

CHAPTER 1

TUFTONBORO'S PLANNING PROCESS AND VISION

1.1 INTRODUCTION

The Tuftonboro 2006 Master Plan is a collection of data, ideas and recommendations. The plan tells a story of Tuftonboro by describing the economic, demographic and development trends that influence Tuftonboro today. It is a document that proposes policies to guide town actions. It is intended to be used in making decisions about future growth and development in town.

The Tuftonboro Master Plan meets town policy needs and New Hampshire statute. The plan contains six chapters and an appendix. Chapters 2 through 5 inventory and analyze specific areas of interest from demographics, housing and jobs, to natural resources, town infrastructure and land use. By providing greater understanding of the changes facing the town and the forces behind those changes, these four chapters serve as the basis upon which goals, objectives and strategies are presented in Chapter 6.



This first chapter describes the purpose of the plan, explains the public process used in developing it and describes Tuftonboro's relationship with surrounding towns. It also defines the vision for the town and its guiding principles.

1.2 PURPOSE OF THE MASTER PLAN

Whether preparing for retirement, developing new business strategies, or buying seeds for the summer garden, planning is an essential part of our lives. Though not always a conscious act, the practice of looking ahead, identifying needs, setting goals, budgeting time resources and attempting to achieve desired outcomes are key elements of a planning process.

Why should communities plan for their future? For the same reason that individuals, families, small businesses and large corporations do – looking ahead and anticipating change makes sense. Communities have found that through planning, they can better protect community interests, better manage public investment and the allocation of tax dollars, protect important natural and cultural resources, promote development in appropriate locations, and nurture the local institutions that define community life.

The reasons for planning are as clear today as they were thirty-six years ago when the town voted to establish a Planning Board. Tuftonboro is a special place with a character that deserves careful stewardship. Through the preparation of the 2006 master plan, Tuftonboro residents are acting to define a long term vision for the town and a means of achieving that vision. The plan is designed to serve as the primary reference when making community decisions and provide guidance to local officials when setting public policy.

1.3 PUBLIC PARTICIPATION IN THE PLANNING PROCESS

Tuftonboro has long benefited from the active involvement of town residents. Primary responsibility for planning rests with the Tuftonboro Planning Board, a seven member group of citizens appointed by the Board of Selectmen, which is responsible for the preparation of new and revised town plans, the development of regulations, capital improvement programs, and special studies to address issues of community concern. The development of this plan was done by the Planning Board.

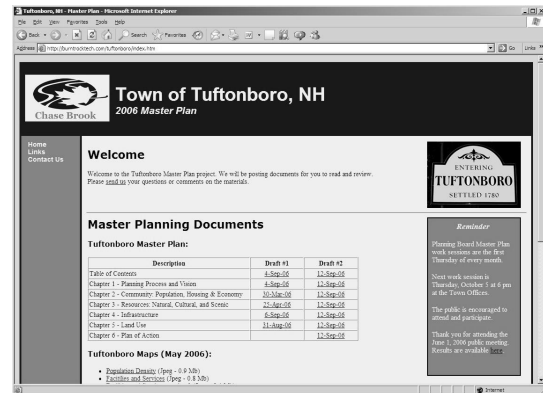


During 2004, the Tuftonboro Planning Board began to discuss the need to update the 1984 Tuftonboro Master Plan. The Planning Board recommended and voters approved and funded hiring a planner to assist the Board. Three planning firms were interviewed and the Board selected Chase Brook Associates. In the spring of 2005, the Planning Board distributed 2,109 surveys to residents and property owners to solicit attitudes about Tuftonboro. This survey kicked-off the efforts to re-write the master plan with an emphasis on public involvement. Public participation opportunities during the Master Plan rewrite included:

- **Community Attitude Survey March 2005** - Surveys were distributed at Town Meeting and mailed to property owners and voters who did not attend the meeting. 630 residents and taxpayers responded to the survey, a 30% response rate. An executive summary, as well as detailed counts and percentages for each question was posted on the town's website (see Appendix for the survey and results).
- **Ice Cream Social July 14, 2005** - More than 60 people attended the summer meeting to learn about the Master Plan process and the March 2005 Community Attitude Survey results. There was opportunity for questions and answers. The general conclusions were that there is still more to do to inform and learn from the community. The summary of the event may be found in the Appendix.

Information gathered from these outreach efforts was used to create the vision for Tuftonboro's future, and to develop the implementation goals and strategies found in Chapter 6.

- Monthly Planning Board Work Sessions -** From the June 2005 through November 2006, the Planning Board met almost every first Thursday of the month to review and discuss data, analyses, planning considerations and public comments.
- Master Plan Project Website -** In the summer of 2005, the Master Plan web page came on line providing electronic access to all drafts, survey data, and maps. Electronic mail was encouraged and used to notify interested people of events.
- Fall 2005 Elementary School Poster and Essay Contest -** The Planning Board sponsored a poster and essay contest at the Tuftonboro Central School. Students were asked to draw or write about what they would like Tuftonboro to be in 2025. More than 100 submissions were received. The November 30th Forum displayed the students' work. The art is featured throughout the Master Plan.
- November 4, 2005 Conservation Subdivision Session -** The Planning Board hosted an educational session to learn about conservation subdivisions. Seasonal resident and professional developer, Wayne Mueller, volunteered his time to present a slide show to a group of about 20 people.
- November 30, 2005 Public Forum -** Twenty plus people gathered at the Tuftonboro Central School to discuss Tuftonboro's future. Participants were asked to describe what they would like Tuftonboro to be like in 2025. The ideas generated were used to help develop the goals, policies and strategies found in this Master Plan.
- March 7, 2006 Town Meeting -** The 2005 Town Report described the Master Plan update and the annual gathering was used to inform voters about the Master Plan. Informational flyers were distributed and an aerial color map was displayed.



- **June 1, 2006 Land Use Forum** - Land use issues relating to neighborhoods, natural resource protection and commercial growth were discussed at the Tuftonboro Town House. More than 100 ideas were proposed by 40 or more participants. The ideas were recorded on Post-It notes and stuck to aerial maps of the town. The results were compiled (see Appendix), posted on the website and used to prepare the future land use plan in Chapter 5 as well as the Implementation Plan found in Chapter 6.



June 2006 Land Use Forum held at the Town House.

- **November 14, 2006 Public Hearing** - The Planning Board presented the complete draft of the 2006 Master Plan at a public hearing as required by statute. Following the presentation people were given the opportunity to ask questions and make comments about the Plan. The hearing was continued to the next planning board meeting on November 16, 2006.
- **November 16, 2006 Plan Approved** – The Planning Board approved the October 30, 2006 version of the draft master plan with minor edits and changes to the maps.

Throughout the two-year process, the Planning Board contacted individuals, local boards and committees, town employees, and businesses, institutions and organizations to solicit input on the plan. Electronic mail was used to notify interested citizens and parties of meetings and work sessions. Notice of public meetings and periodic updates on the Master Plan's progress, and notification of its meeting schedule were posted on the website and published in the Tuftonboro Times and newspapers.

1.4 REGIONAL CONTEXT

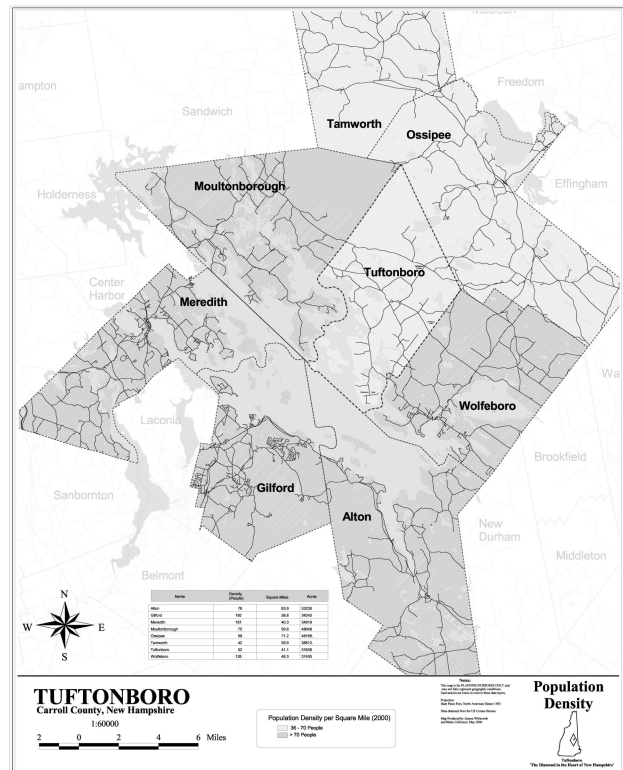
Tuftonboro is a small, seasonal, bedroom community located on the eastern edge of Lake Winnepesaukee in Carroll County. It is bordered by Moultonborough to the northwest, Ossipee to the northeast and Wolfeboro to its southeast. Tuftonboro is known as the diamond in the heart of New Hampshire and is in the heart of the Lakes Region physically. It is somewhat isolated due to its road network. "You can't get there from here" is a common phrase and to some extent may explain Tuftonboro's more independent nature.

While there is a history of independence and limited formal cooperation and communication among the towns, it has been and continues to be important for communities to look beyond their borders for support and solutions as new problems arise. Though distinct, towns in the Lakes Region share a common background and common problems related to development in the area. As communities in the Lakes Region grow, they are becoming more interdependent on many issues including:

- Transportation
- Housing
- Solid Waste Disposal
- Emergency Services
- Schools
- Lake Winnepesaukee
- Recreation
- Open Space Protection
- Groundwater Protection
- Wildlife Habitat

Results from the Tuftonboro's 2005 Community Attitude Survey indicated a strong interest in more regional communication and cooperation with neighboring communities in order to more efficiently use the limited resources of each town. Cooperation and regional considerations should continue and be enhanced as they figure into civic activities, development review and analysis, natural resource protection and solution of local and regional problems.

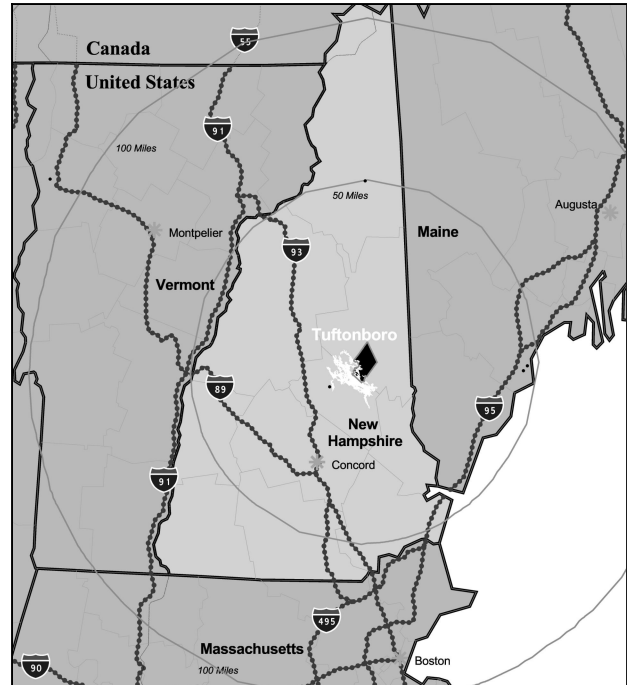
As part of the Master Plan update, plans adopted by neighboring communities and the Lakes Region Planning Commission were reviewed, and no inconsistencies were noted. However, it should be noted that Tuftonboro is the only non-member of the regional planning organization.



1.5 TUFTONBORO'S VISION AND GUIDING PRINCIPLES

Tuftonboro, "the diamond in the heart of New Hampshire," is a small rural community defined by several distinct villages surrounded by water, forests, hills, farmland and scenic vistas. Its citizens cherish their self-sufficiency, independence, education, community pride, neighbor helping neighbor, and volunteer spirit. Citizens overwhelmingly want Tuftonboro to maintain its current small-scale rural character into the foreseeable future preserving the attributes that make living and recreating in town so unique and special.

To provide a foundation and context for guiding future development in the Town of Tuftonboro, the Planning Board, with public input, has developed a set of "Guiding Principles," summarized below. These principles are a distillation of the results of the Master Plan public process and are presented in the order in which each theme recurred:



Guiding Principles

Respect, protect and strengthen our sense of place. Strive to enhance our:

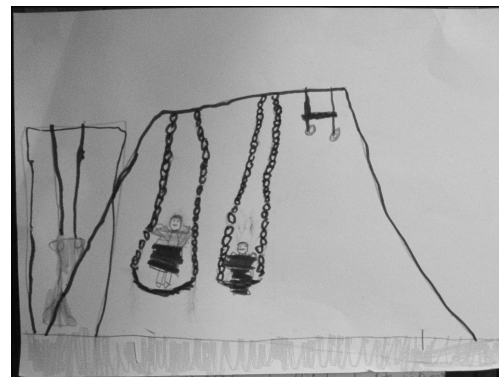
- distinct compact historic villages surrounded by rural countryside and clean water;
- natural landscape of water, forests, mountains, hillsides and fields;
- respect for traditions and history; and
- public access to the land for recreation and personal renewal.

Protect and preserve our healthy environment. Promote:

- the protection of natural systems that maintain clean water, clean air and native wildlife;
- the preservation of our scenic features and open spaces that in combination help sustain Tuftonboro's rural character and ecological well-being; and
- the sustainable use and stewardship of natural resources in a manner that does not limit the options of future generations.

Foster our vibrant sense of community. Support:

- opportunities for volunteerism and for citizens to share information and ideas;
- community activities and events that regularly celebrate Tuftonboro and its residents;
- local institutions / volunteer organizations that promote and expand Tuftonboro's cultural heritage (e.g., library, historical society, service clubs, etc.); and
- a shared respect for Tuftonboro's resources and traditions.



Support the economic well-being and health of local residents. Encourage and help provide:

- access to job opportunities and quality health care within the town and the region;
- opportunities to establish businesses within our villages and, with appropriate safeguards, in association with private residences;
- access to necessary goods, services and housing in a location and manner that reinforces Tuftonboro's sense of place and healthy environment, including local agriculture;
- services and housing to meet the needs of all segments of our population;
- recreational and transportation opportunities to promote exercise and well being; and
- recognition of the importance of local agricultural and forestry business in maintaining the town's rural nature.

Maintain high standards for community services and facilities. Sustain:

- civic and cultural facilities that are located and designed to reinforce traditional settlement patterns and foster Tuftonboro's sense of community and place;
- a transportation network that provides accessibility for all residents and is designed to maintain the historic, rural character of the community;
- emergency services that provide a high level of safety and security to local residents;
- quality educational opportunities for all local residents, especially grades K-12;
- diverse recreational and cultural opportunities;
- a rate of growth that ensures that new development does not overburden the town's ability to provide services and facilities; and
- a balance between the demand for facilities and the burden of funding such facilities by ensuring that new development pays its proportionate share of such costs.

Enhance civic pride and democracy. Encourage and require:

- social and governmental institutions that are open and accessible to all;
- community leaders and employees who are open, inclusive and responsive to our needs;
- the active engagement of all citizens in local decision-making processes;
- the preservation of the Town Meeting form of local government; and
- quality design in the town's civic architecture / municipal facilities.

