

The background of the entire page is a detailed topographic map of the Tamworth area, showing various hills, valleys, and water bodies in shades of green and brown. Overlaid on this is a large, tilted, light gray rectangular area that contains the title and adoption information. The title 'TAMWORTH Master Plan' is centered within this gray area in a large, bold, black sans-serif font. Below the title, also within the gray area, are the adoption and amendment dates in a smaller black font.

TAMWORTH

Master Plan

Adopted: September 10, 1980
Amended: November 19, 2008

Adoption of the Master Plan

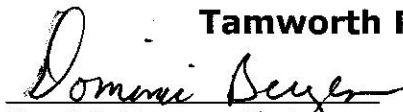
This plan has been prepared in accordance with all applicable state statutes. Specifically New Hampshire Revised Statutes Annotated (NH RSA) 672:1 (I-IV):

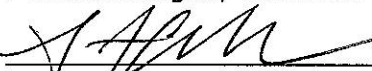
- I. Planning, zoning and related regulations have been and should continue to be the responsibility of municipal government;
- II. Zoning, subdivision regulations and related regulations are a legislative tool that enables municipal government to meet more effectively the demands of evolving and growing communities;
- III. Proper regulations enhance the public health, safety and general welfare and encourage the appropriate and wise use of land;
- IV. The citizens of a municipality should be actively involved in directing the growth of their community.

The Tamworth Master Plan of 2008 fulfills the requirements described in NH RSA 674:1 through 674:3, as revised and amended through July 2007.

The Planning Board of the Town of Tamworth, New Hampshire, in accordance with the provisions of NH RSA 674:4 and 675:6, does hereby adopt the Tamworth Master Plan of 2008, including its findings, recommendations, goals and policies; rescinding and replacing all previous Master Plans for the Town of Tamworth; further the Planning Board does designate said master plan as the planning guideline to be consulted and followed in the performance of its duties; and agrees to implement, to the best of its abilities, the recommendations and policies contained in this plan for the coordinated and harmonious development of the Town of Tamworth.

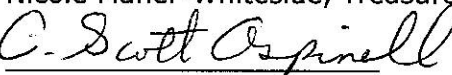
Tamworth Planning Board

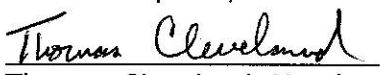

Dominic Bergen, Chairman


David Cluff, Vice Chairman


Herbert Cooper, Secretary


Nicole Maher-Whiteside, Treasurer


C. Scott Aspinall, Member


Thomas Cleveland, Member


Thomas Abugelis, Selectmen's Representative to the Board

November 19, 2008

NOTE: The page with original signatures is on file with the Town Clerk.

Acknowledgements

The Tamworth Master Plan Committee gratefully acknowledges the assistance and support of the following individuals, boards, and organizations for their dedication in developing the Tamworth Master Plan of 2008. The assistance included participation in numerous meetings and public forums, revision of countless drafts, production and mapping help, as well as many other important components of the master planning process.

Master Plan Committee, Land Use Forum Attendees, & Contributors to this Document:

Judy Abugelis	Deb Cottrell	Crosby Kennett	Ron Remick, Sr.
Tom Abugelis	Miranda Cottrell	Juno Lamb	Annie Riecken
Ann Albrecht	Ryan Cottrell	Lori Lenart	Margaret Rieser
Bill Anderson	Geoffrey Cunningham	David Little	Parker Roberts
Maud Anderson	Lee Custer	Dana Littlefield	Mariette Ross
Scott Aspinall	John Damon	Peg Loughran	Dan Rowe
Bradley Ball	Barbara Drake	Becky Mason	Jenny Rowe
Ned Beecher	Dave Farley	Lois Maxner	Nat Scrimshaw
Dom Bergen	Pat Farley	Steve Maxner	Bruno Siniscalchi
Amy Berrier	Ellen Farnum	Lois Merrithew	Ken Smith
Jim Bowditch	Willie Farnum	Cathy Mersfelder	Steve Sousa
Dave Bowles	Tom Fleece	John Mersfelder	Hans Stafford
Rebecca Boyden	Kelley Goodson	Chele Miller	Nancy Stearns
Geoffrey Burke	John Gotjen	Wayne Mock	Sue Stowbridge
Elaine Cleveland	Janet Grace	Kim Noyes	Albert Straw
Michelle Cleveland	Rosalind Gray	Sheldon Perry	Robert Straw
Tom Cleveland	Steve Gray	Joan Peters	Brenda Taylor
Chris Clyne	Don Harte	Tom Peters	Claes Thelemarck
Tracey Collins	Joanna Harte	Grete Plender	Katy Thompson
Charles Colten	Dave Haskell	Donna Polhamus	Susan Ticehurst
Sue Colten	Kent Hemingway, Jr.	Lianne Prentice	Ruth Timchak
Chris Conrod	Eleanor Homeyer	Dennis Quinn	Kate Vachon
Herb Cooper	Linda Jones	JoAnne Rainville	Tom Vachon
Bob Cottrell	Ellen Keith	Ron Remick, Jr.	John Wheeler

Town Boards:

Board of Selectmen Planning Board Conservation Commission School Board

Consultants:

Jeffrey H. Taylor & Associates, Inc.	Lakes Region Planning Commission
Jeffery Taylor	Mike Izzard
Steve Whitman	Nancy Johnson

Financial Support:

Green Mountain Conservation Group
The Tamworth Foundation

We also thank all Tamworth residents for participating in the Community Survey and caring about the future of our town.

Tamworth 2008 Master Plan

Table of Contents

	Signature Page	ii
	Acknowledgements	iii
I.	Introduction	1
II.	Vision	11
III.	Implementation	13
IV.	Land Use	19
V.	Transportation	63
VI.	Community Facilities	83
VII.	Economic Development	105
VIII.	Natural Resources	113
IX.	Natural Hazards	151
X.	Recreation	161
XI.	Utilities & Public Services	177
XII.	Cultural & Historic Resources	187
XIII.	Regional Concern	199
XIV.	Housing	205
XV.	Maps	225
XVI.	Community Survey	245
XVII.	Bibliography	419



List of Tables & Figures

Table 1.3	Zoning Survey Questions	5
Table 1.2	Zoning Votes	5
Figure 4.1	Population Trend	20
Table 4.3	Land Cover	25
Table 4.5	Tax List Land Records	27
Figure 4.8	Lot Size Histogram by Acreage	28
Figure 4.7	Lot Size Histogram by Frequency	28
Table 4.6	Lot Sizes	28
Figure 4.11	Density	30
Table 4.12	Town Density Classification	30
Table 4.14	Subdivision 1996-2007	31
Figure 4.16	Main Street Design	34
Figure 4.17	Route 16 Traffic Growth	35
Figure 4.18	Scholl Enrollment	36
Table 4.19	Soil Capability	39
Table 5.1	Road Classification System	66
Figure 5.2	Annual Average Daily Traffic	68
Table 5.3	Crash Data	71
Table 5.4	Average Commute Time	72
Table 5.5	Travel Time to Work	72
Table 5.7	Commute Destination	73
Table 5.6	Means of Transportation	73
Table 6.1	School's Five Year Expense History	93
Table 6.2	School's Five Year Revenue History	94
Table 7.2	Employment & Commuting Pattern	109
Table 7.1	Types of Employment	109
Table 7.1	Types of Employment	109
Table 7.3	Tamworth Employment 2000	110
Table 8.1	Slopes and development Limitations	116
Table 8.5	Best Forest soils	122
Table 8.4	Forest Soil Groups	122
Table 8.6	Prime Wetlands	125
Table 8.7	Watersheds	126
Table 8.8	Attributes of Ponds	127
Table 8.9	Dams	128
Table 8.11	Stratified Drift Aquifers	129
Table 8.12	Public community water supplies	131
Table 8.13	Tamworth Wells	132
Table 8.14	Active Agricultural	134
Table 8.15	Notable forest types	135
Table 8.16	State and Federal Conservation Lands	136
Table 8.17	Private Trust Conservation Lands	137
Table 8.18	Town Conservation Lands	137
Table 8.19	Grassland habitats >25 acres	142
Table 8.20	Species of Special Concern	144
Table 8.21	Legend for Table 8.20	145
Table 8.22	Scenic Views	147
Table 9.1	Tamworth Hazard Vulnerability	152
Table 9.5	New England Earthquakes	157
Table 11.1	Community Water Systems	178

Table 11.2	Source of Heat	182
Table 14.2	Change in all Housing Units	207
Table 14.1	Number of all Housing Units	207
Table 14.3	Year-Round vs. Seasonal Housing	208
Table 14.4	Housing Types	209
Table 14.5	Percent Single-Family Units	209
Figure 14.6	Multi-Family Development	210
Table 14.7	Renters, Owner Occupied, and Vacant Units	210
Table 14.9	Household Size	211
Table 14.8	Year Householder Moved into Tamworth	211
Table 14.10	Median Home Value	212
Table 14.11	Median Mortgage	214
Figure 14.12	Population	215
Table 14.14	Age Breakdown	216
Table 14.13	Density	216
Table 14.16	Income Distribution	217
Table 14.15	Senior Citizens	217
Table 14.19	Educational Attainment	218
Table 14.17	Poverty Status	218
Table 14.18	Senior poverty status	218
Table 14.20	Employment and Wages	219
Table 14.21	Population Projections	220
Table 14.23	Projected Age Distribution	220
Table 14.22	Vital Statistics & Migration	220
Table 14.24	Question 3 A	221
Table 14.25	Question 3 B	222
Table 14.26	Question 3 C	223
Table 16.1	Survey vs Residents	248
Table 16.2	Community Facilities, Resources and Services	258
Figure 16.3	Community Facilities - Rate these services	266
Figure 16.4	Community Facilities -Spending	267
Table 16.5	Land Use & Growth Methods	268
Table 16.6	Land Use & Growth - Where	270
Figure 16.7	Land Use & Growth Methods	271
Figure 16.8	Land Use & Growth - Where	272
Table 16.9	Housing & Buildings Agreement	273
Table 16.10	Housing & Buildings More or Less	274
Table 16.11	Housing & Buildings Methods	275
Figure 16.12	Housing & Buildings Agreement	276
Figure 16.13	Housing & Buildings More or Less	277
Figure 16.14	Housing & Buildings Methods	278
Table 16.15	Economic Development - Agreement	279
Table 16.16	Economic Development - Per Cent of Shopping	279
Table 16.17	Economic Development - What Businesses	279
Table 16.19	Economic Development - Commercial District	283
Table 16.18	Economic Development - Should Encourage	283
Table 16.20	Economic Development - High Speed Internet	286
Figure 16.21	Economic Development - Agreement	297
Figure 16.22	Economic Development - Per Cent of Shopping	298
Figure 16.23	Economic Development - What Businesses	299
Figure 16.24	Economic Development - Should Encourage	300
Figure 16.25	Economic Development - Commercial District	301
Figure 16.26	Economic Development - High Speed Internet	302

Table 16.27	Natural Resources - More land should be protected	303
Table 16.28	Natural Resources - The town should acquire	303
Table 16.29	Natural Resources - Land protection efforts	304
Table 16.30	Natural Resources - The town should promote	304
Figure 16.31	Natural Resources - More land should be protected	305
Figure 16.32	Natural Resources - The town should acquire	306
Figure 16.33	Natural Resources - Land protection efforts	307
Figure 16.34	Natural Resources - The town should promote	308
Table 16.35	Transportation -Road Conditions	309
Table 16.37	Transportation - Future Decisions	361
Table 16.36	Transportation - Use	361
Figure 16.38	Transportation -Road Conditions	362
Figure 16.39	Transportation - Use	363
Figure 16.40	Transportation - Future Decisions	364
Table 16.41	Historic Preservation	365
Figure 16.42	Historic Preservation	369
Table 16.43	Demographics - Association with Tamworth	370
Table 16.44	Demographics - Association with Tamworth	371
Table 16.45	Demographics -Age	371
Figure 16.46	Demographics - Association with Tamworth	372
Figure 16.47	Demographics - Association with Tamworth	373
Figure 16.48	Demographics -Age	374



"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."

~Margaret Mead

List of Maps

Cover	Digital Elevation Model Hillshade	i
Map 4.2	D.H. Hurd & Co. 1892 Map	23
Map 4.4	Land Use Land Cover	26
Map 4.9	Non-Resident Property Owners	29
Map 4.10	Vacant Lots	29
Map 4.13	Existing building locations	30
Map 4.15	Subdivision Activity	33
Map 4.20	District Map	48
Map 4.21	Land Use Forum Exercise	56
Map 4.22	Land Use Forum Solution #1	59
Map 4.23	Land Use Forum Solution #2	60
Map 4.24	Land Use Forum Solution #3	61
Map 4.25	Land Use Forum Solution #4	62
Map 5.8	Roads & Bridges	82
Map 6.3	Community Facilities	104
Map 8.2	Bedrock Geology	118
Map 8.3	Surficial geology	119
Map 8.10	Aquifers	129
Map 8.23	Co-Occurrence Map	150
Map 9.2	Average Annual Snowfall	155
Map 9.3	Landslide Potential	156
Map 9.4	Earthquakes	157
Map 9.6	Hurricane Tracks	158
Map 9.7	Tornadoes	159
Map 10.1	Recreation Locations	175
Map 10.2	Color Aerial Photo	176
Map 12.1	Historic Locations	198
Chapter XIII Title Page	Context Map	199
Map 13.1	Buildings & the Aquifer	203
Chapter XV Title Page	Charter Map	225
Map 15.1	NAIP	228
Map 15.2	Hillshade	229
Map 15.3	Habitat	230
Map 15.4	Land Cover	231
Map 15.5	WAP Tiers	232
Map 15.6	Unfragmented Blocks	233
Map 15.7	Watersheds	234
Map 15.8	Wetlands & Surface Waters	235
Map 15.9	Flood Zones	236
Map 15.10	Water Resources	237
Map 15.11	Forest Soils	238
Map 15.12	Gravel Resources	239
Map 15.13	Agricultural Soils & Uses	240
Map 15.14	Soil Development Potential	241
Map 15.15	Conservation Lands	242
Map 15.16	Scenic Views	243
Map 15.17	Landforms & Geology	244

List of Pictures & Drawings

<i>CD Cover</i>	Peggy Johnson & Katy Thompson	
<i>The Future is a Rainbow*</i>	Danielle Solomon	iv
<i>Aurora Borealis</i>	unidentified	vii
<i>Welcome to Tamworth</i>	Willie Farnum	1
<i>Cows in Remick Field</i>	Sheldon Perry	4
<i>Gotta Wear Shades*</i>	Georgia Stafford	9
<i>North of the Bearcamp</i>	Katy Thompson	10
<i>Chocorua Rainbow</i>	Susan Ticehurst	11
<i>Planning Board</i>	David Little	13
<i>Flight over Tamworth</i>	Katy Thompson	19
<i>Haying Time</i>	unknown	21
<i>K. A. Brat*</i>	Mikayla Bates	37
<i>Land Use Forum</i>	Nat Scrimshaw	52
<i>Land Use Forum Presentation</i>	Nat Scrimshaw	58
<i>Grader</i>	David Little	63
<i>Summer Ride</i>	Susan Ticehurst	67
<i>One Ton Truck</i>	Leah Valladares	70
<i>Unicycle</i>	Annie Rieken	72
<i>Boy on Segway</i>	Brad Ball	76
<i>Brian Behr</i>	Juno Lamb	77
<i>Town House</i>	Brad Ball	83
<i>Chief Porier</i>	Juno Lamb	84
<i>Tamworth Central Station</i>	Fire Department	85
<i>South Tamworth Station</i>	Fire Department	85
<i>Chocorua Village Station</i>	Fire Department	85
<i>Wonalancet Station</i>	Fire Department	85
<i>Rescue Vehicle</i>	David Little	86
<i>Loader</i>	David Little	88
<i>K. A. Brett School</i>	School Website	92
<i>Graduates</i>	Juno Lamb	97
<i>Town Office</i>	Town Website	99
<i>Chocorua Valley Lumber</i>	McLane, Graf, Raulerson & Middleton	105
<i>The Four Corners</i>	Brad Ball	107
<i>Giving Good Weight</i>	Annie Rieken	108
<i>Chocorua Village Pottery</i>	Brad Ball	110
<i>The Dam Ice Cream Shop</i>	Brad Ball	110
<i>Farmer's Market</i>	Juno Lamb	111
<i>The Tamworth Mall*</i>	unidentified	112
<i>Big Pines Natural Area</i>	Sheldon Perry	113
<i>3 Bears</i>	unidentified	114
<i>Fall Harvest</i>	Annie Rieken	120
<i>Scott & Henry</i>	Annie Rieken	121
<i>Wetlands</i>	Brad Ball	124
<i>Fall of Dropping Water Wears Away the Stone</i>	David Little	127
<i>Mill Pond</i>	Brad Ball	128
<i>Fox</i>	Brad Ball	130
<i>Jackman Pond</i>	Brad Ball	138
<i>Wildlife*</i>	unidentified	140
<i>Lurkey Crop</i>	Annie Rieken	141
<i>Moose</i>	Annie Rieken	145

<i>"The View"</i>	Sheldon Perry	146
<i>Paths to the Future*</i>	Joshua Brennan	148
<i>Ice Storm</i>	Juno Lamb	151
<i>Flooding</i>	Brad Ball	160
<i>Snow Boarders</i>	Sheldon Perry	161
<i>Tamworth Rec Field*</i>	Kaitlyn Janos	164
<i>Cross Country Skiers</i>	Sheldon Perry	168
<i>Labor Day Picnic, White Lake</i>	Juno Lamb	169
<i>Dog Sled Races</i>	Brad Ball	170
<i>Fiddlers</i>	Brad Ball	172
<i>Turkey Basters</i>	Brad Ball	172
<i>Colors of Water*</i>	Kaleb Watters	174
<i>Pinetree Power</i>	Pinetree Power	177
<i>Spigot</i>	David Little	179
<i>Two Holer</i>	David Little	180
<i>Wood Pile</i>	Susan Ticehurst	180
<i>Turbine Generator</i>	Pinetree Power	181
<i>Wood pile</i>	Susan Ticehurst	182
<i>Solar Panels</i>	Blinddog Photography	184
<i>Cell Phone Tower</i>	David Little	185
<i>Step it Up, Congress!</i>	Dennis Quinn	186
<i>Ordination Rock</i>	Brad Ball	187
<i>Chocorua Grange</i>	Tamworth Historical Society	188
<i>Barnstormers*</i>	Danielle Jeffers	189
<i>Grover & Friends</i>	Susan Ticehurst	190
<i>Horse Barn in Winter</i>	Susan Ticehurst	191
<i>Sugaring</i>	Brad Ball	192
<i>Steele Farm</i>	Chele Miller	193
<i>Revolution</i>	Brad Ball	196
<i>Sunday Drive</i>	David Little	201
<i>Tamworth Pines Co-op</i>	Brad Ball	205
<i>Houses in a Row*</i>	Myel Watters	206
<i>Urban growth*</i>	unidentified	208
<i>House and View</i>	Brad Ball	211
<i>Lots*</i>	Allison Solomon	214
<i>Waterfront Property</i>	Brad Ball	215
<i>Dark Skies*</i>	Emery Roberts	221
<i>Welcome to Chocorua</i>	Brad Ball	223
<i>Welcome to Tamworth*</i>	unidentified	224
<i>Great Hill View</i>	Wiley Fromm	245
<i>Ice Cream Social</i>	Lori Lenart	247
<i>Future Prospects*</i>	Rachel Jenkins	249
<i>Cook Library</i>	Brad Ball	419

*Photos of K. A. Brett drawings by Susan Ticehurst.