “Vision” of Whitefield are available for review at the Town Office.

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APPENDIX D: ANNUAL REVIEW FORMS

ANNUAL REVIEW - YEAR ONE

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR TWO

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR THREE

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR FOUR

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR FIVE

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR SIX

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR SEVEN

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR EIGHT

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR NINE

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

ANNUAL REVIEW - YEAR TEN

At a minimum, the Town of Whitefield Planning Board shall review the Master Plan on an annual basis and record what actions have been taken to achieve the goals as outlined in the Implementation Table in this Chapter.

Whitefield, NH
Master Plan, 2019

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

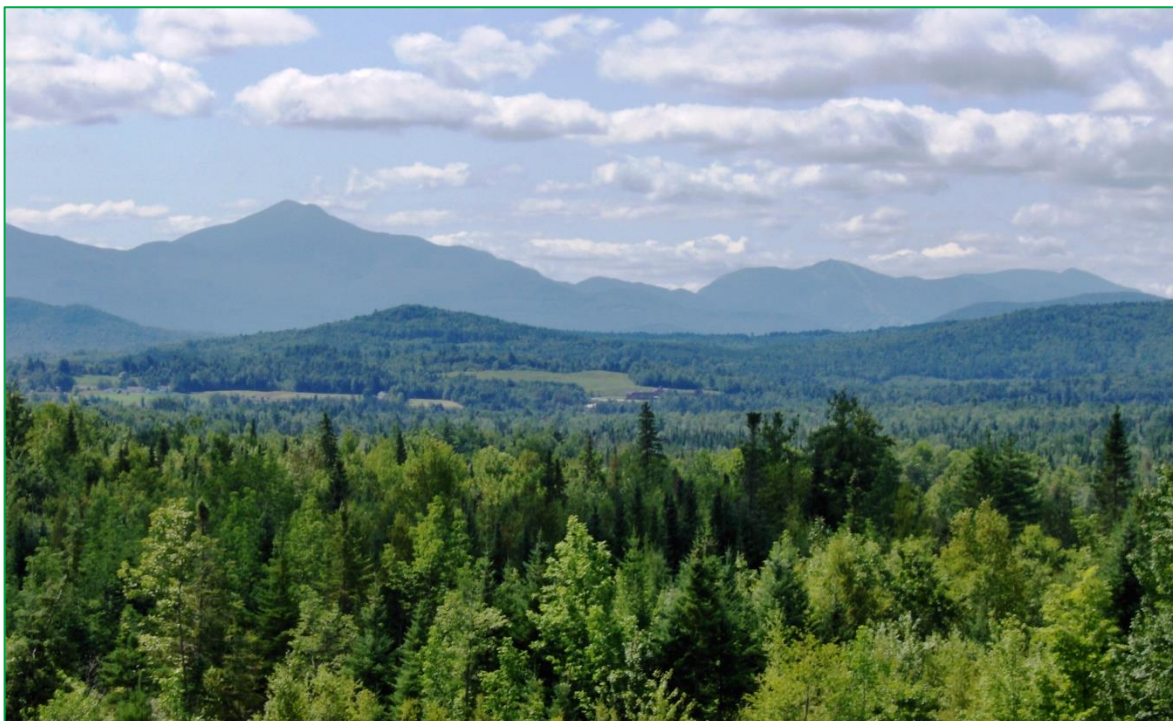
Chairman of the Selectboard

Changes and notes regarding the 2019 Whitefield Master Plan

Please use reverse side for additional notes 

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“A Friendly Town with a Beautiful Point of View”



*View from Mountain View Road
Photo Credit: MAPS*



Plan Prepared and Authored By
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(603) 837-7122
jgarneau@mappingandplanning.com.