

Waterville Valley Master Plan

Introduction

“A place of quiet among high hills...a place of brooks and silent trails, of pointed firs and long shadows on the fairways, of old friends. Waterville is continuance.”

“The Waterville Valley” by Nathaniel Goodrich 1952

DRAFT - Revised WRL 5/13/5

ABOUT THE MASTER PLAN

The purpose of the Master Plan is to set down as clearly and practically as possible the best and most appropriate future development of the Town of Waterville Valley. The plan will aid the Selectmen and the Planning Board in designing ordinances and regulations that result in preserving and enhancing the unique quality of life and culture in our town. It will guide both in the performance of their duties in a manner that achieves the principles of smart growth, sound planning and wise resource protection. (RSA 674:2 I)

In developing the plan, the Planning Board is attempting to look twenty-five years into the future and define what our town should look like and be like then. The Board has held numerous meetings with the various constituencies in town and has solicited input from all members of the community, many of whom have generously given their time and thoughts. Still, the Board is humbled by the challenges that lie ahead, and asks for the assistance of the public as it moves forward in the quest to develop a great town to live in, work in and visit.

The Master Plan is a living document intended to provide guidance and leadership, but also, to reflect changing conditions that might impact our town. Your continuing support and input is necessary to ensure that our town becomes what we all wish it to become.

ADOPTION

By New Hampshire statute, The Waterville Valley Planning Board is responsible for producing a Master Plan (RSA 674:1)

The plan is to provide the vision that will assist the citizens, town officials and the Planning Board in formulating plans and policies that will affect the future development and growth of Waterville Valley. The Master Plan has no regulatory power, so the Planning Board, or, when appropriate, the Selectmen or citizens (by town vote) must decide any actions taken to implement any part of this plan.

The Master Plan has been adopted under RSA 675:6 with the understanding that it will be updated at least every five years.

Waterville Valley Planning Board

· DJ, etc. *** list each member on the board at signing

Signed this ____ day of _____, 2005

WATERVILLE VALLEY: A NEW ENGLAND SHANGRI-LA

Throughout its 176-year history, Waterville Valley has been treasured for its intimate size and the way it disappears within the undulating cradle of the surrounding 4,000-foot mountains, hidden from the rest of the world. Waterville has been a refuge since the late 1800s, when city dwellers came for summers of mountain air, tennis, golf, fly-fishing and seclusion. By the 1930s, winter sports began attracting visitors, with the rising popularity of downhill skiing.

In the mid-1960s, two-time Olympic ski racer Tom Corcoran scoured New England looking for a mountain he could develop into a year-round ski resort. When he saw Waterville – which had a couple of rope tows and trails, an inn, and 500 acres for sale – Corcoran knew it was

the place. For the next thirty or so years, Waterville Valley grew slowly and steadily under a comprehensive master plan developed by Corcoran's Waterville Company.

Today's Waterville Valley is a rare and precious resort community. Ours is a town whose families express concern about how the valley operates, who become loyal friends, who rally to each other's sides during times of need. We are an involved community that reads "town", not just "resort package". Yet the community can mind its own business and "live free or die" as our state motto suggests. (Adapted from a work in "Mountain Views" by Jan Stearns.)

Chapter One

GENERAL STATEMENT

Introduction

A town's most basic resource is its land, and the use of this resource determines to a very large extent the character and quality of life for the community. The rate, location and type of growth placed upon the various resources creates the appearance and efficiency of the town's built and natural environment. A well-planned community establishes a system for determining which uses occur on what lands and that community's aesthetics are a reflection of this system. The Master Plan is the foundation to this planning system.

In its purest form, the Master Plan is a series of reports, maps diagrams and statements designed to chart Waterville Valley's development. The Master Plan inventories and evaluates socioeconomics, housing, natural resources, community facilities, transportation, historic resources, town government and whatever other characteristics make the town unique. It recognizes the community's past achievements, assesses its present dynamics and projects its future character. From this analysis, the Master Plan proposes goals and objectives designed to manage the inevitable future growth to the benefit of the community and its residents. These goals and objectives often take the form of proposed land use regulations, zoning ordinances, subdivision regulations, capital improvement programs, site plan review regulations, town ordinances and statements of direction.

The Master Plan, however, is much more than a static document. It is the result of an intensive planning process and therein its greatest strength lies. Communities that regularly amend and update their Master Plan understand the benefits to continued re-evaluation of the community's resources and their appropriate use.

Waterville Valley is not a typical rural New Hampshire town. It is a completely self-contained year-round resort community designed with vision and developed with a strong planning process. Aspects of Waterville Valley that make it unique are its geographic features, the housing mix and quality of development of the approximately 529 acres on the valley floor of the village, its high seasonal population and the stunning beauty of the town surrounded by National Forest. Consequently, grouping it with other subregional, geographic units is often inappropriate.

General Goal Statement

Waterville Valley seeks to be a self-contained residential four-season resort community with extensive recreational, educational and leisure-oriented amenities and activities; a community that protects and enhances the great natural beauty of the valley while providing a high level of services and facilities for residents, property owners and visitors.

A Town In Transition

In the mid-1990s, the Waterville Company, which had been the primary developer in Waterville Valley for many years, sold its holdings in the ski area, conference center and Town Square while retaining its real estate holdings and other assets. This change from a "one company town" has had, and will continue to have profound effects on our community.

Land Use: The original Waterville Company's master plan (not to be confused with the Town of Waterville Valley Master Plan) reflected the symbiotic relationship between the town and the ski area, especially in the area of land development. When the Waterville Company owned the ski area, their master plan reserved large tracts of land for high density residential and commercial development that would provide a bed base and business infrastructure to support a growing skiing and resort environment.

Recent and planned development has shifted from high-density condominiums and lodges to lower density residential homes. This is encouraging more families to become full time

residents, enhancing our community and providing a larger population base that is helping us become more than just a resort – we are a real town now. Many of our new residents are older adults that have chosen the valley as an ideal place to retire.

Eight seven percent of the land within the Village has now been fully developed and real estate is scarce and appreciating rapidly. Our challenge is to ensure that our limited land resources are properly utilized so that we maintain opportunities to attract a diverse population base and to support balanced growth of the recreational business base. It is necessary to project the future needs of our residents and property owners, our visitors, our local businesses and our resort businesses to ensure that an appropriate amount of land is available to support both balanced growth and the infrastructure needed to support our town when it is fully developed.

Economic Factors: The economic strength of the town comes from a variety of sources. The ski area was the primary attraction and contributor to the economy in years past. As the town has developed, other strong contributors to the economy have developed. The summer season has expanded dramatically and the various businesses in the Valley are providing an economic base.

The town's economy is still fragile, however. Many businesses rely on the weather, the economy, a strong tourism structure and/or major capital expenditures to remain competitive and fuel growth. If the businesses that contribute so much to the economic vitality of our town experience declines, then the town and its residents will also be effected. Town government, the business community and the residents of the town will be well served by actively working together for the benefit of all.

Changing Demographics: The number of full time residents is increasing steadily. Waterville Valley is a beautiful town: more and more people want to live here on an extended or full-time basis. Long time property owners are choosing to live or retire here.

These trends are expected to continue and will affect many of the services and amenities of the town. Schools, emergency services, water, traffic, roads, waste and sanitary facilities and recreation programs are just some examples of potential impact.

While the growth in permanent residents is welcome, many of newest residents are retirees. Our challenge is to encourage a diverse population mix and provide housing opportunities for the employees and owners of the businesses within the Valley.

Infrastructure: The town's infrastructure is very solid and will provide excellent support for our community for many years. It has been designed with vision and has been well maintained. Nevertheless, it is aging, and will require continued attention and investment to remain in peak condition. We will have more roads to maintain, more sidewalks to plow and more buildings to keep in repair as the town continues to build out.

All of these changes point to a town that is healthy, vibrant and poised for continued growth. We will all get to enjoy the benefits of this growth, but, from time to time, we may sit back and reminisce about "the good old days". Change is here and will continue to challenge our ability to manage the growth in a seamless fashion and to provide continuity for the town.

Statements Of Direction and Action Plans

During the Master Plan development process, the Planning Board identified a number of items and initiatives that it believes should be prioritized and turned into action plans. A brief discussion of each of these follows.

Preserving our Community: Our community has three major elements that we must nurture and encourage.

First, our physical environment is keystone to the future. The beauty of the valley must be protected while still allowing the smart build out of the town. As land becomes developed, extra vigilance must be exercised in development within the context of the Master Plan. Protecting and preserving our natural resources is of prime importance.

Second, the various groups in our town are expanding and growing. In the past, there were a small number of residents, a small, dedicated municipal "family", and some "regulars" who were employed in the various businesses. Most of the people visiting our town were weekend property owners or vacationers. Today, the town has an increasing number of residents, non-resident property owners and young families with children. Town management responsibilities are expanding and town employees will increase. The town has more businesses with more employees. More people are choosing our town as their "retirement" community (they're more

active now than ever) and we have visitors from all over the world, seeking more and more adventures and attractions. Each group will have its needs and wants and it is necessary to provide the services and support that will make all want to stay or come back. Working and cooperating together will enhance the very special “sense of neighborhood” that makes our town a wonderful place to live and visit.

Third, the strength of our recreational economic base is critical to supporting our community’s health and maintaining its attractiveness, and the town has played and will continue to play an important role. The Planning Board encourages the town to work with the various business interests to:

- encourage the capital investment in resort facilities necessary to keep our town competitive and desirable
- encourage the cooperation and coordination of resort business to ensure an outstanding experience for resort guests and
- work with the town businesses and the appropriate state and other agencies to actively promote our town as a premier destination resort in the White Mountains.

Major Event Opportunities: Waterville Valley has been identified as an ideal location for focused events and a possible “center” for others. The Adaptive Skiing Program and the Waterville Academy are examples of blending what we have to offer with a dedicated and successful effort to attract people and resources to our community. Other examples can be “The Center for the Healing Arts” and the Celtic Festival.

Many possible opportunities exist that would establish the Valley as an international center for the arts, crafts and related recreational activities. The cooperation of the town, the businesses and the community will help make these types of events happen.

Technology Infrastructure: The technology infrastructure of the town should be evaluated and new requirements defined and encouraged. At a time when telephone wire and cable are being replaced with fiber optic and wireless, we should be in front of the technology curve instead of lagging behind.

Town Beautification and Image: As beautiful as our town is, it could be even more impressive. Planning to identify a “look and feel” for the town, starting with the entry to the town and continuing throughout, is a priority.

A program of improvements involving street lighting, plantings, signage, street furniture, gazebos, bus shelters, crosswalks, etc. will be coordinated and conform to a consistent design theme that conveys a “sense of place”.

Volunteers carry out many beautification projects and the Planning Board thanks and encourages those efforts.

Volunteerism: Our town depends on and is well served by a wonderful and dedicated group of volunteers. Programs need to be implemented to encourage and expand our volunteer force.

Teen and Adult Recreation Activities: The town’s Department of Culture and Recreation has always had outstanding and award-winning programs for children. Recently, the town has been developing programs for teenagers and adults. As the demographics of the town changes, more teen and adult-oriented programs are desirable.

Ski Area: The ski area has been a major contributor to our town in many ways and its ongoing economic health and vitality will have a very positive impact on the overall health of our community. In recent years, it has faced and will continue to face competitive, market and capital investment challenges. An increasing number of their skiers are now “day skiers” as opposed to “bed-base” skiers. The ski area is faced with major capital expenditures and marketing challenges in order to maintain its competitive position. The town should make every effort to understand and support their efforts and to encourage the continued development of the ski area.

Conference Center: A state-of-the-art conference facility can be a major contributor to our town, especially during off-seasons. Corporate conference centers can bring in large groups for short periods that can have a major impact on visitor revenue contribution while consuming minimum services. The existing facility is aging and is not attractive to prime corporate clients. A plan to

provide top quality corporate conference facilities for the Valley should be investigated and encouraged.

Pedestrian Accessibility: The town needs to accelerate the planning and implementation of an integrated walking, wheeling and vehicle network. The rapid expansion of summer visitors has increased the number of pedestrians and bicyclists, straining the capacity of our sidewalk network and creating safety hazards.

Public Accessibility: Since the number of elderly and people with disabilities in town is increasing, the town should do a thorough accessibility needs assessment of the public buildings, hotels, restaurants, transportation, trails and sidewalks and develop a plan and recommendations for improvement.

Meeting House: The development of a Meeting house facility should be encouraged and supported.

Corcoran's Pond: A plan should be developed and implemented to address the concerns about the beauty and maintenance of the pond.

Recycling: A plan should be developed and implemented to expand recycling to all residences and businesses in the valley.

Lighting: Revisions and improvements to existing public lighting to provide ground illumination appropriate in style to a mountain village and in character with the Valley would be helpful.

Property owners and condominium associations should be encouraged to replace existing “grandfathered” lighting fixtures with ones that conform to the recently enacted lighting ordinance.

Historic Sites: The historic sites and points of interest throughout the town should be cataloged and a plan developed to protect them.

Gazebos: A unique feature of the town is the large number of gazebos that exist. Some are owned by the town; others by businesses or individuals. The maintenance and preservation of these gazebos should be encouraged.

Waterville Valley Master Plan

Socioeconomic Resources

A community's economic structure is determined by the way in which local residents, visitors; businesses and even town government earn and expend their incomes. The economy's individual sectors are each independent and interactive with one another. The success of one or a number of businesses impacts the well-being of all. The availability of good employment opportunities provides income to the local labor force and can serve as a stimulus for new growth. The growth kindles increased housing demand, construction activity, and demand for goods and services.

The prosperity of a town depends on the number, type and wages of jobs available to its residents, as well as the quality of commercial enterprises which can survive there. An economically depressed area would be characterized by a high unemployment rate, low wages, lack of opportunities for advancement, poor community facilities and services (low income residents cannot pay high taxes), scarcity of good commercial enterprises (which rely on a population with adequate disposable income) and a low standard of living. Conversely, a healthy economy is one based on growth: it is comprised of businesses with a good future, offers jobs with good wages and opportunities for advancement and has a strong tax base.

Population

Historic Population Change

Table 2-1 on the following page compares the historical population growth of the Town of Waterville Valley, Grafton County and the State of New Hampshire from 1790 to 2000. First settled in the 1760's, Waterville Valley has long been a popular New Hampshire resort area. Incorporated in 1829 as Waterville, it was a thriving town, but lost population over the years and

then lost land when the White Mountain National Forest was established. Between 1820 and 1960 the land around Waterville Valley was used for timber related industries. In 1870 and 1960 the land around Waterville Valley was used for timber related industries. In 1870, the New Hampshire Land Company bought up all the land outside the village area for timber speculation. Between 1880 and 1898, the White Mountain Paper Company began timber harvesting and using the Mad River for log driving. During this time, Waterville Valley was more of a logging camp than a community and had an average population of 50 people. Between 1926 and 1928 the Woodstock Lumber Company cut 40 million cords of softwood, and 3 million board feet of hardwood. As a result of this activity, the population rose to almost 100 prior to the 1930's. In 1928, the U.S. Forest Service managed the woodlands around Waterville Valley for recreation, wildlife and timber. During this period, Waterville Valley's average population was 20. In 1936, the Forest Service built the first ski trail in Waterville Valley. In 1952, Waterville Valley Lift Company was issued a special permit for construction of a small ski area on the North West shoulder of Snow's Mountain and in 1960 this permit expanded. In 1967, by an act of the General Court, the town officially adopted the name Waterville Valley. A 1968 special permit was issued which allowed expansion and covered both ski areas. Because of these developments, Waterville Valley's population grew considerably between 1960 and 1970, increasing 87.15%, from 14 to 109 residents. During the period between 1970 and 1980 Waterville Valley's population increased to 180 people. From 1980 to 1990 population increased to 211 residents. In 1990 Grafton County's population was 74,919, while the State of New Hampshire recorded a population of 1,103,163.

Table 2-1
 Population Change
 Waterville Valley, Grafton County, State of New Hampshire

Year	Waterville Valley	Grafton County	State of New Hampshire
1790	*	11,953	141,885
1800	*	19,413	183,858
1810	*	27,222	214,460
1820	16	31,551	244,460
1830	69	36,806	269,328
1840	63	40,491	284,574
1850	42	40,445	317,976
1860	48	40,395	326,073
1870	33	38,307	318,300
1880	54	38,685	346,991
1890	39	37,062	376,530
1900	50	40,653	411,588
1910	16	41,588	430,572
1920	95	40,474	443,083
1930	23	42,793	465,293
1940	26	44,461	491,524
1950	11	47,923	533,242
1960	14	48,857	606,400
1970	109	54,914	920,475
1980	180	65,806	920,475
1990	151	74,929	1,103,163
2000	258**	79,265	1,201,000

Source: New Hampshire's Population, 1767-2000, New Hampshire Office of State Planning.
New Hampshire, Office of State Planning; <http://www.state.nh.us/osp/sdc/sdc.html>

*Data not available

**2000 US Census

http://www.state.nh.us/osp/sdc/58/Grafton/Waterville_Valley_town.pdf

Recent Population Change

Table 2-2 identifies recent (1990-2000) population change for Waterville Valley, Grafton County and New Hampshire. From 1990 to 2000, population in Waterville Valley grew by 41.47 percent, the 5th highest percent increase among the cities and towns of New Hampshire. The town added 107 residents for a total of 258. The town is one of 55 communities in New Hampshire with a population under 1,000. The population density equals 4.0 persons per square mile of land area. Waterville Valley contains 64.4 square miles of land area and 0.02 square miles of inland water area. From 1990 to 2000 Grafton County's population increased by 5.8% from 74,929 to 79,265. The State of New Hampshire's population increases throughout the 10-year period peaking at 1,201,000 a 5.8% increase. Table 2-3 identifies the top 5 municipalities ranked in percent of change from 1990-2000.

Table 2-2
 Population Change 1990-2000
 Waterville Valley, Grafton County, State of New Hampshire

Year	Waterville Valley	Grafton County	State of New Hampshire
1990	151	74,929	1,109,117
1991	128	74,509	1,105,000
1992	151	75,129	1,111,000
1993	182	75,900	1,125,000
1994	175	76,520	1,137,000
1995	210	77,104	1,148,000
1996	204	77,644	1,162,000
1997	204	77,950	1,173,000
1998	230	79,082	1,185,000
1999	231	79,265	1,201,000
2000	258	81,743	1,235,786

Source: [http://www.state.nh.us/osp/sdc/58/Grafton/Grafton County.pdf](http://www.state.nh.us/osp/sdc/58/Grafton/Grafton%20County.pdf)

[http://www.state.nh.us/osp/sdc/58/Grafton/Waterville Valley town.pdf](http://www.state.nh.us/osp/sdc/58/Grafton/Waterville%20Valley%20town.pdf)

<http://www.nhes.state.nu.us/elmi/communpro.htm>

Table 2-3
Population Change 1990-2000
NH Municipalities – Rank Order by Percent Growth

Community	1960 Census	1970 Census	1980 Census	1990 Census	2000 Census	1990- 2000 Change	1990- 2000 % Change	Rank
Windsor	35	43	72	107	201	94	87.85	1
Newfields	737	843	817	888	1551	663	74.66	2
Grantham	332	366	704	1247	2167	920	73.78	3
Brookline	795	1167	1766	2410	4181	1771	73.49	4
Waterville Valley	14	109	180	151	257	106	70.20	5

Source: <http://www.state.nh.us/osp/sdc/sdc.html>

Population Age Groups

Different age groups demand various services from a community. Table 2-4 breaks down Waterville valley's population by age for the 1990 & 2000 Census. According to the 2000 Census the median age is 42.09, with 23.26 percent of the population under the age of 18 and 14.73 percent age 65 and older. The age group 5-17 is further demonstrated in Table 2-5, Waterville Valley School Enrollments.

Table 2-4
Population Change by Age Groups

Census 1990

Census 2000

Age	0-4	5-17	18-24	25-44	45-64	65+	0-4	5-17	18-24	25-44	45-64	65
No.	15	12	11	59	32	22	9	51	16	45	99	38
% Change	67%	-35%	-59%	-20%	42%	73%	-40%	76%	31%	-24%	68%	42%

Table 2-5
Waterville Valley School Enrollments

Years	Elementary (K-8)	High School (9-12)	Total Enrollments
1990	33		
1991	38		
1992			
1993			
1994			
1995			
1996		7	
1997		8	
1998		8	
1999		4	
2000		9	

Source: Superintendent's Office SAU 48, John True, Superintendent

WVES, School Records, Gail Hannigan Principal

Waterville Valley Master Plan

Land Use

Waterville Valley is a planned resort community. Development in the valley has generally followed an original master plan that divided the town into five different zones according to the land's natural constraints and overall design. In order to ensure good design and planning, the town established several different codes and ordinances. These development guidelines have managed Waterville Valley in an organized manner. Recent amendments to the Zoning Ordinance in 2004, which established two new zone classifications of land known as "Greenbelt" and "Commercial One", have changed the zoning designation of some of the parcels of land and have helped to augment these efforts.

Waterville Valley's land ownership pattern is unique. The White Mountain National Forest holds 40,153 +/- acres within Waterville Valley and is thereby the largest landholder. The U.S. Forest Services is responsible for managing this woodland area for its recreational and natural resources. The Village of Waterville Valley is made up of approximately 480.4 +/- acres of natural valley floor. Outside the village boundaries there is 279.5 +/- acres in private ownership. The first parcel of 111.5 +/- acres borders the Town of Thornton, is on the northern side of the Mad River and is northeast of the "6 Mile Bridge". The second parcel of 168 +/- acres borders the Town of Sandwich and straddles the Wonalancet River. These two remote parcels are contiguous with additional acreage in the adjoining townships and do not abut the village area of the Town of Waterville Valley. The parcel bordering Sandwich was re-zoned from Low Density Residential Zone to Recreational Zone at the 2004 Town Meeting. For many years, the major private landowner in the village has been the Waterville Company, Inc. This company remains the major developer in the town and still holds approximately 161.2 +/- acres of the 410 +/- acres it once controlled. The balance of the village is under private and municipal ownership and includes town facilities, privately owned commercial and recreational properties and private residential properties.

Existing Land Use

The Town's land use regulations and the original Waterville Company Master Plan , as updated, have guided Waterville Valley's development.

Presently the land within the village boundaries is zoned as follows:

- 99.06 acres of Lower Density Residential
- 96.11 acres of Higher Density Residential
- 97.83 acres of Village Commercial
- 24.91 acres of Special Civic
- 136.45 acres of Recreational
- 7.32 acres of Greenbelt
- 18.68 acres of Commercial One

Total developed land equals 330.4 +/- acres and there are a total of 1,409 property parcels in the Town.

Waterville Valley's philosophy in regards to regulations is summarized on page one of the town's subdivision regulations "The intent of the town and its residents is to permit development within an approved master plan that will ultimately lead to the completion of a high quality thoroughly planned resort community . . . ensure that growth is orderly and controlled and in accordance with this master plan . . .". Because the village has nearly reached its full capacity, a summary of current regulations best describes existing land use in Waterville Valley.

Zoning

Waterville Valley's zoning ordinance was established on March 6, 1973 and has been amended twelve (12) times since it first became law. Waterville Valley is separated into eight (8) zoning districts, that are briefly explained below. The entire word descriptions of the zoning districts may be found in the Town of Waterville Valley Zoning Ordinance. Maps of zoning districts may also be found in the same document.

Lower Density Residential

This zone permits single-family residences, ski lifts, planned unit developments, and two family residential units. The minimum lot size is ½ acre or 21,780 square feet with the maximum lot coverage being 25%. The Maximum building height is 3 stories or 35 feet. This development zone sets minimum standards for floor area and setbacks based on the location and use.

Higher Density Residential

This zone permits all uses specified in the lower density residential zone plus multi-family dwellings, park areas, and conference and convention facilities. One third of any lot must be open space and not used for buildings, parking, or roads. Open space may be used for recreation. The maximum building height is 45 feet with some exceptions for architectural variety. This development zone sets minimum standards for setbacks based on location and use.

Village Commercial

This zone permits all uses specified in lower and higher density residential zones plus hotels, motels, public lodging, restaurants, dormitories, offices, retail, parking, public buildings, many types of commercial establishments, utilities, and heliports. Multi-family dwellings must dedicate one-third of a given lot to open space. All other structures must have dedicated one-fifth of a given lot to open space. The maximum building height is 45 feet with some exceptions for architectural variety. This development zone sets minimum standards for setbacks based on location and use.

Commercial One

This zone, newly created in 2004, allows all of the uses and has all of the restrictions of the Village Commercial Zone. Within the Commercial One residential use for single-family and two family dwellings is restricted.

Recreational

All uses specified in the Recreational Zone must be directly related to recreational activities. This zone allows for ski lifts and trails, golf courses, park and recreation areas, recreational buildings and planned unit developments. This zone permits several different accessory uses related to recreation. A minimum of 50% of any lot must not be covered by buildings, roads and parking. The maximum building height is 45 feet with some exceptions for architectural variety. This development zone sets minimum standards for setbacks based on location and use.

Special Civic

This district is specifically zoned for multiple usage, and allows for certain development that may be beneficial to the town. Any proposed development must be approved by the selectmen and planning board. Uses in this district include schools, churches, educational institutions, theaters, public buildings and grounds, civic centers, commercial parking areas, recreational centers, ski lifts and planned unit developments. The maximum building height is 45 feet with some exceptions for architectural variety. A minimum of 50% shall be open space. This zone sets minimum standards for setbacks based on location and use.

Greenbelt

This zone was created in 2004 to regulate land hitherto not isolated from other zones nor controlled as to use, but set aside for recreation and wilderness with restricted development. This zone is located as a rather narrow winding strip of land running along both sides of Snow's

Brook from the spillway dam of Corcoran's Pond to the Mad River.

White Mountain National Forest

The White Mountain National Forest Zone (WMNF) was created by Zoning Ordinance change in 2004. This zone is that land within the political boundaries of the Town of Waterville Valley controlled by the Federal Government. Land use determinations for land in the WMNF zone is determined by the White Mountain National Forest Plan.

These regulations have ensured that any development in Waterville Valley takes place in those areas best suited for the intended use. Establishment of the zones was determined by the lands' limitations, as well as overall town design considerations.

Subdivision

Waterville Valley's subdivision regulations were first established on April 5, 1973 and have been amended eight times since first becoming law. The intent of the regulations is to ensure ordered growth that follows the original master plan. The following is a summary of the subdivision procedure for Waterville Valley. For more detailed information see: Town of Waterville Valley Subdivision Regulations, June 13, 2002.

Site Plan Review

The purpose of site plan review is to ensure quality development in Waterville Valley that is in accordance with the town's master plan and to encourage innovated design development compatible with the surrounding area. Site plan review considers building design and citing and treatment of outdoor areas.

Site plan review ensures proposed development adequately provides for vehicular, bicycle, and pedestrian traffic, has adequate lighting and sign facilities, preserves natural features, and has a pleasing visual effect. These regulations parallel subdivision regulations in many respects and

are recommended to be used in conjunction with them. The following is a summary of the procedure for complying with Waterville Valley's site plan review regulations.

Submission requirements, performance guarantees and other details of the regulation can be found in the Town of Waterville Valley Site Plan Review Regulations (Revised), dated May 15, 2004.

Other Existing Regulations

In addition to the regulations already mentioned, Waterville Valley also has the following regulations:

- Basic International; Building/Plumbing/Mechanical/Fire Prevention/and Electrical and Fire Prevention codes
- Municipal Water and Sewer Regulations
- Anti-Noise ordinance
- Solid Waste Enclosure Ordinance
- Construction Clean up Ordinance
- Roadway Spillage Law
- Future Land Use Recommendations

According to town calculations there are approximately 64.28 acres +/- undeveloped acres within the village boundaries of Waterville Valley, all of which are zoned Village Commercial or Commercial one, plus 65 acres +/- of land zoned Recreational, which is used as follows:

- Golf Course 30.0 acres
- Cascade Path Parcel 25.0 acres
- Riverside Rec. Parcel 10.0 acres

Currently 87% of the developable land within the village has been developed, with only sixty-four acres remaining for future development. Since there is very little land left to influence the character of the town as it develops, it is important that all new developments and redevelopment of older properties be directed towards specific land use needs as identified in other chapters in the master plan. Towards that end future site plan reviews should include a review of the intended purpose of the development with priority given to.

- Facilities, housing, and lodging to support recreational, educational, and cultural businesses and activities within the community.
- Residential development that will attract a diverse population of permanent residents.
- Residential development that supports more affordable housing for local employees and their families.

In addition, Town operations need additional space within the village area for buildings, vehicle and equipment storage and recreational purposes.

Finally, the Town believes that, to the extent possible, its historic sites should be preserved and maintained. Identifying these sites should be a first step, to be followed by any action necessary to preserve the sites.

Waterville Valley Master Plan

Housing

1. Purpose of the chapter

In its most simple form housing may be defined as dwellings or shelter provided for people. In our society, however, housing imparts a much greater significance. As shelter, it protects our basic social unit, the family. As a commodity, it is often the singular largest financial commitment that one makes in a lifetime. Approximately 25% to 30% of the average American's income is dedicated to housing. Construction of new housing is a driving force in the United States economy. Real estate taxes based on assessed property values of homes and businesses are the primary source of revenue to cities and towns in New Hampshire.

The purpose of this chapter is to describe the housing available in Waterville Valley today, project the needs over the next twenty-year period, and identify any changes in law that are required to provide good and balanced housing development that protects the rights and investments of residents. Future development must not be at the expense of our cherished environment. It must be in partnership with the natural surroundings

2. Specific objectives

The government of the Town of Waterville Valley does not build or develop housing or commercial spaces. Such development is the result of investment by commercial and residential property developers, which they undertake in the hope of creating a profit. The Town, however, has control over any such development through its zoning ordinance, subdivision control law, taxation, and eminent domain. The Town must also ensure that any development meets the requirements of federal and state law. Examples include the protection of wetlands, enforcement of fair housing law, accessibility, and affordability.

Specific goals of this chapter of the master plan include

1. Review current housing status
2. Identify any opportunities to provide immediate enhancement to regulations
3. Identify any changes in laws that are required to ensure that state and federal requirements are currently being satisfied.
4. Project requirements for additional housing needs over the next twenty years
5. Identify any changes in law necessary to administer growth over the plan period

3. Existing conditions, circumstances and facilities

Housing in Waterville Valley

The Town of Waterville Valley is unique among the towns of Grafton County. It is truly a peaceful valley surrounded by majestic mountain peaks. The natural beauty of the mountains and streams attracts people from all walks of life. The number of permanent, or year-round, residents is relatively small but growing. Most full time residents are property owners, while a small percentage rent their dwellings. There are a large number of non-resident property owners, those that come to the valley periodically for stays of various lengths. Some may come for weekends only, while others may stay for a full season, either summer or winter. The housing needs of the full and part-time residents are satisfied by single-family homes, condominiums, and to a lesser extent, the lodges.

The primary industry of Waterville Valley is recreation and other leisure oriented activities. It is a year round resort, catering to enthusiasts of various snow and ice sports in the winter and golf, tennis, hiking or biking in the other seasons. Thus, it attracts many non-property-owning visitors that stay in the town for various durations. The housing needs of these visitors are satisfied through the rental of condominium units, lodges, and inns. The health of the local recreation industry, restaurants, and other merchants is very much dependant on the availability of housing for visitors.

The large majority of living units in Waterville Valley are condominiums, many of which

serve as second homes to non-resident property owners. Some of these homes are used only by the owners and their families, while others are available for rental use by visitors to the resort. From the mid 1970s through 1990 part time rental of condominium units was very common. However, during the period of 1990 through 2000, the percentage of units available for rental use declined as more owners tended to reserve the property for their exclusive use. Management of several resort businesses including the ski area and the ice arena has stressed the importance of rental properties, or beds, to their ability to attract visitors.

Employees of the ski area, restaurants, shops and the Town also have housing needs. However, home prices, and rents are high, and may be prohibitive to the labor force. Thus, most of these employees must find housing outside of the town. This may be one area of deficiency, especially with regard to public safety personnel.

Municipal Control

Local government is empowered to exercise control over land use and housing. The Governmental powers include zoning ordinances, sub-division control, taxation, and eminent domain.

The Town of Waterville Valley has an effective zoning ordinance, which defines allowable usage of land in the various zoning districts within the boundaries of the town. The purpose of the ordinance is to provide order to development, protection for abutters, a balance to land use within the community, and protection of the town's natural beauty. The Board of Selectmen and the Planning Board may propose changes or updates to the zoning ordinance as needed. Approval of changes rests with the voting residents at the annual town meeting. Therefore, the ordinance reflects the desires of the voters in the community.

Sub-division control law defines requirements to which developers must adhere as tracts of land are converted to new housing stock. This set of requirements, administered by the Planning Board, is intended to ensure that growth is orderly and controlled in accordance with the Master Plan. The Town has established design standards and criteria for all development that takes place within its limits.

New Construction

In the last ten years construction of new housing units has been ongoing. New single-family homes include Homes at Northface, River Road, and Jennings Peak, a planned unit development. The development of new condominiums was limited to Presidential Townhouses and Forest Knoll. Currently a new development of single-family homes, Cascade Ridge, is in process in the north end of the town. There are plans in place for Village Green, a pedestrian village near the center of town, and Moose Run, another development of single-family house lots. It is possible that some of the lots may be combined to support the development of condominiums. The area of the town is approximately 500 acres, of which 87% has been already developed. At some time in the not too distant future the town will be at full build out condition.

Housing Costs

Scarcity of available land, difficult terrain, and increased construction costs are contributing factors to the cost of housing in Waterville Valley. These factors, combined with high demand and low inventory of homes available for sale in the real estate market, are contributing to rapid price appreciation. One can easily find examples of property values increasing by 200 or more percent over the last five years.

EXISTING HOUSING STOCK

Table 3-1
Waterville Valley Lodging and Residential Units 2004

Inns & Lodges	Number of Units
Golden Eagle Lodge	139
Black Bear Lodge	107
Snowy Owl Inn	80
Northstar Inn	xx
Silver Squirrel Inn	31
Valley INN	53
Birches	19
Sub-Total	xxx
Condominium Developments	Number of Units
Windsor Hill	132
Village Condominiums	92
Noon Peak	41
Forest Rim	68
Mt. Village South	6
Sunnyside	20
Snow's Brook	20
Mountain Brook	25
Mountain Meadow	20
Mountain Sun	22
Mountain View	2
Mad River	30
Tripyramid	30
Osceola	24

Tecumseh	32
High Country	35
Tyler Spring	46
Boulderwood	12
One Valley Place	3
Northface	54
Waterville Place	8
Town Square	33
Forest Knoll	64
Presidential	6
Sub-total	xxx
Single Family Homes	xx
Single Family House Lots	xx
TOTAL UNITS IN WATERVILLE VALLEY	1,xxx

Table 3-2

Planned Developments

Development Name

Number of Units

Cascade Ridge

19 Single family homes

Moose Run

22 Single family homes

Moose Run

60 to 80 Condominiums

Village Green

80 to 100 single family homes

Notes:

Home construction has started at Cascade Ridge.

Some lots at Moose Run may be combined to support building condominiums.

Gaps that need to be filled to improve existing conditions and move towards meeting future goals.

Recent development has focused largely on high-end single-family homes. There has been little development of high-density housing, which provides entry-level opportunities for new residents and reasonably priced opportunities for upward migration. If this trend continues the desirable balance of housing stock could be lost. If the community is to continue to grow there must be housing opportunities that attract a diversity of permanent residents including young families that will become part of the community and local businesses.

There is another factor to consider. Spiraling housing prices may preclude young families with children from entering the community. Thus, the demographic balance, which has existed as the town has grown, may be lost and Waterville Valley may tend to become a retirement community for the wealthy.

The town's industry, recreation, is also dependent on high density, moderately priced rental units. Because of the demand for second home lot sites, there has been almost no development of lodges, hotels or high-density condominiums over the past ten years.

Anticipating future growth in the resort amenities, there is a need to set aside land for the development of additional visitor lodging in Waterville Valley.

Current regulations do not include any requirements that developers dedicate a portion of new development to satisfy the needs for affordable housing. The Town of Waterville Valley and the Planning Board support the development of more affordable housing in this community.

Projects and or programs needed to fill gaps..

The zoning ordinance provides zoning districts that guide future development. The various zones restrict the types of housing allowed, density, lot size and coverage, set backs and other restrictions or requirements. Recent changes to the ordinance were intended to ensure that the opportunity for balanced development is maintained in the future. The Planning Board periodically reviews the ordinance and considers the mix of housing developed since the last review. In future reviews priorities should be directed towards.

- Housing, and lodging to support recreational, educational, and cultural businesses and activities within the community.
- Residential development that will attract a diverse population of permanent residents.
- Residential development that supports more affordable housing for local employees and their families.

The Planning Board must be sensitive to legislation that defines requirements for creation of affordable housing. Methodologies employed by other communities to induce such development might suggest changes to current town requirements that would allow the Board to negotiate with developers to include some level of affordable housing in new developments.

The Planning Board would support a survey of current municipal and public safety employees to determine their interest in obtaining housing within the boundaries of the town. The survey should also address the price range of homes that those employees would be able to

purchase. Based on findings, the Town might investigate ways to provide incentives to those employees to settle within the town. Any incentives could be tied to commitments of service to the town.

The Planning Board would also support a similar survey directed toward the permanent employees of the ski resort and other local employers to better understand their needs.

There may be a need to provide more accessible housing for those with special needs or senior citizens. The planned adaptive training center may satisfy some or the requirements for accessible housing. The Planning Board needs to be sensitive to this issue as plans for multi-family housing are introduced to the community. Although the Board does not review building designs, it is free to express its concerns to developers, and can often negotiate with developers to achieve desired goals.

There are federal and state government programs that provide education and financial assistance to lower income families. These programs are often directed toward first time homebuyers. They provide low interest loans and grants to help eligible families become homeowners. Employers and realtors are encouraged to provide information on these programs to prospective employees.

Waterville Valley Master Plan

Transportation

Final Draft 6-10-05

I. Purpose of This Chapter

The vision of the Town of Waterville Valley to establish and maintain a pedestrian-oriented community that is dedicated to the safe and efficient movement of people and goods by all modes of transportation throughout the year. Appropriate transportation facilities and services will allow this unique town to grow while maintaining its appealing atmosphere. The integrated transportation system is envisioned to be developed and operated as a

joint public-private entity that considers four season mobility, accessibility, economic growth and development, safety and environmental quality. The modes of transportation in the Town incorporated in this Chapter include:

- Highways and streets
- Public transit service
- Pedestrian ways (Trails are covered in Chapter 6.)
- Bicycle ways

There are also connections by modes serving the Town that include intercity bus service, limited taxi service, and freight transportation by truck.

An integral part of the existing transportation system includes parking within the Town, and access among all modes.

II. Integrated Transportation System Objectives

The existing transportation system serves the Town adequately. As we look to the future our goal is to improve and enhance that system to establish an integrated and accessible network that provides:

- Safe streets and highways to serve all public needs
- Transit and pedestrian facilities and services to reduce dependency on the auto
- Separation of people, bicycles and vehicles wherever possible
- Safe, extensive and coordinated sidewalks, bike paths and trails

- Adequate and coordinated short term and long term parking for residents and visitors
- Integrated facilities and services
- Clear responsibilities for public and private provision and operation of all modes
- A short range (5years) and longer range (10 years) transportation capital improvement program

Of significant interest is our intent to also explore other future developments such as:

- Examining the possibility of creating a I-93 Corridor transit initiative
- Providing bus access to Plymouth as well as to Concord and Manchester
- Examining the possibility of night bus service during peak seasons
- Exploring possibilities for State and Federal funding to supplement Town funds to implement the plan described herein.

It is also essential that this plan and all future Transportation improvements be fully coordinated with those Town organizations that deal with Public Safety, Environmental Conservation, Recreation and Economic Development.

III. Existing Conditions

A. Introduction

The diversity and efficiency of a town's transportation system can ultimately affect the quality of life and sense of community in that town. The general mobility of the residents and those who visit the community is a function of a town's roads and transportation service. There

is also interdependency between a town's economy and its transportation system. The development of one will influence the direction in which the other proceeds. Therefore, it is necessary to conduct transportation planning based upon the economic, social and environmental considerations projected to occur and that which is desired. Within that context, the following provides a summary of existing conditions to provide the basis for developing future plans.

B. Highways and Streets

Existing Facilities

The task of providing and maintaining a road network is a prime governmental function and responsibility. Planning the capital expenditures needed for highway improvements can have a vital influence on the economic well being of a community. It is, therefore, important for the town to carefully assess its needs and establish an orderly and realistic range of expenditures and priorities.

A circulation system generally contains elements of different capacity, each of which performs a specific role. Since there are different types of movement, a highway system should be composed of roads that serve varying types of traffic and volumes.

Although there are many variations in types of streets and highways, they may be subdivided into four basic categories: limited access, arterial, secondary and local. The characteristics of each type are:

Limited Access: designed for rapid movement of heavy volumes of traffic; direct access to adjacent property; parking in the right of way is prohibited. State Route 49, to the intersection of Tripoli Road and Valley Road, is the only facility in this category.

Arterial / Primary Highways: designed for movement of through traffic and heavy local traffic; crossings at grade; construction for reasonable speed and volume; and Town regulated access to adjacent property. The prime example is Valley Road.

Secondary / Collector Streets: designed to link local streets to arterials; collect traffic from several local streets; bypass traffic around residential neighborhoods. One example is Tecumseh Road.

Local Streets: serve traffic at generation points; provide access to adjacent property;

through traffic is not desirable; parking and loading is allowed in the right of way. This category represents a major proportion of the overall highway system in the Town. At the present time, the following road mileage exists within Town boundaries:

TABLE 1

Town of Waterville Valley, NH Town Roads and Lengths

Valley Road	1.354 Miles
West Branch Road	0.577 Mile
Stone Tower Lane	0.133 Mile
Tripoli Road*	0.750 Mile
Boulder Way	0.290 Mile
Upper Greeley Hill Rd.	0.435 Mile
Greeley Hill Road	0.289 Mile
Tecumseh Road	0.250 Mile
Snows Brook Rd.	0.240 Mile
Station Road	0.050 Mile
Jennings Peak Rd.	0.150 Mile
Village Road	0.303 Mile

Elliot Road	0.123 Mile
Osceola Road	0.190 Mile
River Road	0.150 Mile
Total	5.284 Miles

* The New Hampshire Department of Transportation owns and maintains Tripoli Road from the intersection at Route 49, to the Ski Access Rd. There on, Tripoli Road is owned by the United States Forest Service and is part of the White Mountain National Forest. However, there is a maintenance agreement between the USFS and the Town of Waterville Valley that the Town is responsible for maintenance of the road from the Ski Access Road intersection to the West Branch Road intersection. This section also provides the only secondary access to and from the Town (in addition to Rt. 49). But, it is open only from May to October, thereby raising possible safety issues for emergency access in the event of the closure of Route 49.

The Booth Creek Corp. owns, maintains and provides access to the ski area on the access road connecting to Tripoli Road.

The classification map in Figure 1 shows the existing location of each highway type, including those owned by the US Forest Service and the Booth Creek Corp.

Highway and Street Maintenance

Waterville Valley maintains a total of 5.284 local miles, as shown in Table 1. All accepted roads in Waterville Valley are given equal priority for continuing maintenance by the Town's Highway Department.

The US Forest Service and Booth Creek Corp. provide those maintenance activities for the

roads under their jurisdiction. The NH DOT is responsible for Route 49.

For the construction of roads in subdivisions and other developments, Town specifications exist for road construction and upgrading. Those specifications are based on the State's "Suggested Design Standards for Rural Subdivision Streets" and provide minimum standards for road construction. The specifications should be reviewed periodically and recommendations made for appropriate amendments. (Reference 1.)

Issues to Address for Highways and Streets

In developing the future vision for the Town, the following issues need to be addressed:

1. Complete the mapping required to establish public-private boundaries and ownership. (Expected to be completed by the end of 2004.)
2. Establish and fund a continuing maintenance and Capital Improvement Program. (CIP). (Completed for CY 2005-2010)
3. Establish Traffic Calming methods to deter speeding, and enhance safety.
4. Develop coordinated parking facilities to serve four season activities, to provide short-term and long term parking for residents and visitors.
5. Examine the alternatives for secondary access to the Town (in addition to the seasonal availability of Tripoli Road.)

C. Public Transit Service in Town

The Existing System

The Waterville Valley Transit authority (WVTA) was officially established on May 27, 1998, when the WVTA “Articles of Incorporation” were signed by the Selectmen. However, since December 1994 the combined efforts of the Town, the owners of the Ski Area, and the local businesses have shared the cost to provide the “Schuss Bus” service throughout the Town and to the Ski Area. This partnership continues.

The WVTA’s transit system operates a fixed route (with designated bus stops), free-fare service with circulation routes within the Town. “Demand” service is also provided, especially in the newly developed sub-divisions. The current fleet provided by the Ski Operator consists of five, 50-person buses for winter and special purpose service. There also exists a 25 person Trolley that operates in the non-ski seasons (spring, summer and fall).

This excellent existing bus service provides many public benefits. In particular, its significant usage in the winter reduces auto travel between the town and the ski mountain; thereby, reducing congestion and vehicle emissions.

A detailed report describing the transit system and future plans is contained in “Waterville Valley Transit Plan”, November 2000; prepared for the WVTA by Resource Systems Group and Sno. Engineering. (Reference 2.)

Issues to Address

1. Expand Schuss Bus service to newly developed areas in Town
2. Establish fee-based public transit service to the Plymouth area and access to Concord and Manchester.
3. Establish a continuing maintenance and Capital Improvement Program.

4. Establish handicapped access facilities.

D. Pedestrian Ways

Existing System

The Town has built sidewalks and established an overall plan to build additional sidewalks to provide safe access for pedestrians throughout the community.

Issues to Address

1. There is a general consensus that the existing sidewalks are helpful but too narrow to serve multiple needs. They are generally four feet wide, with a curb in most instances. Thus, they do not meet generally accepted national and state design standards.
2. There is an urgent need to establish facilities that will provide safe but separate access for people, motor vehicles, and bicycles.

E Bicycles Ways

Existing System

There currently are two general types of bicycle uses in place. For those who choose to do mountain and off-road riding there are extensive trails throughout the Town and within the surrounding Forest Service land. (See Chapter 6.)

However, many residents and visitors use the existing, paved highway and street system for recreational bicycling. There are no marked bike paths in the town. The existing use of narrow shoulders on Valley Road and Route 49, and use of the sidewalks throughout the town is a safety concern to many.

Issues To Address

1. There is an urgent need to develop separate and safe bike paths within the town, to supplement the off-road trails (which now provide adequate facilities).
2. The Town should work with the NH DOT to establish wider bikeways along State Route 49.

F. Parking

Existing System

There are currently no publicly owned parking facilities in the Town. Off-street parking is provided by the Waterville Company and private-sector operators of Inns, Condominium Associations, the Town Square and the Ski area.

The Issues

1. During peak tourist season there sometimes exists a lack of adequate parking in the Town square area. The future plan should evaluate the possibility of establishing additional parking in other locations within the Town that can be served adequately by the WVTa.
2. Another question to be addressed is that of ownership. Should the Town build and maintain new, strategically located parking areas, such as in the Snow's Mountain area? Or, should the private sector be the prime developer? (To be discussed.)

G. Connections to Modes Outside WV

Existing Systems

Highways

The relative proximity to two major Interstate highways results in automobile transportation being the predominant mode of travel in the North Country. Interstate 93 (accessing the Boston Metropolitan area), Interstate 91 (accessing the Montreal, Springfield and Hartford Metropolitan areas), and Interstate 89 connect the Town to major metropolitan areas. NH Route 49 serves as the main connector for the Town to these major Interstate highways. (The only other access is the seasonal availability of Tripoli Rd. to Lincoln.)

Air Transportation

Privately owned, public airports closest to Waterville Valley are the Lake Region Airport in Wolfboro; the Newfound Valley Airport in Bristol; and the Moultonboro Airport in Moultonboro. The Manchester Airport (MHT) provides extensive commercial service to the US and the world. In addition, Helicopter access is available for medical evacuations.

Passenger Rail

In White River Junction Vermont, Amtrak connects passenger rail service to Boston, N.Y. and Montreal, Canada. In the year 2001 Amtrak also launched passenger rail service through eastern NH between Portland, ME. and Boston.

Motor Carrier Service

There are many inter-and intrastate trucking firms serving Waterville Valley. Many have daily schedules that afford immediate service. Waterville Valley is also served on demand by Federal Express, Airborne Express and United Parcel Service. Those services offer next day package delivery.

Intercity Bus

Waterville Valley is serviced by Concord Trailways bus service in Plymouth. There is one trip daily going south to Concord, NH and Boston, MA; and one going north to Colebrook. Additional service on Friday and Saturday is offered during the Plymouth State University academic year. Bus service is also available from Littleton, provided by both Concord Trailways and Vermont Transit to Portland Maine, Burlington Vt. and Montreal Quebec.

Taxi

There are no regular taxi services available in Waterville Valley at this time. The closest taxi service is out of Plymouth, which is available on call. Taxi services are also available at major airports.

IV. Transportation Gaps and Needs to be Filled

A. Introduction

An acceptable level of transportation service currently exists within the Town. However, as we look 20 years into the future we need to consider a number of issues that must be addressed in planning for future transportation system improvements. These include:

- · A growing permanent population with the likely demographic shift towards a population possibly desiring increased public transportation services.
- · An inevitable deterioration of existing facilities, requiring continuing maintenance and possibly extensive reconstruction.
- · The need to establish a short range and long range Capital Improvement Program to properly address maintenance and capital needs.
- · Meeting the objective of safely separating people, bicycles and vehicles in order to establish a “pedestrian friendly” village.
- · Maintaining Waterville Valley’s unique and appealing identity
- · Enhancing the economic viability of the community

As such, the following future “Transportation Gaps and Needs” are summarized. This is

followed by a set of recommendations on developing future actions to fill those needs.

B. Highways and Streets

- Continue the clearly defined Town Policy that accepts as a primary responsibility the provision of integrated highway access to all public and private property.
- Similarly, continue the clearly defined Town Policy that provides continuous maintenance and up-grading of all local highways and streets.
- Establish clear Town ownership of the local street system
- Establish design standards for new developments and clear procedures for transferring ownership from private developers to the town.
- Collect and maintain data for all modes of transportation, including safety data, and use that data to establish and maintain a more detailed Town Highway Plan.
- Establish a comprehensive “traffic calming” plan as part of the detailed highway plan
- Improve signing to be “user friendly”, and lighting that meets the Town’s lighting ordinances to enhance highway safety
- Strictly enforce speed limits, without adversely affecting the quality atmosphere of the town.
- As new highway construction and major maintenance is planned, incorporate conduits for cable and fiber optics.

C. Public Transit Needs

The previously referred “Waterville Valley Transit Plan” (Nov. 2000) resulted in a

detailed description of the system and a set of recommendations for short-term and longer-term improvements.

The short-term recommendations included:

- Develop identity for the WVTA with a Logo, website and promotional materials. The status is as follows:

- Finished: Logo

- To Do:

- Website to provide information on bus schedules, ridesharing opportunities and other town-wide information.
- Expand promotional materials.

2. Provide Bus shelters at key locations

This has not been accomplished, and should be considered

3. Establish an Automated Vehicle Location (AVL) system to assist in scheduling.

This has not been accomplished, but should be considered.

4. Consider a “call-in-service” for locations that do not have a significant or continuing demand. This type of ‘on-call-demand’ service does exist on a limited basis, but it should be analyzed for effectiveness.

The longer term recommendations looking at a ten-year horizon are suggested for consideration:

- Establish WVTA as a “Rural Transit Provider,” a status to possibly allow the town to

become eligible for Federal funds.

- Establish bus connections to Plymouth, Concord and Manchester Airport.

D. Pedestrian Needs

Establishing safer and more extensive facilities to enhance the safety of Pedestrian travel is one of the critical needs of the Town. This need is directly related to the vision of establishing a “Pedestrian Friendly community”. As such the objective of the plan is to provide:

- Wider, more extensive and integrated sidewalks throughout the Town.
 - Adequate lighting in all pedestrian areas.
 - More extensive and visible pedestrian crosswalks.
 - Handicapped accessible sidewalks
 - Adopting the principles which include the following concepts (excerpts from the Portland, ME. Master Plan.)
1. The Pedestrian environment should be safe
 2. The Pedestrian network should be accessible to all.
 3. The Pedestrian network should connect to places where people want to go
 4. The Pedestrian environment should be easy to use.
 5. The Pedestrian environment should provide good places to go.
 6. The Pedestrian environment should be used for many things.

7. Pedestrian improvements should be economical.

E. Bicycle Needs

Similar to the need for establishing separate pedestrian ways is the need to establish separate and safe bicycle facilities within the Town. This should be done to minimize interference with vehicles and pedestrians. Those needs include:

- Separate paved bikeways of adequate width.
- Separately marked and adequately signed bikeways on existing streets and highways.
- The development of local design standards for bikeways
- The preparation and continuing update of a bikeway map for within the Town and outside the Town.

F. Parking Needs

Data should be collected at all parking sites for the four seasons in order to obtain a better understanding of the needs and corresponding “gaps”. Then, a coordinated Parking Master Plan can be established, with clear responsibilities for maintenance.

G. Connections to Modes Outside the Town

The Town’s representative to the North Country Council Transportation Committee coordinates with the State DOT and the North Country Council. The purpose of this interaction is to develop plans, programs and possible State and Federal funding to assist Waterville Valley in meeting its objectives.

V. Developing the Transportation Plan, Projects and Priorities to Fill the Gaps

During the year 2004, the Waterville Valley Transportation Committee developed

several drafts of this document, in concert with all Town Departments. A draft was then submitted to the Planning Board and to the Selectmen. Based upon recommendations and discussions by the Planning Board and the Selectmen, a short term plan for “Traffic Calming” was presented to the Town Meeting for approval on March 9, 2004. The Town Meeting approved the short term plan for Traffic Calming at that time. The concept of Traffic Calming was also considered and endorsed by citizens at two public meetings within the context of the overall Master Plan update. Those meetings were conducted by the Planning Board on May 29 and July 3, 2004.

Further discussion with Town officials and the Planning Board have resulted in the formulation of the Transportation Plan shown in Figures 2 and 3:

Figure 2: Vehicle Speed Reduction Plan

Figure 3: Off Road Bicycle Routes – Conceptual Plan.

Following is a summary of each.

A. Vehicle Speed Reduction Plan

The problem being addressed by this plan is the fact that automobiles and trucks traveling on Valley Road often drive at excessive speeds. Although the posted speed limit is 30 mph, vehicles have been clocked at speeds up to double that limit. There have been no reported accidents but there is concern for the safety of pedestrians and vehicles. Therefore, the Transportation Plan recommends using accepted Traffic Calming methods as a pro-active action to avoid accidents involving pedestrians and vehicles.

The concept of Traffic Calming is used throughout the US and the world as an important traffic safety strategy. Its purpose is to seek harmony between vehicles and people. It provides a combination of aesthetically pleasing physical measures to reduce negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street uses. Figure 2 provides an illustration of a three phased program of Traffic Calming that will begin on 2005.

Phase One will be implemented in 2005. (This was the concept approved by the Town Meeting on March 9, 2004.) It will begin at the intersection of Route 49 and Tripoli Road and continue to a point just past Snow's Brook Road and the White Mountain Athletic Club. It will feature:

A new entrance sign to welcome residents and visitors, and plantings to establish a clear indication to motorists that their vehicle is entering a "Pedestrian Friendly Village".

Pavement narrowed to provide two-10 foot travel lanes at key locations, with plantings in the median to provide an aesthetically pleasing environment.

High visibility cross walks

Speed enforcement and continuous monitoring

Phase Two will begin in CY 2006, with the planned reconstruction of Snow's Brook Road starting at Valley Road and proceeding to the intersection with Tecumseh Road. Its features will include:

- Two ten foot lanes with a landscaped median separating vehicle from a paved bike path of 8 to 10 feet in width. (See Figure 3 for a "Typical Cross-section".)
- High visibility crosswalks.

Phase three will begin on 2007. It will continue the traffic calming methods used in Phase One of this program. It will feature road narrowing and landscaped medians in at least two locations on Valley Road. The construction of those medians will be carried out in conjunction with the planned development of two new residential areas that will have access to Valley Road.

B. Off Road Bicycle Routes

Figure 3 provides a conceptual drawing for this part of the Transportation Plan. It envisions an off-road network that separates vehicles from pedestrians and bicycles. It will provide safe, connected and aesthetically pleasing off-road facilities that are accessible for all uses in both the winter and all other seasons. These trails will also be coordinated with the Town's Fitness Trail. Its major features will include:

- Paved facilities, maps and signage to show routings and degrees of difficulty
- Paving will be with materials that will not adversely affect the cross-country ski usage
- Dual use for cross-country skiing in the winter, and bicycles and pedestrians in the spring, summer and fall.
- Circulation and connections internally at the Town Square and the Inns
- Access to more advance routes and trails outside the Town Square
- Access to a widened highway shoulder on Valley Road
- As part of this plan the town will also request the NH DOT to add an important improvement to its long range plan for State Route 49. The request will be to widen the paved shoulders to 8 feet in both directions from Tripoli Road southward to Thornton and Campton.

VI. Program Costs

The capital and operating costs for the highway and bicycle programs will be developed as part of the Town's long range Capital Improvement Program (CIP). Those costs will be updated yearly.

APPENDIX

References

1. Rules, Regulations and Specifications of the Highway Department, Town of WV, May 1, 1992

2. Waterville Valley Transit Plan, November 2000, prepared by Resource Systems Group and SNO Engineering

Figures

1. Existing Highway Classification Map
2. Vehicle Speed Reduction Plan
3. Off-Road Bicycle Routes, Conceptual Plan

Tables

1. Street mileage by highway classification

Waterville Valley Master Plan Conservation and Preservation

I. Purpose of this Chapter

Waterville Valley is a unique place, a town in a pristine natural setting, bisected by clear streams, and surrounded by forested mountains. It is the vision of the Town of Waterville Valley to insure that the quality of the valley and the natural resources within it are maintained into the future. Increasing population growth, housing and the accompanying services required to support them will strain the preservation of these natural resources. We would propose some common sense plans to ensure that Waterville Valley maintains its unique “sense of place” and that the forest, recreational facilities, residences and commercial facilities be integrated through natural landscaping as one. The natural resources that we will look at in the chapter includes:

- A. Habitat for both plants and animals

B. Water

C. Soils

D. Historic sites, Scenic, and Archaeological

II. Conservation & Preservation objectives

While there are no major environmental problems in Waterville Valley today, the environment of the valley needs to be protected. Towards that end we have established the following objectives:

Maintain the Biodiversity of plants and animals within and adjacent to the town by:

- Reestablishing river and stream green corridors that support a diversity of plant and animal life
- Preserving all existing wetlands
- Minimizing fragmentation of remaining forested areas.
- Minimizing soil erosion.
- Re-establish the Mad River to a pre-logging state to allow for a more natural trout habitat.
- Maintain the quality of groundwater, streams and rivers by:
 - Identifying and protecting the well head watershed
 - Extending the sewer line to areas of the town with high environmental risk
 - Inspecting and certifying existing septic systems on a periodic basis

- Monitoring drinking water quality
- Reduce the use of salt on town roads and insure safe storage of road salts
- Work to educate businesses and residents to use low phosphate, slow release nitrogen fertilizer and to not to use pesticides on lawns.
- Keep Waterville as a beautiful forested natural setting
- A minimum of 20% of all lots to be kept in their natural forest state, or if construction makes this impossible , replanted with native species.
- Thirty percent of new planted materials to be native species
- Work with the forest service to manage the visual / erosion impact of forest harvesting
- Maintain forested greenways along paths, hiking trails, cross country ski trails throughout the town.
- Identify and protect historic, archaeological and scenic resources
- Work with the USFS to maintain scenic outlooks and trails in forest areas close to town.
- Identify (on maps) camps from the lumbering period.
- Working with the historical society to develop a walking map and metal historical markers identifying sites of historic interest and relics form early Waterville Valley days.

III. Existing Conditions

A. Soils – Soils listed for Waterville Valley in the USDA soil survey of Grafton County, NH include Colton, Monadnock, Herman, Kingman, Croghan, Becket and Rumney. The soils are described as sand and gravel and very permeable. The soils are generally considered poor at filtering pollutants and are easily eroded. They are shallow and subject to landslides and erosion. Evidence of the shallow soils, with landslides can be seen along the East side of the Mad River on the Cocoran property. Erosion and sedimentation of soils can be seen on the high banks of West Branch Road, West of the Mad River.

Issues to Address

- The soils are not considered suitable for on site sewage disposal systems (septic systems).
- There is a significant hazard of ground water pollution.
- Droughtiness limits the establishment of lawns and landscaping.
- The area is susceptible to erosion and sedimentation during flooding. During construction extensive erosion control measures are needed including mulches, straw bales, sediment catch basins, and terraces.
- Roads built on these soils need coarse-grained base material to a depth below the frost line with installed drainage.

B. Surface Water – Waterville Valley is surrounded by several four thousand foot high mountains with narrow backed ridges connecting them. These mountains are thickly forested and capture enough moisture from passing storms to feed a multitude of rivers and streams. These rivers and streams along with ponds and wetlands constitute Waterville Valley's natural

surface water. Corcoran's Pond is the town's only man-made pond. The pond has silted to an average depth of only four feet and now supports a great deal of unnatural aquatic life including leaches and plant growth. The pond is rapidly filling in and becoming unattractive. The wetlands throughout the town serve many purposes; they hold excess water and release it slowly into surface and ground water, they filter pollutants and they provide for both plant and animal habitats. Acid rain is still a significant problem as confirmed by research from Hubbard Brook experimental forest in Thornton, NH. Acid deposition impairs the water quality of rivers and streams in three important ways; lowering pH levels, decreasing acid-neutralizing capacity and increasing aluminum concentrations.

Issues to Address

- Cutting the forests as the town grows increases the flow of surface water bringing road salts, fertilizers, sediments and pollutants into the rivers.
- Development of forested areas with new roads and homes are filling in the wetlands.
- Throughout the winter salt is spread on town roads, adding chloride to surface waters.
- New construction brings new lawns. These lawns are fertilized with high nitrogen and phosphates, which also run into our surface water.
- Corcoran's pond will continue to fill with silt. In the near future the pond will not be suitable for recreational purposes unless it is dredged.
- Future construction of ponds and retention basins on the valley floor need to be designed to prevent silting.

C. Ground Water - Ground water, starting as rain and snowmelt seeps, by gravity, from the surface down into the soil, sand, gravel and rock. This ground water feeds an aquifer that is Waterville Valley's only water supply source. The quality of our drinking water is good,

however the potential for problems exists in a few areas.

Issues to Address

- The third most common source of well contamination is from the storage and use of road salt. Waterville Valley uses a mix of salt and sand on West Branch Rd. and Boulder Way. All other town roads use straight salt. Storage of the salt is in a covered shed, however test wells near the storage area shows elevated levels of chloride.
- Seventy five percent of Waterville Valley households are on town sewers. However, the twenty five percent of private septic systems are located in the North end and many of them are old and untested for leakage. The North end of the valley is the watershed for the towns drinking wells.
- The aquifer is composed of soil, subsoil, sand gravel and other unconsolidated material that lies on top of bedrock. The properties of water movement in the aquifer, which makes it valuable as a water supply, make it easy for pollutants released to the aquifer to spread rapidly. As the population grows the potential for ground water pollution grows.
- Uncontrolled use of pesticides and fertilizers by businesses, the golf course and private homeowners.

D. Habitat for plants and animals – Waterville Valley developed as a town in the forest and many of its residents moved here attracted to its natural setting and scenery. The ecosystem of the town in which we live includes the people, animals, and plants. What we do to diminish any of these, effects everyone. The viability of the town, ski area and forest are interdependent.

Issues to Address

- Along our rivers, where houses have been built, homeowners have removed natural vegetation buffers along the waters edge. These buffers hold soil, absorb pollution and

provide wildlife habitat.

- In developing large tracts of land and in building new houses much of the natural trees and vegetation is being removed. New developments in town haven't replanted trees and shrubs as buffers between buildings and roads as earlier developments have.
- This destruction of natural landscape has affected wildlife species that need a contiguous habitat. Development creates barriers between necessary habitats hampering wildlife's efforts to survive. Future developments should include Greenways to connect them to different forest habitats.
- Development fills wetlands. Ninety species of mammals, birds, reptiles and amphibians in New Hampshire use wetlands during some stage of their lifecycle. Fifty species prefer or require wetlands for breeding or feeding habitats.
- High concentrations of aluminum and increased acidity have reduced species diversity and the abundance of aquatic life. Fish have received the most attention. But entire food webs are negatively affected
- The town is surrounded by 42,300 acres of forest that is managed and preserved for timber harvesting, and recreational purposes. Very little contact exists between the USFS and the town to discuss how to jointly preserve the unique environment of the valley.
- New homeowners aren't planting with native trees and shrubs, which are needed by birds and mammals for food and shelter.

Scenic, historic and archeological resources. - The town of Waterville has a rich history as a recreational and lumbering community.

Issues to Address

- Several scenic overlooks on nearby forest service land have grown in.

- Locations near town, on NFS land where lumber camps were located are being lost to memory. Old dam sites are not always identified on local hiking maps.
- Early settlement of Waterville Valley as outlined in both the Goodrich and Bean books is being lost to the present populations memory.

IV. Priorities for Implementation

A. Water Plans

- Short Term
 - i. Develop a comprehensive wellhead protection program.
 - ii. Continue issuing water quality reports and educational material to property owners.
 - iii. Protect wellhead watersheds by carefully monitoring private septic systems and periodically requiring homeowners to show proof that their systems are in good working order.
 - iv. Stop the use of road salts, pesticides, and chemicals on all roads, public and private property in the wellhead watershed areas.
 - v. Educate everyone on the benefits of low phosphate, slow release nitrogen fertilizers and natural pest control.
 - vi. Monitor underground storage tanks for leaks.
 - vii. Establish zoning rules that for new construction all water runoff generated on

building lots from roofs, driveways etc. be contained on the property by use of drywells, berms, and rain gardens.

- Long Term

- i. Prepare a long-term plan to connect all existing septic systems to the town sewers.
- ii. Prepare for the possibility of removing radon from our water supply.
- iii. In 2005 when all digital mapping of the town is complete, hire a qualified hydrologist to map all wetlands in town.

B. Protect animal habitat and rivers

- Short term

- i. Protect wetlands with a wetland ordinance establishing a reasonable buffer between all buildings and wetlands.
- ii. Allow the conservation commission by ordinance to mark with metal markers all wetlands within the town boundaries (both private and public property)
- iii. The conservation commission working with the Curious George Cottage to prepare educational material on the necessity of preserving wetlands. Distribute the material with the tax bills and building permits.
- iv. Maintain sufficient woodland buffer along the Mad, West Branch and Snows Brook Rivers. The purpose of the buffer is to protect the quality of public waters by minimizing erosion and stabilizing soils, preventing siltation and turbidity, preventing excess nutrients and chemical pollution and maintaining natural water temperatures. Maintaining a healthy tree canopy and shrub under story will

preserve fish and wildlife habitats.

- Long Term

1. Prepare a plan to restore Cococoran's pond to a healthy habitat for fish, animals and people. Restore trees and shrubs along the shoreline, other than at the beach and dock areas, to help maintain good water quality. Develop a long-range plan for perpetuating the pond, or allow Snow's Brook to return to its original form, a brook.

C. Preserving Waterville Valley's woodland character

- Short Term

- i. Hold workshops with the county forester and the forest service to develop a comprehensive plan to preserve the scenic beauty of Waterville. Educate the public to the need for forest cutting, and preparing the town when those cuts take place.
- ii. Appoint a liaison to represent town concerns to the forest service when the NFS implements and actions or changes to the forest master plan.
- iii. Hold information sessions for individuals and condo associations to teach them the benefits of keeping property wooded and buffered.
- iv. Establish zoning rules that 20% of all building lots must remain "as found" or replanted with native species following construction.
- v. Provide lists of native plant material as part of the building permit application. By ordinance require that future landscaping contain 30% of native plant material.

- Long term
 - i. Grant “concessions” to developers who maintain existing habitats.
 - ii. Purchase private recreation lands to remain undeveloped.

D. Preserving scenic, historic and archeological resources.

- Short Term
 - 1. Create a new historic zone for Waterville sites existing in the National Forest. Work to ensure these sites will be marked, preserved with forest harvesting prohibited. The Town believes that historic sites should be preserved and maintained. The first step should be the identification of sites within both the Towns boundaries, followed by actions necessary to preserve them.

V Conclusion:

For Waterville to continue into the future as a special place, the words of Nathaniel L. Goodrich written in 1952 in his book – The Waterville Valley, must never be forgotten:

“In a world of change and upheaval, in times when so many shift from place to place till they have no roots anywhere, Waterville has come to seem one spot which is home to them, is changeless. Superficially it changes, as all things must, but basically it remains the same; mountains, forest, peace; old friends, welcoming inn with familiar ways. It comes down to this: Waterville is continuance.”

Waterville Valley Master Plan

Recreation

I. Purpose of this Chapter

It is the vision of the Town of Waterville Valley to preserve the recreational activities & sport amenities which have been a mainstay of visitor and resident activity for the Town of Waterville Valley since the mid-1800's. It is equally important to promote the development of recreational facilities to further enhance the life experience by taking advantage of our unique setting in the White Mountains. The long-term economic stability of the Town is intrinsically tied to the area's offering of indoor & outdoor recreation activities for all ages. It is, therefore, paramount to acknowledge, preserve and develop recreational offerings for the economic existence of the Town of Waterville Valley.

The integrated recreational / sports amenities and facilities are envisioned to be a joint endeavor involving private resources, the Town and the White Mountain National Forest. The resources that will be looked at in this chapter includes:

- The Department of Culture and Recreation
- Curious George Cottage
- WV Ice Arena
- Skate Board Park
- Fishing: Ponds Rivers & Steams
- Trail System and Cross Country Skiing
- White Mountain Athletic Club

- Golf
- Tennis
- Alpine Skiing / Snow Boarding
- Snows Mountain

II. Integrated Recreational and Sports Programs objectives

The existing mix of recreational facilities sports programs serves the town well. As we look to the future we seek to both preserve and enhance the development of facilities that are consistent with the unique life style and natural setting of the valley. Our goals are to:

- Provide a broad range of indoor and outdoor recreational activities that serve both town residents and resort visitors.
- Offer activities and facilities that are consistent with the natural mountain setting of the valley, are ecologically sound, and maintain the low key, quiet, friendly atmosphere of the valley
- Develop a close working partnership between public and private resources to ensure facilities programs are economically sound and appropriately promoted.
- Wherever practical ensure the facilities are designed to allow for access by all of our visitors.

III Existing Conditions

A. Introduction

Historically, recreational pursuits of hiking and fishing provided the first attractions for visitors to Waterville Valley. As the proximity to Boston was convenient and various modes of transportation improved, there were a growing number of sportsmen, artists, writers and city dwellers that desired a retreat and found respite here in Waterville Valley. Consequently, tennis facilities, a golf course, croquet court, an integrated hiking trail network, cross country skiing and alpine skiing were all recreational activities that gained popularity as more and more visitors found their way to the White Mountains.

The scope and size of the town changed forever in 1966 when the Waterville Company acquired all of the private land in the valley and began creating a four-season integrated destination resort. Guided by a resort master plan, the Waterville Company sought to create a highly integrated resort and sport community with a unique “natural” appeal to both residents and vacationers.

This resort town continues to evolve today. The resort is no longer owned or managed by a single company. It has now evolved to a partnership involving multiple private and public interests, but still offering four season sports and recreational activities in a natural setting.

Issues to Address

Presently, Waterville Valley is a destination resort for outdoor recreation in all seasons. As such it depends heavily on a comprehensive offering of indoor and outdoor sports activities for its economic viability. These facilities are now owned and operated by numerous businesses and the town. However from both a guest’s perspective and the overall success of the Town, it remains critical that the different facilities are promoted and operated as if they were part of a fully integrated resort experience. Recent experience suggests that getting the businesses to voluntarily cooperate in the overall self-interest of the resort is problematic. The Town needs to develop a plan to encourage individual business owners to fully cooperate in the operation and promotion of the resort amenities and where necessary take the lead to ensure plans are

deployed.

B. Department of Culture and Recreation:

In 1979, the Town voted to approve the formation of a municipal Recreation Department which would be annually funded through the Town's operating budget for the purpose of offering quality leisure activities, which foster a sense of community for the residents and visitors alike. Programming initially took place at various locations throughout the valley; at the Inns, the Town offices, the library and in the great outdoors. As recreational programs grew, the need for a facility was apparent. The Town residents voted in 1987 to build a recreational facility to house the Recreation Department adjacent to the Elementary School located at 3 Noon Peak Road. This facility includes a gymnasium, staff offices, a multi-purpose room with a stage, a kitchen, cafeteria, art & music room and storage space. Additionally, the Recreation Department maintains a 20 station Fit-Trail course covering 2 miles of the Valley floor, Packard's Field, and a playground for those 5-12 years old. Currently, the Recreation Department services approximately 22,000 patrons per year. This facility hosts a variety of services and operates an extensive array of programs for all ages year-round with the busiest times being the 10 weeks of the summer and vacation periods throughout the school year. Programs include Summer Day camps for those 4-12 years old, social events for families, after school care and specialty athletic camps for youths.

Issues to Address

Teens (ages 13-18)

In view of the spectrum of activity within the Department of Culture and Recreation, the largest issue to address is the lack of quality programming for the teenage group. In 1999, the Recreation Department launched a teen initiative with the opening of a Teen Dance Club called SLIDERZ. The success of this teen club caught the attention of the New Hampshire Parks & Recreation Association, and in May of 2000, the Waterville Valley Department of Culture and Recreation received the Shelnut- Perkins Program Award. Sadly, in 2001, the space that housed

SLIDERZ was taken and the Club closed down. Since that time, no alternative location has been secured to effectively provide a space for the teen age group to gather. Key elements to the success of a teen center should include the following:

- 1 A central location in Town for maximum visibility and participation
- 2 A comfortable atmosphere created by them, where teens would be able to hang, listen to music or watch videos
- 3 Supervision of staff that are in their 20's (same or near generation)
- 4 Programming to include a dance club, social get-togethers, field trips, an outing club and special events.

Public Picnicking Area

Although this is an outdoor community, there is no spot devoted to dining, picnicking or barbecuing in the out-of-doors. Many of our guests desiring such an arrangement have had to bring in their own tables, chairs, grills, etc. and find a location to host their event. The town should develop a picnicking area, hopefully in a natural setting with good access to parking and the trail system.

Ropes Course

A ropes course would be an added amenity to the Valley which could serve as a conduit to attract corporate groups, youth groups & schools who desire to augment their conference with activities that build team spirit, confidence, creative problem solving and commitment.

C. Curious George Cottage:

The Curious George Cottage is the former summer home of Hans & Margret Rey, which used to

sit on property adjoining the golf course by the 4th Tee boxes. In 1992, Joseph & Dorothy Highland purchased this property, and the home was moved to its current location at 5 Noon Peak Road. During the move the great stone fireplace that distinguished the house was unable to be restored, so sadly, the current Cottage bears little resemblance to the home of the Rey's. The building was donated to the Town in an effort to preserve the link with Curious George and Margret (as Hans had passed away in the mid- 1970's). For the first three years the facility was used as a leaning center for young children. In 1996, summer programs at the Recreation Department facility were creating a demand for more space so the Recreation Department began utilizing the building for environmental education programs. Currently, the mission of the Curious George Cottage is to promote, support and sustain educational programs that enrich the mind, body & spirit; and in so doing, create a sense of community and fellowship. Funding for the Cottage is provided by the Town's operating budget, membership fees, program fees & donations. The programming at the Cottage is based upon the life pursuits of Hans & Margret Rey, creators of the Curious George books. The program categories are literature & writing, hiking, fishing, gardening and astronomy.

Issues to Address

Funding:

Currently funding for the Cottage is through the Town's operating budget. As programs have continued to grow, there is need to develop a permanent long-term funding arrangement to supplement funding of the different programs. Currently, the Cottage is working with the Waterville Valley Foundation , which would allow a source of funding from other non-profits, grants, donations and endowments. It is also looking to expand its membership base.

The Curious George Cottage Facility:

The maximum occupancy for the Cottage is 14 people. As programs continue to gain in popularity, the limited space available will need to be addressed.

Observatory:

The Curious George Cottage has a working partnership with the Christa McAuliffe Planetarium of Concord, N.H., for astronomy programming for the community. As this partnership matures, the construction of an observatory and the subsequent development of quality programming could be a very marketable amenity for the Town.

D. WV Ice Arena

The Waterville Valley Ice Arena was developed in 1986 when The Waterville Company built it as an amenity to the town. The ice-skating arena operated on a six-month schedule, weather permitting, that ran from the beginning of October through the end of March. The facility was refrigerated in the summer of 1995 and became the home of the Plymouth State College hockey program for both practices and games. Since 1997, the facility has been owned, operated and maintained by the Town.. The arena is now operated as a town business which contracts ice time with hockey camps in both the winter and summer. It also provides public skating programming for residents and resort guests throughout the year.

Issues to Address

Since the town began operating the arena it has made steady progress in both improving the facilities and meeting its financial goals. Although progress has been made, more problems still exist and need to be addressed. Facility problems include; inadequate locker rooms, vintage 1986 dasher boards, the shortage of storage space, and accessibility for patrons. Although the facility is close to a cash break even, it still does not generate enough revenue to cover annual operating expenses. The town needs to continue to explore opportunities to expand the potential number of customers.

E. Skateboard Park:

The Skateboard Park is an amenity to the town especially for the teen segment of the community.

It currently operates from Memorial Weekend to Columbus weekend in the parking lot across from the Black bear Lodge.

Issues to Address

The Skateboard Park, which is managed by Booth Creek, is located on land owned by the Waterville Company and designated for parking. In the future the land may be developed requiring a relocation of the Park. It is important that this last amenity for the teen age group not be lost in the development of the Valley and that alternate location be secured for it's continued enjoyment.

F. Cycling/Biking:

Biking is currently a recreation activity that is pursued in a variety of manners. The largest majority of biking takes place on the roads, parking lots and sidewalks shared by pedestrians and autos. This type of road riding is easy and accessible, but also very dangerous as the by-ways are shared by so many. Mountain biking also is a recreational pursuit, which is far more physically demanding. Mountain biking brings cyclists into the woods on hiking and cross country trails also shared by pedestrians.

Issues to Address

See recommendation under Transportation chapter, Section E, Bicycle Ways

G. Fishing: Ponds Rivers & Streams:

Nathaniel Greeley built a farmhouse on the floor of the valley somewhere around 1845. Shortly after moving in fishermen began arriving and asked to stay at the farmhouse. As word spread around Boston and business improved, a hotel was planned. An ardent admirer wrote in the Boston Journal "Trouting is a great attraction for the gentlemen, many brooks prolific in the spotted beauty emptying themselves into the main river". The Mad River and its tributaries were loaded with native, wild brook trout and limit catches were common. Keeping fish was the

fashion of the time back then. Fishing remained good until the lumbering industry came along, built dams and cleaned out the river in order to float out the logs. The release of water and logs scoured out the bottom of the rivers and along with acid rain destroyed the habitat for aquatic life that sustained the brook trout population.

Presently visitors do not come to Waterville Valley for the fishing, although some are still interested in fishing. Today the Mad River and its tributaries still contain wild brook trout but they are mostly less than six inches with a few grandfathers up to nine inches. Years of very low water levels may be effecting spawning and populations of these native species.

Fishing today depends on the State of New Hampshire's stocking program. The Mad River is stocked with primarily one-year-old brook and rainbow trout, along with a few two-year-old fish. The River is also stocked with Atlantic salmon fry in an attempt to bring back the Atlantic salmon to the Merrimack and Pemigewasset Rivers. The fry grow to around three inches the first year and around six to seven inches the second year before returning to the ocean. In several years the salmon return to their home river to spawn. Flat Mountain and Livermore Greeley Ponds are stocked with brook trout fingerlings and provide a hike-in experience. The Waterville Valley Athletic and Improvement Association with the support of the Waterville Company and the Curious George Cottage stock Corcorans Pond with one and two year old brook and rainbow trout. It is a single, barbless hook, catch and release fishery. The trout in the pond grow around three inches over the summer feeding on leaches, scuds and nymphs. Its unfortunate, but the fish do not survive the winter as the pond is slowly filling in with silt. Winterkill is common in shallow ice covered ponds where the water is depleted of oxygen. Trout are also lost when the dam breaks and trout are washed over the dam and washed into Snows Brook. The Recreation Center and Curious George cottage run their fishing programs on Corcorans Pond and the Mad River.

Issues to Address

It is important for Waterville Valley to enhance the fishing experience for visitors to the town. The WVAIA, Waterville Company and the Curious George Cottage will continue to stock Corcorans Pond. The Conservation Committee is looking into methods of improving the stability of Cocorans Pond, which may prevent winterkill. Future improvements to the dam and its

control could aid in preserving trout in Corcorans Pond. Some stream restoration may improve aquatic habitat. Waterville Valley should encourage the New Hampshire Fish and Game to increase stocking program and possibly create a catch and release section in the Mad River. The recently formed Pemigewasset Chapter of Trout Unlimited may be enlisted in accomplishing some of these goals. These changes may someday bring fishermen back to Mad River drainage.

H. Trail System and Cross Country Skiing:

The Greeleys opened their hotel in 1868 and the most popular activities for guests in those years were hiking and fishing. Early records indicate the surrounding mountains were called the Waterville Haystacks. In 1888 a group of guests formed the Waterville Athletic and Improvement Association and from the beginning assumed the care of hiking paths. The members participated in informal hiking and many group picnics took place at the Cascades, Norway Rapids, The Scaur, Goodrich Rocks, and Greeley ponds. Mount Osceola was the center of attraction for “Happy Valley” vacationers. The WVAIA continued to develop new trails. In 1906, in conjunction with the Wonolancet group, a trail was developed connecting the two towns via Flat Mountain Pond. In 1981 two Forest Service bridges over Snows Brook and the Mad River completed the Mad River trail. This new trail replaced the old River Path that was destroyed by condominium development.

The Valley was added in 1967 when the town changed its name to eliminate confusion with “Watervilles” in neighboring states. The Town Waterville Valley must be carefully distinguished from the Waterville valley (the valley of the Mad River). The Town of Waterville Valley includes the summits of Mt. Whiteface and Mt. Passaconaway, which are not considered part of the Waterville valley by even the broadest definition. Mt. Osceola is actually located on the border of Livermore and Lincoln Township.

Today hiking and cross-country skiing remain an important part of the Town of Waterville Valley. The Waterville Valley Athletic and Improvement Association remains the primary caretaker of the hiking trail system along with the Forest Service. Booth Creek resort maintains the groomed cross-country trails network in the winter for use by residents and visitors.

The hiking and cross-country trails of Waterville Valley are quite extensive and diverse. They range from a challenging Mt. Trip pyramid loop to an easy walk along the Big Pines Trail. Trail heads for trails leading to Sandwich Mountain are located along Route 49. Snows Mountain trailheads are located primarily in the north end of town. Livermore Road and Greeley Pond Trail is the source of many trails that branch off from these primary trail. The trail head for the two major mountains, Mt. Osceola and Mt. Tecumseh, are located off Tripoli Road. The Town of Waterville Valley is home to five of the forty-eight Four Thousand Footers in New Hampshire. Detail Maps of the trail system are available at the Town Hall as well as the Town Recreation Center.

Issues to Address

Hiking Trails:

The future of hiking in and around Waterville Valley is paramount to keeping the Town a Mecca for the outdoor enthusiast. The Town of Waterville Valley needs to continue to work with any Land Developers in preserving and maintaining our beloved trail system. Recognizing the value of the multi-use trail system, which is maintained by the Waterville Valley Resort in the winter, the town should explore opportunities to link existing or developing new trails in cooperation with WVR Inc. The WVAIA, with continuing support from the Town of Waterville Valley and the Forest Service, will continue to monitor and maintain the trails in and around Waterville Valley. The WVAIA depends on volunteer participation with support from the Town and Recreation Center. Heavy trail work such as stair building and tree cutting is outsourced. Long-range plans include extending and connecting trails to form more loop trails such as connecting the Big Pine trail to The Scaur Trail and the Scaur to Flume Brook Trail. Future plans also include developing the Rivers Edge Trail as a barrier free trail. Whereas federal and state funds are available for trail construction and re-construction, the town should consider and actively seek these sources of funding to implement trail projects. Future Projects may also include reclaiming old trails that have been abandoned such as the Lost Pass Trail, Whiteface Trail, K1 cliff Trail, the River Trail and Mt. Osceola Ledge Trail.

Cross-Country Skiing

The Town of Waterville Valley has long been a preferred venue for both recreational and competitive cross-country skiing, which brings business as well as diversity of experiences for residents and owners. There are two networks of trails in the valley at the South end and North end of town. The South end trails can be reached from the town center and the North end trails are reached by Depot camp parking lot. While these two networks are connected via the swans way trail, it would be desirable to further interconnect the networks through the golf course.

There is interest in developing more groomed cross-country trails for skiing with pets. Currently the Village trail is the only one available and the experience is limited. Re-establishing the Village Trail to connect to Town Square with the Drakes Brook Parking Area would extend the experience. The extension of the Fitness trail, with access for people with disabilities should also be explored.

H. White Mountain Athletic Club:

The White Mountain Athletic Club, which is privately owned and membership driven, is a hub of recreational activities in the Valley. The facility currently houses two indoor tennis courts, an indoor and outdoor swimming pool, a racquet ball court, fitness room with machines, aerobic room with machines, dance studio/multipurpose room, saunas, steam rooms, private massage rooms, video games room and ladies and men's locker rooms. Visitors to the Valley staying at the local hotel are all offered the opportunity to use the facility as a part of their stay in The Valley. The WMAC offers a variety of fitness programs throughout the year for residents and more during the vacation periods to accommodate the increase of visitors.

Issues to Address

Public Access:

As this is privately owned and membership driven, it is not always accessible to all visitors of the Valley. As recreation is one of the primary attractions for Waterville Valley, a facility that is accessible to the public would add to their visit to the Valley.

I. Golf:

The public nine-hole golf course has been an attraction for visitors to the Valley for over 100 years and is a major valley attraction during the summer and fall. With the development of Bull Hill/Moose Run the course will be re-configured.

Issues to Address

The Golf course is the largest open space remaining within the village boundaries and some of the holes are on property that is zoned other than recreational. As that property is developed it could force the further relocation of holes that will potentially reduce both the size and length of the course. Care needs to be taken to retain and enhance an extremely valuable amenity in the valley.

J. Tennis:

Tennis has flourished in the north side of town in Waterville Valley since 1884, entertaining thousands of tennis players through the years. Tom Corcoran brought Tom Gross and the Rod Laver Tennis Camps to the Valley many years ago and since then has developed a strong tennis following. The beautiful setting of the 18 red clay courts in on the Valley floor adds to the enjoyment of playing the game. For many years Tennis Magazine has recognized The Waterville Valley Tennis Center as one of the top fifty Tennis Resorts in the Country. In 2003 it was ranked #22 in the world, #2 Best Setting In North America, #4 for Kids Programs, #4 for best value. Each year Waterville Valley is host to many tournaments including the New Hampshire Open. The short 18-week season is packed with lessons for all ages, tennis camps, round robins, tournaments and contract play. During the winter the two indoor tennis courts at the White Mountain Athletic Club are used continuously. Waterville Valley has a ladies travel team that, during the winter, play matches all over the state as well as hosting some at the WMAC.

K. Alpine Skiing/ Snowboarding:

Since the 1940's alpine skiing has been a major attraction bringing people to Waterville Valley, first at Snow's Mountain and since 1966 at Mt. Tecumseh. Currently the Mountain, a 2000-foot vertical, has the second highest lift capacity in the state. The mountain is currently owned and operated by Booth Creek resorts. Like many ski areas around the country, Waterville Valley is always looking for new ways to attract skiers to the sport. The business at this point is relatively flat, but snowboarding has kept it invigorated. The mountain has created some innovative and nationally recognized programs to introduce people to the sport and keep them coming back to Waterville Valley.

Snowboarding has kept this industry invigorated and Waterville Valley has done a good job of integrating this market into the mountain operation. We have two terrain parks and a "super half pipe" that was rated the third best in the country. We are host to many snowboarding special events to bring more snowboarders to the Ski Area each year. This all makes Waterville Valley a very inviting place for snowboarders, which is a big piece of the snowsports market today.

Waterville Valley has numerous programs that attract a variety of skiers and boarders. There are programs for beginners, to bring them back again and again, a nursery with skiing for the toddlers, programs for young children and Kids Kamp for older children, programs for women, specialty clinics for people with specific interests, for skiers with disabilities. As the market changes the Snowsports Department creates programs to meet the needs of the clients who come to Waterville Valley. The Ski Area initiated and supports a program, JETS, for all local children in the local SAU to ski at Waterville Valley. They receive tickets and lessons on Saturdays with volunteer instructors.

Issues to Address

The Ski Area is looking for additional water for snowmaking and have permits from the US Forest Service to build two new ponds. With all expansion at the Ski Area, the US Forest Service and environmental groups, like the Sierra Club and Appalachian Mountain Club, are actively engaged in the process. Construction of the ponds has not been scheduled and the permits are due to expire within the next few years. The town should continue to work with the Ski area to understand the water access process and to assist them in completing the ponds.

Having an economically viable ski mountain is critical to the long-term economic viability of the valley. During the winter season it is the key business that brings both overnight and day guests to the valley. If the mountain were to close it would have a devastating effect on both property values and the health of other valley businesses. Because of its importance, the town needs to continue to work closely with ski mountain ownership and coordinate efforts to promote the valley as a destination for both day and overnight skiers.

13. Snows Mountain: Alpine skiing was always the primary recreation activity bringing people into Waterville Valley during the winter. In the mid-1900's alpine skiing was done at Snows Mountain until the development of Mt. Tecumseh in 1966. Snows Mountain and The Finish Line Restaurant were popular gathering places. The Ski Area and currently Booth Creek has retained the ownership of Snows Mountain. Since the development of Mt. Tecumseh the use of Snows Mountain has diminished in the winter. During the summer months, when many residents and visitors are biking on the trails, the chairlift is used to get mountain bikers up to the top to access the trails from there.

Issues to Address

Developing alternate uses for Snows Mountain would benefit the town.

IV. Recreation Gaps and Needs to be filled

A. Introduction

An acceptable level of recreation services and activities exists with the Town. However, as we look 20 years into the future we need to consider a number of issues that must be addressed in planning for future recreation needs. These include.

- Ensuring that we set aside sufficient land to provide for necessary facilities.
- Ensuring that we maintain the unique identity and appeal of Waterville Valley by offering activities and facilities that are consistent with a natural mountain setting, are ecologically sound and maintain the friendly atmosphere of the valley.
- Working to ensure that we maintain Waterville as a premier destination resort that offers an integrated recreational program to town residents and guests.
- When practical, ensuring that all facilities are accessible to all of our visitors.

The following future “Recreation Gaps and Needs and recommendations” are summarized as follows.

B. Integrated resort

- Currently, there is no town organization or structure that is looking at the total recreation needs and offering in the valley consistent with the needs of a destination resort. The town should develop an organizational structure charged with planning and overseeing the development of the towns recreation needs.

C. Department of Culture and Recreation

- Re-create a teen center that is accessible , visible, and comfortable with supervision and programs appropriate for the teenage age group.
- Create at least one outdoor picnic area for the public to use with tables, chairs and an area for them to barbecue.
- Build a Ropes Course that is accessible to all groups visiting the Valley.

D. Curious George Cottage

- Establish programs fees and a source of donations to raise money to support the expansion of Cottage activities.
- Expand the space available for the educational program as needed.
- Construct an observatory with programming to support its use.

E. WV Ice Arena

- Continue to update and maintain the ice arena facilities
- Continue to explore opportunities to increase revenues.

F Skateboard Park

- Find a permanent space for the Skateboard Park.

G. Cycling/Biking

- Create a fully integrated bike path system to separate cyclists from pedestrians and autos.

H. Fishing: Ponds, Rivers & Streams

- Dredge out and maintain the stability of Corcoran's Pond, including repairing the dam.
- Continue to stock the ponds and rivers, including working with the New Hampshire Fish and Game and the Pemigewasset Chapter of Trout Unlimited to increase their support.
- Create a catch and release section of the Mad River.
- Restore the streams in the Valley to establish a better fish habitat

I. Trail System/Cross Country Skiing

- Work to continue to connect trails to form more loop trails for both hiking and cross county skiing. Create a barrier free trail on the Rivers Edge Trail. Link trails intersecting with West Branch Road (Connector trail) to Town Square coming through open space between Osceola Road and the Mad River and connecting with the 4th Fairway.
- Work with Land developers to ensure that the right of way for all existing trails are maintained as new property is developed.
- Continue to support the WVAIA in its very important efforts to maintain hiking trails within the valley.

J. White Mountain Athletic Club

- Increase public access to The WMAC

K. Golf

- Ensure that sufficient land is set aside to support a nine-hole golf course in the Valley.

L. Alpine Skiing/Snowboarding

- Work with the ski mountain to understand snow making water access issues. Support the ski mountain in its efforts to build snowmaking ponds.
- Work with the ski mountain to promote the Valley as a resort for both overnight and day guests.

M. Snows Mountain

- Develop alternate uses for Snows Mountain

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