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REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 1

ELEMENT I - POPULATION

The purpose for monitoring population numbers and demography is to make sure that short and long range plans are adequate and that no under or over service is provided.

ELEMENT II - LAND USE

The following elements are still considered priorities:

2. Commercial areas should be centralized. It is recommended that the downtown-Main Street area, the Wolfeboro Falls area and the Wolfeboro Center comprise the major commercial focal points. Correspondingly, strip commercial development along Routes 28, 109 and 109A should be discouraged. Details on the downtown commercial area recommendations are found in the 1980 Plan's "Downtown Design" chapter.
3. Land use around the Back Bay should be oriented toward the water. The town should encourage high quality development that enhances the visual appearance of the Bay, while making the Bay more accessible, both visually and for recreational activity. Specific recommendations on the Back Bay appear in a 1980 Plan chapter devoted to Back Bay land use.
4. Industrial land use should be distinguished from commercial land use. Wolfeboro should encourage high quality manufacturing enterprises by providing a site, planned to minimize safety or environmental hazards and to be totally compatible with abutting land uses. No strip industrial use should be permitted. An industrial park alternative selection process is detailed in the 1980 Plan's economic chapter.
5. Several areas in Wolfeboro contain relatively dense stands of high quality timber. Most of these areas are divided into large parcels. These areas should be considered as resource reservation areas. Proper forest management should be encouraged through large lot zoning (10 acres or greater). This is because good forest management practices are most likely to occur on larger parcels. Also, Federal assistance (technical and financial) are available to landowners with over 10 acres. Finally, a 10-acre minimum allows the property owner to qualify for New Hampshire current use benefits.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 2

6. The town's larger undeveloped areas containing prime agricultural soils should also be included in the town's resource reservation district. These soils may be in forest cover or in fields. The historic resources chapter of the 1980 Plan discusses ways to encourage small-scale agricultural activity.
7. Higher residential densities should be encouraged in areas of Wolfeboro served by its sanitary sewer system. A net density of four units per acre is recommended. Sewer service extension should be planned in accord with the principles outlined in the Community Facilities chapter of the 1980 Plan.

ELEMENT III - HOUSING

1. Much more could be done, especially in increasing family units.

- (1) Encourage the development of additional units of publically-assisted housing for low-income elderly and family households.

As shown in Table III-10, Wolfeboro has a distinct need for additional subsidized units. Accordingly, the Town should work with private developers and the New Hampshire Housing Commission to encourage development of units which would serve large family, small family and elderly household needs. The site(s) of such future projects should be accessible to retail and public services and should be able to utilize public water and sewer facilities.

8. This should be a major priority in the future.

- (8) Establish a data base on the number and location of substandard units within town.

Meeting the future housing needs of the community will require the maintenance of existing units. Two major Federal programs, the Community Development Block Grant and the Section 8 Moderate Rehabilitation Programs (see Appendix A), provide assistance to eligible households for the rehabilitation and improvement of private dwellings. Participation in these programs would be facilitated through the development of a data base on the number and location of substandard units. Such a data base could be developed through an annual windshield survey by qualified personnel.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 3

10. A major priority in the future - commercial home businesses are often helter-skelter.

(10) Protect existing residential areas from commercial or industrial encroachment.

Appropriately, home businesses are permitted in Wolfeboro. However, the current zoning map must be examined for possible conflicts between existing residential use and the future allowance of commercial uses. All possible conflicts should be identified and remedied in order to preserve the property values of residential owners.

ELEMENT IV - TRANSPORTATION

These points are major priorities:

Local Street System

- (2) The town should program street improvements through a capital improvements program.
- (3) The town should provide an opportunity annually for the public to comment on street improvement plans.
- (4) Street improvements should conform to the general schedule depicted in Table IV-5.
- (5) The intersection of Pine Hill Road and Route 28 should be studied for possible improvements in the event that an industrial park is located at the Brockhouse site. If the study reveals a possible compromise in traffic or pedestrian safety, intersection improvements should accompany any industrial development.

Parking

- (8) Parking improvements should be made in accordance with recommendations outlined in Element 11. These improvements relate to traffic flow, as well as parking capacity.
- (12) The town should either seek expanded bus service to Wolfeboro or arrange a convenient opportunity for shuttle service to bus activity along Route 16.

REVIEW AND COMMENT ON 1980 MASTER PLAN.

August 10, 1993

Page 4

This entire section needs to be reviewed and prioritized.

ELEMENT FIVE: HUMAN SERVICES

While Wolfeboro's appropriations may be sufficient to match the town's most chronic human service needs, the town should be alert to continuing responsibilities, especially in the event that other services may decline. At this writing, the financial future for many human service agencies is not bright. Wolfeboro's responsibility could be checked by a human services clearinghouse. In this way, realistic, yet compassionate, decisions about human services can be made.

The clearinghouse might include a wide diversity of agencies and organizations. It could include service clubs, clergymen and lay representatives from church groups, county human service agencies, a day care organizer, a United Fund representative, a hospital representative, and a transportation provider.

The clearinghouse could assist the Board of Selectmen and the town in the following ways:

1. Provide information on the availability of and future for State and Federal funds. ○
2. Eliminate duplication and inadequate management.
3. Publicize available assistance programs.
4. Identify both individual and group areas of need.
5. Coordinate citizen efforts, such as for "Big Brother" programs or transportation assistance.
6. Prepare and present an annual statement of human services to the Board of Selectmen.
7. Coordinate budget requests, present them to the Budget Committee and prepare an account for the Town Report each year.

Many of the above functions are now being performed, at least to some degree. In the event that the town does not feel it necessary to set up a clearinghouse or committee, as presented, an informally arranged meeting of interested parties could assist the Budget Committee and Selectmen in many of the seven categories. The town's annual report should be organized and detailed to the extent necessary to account for human services being met through local sources.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 5

ELEMENT VI - RECREATION

These suggestions are still priorities.

2. The town should consider the following for promoting cross-country skiing:

- conduct a detailed study of the Abenaki trail system and prepare a plan for its long-term use;
- provide an entrance from Filter Bed Road to connect to Abenaki trails for those who do not have car transportation and who have obtained prior permission;
- consider the potential of the Upper Beech Pond property for cross-country skiing;
- consider, in cooperation with a winter tourism organized group (mentioned above), linking the Abenaki Ski Area to Beech Pond. With landowner permission and sufficient trail preparation, this would provide Wolfeboro with an excellent skiing opportunity for the advanced skiers.
- ensure that trail grooming in Abenaki is timed with respect to use of the site for waste treatment spraying. Sufficient time should be provided for trimming, prior to hunting season;
- leasing of development rights (through some kind of tax credit) or some other financing option to ensure maintenance of the Lakeview Ski Trails for cross-country skiing in close proximity to the town center.

3. Wolfeboro should provide for safe bicycling opportunities, both within town and on designated town roads. Further, it is recommended that:

- A committee, reporting to the Recreation Advisory Committee and to the Selectmen, should be established to recommend a cost-effective plan for Wolfeboro to consider in providing for safe bicycle travel. The Committee should recommend priorities for the town's attention.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 6

- The four routes presented in Figure 6-3 should be considered for the following:
 - signage to designate them as an official bicycle route,
 - shoulder improvements so that bicyclists can pull over without slowing or risking damage to the wheel,
 - publicity on the chosen routes, both to residents and tourists.
- The town should develop an internal bikeway system to accomplish the following:
 - linking the two shopping areas - the shopping center area and Main Street,
 - linking the downtown with Wolfeboro Falls,
 - relating the downtown to the Back Bay (this proposal is discussed in the downtown improvements section).
- 11. Wolfeboro should recognize the special recreational needs for its elderly population. This is particularly important in terms of planning town events (consciously allowing the integration of all age groups), organizing transportation, and encouraging sufficient opportunity for walking and resting.
- 13. Develop Wolfeboro's attributes in cultural tourism. This could include the following:
 - Sponsor home tours of historic homes
 - Preserve O. P. Berry Mill and better integrate the structure in the Wolfeboro Falls commercial area
 - Develop self-guided tours wherein resources such as Parker's book can be expressed through signage
 - Use Libby Museum, Clark House and other resources as an integral part of planned tour and conference activity

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 7

16. Encourage high architectural, landscaping and land use standards on all new overnight accommodations and other resort-oriented facilities. This would include the following:
 - landscaping
 - sewage disposal
 - surface drainage
 - pedestrian circulation
 - harmony with surroundings
 - avoidance of traffic conflicts
17. Develop a townwide strategy for filling available tourist accommodations throughout the year. Implicit in this strategy would be solicitation of small conventions. This strategy might emphasize the following:

January	}	Winter Sports
February		
March	}	Small Conventions, Special events, e.g. canoe race
April		
May	}	Conventions, Spring Recreation for those without children
June		
July	}	Normal Summer Intensity
August		
September	}	Conventions, Fall recreation, color viewing, especially for those without children
October		
November	}	Conventions
December		
		Special Events
18. Concentrate on design techniques to strengthen Wolfeboro's resort image. Design improvements could involve:
 - signage
 - kiosks
 - benches
 - border of Back Bay
 - downtown trees, shrubs and flowers
 - provide definition of border along parking lots
19. Gain additional access and viewing opportunities on the water. This can include Rust Pond, Lake Wentworth and Lake Winnepesaukee, as well as Back Bay.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 8

ELEMENT VIII - ECONOMIC BASE

More must be done to develop a comprehensive development policy, one that truly reflects the needs of Wolfeboro citizens. It should take into account the economic importance of Wolfeboro's scenic and recreational attributes--and weigh them against future commercial and industrial development plans.

4. Wolfeboro should revise its zoning ordinance so that industrial zones are distinguished from commercial zones. The town land off Pine Hill Road should be considered for industrial zoning. In addition, Wolfeboro should consider special exception provisions that would permit certain small industrial uses (e.g. cottage industries) to establish in commercial zones.
8. Industrial growth should be linked with an improved downtown area. Downtown improvements should advance shopping and recreational opportunities. Downtown improvements will work to strengthen the town's existing lakeside advantages and act to promote it for continued recreational and industrial growth of the highest quality.

ELEMENT EIGHT: ENERGY

This whole section needs to be reviewed & prioritized.

- (1) The town should establish an energy saving goal for town buildings. A goal of 35 percent has been exceeded in other communities and would be appropriate for Wolfeboro. The energy audits recommended in the Community Facilities Element should be used to guide the energy savings effort.
- (2) The Planning Board should prepare guidelines on energy efficient subdivision layout for consideration by developers. The Planning Board should review subdivision, especially in the pre-preliminary stages, with an eye toward solar access requirements.
- (3) The town's subdivision regulations should define solar access. The regulations should also encourage a street orientation which, to the extent possible, encourages the use of solar energy for home heating.
- (4) The town should encourage the use of more insulation than now required by the State of New Hampshire. The building inspection department should possess passive solar construction expertise and be prepared to advise permit applicants on solar construction techniques.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 9

- (5) The town should encourage the School Board to develop an educational program on energy conservation. It is recommended that all students be regularly exposed to the logic behind passive solar energy, energy efficient land use practices and proper forest land management. Experts in each area can be invited from local consulting firms, Lakes Region Planning Commission, the Cooperation Extension Service and the U.S. Forest Service.
- (6) The town should advertise energy conservation in public buildings. Materials could be prepared by the schools.
- (7) The town should encourage concentrated land use development (Alternative 3 in the Land Use Element - No. 2). Every effort should be made to encourage pedestrian traffic and to discourage vehicular traffic in the downtown area. This calls for additional, convenient parking, for eliminating some turning movements on Main Street and for developing a mall to link the waterfront with the town's main commercial area. (Details are presented in the Downtown Improvements Element.) Existing sidewalks should be well maintained and extended to the extent necessary to permit a mail delivery route.
- (8) The town should establish forest conservation zones in the general areas depicted in the Land Use Element (No. 2).

ELEMENT NINE: HISTORIC RESOURCES

More work is needed.

- (1) The historic inventory, prepared for the Master Plan, should be checked for accuracy. Revisions and more detail should be added, as appropriate. In particular, the following should be checked:

- Common Name
- Historic Name
- Date
- UTM
- Acreage Description

Historic details of any kind should be added to an attached sheet. The Historic District Commission should consider assisting the town in carrying out this recommendation.

More could be done to promote Wolfeboro's Historic importance to the region and the State.

REVIEW & COMMENTS ON 1980 MASTER PLAN...

August 10, 1993

Page 10

- (7) Wolfeboro's history should be portrayed and promoted in a variety of ways. These include:
- use of murals or large photographs in public and commercial buildings;
 - markers at old mill sites and other important areas;
 - leaflets that people can use for an overview of Wolfeboro's history or self-guided tours;
 - planned tours of historic structures or other historic sites;
 - protection and continued use of the Wolfeboro Railroad and O.P. Berry Mill;
 - emphasis on Wolfeboro and central New Hampshire in the public schools; and
 - use of Libby Museum as a meeting spot for small conventions or special groups, both from within and outside Wolfeboro.
- (8) The historic character of Wolfeboro should be monitored. Each year progress and setbacks should be recorded and noted to the public. This could include the following:
- protection measures, such as addition of a sprinkling system or reservation of land for a scenic view;
 - aesthetic measures such as replacement of signs, structural improvements or painting;
 - institutional measures, such as donation of a property to a public trust;
 - events, such as home tours or re-establishment of dog sled days.
 - activity of the North Wolfeboro Historic District; and
 - losses, such as encroachment of inappropriate development or fire.
- (9) Wolfeboro should strive to ^{Restore} ~~maintain~~ its historic reputation as a high quality ~~resort~~, a place that is restful and that offers a pleasing contrast to the more hectic environments of many urban areas.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 11

ELEMENT TEN: BACK BAY

This should be a major priority.

- (1) Wolfeboro should alter its Zoning Map so that it supports a land use that will bring out the potential of Back Bay. The primary change would be to zone most of Bay Street as residential, reflecting its current land use. Elm Street would also be zoned residential to the point where commercial now exists. With the provision of sewers, a medium density residential should be allowed.
- (2) The town should consider building a foot bridge across the Back Bay through a combination of private sources and Federal funds. The bridge would provide a link between a parking area north of the Bay and the existing commercial uses. This recommendation assumes that the town does not opt for a vehicular bridge extending from Lehner Street.
- (3) The town should obtain the vacant property overlooking Back Bay which lies north of Grove Street. This should be used as a town park and linked to the Wolfeboro Falls commercial district.
- (4) The town should approach landowners along Back Bay to explore the potential for reserving a 10-50' right-of-way along the Bay. It could be variable in width depending on location. Wolfeboro could consider providing some tax relief as compensation for leasing of development rights or to suggest dedication of the right-of-way as a condition of land use conversion to a more intensive use. While the easement should be defined quickly, the actual development of a pathway should not occur prior to development of a housing project along the route. This would guarantee a population density that would serve to protect pedestrians who might otherwise be vulnerable in a more open environment.
- (5) Wolfeboro should consider establishment of a small commercial historic district at Wolfeboro Falls. This should be done with the consent and close cooperation of business owners there. The aim would be to protect its historic charm and to encourage any new businesses to fit architecturally with what exists.
- (6) Wolfeboro should encourage placing the O.P. Berry Mill on the National Register of Historic Places. All attempts should be made to maintain an active commercial or industrial use within the structure and to improve the grounds for visitor access and enjoyment.
- (7) The town should develop a plan to clean out the Back Bay. Volunteers could be used to remove sunken logs and the worst areas of sawdust coverage could be dredged. Payment of this endeavor could be built into the residential subdivision process, where cash can be dedicated in lieu of public land dedication. Cleaning the Back Bay should be viewed as public-private partnership, whereby both sectors work on the unified plan as represented in the 1980 Master Plan.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 12

ELEMENT XI - DOWNTOWN

Some of the recommendations in this section are no longer possible, but the Downtown Committee is now prioritizing what can be done.

3. Horne's Ford Garage and Lot

The large wood structures, currently occupied by Horne's Ford Garage and Ossipee Oil Company, should be acquired and removed. These buildings are in poor condition. Their removal will provide an opportunity to improve Wolfeboro's downtown area visually, open up the Back Bay waterfront area and to construct an access drive from North Main Street through the property coming out on Mill Street. The access drive will accomplish two major objectives:

- *Provide access to an area with desirable commercial development potential.

- *Improve existing and provide new municipal parking areas for the benefit of the total downtown area.

Lighting, landscaping, curbing and pedestrian walkways should be installed. Appropriate signs directing downtown shoppers to the parking area should be erected, particularly at the North Main Street entrance.

7. Dockside Visual Improvements

The Dockside parking area should be re-designed for maximum efficiency and should not permit long-term parkers. The Conceptual Site Plan suggests that this area be tied more closely to the Town and Gate Park and that the area be linked to the proposed Pedestrian Mall. This can be done by removing through-vehicular traffic from Wharf Avenue, thereby, providing a pedestrian way linking the Wolfeboro Bay Dockside area, Main Street and the Pedestrian Mall into a single visual unit.

The surface material of Wharf Avenue should be of brick or stone pavers. The area should accommodate benches, planters, appropriate post lamps and trees, such as columnar Norway Maple.

Open Lake Avenue to two-way traffic, eliminating the six on-street parking spaces. It is suggested that the boat ramp be relocated away from this relatively small congested area, possibly to a location near Brewster Beach. Rear entries to shops backing onto this area should be enriched and made more visible by building owners and merchants. Public restrooms should also be provided in this area.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 13

ELEMENT TWELVE: COMMUNITY FACILITIES

Post Office

- (1) The town should plan to provide the conditions necessary to have a mail carrier that would service the downtown area. This plan should include renumbering the properties in the downtown and providing sufficient sidewalks for a single route.

Potable Water Supply

- (5) While seeking to maintain Upper Beech Pond as its primary potable water source, the town should develop a contingency plan for supplemental water supply during drought periods and possibly for peak loads. This plan should consider surface groundwater sources, particularly pertaining to the aquifer along Trotting Track Road. It should also consider bedrock sources, especially if geological advice indicates that deep rock aquifers are likely to be in the vicinity of the town's transmission lines. Because of State and Federal treatment requirements, lake water should be considered as a last resort.
- (6) The town should go further in correcting pressure problems within its distribution system. A new 10" or 12" cement line should be installed from Upper Beech Pond to the chlorinator, once the town and State have agreed on new treatment requirements. A storage tank should also be added to the system. Tanks ranging from 500,000 gallon capacity to 1,000,000 gallon capacity have been recommended by engineering consultants.

Solid Waste

- (12) The town should maintain better records of its solid waste facility. Record should be kept daily of the amount of vehicular traffic, estimated tonnage being burned, hours that the incinerator is operated, estimated ash quantity, amount of recyclables ready for pickup and any major problems that were encountered. This data should be reported by the Public Works Department in monthly reports which are available both to the Town Manager and the Selectmen. Over a period of months, this information will be helpful in determining summer and winter variations, methods of allocating help, estimating the life of the incinerators and ash storage areas and in planning for medium and long-range disposal.
- (13) Under no circumstances should the town bury its ash closer to streambed areas than the 125' setback distance required in the town's wetland ordinance.

REVIEW & COMMENTS ON 1980 MASTER PLAN

August 10, 1993

Page 14

- (14) A Solid Waste Advisory Committee should be reactivated by the Selectmen to assist the town in planning for future solid waste disposal. In order to do this effectively, the Committee should be given full authority, on behalf of the town, to obtain data from the Public Works Department on landfill operators and to monitor activities in the present operation. The Committee should be prepared to engage in dialogue with neighboring towns toward forming a cooperative that would use waste for power generation.

Town Administration

- (20) Selectmen and the Town Manager should encourage the assistance of advisory committees for several important aspects of community life. In particular, these should include:

- downtown revitalization
- industrial park development
- solid waste disposal
- tourism, and
- human services.

In addition, the North Wolfeboro Historic District Commission, the Conservation Commission, the Planning Board, the Historic Society and the Chamber of Commerce can be deliberately built into the town's ongoing decision-making process.

- (21) Town officials should continue to hold public hearings that were used in the Master Plan preparation process to gauge town views on matters related to implementing Master Plan recommendations.
- (22) The town should seek to improve its policy making, fiscal and communicative capacities along the general lines of the Feeley and Discoli consultant report. An annual reporting of progress made on implementing the suggestions, similar to that used for the Master Plan Update, should be used.

MANY OF THE 1980 MASTER PLAN RECOMMENDATIONS HAVE BEEN IMPLEMENTED, BUT MUCH IS LEFT TO DO. ONE OF THE THINGS THAT CAN BE DONE IS TO KEEP REVIEWING WHAT WAS RECOMMENDED AND SEE WHY THESE RECOMMENDATIONS WEREN'T FOLLOWED. A MASTER PLAN THAT IS NOT USED IS OF LITTLE USE.