

APPENDIX A

PUBLIC PROCESS DOCUMENTS

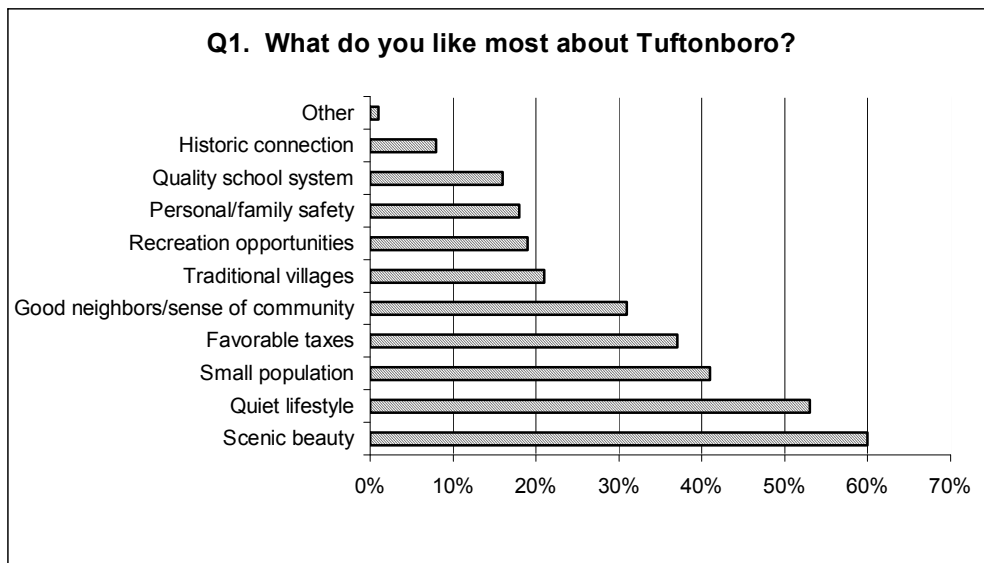
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Tuftonboro Master Plan Questionnaire Executive Summary July 11, 2005

In March 2005, the Tuftonboro Planning Board distributed a six-page questionnaire to **2,109** Tuftonboro residents and property owners. The survey was developed to help gauge community attitudes and to provide one of several sources of information from which to prepare the new Tuftonboro Master Plan. Six hundred thirty surveys (**630**) were returned, a 30% response rate. All of the survey responses have been entered into a computer database for analysis. The following is a brief summary of the results.

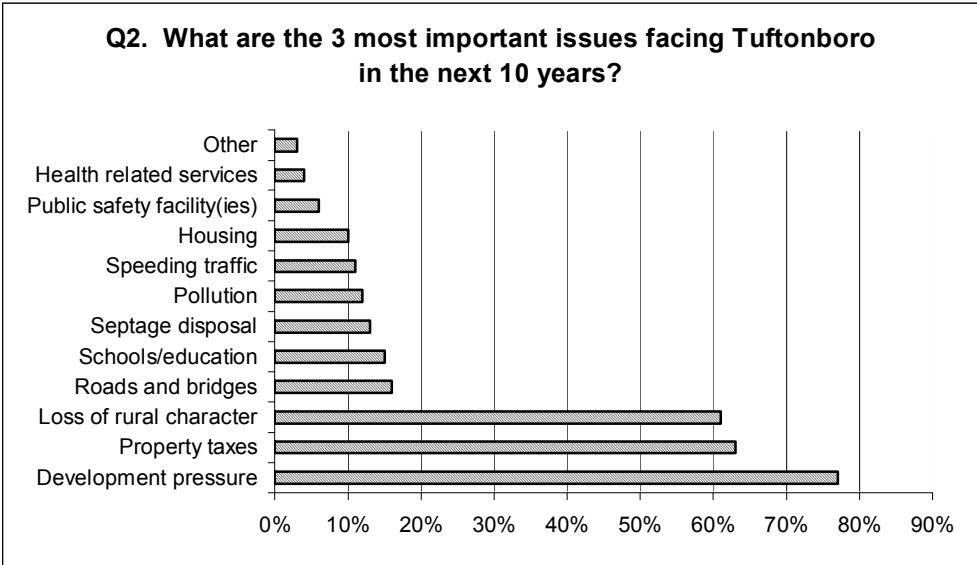
"Beautiful, unspoiled, rare gem"
 "Let's keep it the lovely place that it is!!"
 "We love it!"
 "Great place-wouldn't want to live anywhere else!"
 "We love its tranquility."
 "It's a great place to be!"

- Tuftonboro is overwhelmingly loved by all. Of 249 written comments, more than half of the respondents offered terms of endearment for the Town. Tuftonboro's scenic beauty, quiet lifestyle and small population are some favorite features:



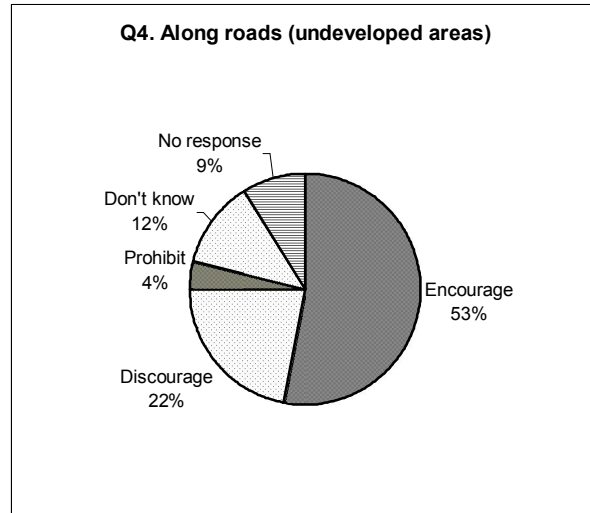
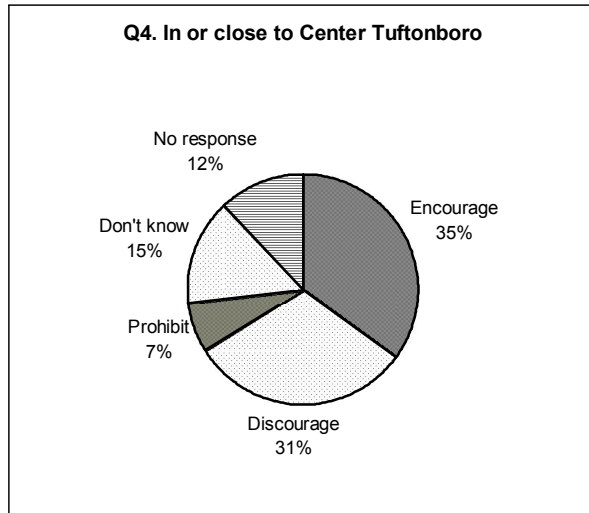
"Don't destroy the beauty of this area"
 "It's a wonderful town. Hope we can keep it that way."
 "A very desirable place to live, let's not change that."
 "Preserve open space...once it's developed it's gone forever."
 "A rare jewel in today's world that will be spoiled if the rate of development is not slowed."
 "I'm worried about the tax evaluation. May cause us to have to sell our property."

- Development pressure, property taxes, and loss of rural character are among the most important issues facing the Town. Written comments reinforce these concerns.

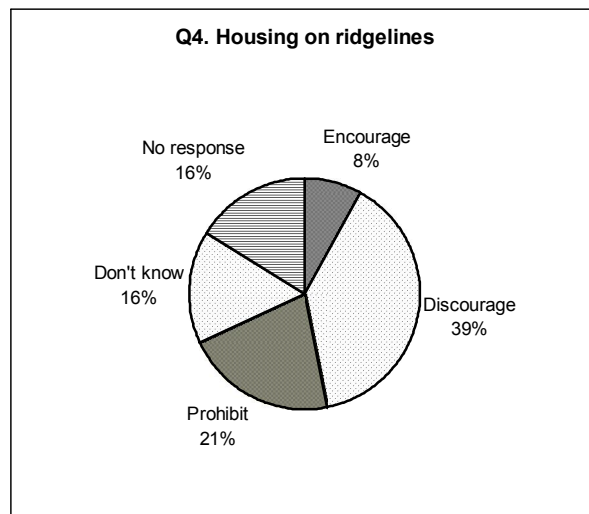
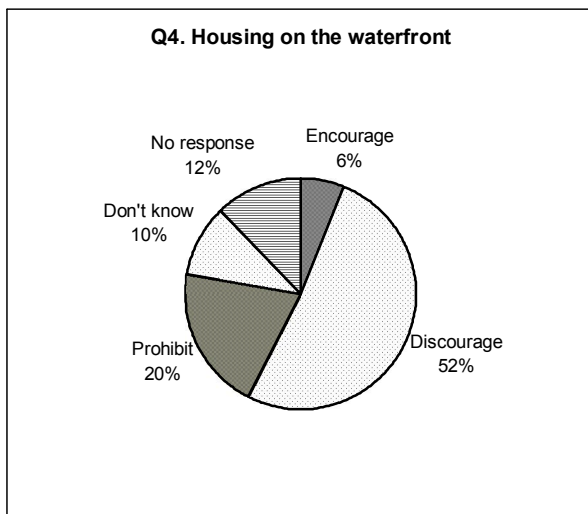


- There's no doubt that respondents think that growth should be controlled. 71% think the Town should promote controlled growth and another 20% feel the Town should promote as little growth as possible.
- The results are less conclusive about the rate of growth. 40% feel that the growth rate since 2000 was "too rapid," while 41% feel it was "about right."
- However, when asked about the existing zoning regulations, only 31% feel they should be more restrictive, while 40% think zoning regulations should stay the same. This may indicate a need to define more clearly how zoning addresses development pressure.

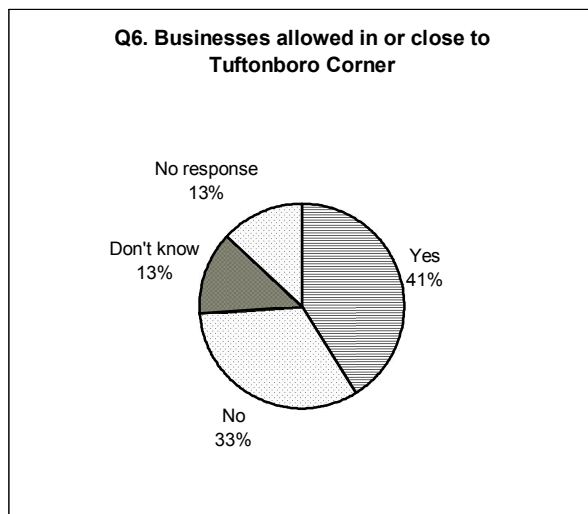
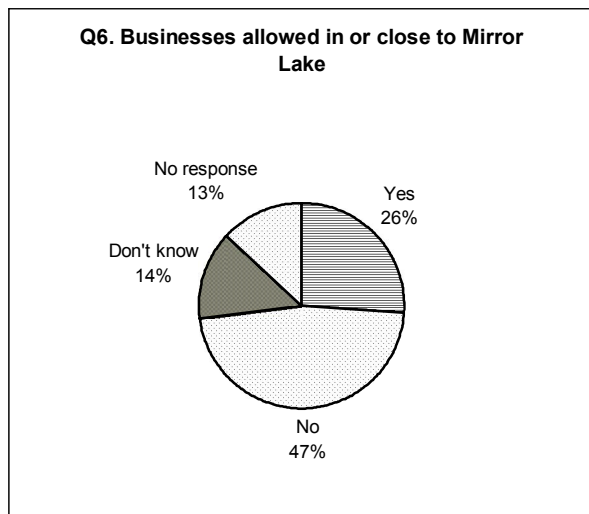
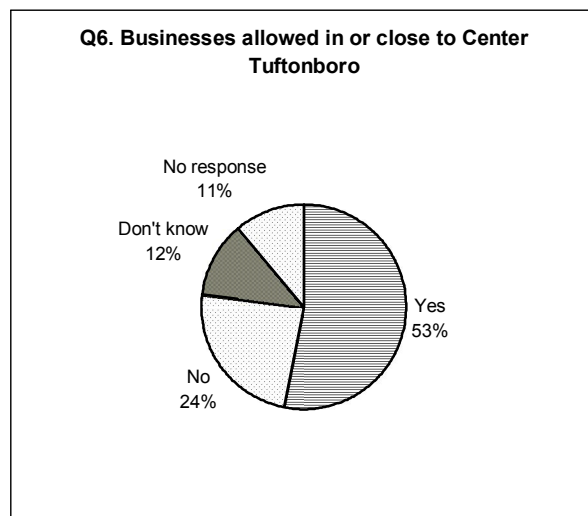
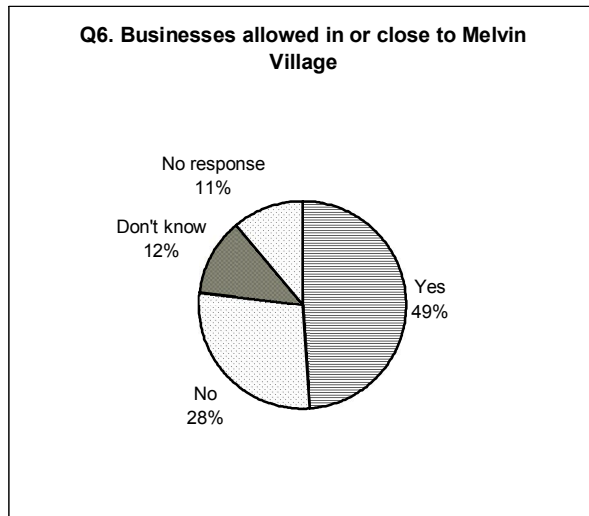
- Although 40% of the respondents indicate that there should be more elderly housing and another 26% feel there should be more affordable housing and cluster development, most respondents do not want mobile homes and mobile home parks.
- The pie charts below show that most respondents feel housing should be built along roads. This seems to be contradictory to the concern for rural character, after all housing along the roads will impact rural character, Tuftonboro's scenic beauty and it's quiet lifestyle.



- The pie charts below show that most respondents would discourage or prohibit housing on the waterfront and ridgelines.
- Both sets of pie charts indicate at least 10% of respondents "Don't know" where housing should be located. This may indicate the need for more information.



- Agriculture is by far the most favored business activity, supported by 89%. Respondents feel a neighborhood store and home-based businesses should be encouraged.
- Most respondents think the Town should encourage businesses that include health, personal and professional services, restaurants and retail/antique shops. People would like to see these businesses located primarily in existing villages.



- Only 4% of the respondents think business activities should be unrestricted in Tuftonboro.

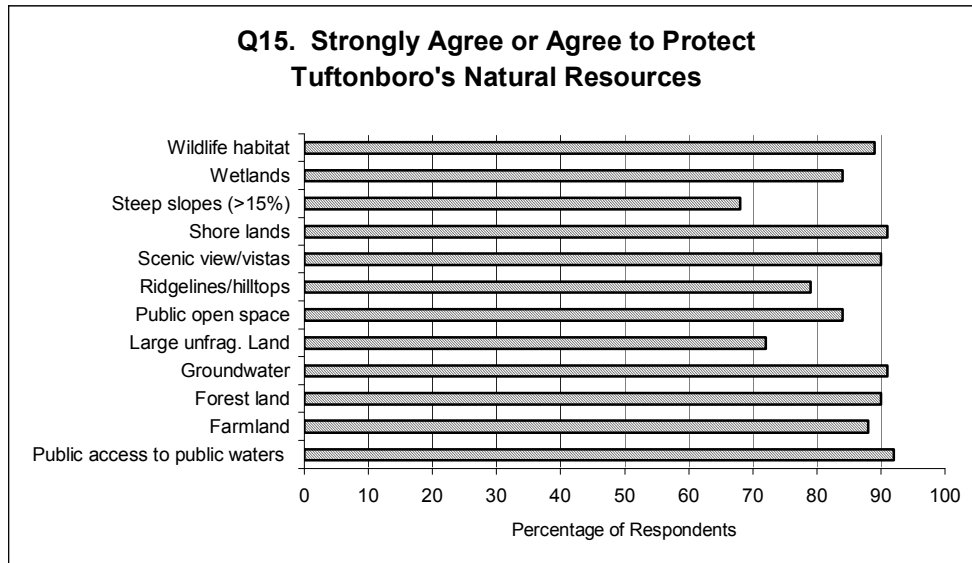
- Overall, Tuftonboro facilities and services are deemed excellent or adequate. However, 30% or more respondents indicated that they didn't know about the following:

Ambulance service
Code Enforcement Officer
Conservation Commission
Childcare
Elderly programs/services

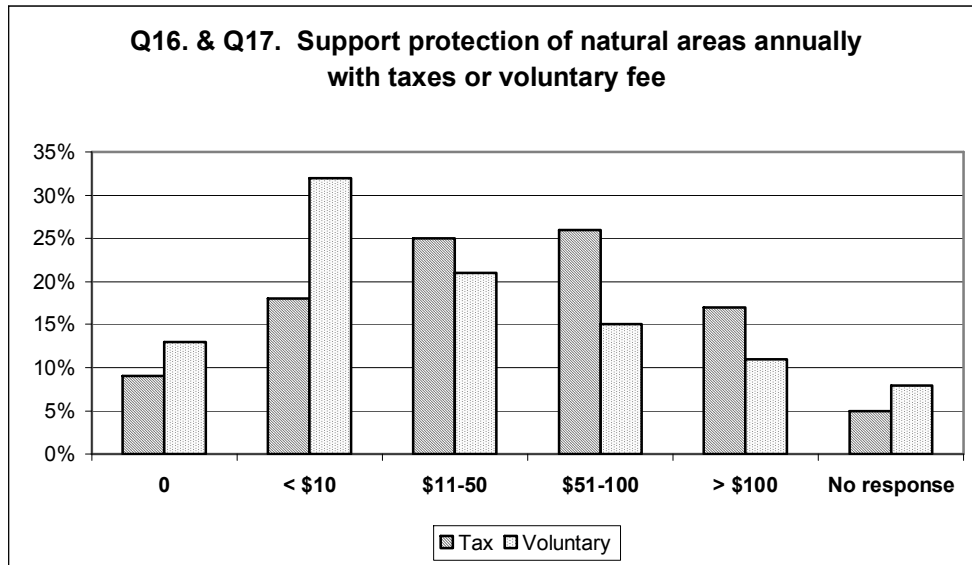
Planning Board
Treasurer
Youth programs/services
Zoning Board of Adjustment

These results may indicate that these services are not used as often and/or that there needs to be better information available about Town services.

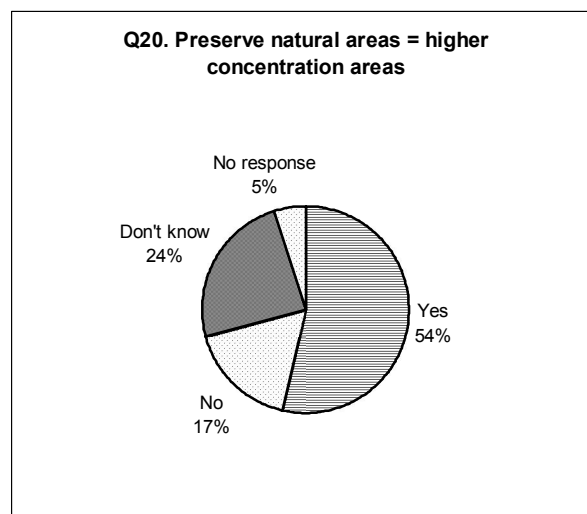
- 45% of respondents rated the library excellent, another 36% felt the library adequate, and 54% of respondents would support a library expansion.
- The most popular types of recreation are swimming, walking, running, boating, cross-country skiing, hiking and snowshoeing. These results indicate that the development of walking trails and sidewalks may be supported by Town residents, especially as more than 80% of the survey respondents feel walking trails should be available. Written comments note the need for safe facilities for pedestrians in the villages.
- Respondents feel strongly about preserving Tuftonboro's historical structures, 86% support preservation. Although only 31% feel the existing zoning regulations should be more restrictive, 53% support the establishment of an historic preservation district. These results may indicate that more information is needed on how to preserve historic resources.
- People also feel strongly that steps need to be taken to protect Tuftonboro's natural resources, between 70% and 90% support preserving the dozen itemized natural resources. People who disagree about natural resource protection make up less than 6% of the survey responses.



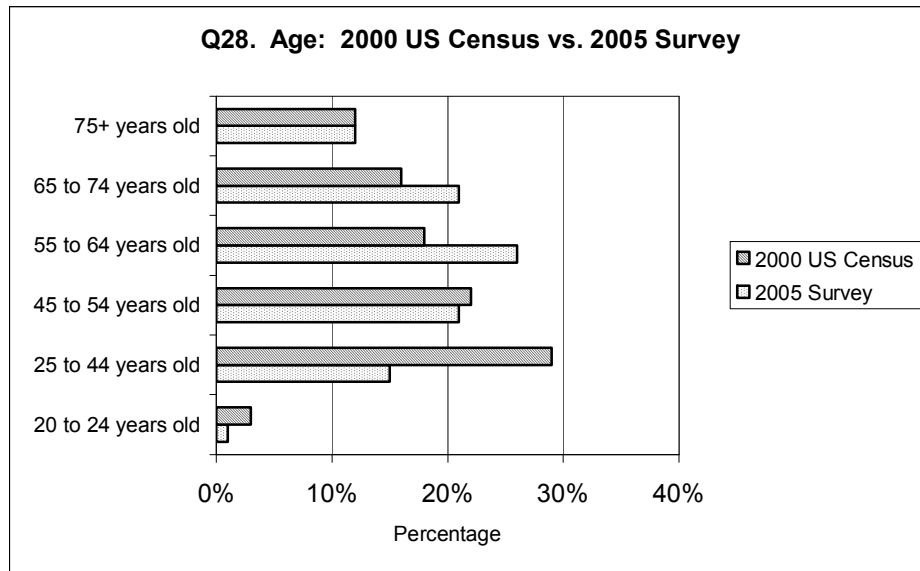
- Respondents not only think natural resources should be protected, but they are willing to financially support such efforts. The following graph shows the willingness to support protection of natural areas if it means an increase in annual taxes or a voluntary fee. A tax seems more acceptable than a voluntary donation. Comments seem to confirm this attitude.



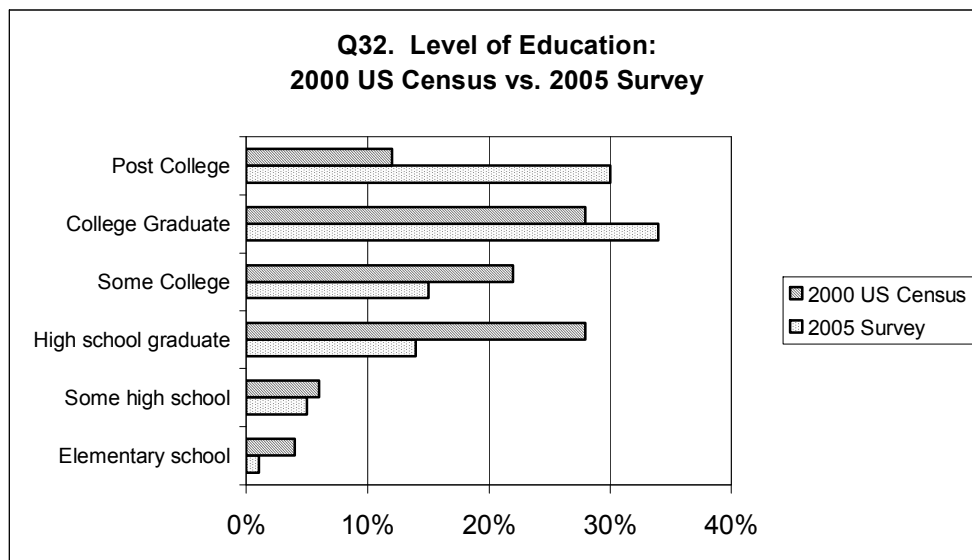
- People are willing to pay for natural resource protection, and they seem to be willing to allow for higher concentrations of development in certain parts of Town in order to preserve natural areas. The pie chart below shows the distribution of responses. These results may indicate the need to provide more information as 24% didn't know.



- According to the 2000 US Census, Tuftonboro is overwhelmingly a community of homeowners – 87% own and 13% rent. However, homeowners represent 94% of the survey respondents while renters only make up 1%. This difference may be attributed to survey distribution. Voters at the 2005 March election were given surveys, and then surveys were mailed to property owners.



- The "typical" survey respondent is a 59-year-old, college graduate, who commutes about 16 miles to work. When compared to the 2000 US Census, this is 11 years older and a bit more formally educated than the "average" Tuftonboro resident.
- As the graphs above and below indicate, the survey respondents seem to be older and better formally educated than the census average. To address this discrepancy, it will be necessary to seek input from younger, workers of the community to encourage a full spectrum of ideas.



Conclusions

Limitations of Survey

- Only 1% of respondents were renters, while the 2000 US Census data indicates 13% of Tuftonboro residents are renters.
- The survey respondents did not include an adequate representation of the younger, workers of the community.
- Survey respondents are older, have more formal education, and more are homeowners than the census average.

General survey conclusions include:

- A love for the community;
- Widespread concern over development;
- Strong desire to control growth;
- Extensive support for maintaining the Town's scenic, rural and historic resources
- A willingness to fund conservation;
- A number of business activities should be encouraged in existing villages;
- Historic structures should be preserved; and
- People need more information to make informed decisions about all the questions answered with "I don't know."

A number of conundrums have been identified including:

- Significant concern over property taxes yet Tuftonboro has a low tax rate.
- Development pressure and loss of rural character though the growth rate is "about right."
- More elderly housing is desired but there is no clear direction how to achieve it.
- Respondents favored less cluster development, fewer duplexes, fewer mobile homes, etc.
- More affordable housing is needed but mobile homes and parks are unacceptable.
- Housing should be encouraged along roads which seems to conflict with maintaining rural character and scenic beauty.
- Agriculture should be encouraged yet it's economically challenging to do so.

With nearly 90% of survey respondents getting information from the newspaper or by word of mouth, the Tuftonboro Planning Board needs to continue to take advantage of the press, local discussions and other outreach opportunities to provide more information about important Tuftonboro planning issues.

Tuftonboro Master Plan Community Attitude Survey Preliminary Analyses June 7, 2005

In March 2005, the Tuftonboro Planning Board distributed a six-page questionnaire to **2,109** Tuftonboro residents and property owners. The survey was developed to help the Planning Board prepare the new Tuftonboro Master Plan. Six hundred thirty (630) surveys were completed, a 30-percent response rate. All of the survey responses have been entered into Access 2000, a computer database, for analysis. Below are the preliminary analyses. Additional analyses are available upon request. Written comments are available in at the Town Office.

Distribution

Type of distribution	Distributed	% of total distributed	# of surveys returned	Percentage of surveys returned
Town Meeting	383	35%	221	58%
US Postal Service	1,726	65%	409	24%
Totals	2,109	100%	630	30%

Assets and Challenges

1. What do you like most about Tuftonboro? Please check its three (3) greatest assets.

	Yes (count)	Percentage
Scenic beauty	379	60%
Quiet lifestyle	336	53%
Small population	261	41%
Favorable taxes	236	37%
Good neighbors/sense of community	197	31%
Traditional villages	129	21%
Recreation opportunities	122	19%
Personal/family safety	115	18%
Quality school system	101	16%
Historic connection	50	8%
Other: (5 comments, see Appendix A)	5	1%

2. What are the three most important issues facing Tuftonboro in the next 10 years?

	Yes (count)	Percentage
Development pressure	487	77%
Property taxes	399	63%
Loss of rural character	387	61%
Roads and bridges	98	16%
Schools/education	96	15%
Septage disposal	82	13%
Pollution	75	12%
Speeding traffic	69	11%
Housing	62	10%
Public safety facility(ies)	36	6%
Health related services	26	4%
Other: (19 comments, see Appendix A)	19	3%

Housing

3. Do you think there should be more, less, or the same amount of these types of housing?

	More		Same		Less		Don't know		No response	
Affordable housing	166	26%	279	44%	69	11%	66	11%	50	8%
Apartments/multi-family bldg	40	6%	164	26%	329	52%	42	7%	55	9%
Cluster development	166	26%	160	25%	212	34%	48	8%	44	7%
Duplexes (2 family units)	55	9%	196	31%	261	41%	61	10%	57	9%
Elderly housing	249	40%	217	34%	62	10%	58	9%	44	7%
Mobile homes on private lots	17	3%	123	20%	408	65%	27	4%	55	9%
Mobile home parks	20	3%	144	23%	386	61%	24	4%	56	9%
Single family units	149	24%	330	52%	33	5%	21	3%	97	15%
Other (39 comments, see Appendix A)										

4. Please indicate the areas in town where new housing should be located.

New housing should be:	Encouraged		Discouraged		Prohibited		Don't know		No response	
In or close to Melvin Village	169	27%	232	37%	55	9%	97	15%	77	12%
In or close to Center Tuftonboro	221	35%	195	31%	42	7%	96	15%	76	12%
In or close to Mirror Lake	129	20%	260	41%	55	9%	103	16%	83	13%
In or close to Tuftonboro Corner	199	32%	207	33%	37	6%	104	16%	83	13%
Along roads (undeveloped area)	335	53%	138	22%	23	4%	76	12%	58	9%
On the waterfront	40	6%	324	51%	127	20%	62	10%	77	12%
Ridgelines	50	8%	247	39%	131	21%	103	16%	99	16%
Fields	114	18%	250	40%	71	11%	92	15%	103	16%
Other (39 comments, see Appendix A)										

Economy

5. The following types of business activities should be encouraged in Tuftonboro:

	Strongly Agree		Agree		No Opinion		Disagree		Strongly Disagree		No response	
Agriculture	349	55%	213	34%	29	5%	4	1%	0	0%	35	5%
Commercial rec. facilities	47	7%	146	23%	101	16%	203	32%	65	10%	68	11%
Health services	115	18%	288	46%	110	17%	56	9%	5	1%	56	9%
Home-based business	152	24%	332	53%	70	11%	31	5%	3	1%	42	7%
Light industry	68	11%	205	33%	106	17%	159	25%	36	6%	56	9%
Neighborhood store	221	35%	274	43%	66	10%	23	4%	4	1%	42	7%
Personal/pro. services	115	18%	296	47%	112	18%	44	7%	8	1%	55	9%
Restaurants	95	15%	247	39%	117	19%	110	17%	19	3%	42	7%
Retail/antique shops	91	14%	295	47%	107	17%	74	12%	12	2%	51	8%
Small-scale high-tech.	86	14%	228	36%	116	18%	117	19%	34	5%	49	8%
Unrestricted	11	2%	10	2%	45	7%	156	25%	307	49%	101	16%
Other (31 comments, see Appendix A)												

6. Are there specific areas of town where business activities (not including agriculture nor home-based businesses) should be allowed?

	Yes		No		Don't know		No response	
In or close to Melvin Village	307	49%	179	28%	77	12%	67	11%
In or close to Center Tuftonboro	332	53%	151	24%	78	12%	69	11%
In or close to Mirror Lake	167	26%	296	47%	88	14%	79	13%
In or close to Tuftonboro Corner	259	41%	205	33%	84	13%	82	13%
Along roads (undeveloped areas)	175	28%	279	44%	87	14%	89	14%
On the waterfront	37	6%	467	74%	48	8%	78	12%
Ridgelines	25	4%	426	67%	93	15%	86	14%
Fields	65	10%	352	56%	89	14%	124	20%
Other (31 comments, see Appendix A)								

7. Where do you go for goods and services?

	Most often		Sometimes		Rarely		Never		No response	
Center Harbor	34	5%	175	28%	202	32%	113	18%	106	17%
Conway	34	5%	179	28%	207	32%	108	18%	102	17%
Laconia/Gilford	46	7%	181	29%	189	30%	111	18%	103	16%
Meredith	22	3%	191	30%	220	35%	89	14%	108	17%
On-line/Web	55	9%	179	28%	96	15%	178	28%	122	19%
Ossipee	140	22%	190	30%	123	20%	94	15%	83	13%
Wolfeboro	457	73%	121	19%	20	3%	5	1%	27	4%
Other (107 comments, see Appendix A)										

Community Facilities and Services

8. Please check the category that best describes these Tuftonboro facilities and services.

	Excellent		Adequate		Inadequate		Don't know		No response	
Ambulance service	143	23%	221	35%	17	3%	217	34%	32	5%
Board of Selectmen	115	18%	300	48%	31	5%	139	22%	45	7%
Child care	17	3%	104	17%	59	9%	401	64%	49	8%
Code Enforcement Officer	84	13%	256	41%	44	7%	196	31%	50	8%
Conservation Commission	117	19%	245	39%	20	3%	201	32%	47	7%
Elderly programs/services	15	2%	117	19%	91	14%	358	57%	49	8%
Fire protection	251	40%	252	40%	21	3%	79	13%	27	4%
Library	280	45%	228	36%	15	2%	78	12%	29	5%
Outdoor recreation	135	21%	276	44%	67	11%	109	17%	43	7%
Planning Board	61	10%	266	42%	39	6%	207	33%	57	9%
Police protection	147	23%	326	52%	45	7%	78	12%	34	5%
Roads	60	10%	379	60%	126	20%	32	5%	33	5%
Road maintenance	102	16%	332	53%	135	21%	31	5%	30	5%
Schools	228	36%	187	30%	5	1%	170	27%	40	6%
Town Clerk	174	28%	296	47%	32	5%	88	14%	40	6%
Transfer station	263	42%	208	33%	23	4%	104	17%	32	5%
Tax Collector	230	37%	266	42%	3	1%	90	14%	41	6%
Treasurer	107	17%	245	39%	6	1%	224	35%	48	8%
Youth programs/services	22	3%	126	20%	96	15%	33	54%	49	8%

Zoning Board of Adjustment	40	6%	19	32%	50	8%	284	45%	57	9%
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9. Would you support an addition to the library?

	Yes	No	Don't know	No response
Count	338	120	135	37
Percentage	54%	19%	21%	6%

10. Should the Police Department provide coverage 24 hrs/day 365/days per year?

	Yes	No	Don't know	No response
Count	321	169	104	36
Percentage	51%	27%	17%	6%

11. What types of outdoor recreation do you enjoy in Tuftonboro?

	Often		Sometimes		Rarely		Never		No response	
All-terrain vehicle use	21	3%	37	6%	44	7%	442	70%	86	14%
Biking	65	10%	182	29%	123	20%	183	29%	77	12%
Boating	290	46%	166	26%	62	10%	73	12%	39	6%
Cross-country skiing, hiking, snow shoeing	149	24%	217	34%	81	13%	129	20%	54	9%
Fishing/hunting	139	22%	146	23%	55	9%	237	38%	53	8%
Jet skiing	39	6%	39	6%	39	6%	454	72%	67	11%
Riding horses	20	3%	24	4%	60	10%	451	72%	75	12%
Snowmobiling	65	10%	82	13%	46	7%	373	59%	64	10%
Swimming	352	56%	149	24%	44	7%	54	9%	31	5%
Team sports	29	5%	59	9%	81	13%	379	60%	82	13%
Walking/running	330	52%	171	27%	28	4%	35	6%	66	11%
Other (47 comments, see Appendix A)										

12. What other types of recreation should be available in Tuftonboro?

	Yes		No		Don't know		No response	
Baseball field(s)	325	52%	85	14%	144	23%	76	12%
Basketball court(s)	299	48%	95	15%	150	24%	86	14%
Recreational trails	265	42%	32	5%	72	11%	261	42%
all-terrain vehicle / mountain biking	183	29%	223	35%	99	16%	125	20%
horseback riding	329	52%	77	12%	116	18%	108	17%
snowmobile	273	43%	167	27%	91	14%	99	16%
walking	486	77%	27	4%	44	7%	73	12%
Skating rink	277	44%	173	27%	111	18%	69	11%
Tennis court(s)	288	46%	149	24%	122	19%	71	11%
Volleyball court(s)	205	32%	169	27%	162	26%	94	15%
Youth/toddler playground	351	56%	54	9%	111	18%	114	18%
Other (55 comments, see Appendix A)								

Cultural and Historic Resources

13. Would you like to see historical structures in Tuftonboro preserved?

	Yes	No	Don't know	No response
Count	539	23	50	18
Percentage	86%	4%	8%	3%

14. Do you support the establishment of an historic preservation district?

	Yes	No	Don't know	No response
Count	333	126	150	21
Percentage	53%	20%	24%	3%

Natural Resources

15. The following Tuftonboro natural resources should be protected:

	Strongly agree		Agree		No opinion		Disagree		Strongly disagree		No response	
Public access to public waters	447	71%	129	21%	20	3%	9	1%	4	1%	21	3%
Farmland	386	61%	173	27%	27	4%	13	2%	2	1%	29	5%
Forest land	404	64%	166	26%	23	4%	8	1%	4	1%	25	4%
Groundwater	454	72%	122	19%	23	4%	4	1%	2	1%	25	4%
Large unfrag. land	317	50%	137	22%	96	15%	30	5%	2	1%	48	8%
Public open space	329	52%	199	32%	44	7%	14	2%	2	1%	42	7%
Ridgelines/hilltops	355	56%	142	23%	73	12%	17	3%	3	1%	40	6%
Scenic view/vistas	425	68%	136	22%	28	4%	8	1%	3	1%	30	5%
Shore lands	440	70%	134	21%	21	3%	4	1%	2	1%	29	5%
Steep slopes (>15%)	297	47%	131	21%	129	20%	13	2%	6	1%	54	9%
Wetlands	362	58%	163	26%	53	8%	15	2%	4	1%	33	5%
Wildlife habitat	419	67%	137	22%	29	5%	8	1%	4	1%	33	5%
Other (26 comments, see Appendix A):												

16. I would support the protection of natural areas, even if it meant an increase in my annual taxes of:

	0	Less than \$10	\$11–50	\$51–100	More than \$100	No response
Count	57	112	160	164	105	32
Percentage	9%	18%	25%	26%	17%	5%

17. I'd be willing to support natural area protection with an annual voluntary fee of:

	0	Less than \$10	\$11–50	\$51–100	More than \$100	No response
Count	84	199	133	94	69	51
Percentage	13%	32%	21%	15%	11%	8%

18. Do you feel Tuftonboro should acquire undeveloped land to preserve open space?

	Yes	No	Don't know	No response
Count	400	114	89	27
Percentage	64%	18%	14%	4%

19. Do you feel Tuftonboro should acquire undeveloped land for recreation?

	Yes	No	Don't know	No response
Count	316	153	129	32
Percentage	50%	24%	21%	5%

20. Would you support the preservation of natural areas in Tuftonboro if it meant higher concentrations of development in selected areas of town?

	Yes	No	Don't know	No response
Count	333	110	152	35
Percentage	53%	17%	24%	6%

Transportation

21. Number of operating vehicles in your household (please circle one):

	None	One	Two	Three or more	No response
Count	3	130	322	162	13
Percentage	1%	21%	51%	26%	2%

22. Do you consider the following a problem in Tuftonboro?

	Yes	No	Don't know	No response				
Lack of public transportation	112	18%	447	71%	39	6%	31	5%
Lack of sidewalks in villages	153	24%	405	64%	37	6%	35	6%
Parking areas	85	13%	472	75%	36	6%	37	6%
Speeding traffic	264	42%	296	47%	35	6%	35	6%
Traffic congestion	36	6%	523	83%	23	4%	36	7%
Trash on roadsides	181	29%	361	57%	36	6%	52	8%
Other (53 comments, see Appendix A):								

Development and Growth

23. The rate of growth in Tuftonboro in the last five years has been:

	Count	Percentage
About right	255	41%
Too rapid	251	40%
No opinion	103	16%
No response	21	3%

24. Tuftonboro should promote:

	Count	Percentage
Controlled growth	445	71%
As little growth as possible	129	20%
Unlimited growth	12	2%
No opinion	26	4%
No response	18	3%

25. Should zoning regulations be:

	Count	Percentage
More restrictive	196	31%
Same	255	40%
Less restrictive	34	5%
Don't know	123	20%
No response	22	4%

Demographics

26. Are you a resident of Tuftonboro?

	Yes	No	No response
Count	466	156	8
Percentage	74%	25%	1%

If yes, how long have you lived in Tuftonboro?

74% responded, Average years = 19, Median years = 15 (see Appendix A for comments)

27. If not yet retired, do you plan to retire in Tuftonboro?

	Yes	No	Don't know	No response
Count	267	65	128	170
Percentage	43%	10%	20%	27%

28. What is your age and gender?

	Count	Percentage
< 24 years old	3	1%
25 to 44 years old	95	15%
45 to 54 years old	134	21%
55 to 64 years old	161	26%
65 to 74 years old	134	21%
75+ years old	77	12%
No response	26	4%

Average age = 59 (96% responded)

	Count	Percentage
Male	320	51%
Female	285	45%
No response	25	4%

29. Do you have children under the age of 18 in your household?

	Count	Percentage
Yes	140	22%
No	478	76%
No response	12	2%

30. Are you employed?

	Count	Percentage
Full time	296	47%
Part time	71	11%
House person	22	4%
Retired	221	35%
Unemployed	7	1%
No response	13	2%

31. What is the distance of your commute to work?

50% responded or 318 responses, average commute = 16 miles (one way, excluding one response of 9,382 miles), median commute = 9 miles

	Count	Percentage
< 15 miles	233	37%
16 to 55 miles	72	11%
> 56 miles	13	2%
No response	312	50%

32. Please check the category that best describes your level of education:

	Count	Percentage
Elementary school	3	1%
Some high school	35	5%
High school graduate/GED	87	14%
Some college	95	15%
College graduate	213	34%
Post college	186	30%
No response	11	2%

33. In what region of Tuftonboro is your house or property:

	Count	Percentage
In or close to Melvin Village	151	24%
In or close to Center Tuftonboro	141	22%
In or close to Mirror Lake	98	16%
In or close to Tuftonboro Corner	78	12%
Along a side road in an undeveloped part of town	23	4%
On the waterfront	126	20%
No response	13	2%

34. Do you own ___ or rent ___ a house in Tuftonboro?

	Count	Percentage
Own	589	94%
Rent	7	1%
No response	34	5%

34a. What is the age of the house?

89% or 562 responses, average age of house = 45 years

	Count	Percentage
< 5 years old	70	11%
5 to 25 years old	194	31%
26 to 64 years old	192	30%
65+ years old	106	17%
No response	68	11%

34b. Was the house constructed as a seasonal residence?

	Yes	No	Don't know	No response
Count	152	420	17	41
Percentage	24%	67%	3%	7%

35. Do you own undeveloped land (5 acres or more without a dwelling)?

	Yes	No	No response
Count	125	485	20
Percentage	20%	77%	3%

36. Where do you get information about Tuftonboro?

	Often		Sometimes		Rarely		Never		No response	
Newspaper	372	59%	158	25%	34	5%	11	2%	55	9%
Bulletin board	33	5%	151	24%	158	25%	138	22%	150	24%
Word of mouth	292	46%	238	38%	30	5%	13	2%	57	9%
On-line	29	5%	92	15%	130	21%	224	35%	155	25%
Tuftonboro town web site	38	6%	95	15%	114	18%	228	36%	155	25%
Tuftonboro Times	238	38%	171	27%	52	8%	78	12%	91	14%
Other (31 comments, see Appendix A)										

37. Is there anything you want to tell us about Tuftonboro? *249 comments, see Survey Appendix at the Town Offices.*

**Please Join Us at the
Tuftonboro Central School
for an
Ice Cream Social**



**To Learn About the Tuftonboro Master Plan
Project, the March 2005 Town Survey Results
and to Give Input to the Tuftonboro Planning
Board**

**Thursday, July 14th
7:00 - 9:00 pm
Tuftonboro Central School**

This event is sponsored by the Tuftonboro Planning Board

Commentary from the Tuftonboro Planning Board Ice Cream Social Held at the Tuftonboro Central School on July 14, 2005

In general the “Ice Cream Social” was an information session designed to introduce the master plan process, the survey and its results. While there was some opportunity for Q&A, there is still more to do to inform and learn from the community. The survey was a good start.

(Notes recorded by Planning Board member, Dan Derby. Submitted August 18, 2005)

Observations / Issues / Questions on town development:

- Affordable housing has a wider range of potential users (than elderly) - businesses will need this from their employees.
- Mobile homes are the “affordable” housing of Tuftonboro.
- Central sewage is not necessarily the only answer for high density. There are alternatives.
- Define “affordable housing” (FYI - see “NH Housing Finance Authority definition¹”)
- There appears to be a conflict between development along roads and the desire for maintaining a rural character in town.
- Do people really understand what, for example, a cluster development is? Same question for other categories of alternatives.
- What does “on the road” means (i.e. what do people mean when they say develop on the road)?
- Put cluster housing well off main road so it is not visible from road. That way you can support affordable, elderly, etc developments without impacting scenic beauty of main roads.
- Re: the seeming conflict of development along roads vs. loss of rural character:
- Distributing medium sized, tasteful, houses along roads (set back from road and not clustered right next to each other) is fine. Large, tasteless, ostentatious “McMansions” right next to road or large cluster of identical houses or condos would seriously negatively affect the rural character.

Observations / Issues / Questions about the survey process/method:

- Can we divide responses by Resident and Non-resident (seasonal?)
- Library has significant increased usage – what kind is it?
- What do you mean by “renters”? (the question was “Do you rent or own?”)

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¹ "Affordable housing is a term used to refer to housing with covenants, subsidies or other mechanisms to ensure availability to low and moderate-income households (generally defined by US Dept. of Housing and Urban Development (HUD)) at a cost that leaves an adequate amount of household income for other necessities." [*Lakes Region Housing Needs Assessment* - September 27, 2004 prepared by the Lakes Region Planning Commission]

- Is there an age bias in the preferred growth types?
- Re-evaluation of home assessments is probably driving the tax concerns people have.

Observations / Issues / Questions about the survey process/method (continued):

- Census data underestimates town population and its growth rates. Need to use other means (for example, building permits) to get better handle on growth.
- 2000 census median and average was 48 but survey was 59 in both measures.
- Water was not covered in survey and is a critical natural resource.
- How do we compare (services) with other towns?
- Did we ask if people were willing to spend dollars to preserve historical elements of town?
- People may hesitate to say “Excellent” when grading services. Adequate may equal OK – means meets our needs.
- Is there a way to categorize respondents such as:
 - those that have lived in Tuftonboro more than 10 years
 - those that are “local” rather than “immigrants”
 - those that depended on some level of “development” for their livelihood
- Seems to me that these are natural “fault lines” of differences of opinion. For example, those that have moved here want to keep Tuftonboro as it is, while more “local” families may want more development because it is their livelihood.
- Do you detect an “age bias” in the kinds of growth the respondents preferred?
- Is there an opportunity to look at responses by dividing out resident and non-resident (may have contributed to “I don’t know”)?
- Municipal sewers – look at Wolfeboro’s current problems before adopting this, to try to avoid their current situation.

Comments on what should happen next:

- (Pedal) biking paths was not on the survey – would like to see them included.
- Board needs to inform town about its options (re: types of development).
- You need to get access to the parents of the all these kids we have in our schools.
- Perhaps in the next stage of the master plan process some more participatory methods could be used to get the views of kids, youth, workers, etc.
- Has the town identified, cataloged and prioritized its natural, historic and infrastructure assets?
- Something that might help get more parents – offer a “babysitting room” perhaps so parents can go to meeting.

Business, Club & Organization Mailing Fall 2005

In October 2005, the Planning Board sent 39 questionnaires out to local businesses, clubs and organizations including antique dealers, boys and girls camps, churches, realtors, marinas, and other local businesses. We received 5 responses: from a church, a marina, a signmaker, an antique car shop and a grocery store. The responses are as follows:

1. From your business, club or organization's point of view, what things in town are important?
 - Communication: newspaper/letter; Fire Dept.; Snow removal; Town beach; School
 - We need to have an area set aside for business and growth of existing businesses, with appropriate zoning. More services – the entire town does not have a gas station or a sit-down restaurant. More flexibility at the transfer station – not set up to accept much of what we generate (for instance, shrink wrap) and we pay to have it trucked out of town.
 - Town government and the control of growth
 - Fire and police protection
 - Our roads, public park areas, water ways, fire and police

2. Can you think of anything the town can do that would improve or enhance your business, club or corporation?
 - No response
 - See above
 - Promote its small businesses and home industries.
 - Police could make periodic checks of my building (ie locked doors, closed windows) and be visible around town to deter potential theft and vandalism.
 - Porta potties, trash rec, totally paved boat launch at Pier 19's docks.

3. Is there anything presently causing difficulty for your business, club or organization?
 - Expansion
 - No room to grow and no zoning to allow it. All of our growth for the past 15 years has, of necessity, been in adjacent towns. Most towns encourage businesses to bring jobs!
 - The lack of speed limit enforcement on Route 171.
 - Lack of a gas station in town, but this is a business decision, not a town issue.
 - Not at this time



Summary of the Vision for Our Town

November 30, 2005

On Wednesday, November 30, 2005, about twenty people gathered at the Tuftonboro Central School to discuss Tuftonboro's future. Tuftonboro's Planning Board chair, Tony Lyon, welcomed participants and introduced town officials and the town's planning consultant, Burnt Rock, Inc. Following a brief presentation by Burnt Rock, participants were asked to think of Tuftonboro in 2025. Participants wrote down their ideas on note cards, and then shared each thought with the large group. Planning Board member, Dan Derby, recorded the ideas.

More than 40 ideas were recorded on the flip charts. With the assistance of participants, some of the ideas were consolidated to eliminate redundancies. After reviewing the list, participants were given four sticky dots to use as ballots to cast their vote for the four highest priority suggestions that the Town should address in the Master Plan. The complete list of comments is presented below. The ideas are presented in four general categories from highest to lowest "dot" counts.

Some notes on the process:

Although the process used at the forum has been shown to be valuable for promoting dialogue, a few words of caution are in order. The results of this idea-generating meeting are neither a poll nor a consensus decision. They may be used as the basis for building consensus, but not before a more complete airing of issues and their implications.

The tabulation of votes (dots) from each suggestion may be helpful in getting a sense of the importance participants place on different issues on November 30, 2005. But because only four dots were issued to each person, the combined results, although interesting and useful to the planning process, should not be taken as definitive.

It's 2025. What's Tuftonboro like? What does it look like? Envision it.

(Number of dots indicate level of support from 11/30 participants)	Total Dots
Our Land Use	39
Minimum size per lot and cluster approaches to development that includes more shared open space and the use of building envelopes	10
Growth allowed, while maintaining rural character	9
Define a "center of town, " consolidate area for services; create a hub (include sidewalks, paths, town office, school, library, etc.) The location of the "hub" should drive the zoning plan and any land acquisition.	6
Preserve maintain and support four villages as needed. Be reactive instead of pro-active.	5
Regulations need to be flexible to maintain "common sense.	3
Smaller lot sizes, new zoning for better land use - more efficient use of land.	3
Zoning should incorporate qualitative measures.	2
Encourage basic retail businesses through developer, zoning and incentives.	1
Our Community	11
Encourage a mixture (social/economic/etc.) of people in town.	4
Thriving summer camps.	3
More jobs, particularly home-based businesses.	2
Improve cooperation with regional partners.	1
Use zoning to encourage business development and to create jobs.	1
Our Infrastructure	11
New library that is bigger with electronic infrastructure to connect to cyber resources worldwide.	5
Expand/upgrade class 6 roads to class 5 to create frontage for development, which in turn may help preserve the backlands.	2
Fire department needs to be in a more central location.	1
Police and fire departments need to keep pace (& anticipate) community needs.	1
Proactively ensure utilities/services match needs of community including waste, septage, water, and electricity.	1
Regional light rail transportation opportunities.	1
Create Tuftonboro High School.	
Develop housing for growing seasonal workforce.	
Encourage development of senior housing.	
Expand existing elementary to include K-8	
Limit development of new town roads, and emphasize private roads.	
Transportation for elderly (preferably local)	
Use Cow Island property to benefit townspeople.	

It's 2025. What's Tuftonboro like? What does it look like? Envision it.

(Number of dots indicate level of support from 11/30 participants)	Total Dots
Our Resources	11
Conserve "great meadow" aquifer to protect water supply for future.	2
Conserved land via easements for access to lake and other public spaces, for wildlife corridors, for forestry and agriculture including mountaintops and ridgelines.	2
Create an agricultural commission to manage and conserve a very broad definition of agriculture.	2
Acquire significant land area now! (While there is still land to acquire)	1
Buffer protection zones on all water ways (lakes, rivers, etc)	1
Create an historic building preservation fund.	1
Preserve, at a minimum, our existing lake access.	1
Use waterfront to attract tourism and more jobs.	1
Conserve lakefront views - maintain aesthetic.	
Preserve water resources for general town use rather than commercial use.	

Tuftonboro Master Plan

www.tuftonboro.org

What is a Master Plan?

A master plan is a document describing the past, present and future of a community. It represents the collective wishes of the town citizens. The plan serves as the reference when local officials are making decisions or setting policies about roads, development, conservation, facilities, and other town matters. It provides the "blueprint" for guiding land uses and is required by State statute if the town chooses to have a zoning ordinance.

Why is Tuftonboro doing a Master Plan?

For the same reason we all make plans -- looking ahead, setting goals, budgeting time and resources, and trying to get where we want to go.

Tuftonboro's current plan was written in 1984. It has not been updated since then. Conditions have changed in the past 22 years and new information has become available. It's time to revise the Plan to reflect these changes and more clearly define Tuftonboro's future.

Who writes the Master Plan?

The Tuftonboro Planning Board writes the master plan mainly based on public input, and with some assistance from consultants.

How is the Planning Board getting public input?

- March 2005 Community Attitude Survey
- Public Forums held July & November 2005
- Forums to be held June 1 & Fall 2006
- Regular Planning Board work sessions on first Thursday of each month (open to the public)
- Master Plan website (www.tuftonboro.org)

How can you get involved?

- Come to the June 1st public forum at the Townhouse at 6:30 pm
- Download documents from Master Plan website
- Mail comments to the Planning Board
- E-mail comments to the Town's Master Plan consultant

Need More Information?

The Tuftonboro Master Plan project is a public process. It depends on YOUR comments. All documents are available on the Town's website at:

www.tuftonboro.org

Copies of the material are available for review at the Town Office. Comments may be sent to:

Tuftonboro Planning Board

PO Box 98

Tuftonboro, NH 03816

or e-mail to Joanna Whitcomb, AICP, Master Plan consultant (joanna@chasebrook.com)

Summary of Tuftonboro Land Use Forum Results June 1, 2006

More than forty Tuftonboro residents met at the Tuftonboro Town House on June 1st, 2006 for a land use forum hosted by the Tuftonboro Planning Board. They met to discuss development trends and issues, and to answer the question: "What type of development would you like to see in Tuftonboro in 2025 and where should it be located?"

After a brief overview of the master plan and a presentation on development trends, Joanna Whitcomb, AICP of Chase Brook Associates asked participants to write on post-its specific types of development they would like to see in town. The participants then located their post-its on the Facilities and Services Map of Tuftonboro. More than 100 post-its were attached to the map.

Summarized below are the types and location of development proposed by participants. Four colors were used to indicate four land use categories: residential, commercial, institutional and open space/conservation/recreational. Following the post-it exercise, the participants discussed a number of issues relating to the Land Use Observations noted in Appendix A as well as issues raised during the forum. The notes from the discussion were recorded by Planning Board member, Rick Friend, and are attached below the post-it summary.



Photos & composite by Planning Board member, Dan Derby

Summary of Development Types & Location that the Town Should Address in the Next 5 Years

1. Residential Development (27 orange)

Tuftonboro Corner	Melvin Village & New Road area
Controlled cluster – provisions for affordable housing	Cluster housing with contiguous preserved land adjoining
High density as described in earlier presentation	Residential cluster neighborhoods
Housing	Low income housing, small lots

Center Tuftonboro	Other
Work force/affordable housing (4)	Cluster incentives everywhere (2)
Restrict development of houses and shops	Do "cluster" as described at winter meeting
	Residential cluster neighborhoods - Rte 171
	Restrict size of new mansions so they do <u>not</u> dominate the land
	Keep minimum 2 acres requirement
Village Areas	
Options for senior housing & starter family homes in villages (2)	Protect existing view corridors (water views, mountain views)
Low income in villages	All construction on Ossipee hillside to be visually screened (i.e., no clear cutting)
	Restrict building on slopes
	No more development along lake shores
	Stop mega houses on Lake
	Affordable housing is needed.
	Cluster development that create neighborhoods surrounded by green space with trails for hiking, x-c skiing, etc. Build on backland – not on 1 of the 3 state highways

2. Commercial Development (19 pink)

Center Tuftonboro	Melvin Village
Any commercial/new business (3)	Any commercial
Gas/service station (2)	No sidewalks
Commercial block on 109A – town services, grocery store, pharmacy, cleaners, etc. No strip zoning	Create incentives to invite commercial activity such as coffee shop, deli, etc.
Teen Center	

Tuftonboro Corner	Other
Limited commercial (i.e., high tech, landscaping)	Some commercial development in the villages would be good. Hair dresser? Small medical center? Grocery store?
	With no competition(10 yr contract w/ Adelphia) & TDS as phone company, how will home workers be accommodated?
	No "chain" stores
Route 109	
Tourist Industry – gift shops, etc. for tourists limited area. No strip zoning on 109	NO commercial on lakes (19 Mile Bay, 20 Mile Bay)
No new commercial development along 109	Home businesses on Route 171
	Commercial restricted to villages

3. Institutional/Government Development (11 yellow)

Center Tuftonboro	Other
Cluster town infrastructure (2)	Expand library (2)
Public institutions, town buildings (2)	Control utility lines along roadways
Town Center – library, town hall, fire, school, etc.	Stricter enforcement of zoning & building permits (under the table)
Central post office, government buildings, central public safety	Capital improvement program needed to aid development pressures on infrastructure

4. Open Space, Conservation and Recreation Development (44 green)

Walking Paths & Trails	Open Space/Conservation
Sidewalks connecting school, library & town office (3)	Great Meadow = open space (3)
End of Lang Pond Road trails & open (2)	North of Lower Beech Pond
Abenaki Lookout trails (2)	Support prime wetlands designations introduced by Conservation Commission – preserving natural habitats & unique areas
Federal Corner Road	Buffers around streams & Great Meadow
Cow Island	Great Meadow as "Prime Wetland"
Sidewalks in Melvin Village	Buffer zones on all wetlands, all brooks, lakes & ponds
No sidewalks	Keep rural
No sidewalks in Melvin Village	Conservation easements on more of Great Meadow area
Lower Beech Pond	Ridgeline protection (slope/density provision?) Some way to develop without ruining wildlife corridors, fragmenting habitat, etc.

Bike Paths	Ossipee Mountains
Connect school, library, town offices & nearby housing (2)	Keep open (4)
19 Mile Bay	No buildings
20 Mile Bay	No buildings on steep slopes
Union Wharf to Central School	Preserve mountains – keep development in the low lands
Melvin Village	Let it be green & open to the public
	Maintain & add to public recreational areas

Beach/Waterfront/Water	Miscellaneous
Cow Island – develop beach so people can access trails by canoe or kayak (2)	Buy land for recreation use (non-motorized) biking; activities for children & adults – playing fields, etc.
Melvin Village – improve boat ramp & docks	Restrict activity at 20 Mile Bay = not enough room - safety
Protect water – restrict gallons withdrawals & protect streams.	

Summary of Land Use Discussion

Recorded by Planning Board member Rick Friend

Following the working break, Joanna asked the audience to tell the PB what additional land use issues should be considered for the Master Plan.

VILLAGES:

Maintain traditional character of the village neighborhoods by having special rules for a village with different uses. Look at different areas of town that could become villages.

Make and acknowledge distinctions between villages and allow for different kinds of residential and commercial density:

Melvin Village: very residential now

Ctr. Tuftonboro: less residential and more business, institutional and municipal

Tuftonboro Corner: LDR but the old houses are close together and maybe this closeness should be maintained in new zoning.

Mirror Lake: very different character.

Enhance and/or protect these unique features in each village.

Enhance these villages to maximize their existing character or change them to take advantage of and promote the different direction of development.

Leave T.C. as a residential village without commercial intrusion.

Create a new village but not on a highway. Have it built off the main road.

Return Melvin Village to what it used to be by allowing row houses or an apartment building to be built. Restore the gas stations and a general store.

COMMERCIAL DEVELOPMENT:

Instead of having a row of businesses along the main road, make developers build blocks of self-contained commercial buildings off the main street with a single entrance and exit.

Allow different uses in different village districts instead of having one set of regulations apply to all of the villages.

Businesses are cropping up in non-business areas because of the home occupation regulations.

We need more professional office space and restaurants in town.

RESIDENTIAL DEVELOPMENT:

Use the back lands.

Allow for the development that took place before zoning with a mixture of residential, commercial, cultural and institutional uses in the same area.

Nothing will change unless the land becomes available to develop according to the new uses and standards. The land has to be there to satisfy the new goals and objectives of planning and land use.

There is the potential for a certain kind of development; smaller homes in a village replaced by bigger ones.

Creative ways to look at residential development:

Most people now leave town to work. Trend is toward at home work. Residential development is the growth industry for Tuftonboro in the future. We need to provide incentives to minimize lot size to encourage increased density. We should look at different types of development that is being talked about now.

Analyze the soils data to establish loading and what can be built. Zoning should reflect what the land can handle.

Allow for older citizens to remain in their homes by allowing in-law apartments, tax incentives, two-family living units.

DENSITY:

Reduce lot sizes for houses and commercial uses.

ARCHITECTURAL STANDARDS:

Can we control what a structure looks like? Can we enact a building code? Should we have an Architectural Review Board? Create historic districts to protect Melvin Village and other areas.

PLANNING:

Review the tax and zoning maps every ten years to see where the development is occurring and to replot and reconfigure where it should go.

Require developers to inventory the land and to come before the PB for preliminary hearings before coming in with final plans.

Be aware of what is going on in other towns before we develop our own new zoning and other regulations.

Study septic loading of the soils as this determines the density of any development which influences the availability of land becoming available for development.

CONNECTIVITY:

There is connective tissue in Ctr. Tuftonboro between the store, school, library, town offices, Town House and Spider Web Garden. We should develop regulations around this naturally occurring design.

AFFORDABLE and WORK FORCE HOUSING:

Desperately needed in Tuftonboro. Are we talking about it? We need to be concerned with matters of scale. We need to be more aggressive about it. If done, we should maintain the architectural character of surrounding homes. Find and earmark land suitable for work force housing. Need businesses in town to support a work force. Have incentives in zoning to encourage work force housing with increased density - duplex, triplex - allowing for apartments in a structure.

NATURAL RESOURCES:

New recreational space. Need conservation/preservation of natural areas. Utilize the natural resource inventory done for land use planning in order to protect large tracts of green space. Use tax relief and conservation easements to conserve green space.

GENERAL:

Need new infrastructure - cell towers, more cable choices.

Protect the environmental quality of the town in new zoning.

Protect our aquifers.

Have PB work closely with the Conservation Commission and Recreation Commission when designing new zoning.

Build a tourist center somewhere on Rt. 109.

Tuftonboro Land Use Forum - June 1, 2006 Handout Land use & Development Observations

Current Development Trends

- ◆ Most neighboring towns have experienced higher rates of growth in past 15 years
- ◆ 43 housing permits/ year between 2001 & 2005, 17 permits/year (1991 & 2000)
- ◆ 19 new lots created per year between 2001 & 2005, 6/year between 1991 & 2000
- ◆ Development proposals & housing are sited in more visible locations (mountains, fields, & other scenic areas including shoreline)
- ◆ Growth in the villages has been limited to non-existent
- ◆ Town has extremely low percentage of rental housing, compared with region
- ◆ Little commercial development has occurred in recent years

Development Issues/Concerns

- ◆ Development pressure, taxes & loss of rural character are the 3 most pressing issues facing Tuftonboro (according to 2005 Community Attitude Survey)
- ◆ Three-fold increase in development activity in the past 5 years compared to preceding decade
- ◆ Development in highly visible locations is harming scenic & rural character
- ◆ Should encourage development in villages – so rural areas may remain rural
- ◆ How to guide new service businesses locating in town such as landscapers, snow plow operators, and other contractors

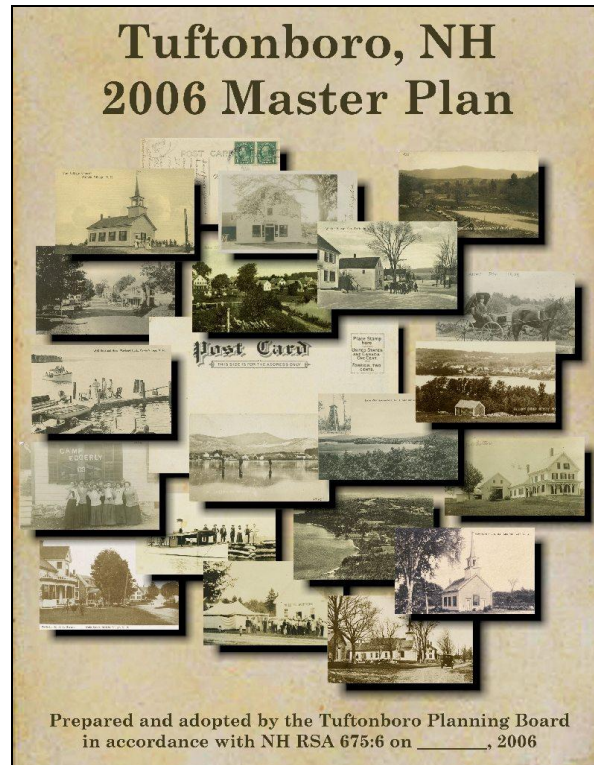
Development in 2025 – Emerging Thoughts

- ◆ Unique character of villages, hamlets & neighborhoods is in harmony with additional housing and commercial activity.
- ◆ Low density housing has occurred around town in creative ways – concentrated housing surrounded by open space for recreation and protection of important natural features.
- ◆ Lakeside re-development occurs & protects water and scenic resources.
- ◆ More people are working at home & in town, reducing traffic and having the opportunity to meet up with friends & neighbors using path network for bikes, pedestrians & skiers.
- ◆ Developments above 1,250' elevation & on hillsides have been limited to protect the natural resources as well as the scenic views.
- ◆ Tuftonboro is known nationally for its “green” development - the efficient use of land and resources while maintaining its special rural character.

Public Hearing

Tuftonboro 2006 Master Plan

At 7:15 pm on Tuesday, November 14th, Tuftonboro Town House



❧ Draft Agenda ❧

- 7:15** **Welcome & Public Hearing Call to Order**
Tony Lyon, Tuftonboro Planning Board Chair
- 7:20** **Master Plan Chronology & Public Process**
Rick Friend, Tuftonboro Planning Board member
- 7:25** **Presentation of Maps**
Dan Derby, Tuftonboro Planning Board member
- 7:30** **Future Land Use Plan – Chapter 5**
Joanna Whitcomb, AICP – Chase Brook Associates
- 7:35** **Plan of Action – Chapter 6**
Sue Weeks, Selectmen's representative to the Planning Board
- 7:45** **Public Comments & Recommendations**