



Carroll Planning Board

Master Plan Workshop

March 7, 2013

Summary Report

Introduction

To begin the update of the Carroll Master Plan to guide the future growth and development of the town, the Carroll Planning Board enlisted the assistance of North Country Council to plan and facilitate a public meeting to begin to shape a vision statement to guide the direction of the plan. The meeting was organized into three parts:

1. Brief introduction to master plan purpose by North Country Council Planning Coordinator Tara Bamford.
2. Participants were asked to write down what they felt were the three most important qualities of the town for the Planning Board to have in mind as they draft the plan.
3. Responses were collected and grouped by Bamford and NCC Principal Planner John Krebs who then together facilitated discussion on each topic, e.g., what are the issues, needs etc. It was noted that there would be a lot of overlap among categories since all elements of a plan, like all elements of a community, are inter-related.

Results

Natural Resources

Observations

- There is still lots of potential future growth at Bretton Woods

- Twin has been growing but most of the new development is taking place off of the main roads
- Much of the town will remain forested as it is National Forest
- All issues are related to natural resources, e.g., tourism
- Everything depends on clean water
- Wildlife sightings have increased – in some cases due to increased populations, in other cases due to increased development leading to more interaction

Needs

- Standards for appropriate development to protect resources
- Improved stormwater management systems
- Review zoning – densities, open space development
- Ridgeline development standards
- Preserve hillsides/steep slopes
- Control sprawl
- Maintain open spaces
- Preserve and protect the River – scenic value
- Preserve flood storage capacity by preventing development within floodplains
- Understand wildlife corridors/crossing and reduce human-wildlife conflicts

Retain People/Population

Observations

- Young people are leaving due to lack of jobs
- There are no recreation opportunities for young people that don't want to recreate outdoors
- Motels have been lost

Needs

- Regulation needs to be balanced with growth opportunities
- Need to increase year-round jobs and businesses
- Need sewer to attract business, e.g., on US 3 in Twin
- Need infrastructure in industrial zone – roads, water, sewer - could town fund it to prepare for/enable growth

Infrastructure/Route 3 Sewer

Observations

- Twin lacks direct access to Interstate 93

- No sewer in Twin – population is small
- Need business management training for small business growth and retention
- Radon is an increasing concern in private wells

Opportunities

- Twin is at the crossroads of two major Routes – US 302 and US 3
- New innovative wastewater treatment technologies may enable businesses to locate in areas without sewer, and may lower water usage for business
- TIF districts possible
- Strong Career Technical Education program may help keep young people here via job training
- Town has water system – drilled well near river with adequate future supply

Increase Commercial Business

Observations

- Food stores have closed – two small convenience-type stores remain, groceries must be purchased out of town
- Difficult to attract retail business
- Retail space exists, but no renters willing to locate here
- Low numbers of visitors in spring and fall hurt existing business and prevent new business – no critical mass < > no infrastructure
- One dimensional economy – tourism only

Needs/Desires

- Small grocery store
- May not want to be Vail, but something smaller

Tourism/Recreation

Observations

- Winter sports, esp. snowmobiling and to some extent skiing as well, are not a reliable source of business due to poor snow years
- US Route 3 geometry may cause some potential customers to drive through without noticing a town
- Trucks and commuters traveling long distances are important considerations re through-traffic – don't want to stop to patronize local business, or be behind someone who might

Opportunities

- 4,600 cars per day travel through town on US 302
- Increased hiking and multi-use trails
- Walking trail, potential dog park

Needs

- Need NHDOT to work with town on traffic calming on US 3 through Twin
- Community (incl. Bretton Woods and Twin) needs to come together to accomplish goals

Need for Increased Parking (consensus that this is probably not a priority)

- Town would need to purchase land or use private properties for large events, status quo may be ok right now
- Some trailhead parking areas are too small for peak use, that may be ok

Standards for Appropriate Development

Currently

- Have guidelines re “New England feel”, e.g., color, finishes
- Bretton Woods – cluster; Twin – more traditional zoning

Desired changes

- No big boxes
- Upgrade zoning ordinance to incorporate some conservation subdivision concepts

Need for Increased Broadband/Cell Service

- Need to expand coverage area and increase reliability

Civil/Civic Participation

Observations

- Bretton Woods and Twin are separated by several miles of national forest
- No local school
- Only one church remaining – not here for social ties or after church shopping/eating
- The town doesn't get together as a town enough

- Bretton Woods year-round residency declining, driven by economic conditions and aging population
- Bretton Woods residents don't generally serve on town boards
- Small group of town volunteers wearing many hats

Opportunities to Build On

- Snowmobile club very active, social events such as dinners and dances
- Covered dish suppers, fundraisers
- The master plan update