



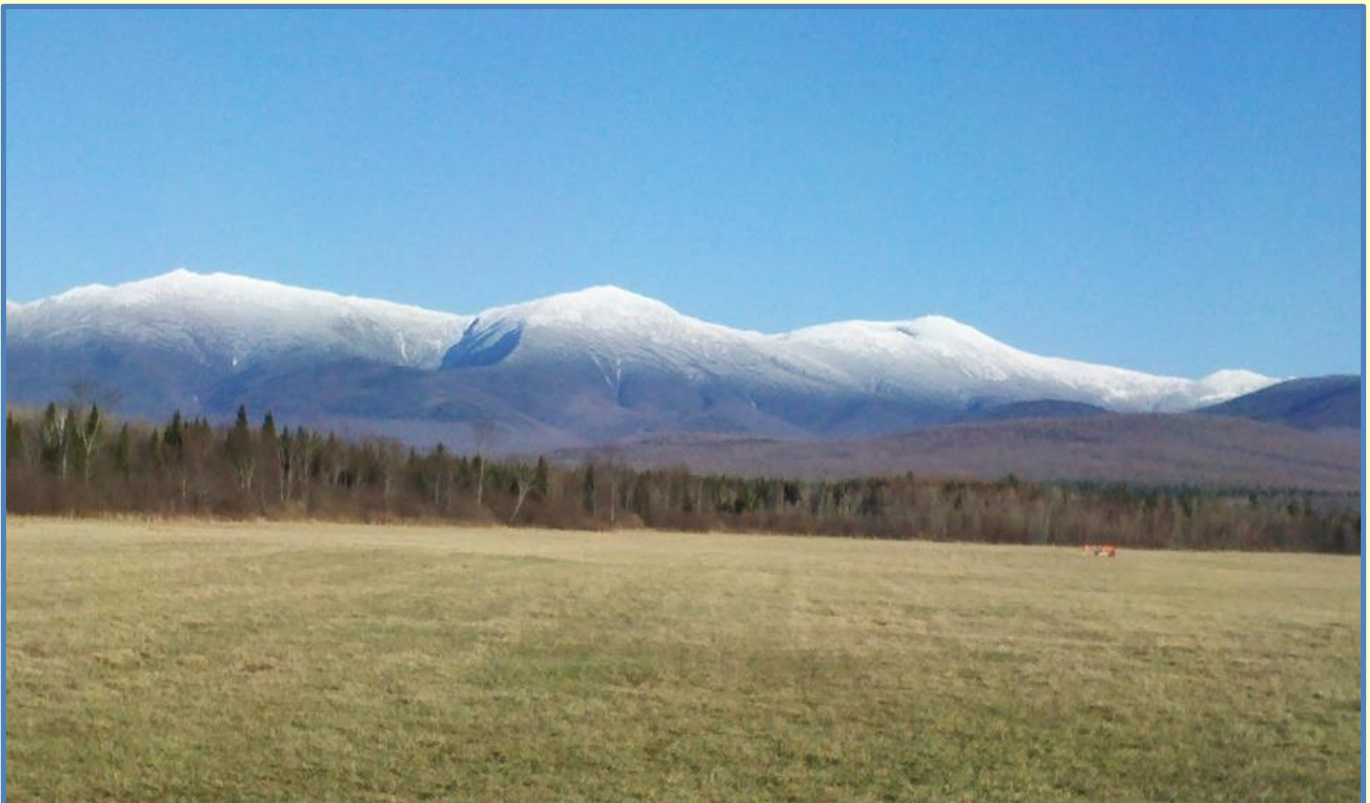
MASTER PLAN 2022



**JEFFERSON
NH**

Draft August 12, 2022

**For Public Hearing on
September 20, 2022**



“If you fail to plan, you are planning to fail.”

-Benjamin Franklin

“You can design and create, and build the most wonderful place in the world. But it takes people to make the dream a reality.”

-Walt Disney

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Presidential Range from Jefferson Meadows, MAPS

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INTRODUCTION

EXECUTIVE SUMMARY

The Jefferson Master Plan is designed to produce a community-wide document that will guide the growth and development for the next ten years and beyond. Building upon the town's prior Master Plan (adopted in 1998), the 2022 Jefferson Master Plan will further enhance the ideas envisioned for the town while considering the changes that have taken place locally, in the surrounding communities, and in the world. The resulting plan will help improve development stability and help ensure the community's economic well-being. The Master Plan will also assist in preserving the residents' physical vision for Jefferson.



The Jefferson Master Plan was developed per NH RSA 674:2; this RSA requires a community's Master Plan to include minimally:

“(a) A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.

(b) A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use.”

RSA 674:2 goes on to say that the Master Plan may also include other sections. In preparing this Master Plan, the Town of Jefferson has chosen to include the following chapters:

- | | |
|---|---|
| 1) <i>Land Use</i> | 8) <i>Recreation & Trails</i> |
| 2) <i>Transportation</i> | 9) <i>History, Culture & Historic Resources</i> |
| 3) <i>Community Facilities</i> | 10) <i>Regional Considerations</i> |
| 4) <i>Utilities, Public Services & Energy</i> | 11) <i>Plan Implementation</i> |
| 5) <i>Housing & Population</i> | 12) <i>Map Documents</i> |
| 6) <i>Economic Development</i> | 13) <i>Appendices</i> |
| 7) <i>Natural Resources, Hazards & Climate Change</i> | |

This Master Plan will guide the Planning Board in performing its duties and aid in designing and developing ordinances in areas under its authority. The Jefferson Master Plan will provide legal standing for future actions of the Jefferson Planning Board and will be maintained as a public record.

To visualize long-term growth for the community, the Master Plan considers past trends and anticipates future development and potential. The Master Plan guides the future; it is not an unbending tool. As new trends, regional development, technological advances, and viewpoints evolve, so may the visions and goals of this document. As a living document, changes as recommended by town officials and the community's citizens are anticipated and welcome.

VISION STATEMENT

Jefferson takes pride in its past and present – both young and old citizens treasure its history, parks, recreation, and scenic beauty. The small-town qualities of Jefferson are a hallmark of its existence and the reason why people live, work, and play in the community.

The town has worked to balance the inevitability of growth and the protection of its small-town character. Preserving this character will require meeting challenges in the local community and the region. Providing its residents with a safe and friendly environment in which to live, work, shop, learn, and play is also essential to the town's future.

A "Vision Statement" is designed to define what members of the community value most and is a shared image of what they want the community to become. A well-conceived vision statement is just one of the elements needed to form a forward-looking basis that provides the perspective necessary to make sensible decisions on community issues. Community vision statements are normally developed through a joint process that involves a wide variety of community residents, stakeholders, and elected officials.

A "Vision Statement" defines a preferred future. It is broad and may be idealistic, but it should be attainable.

Six vision principles emerged from the responses to the Community Survey, input from town boards, commissions, departments, and interested citizens:

- 1) Preserve the small-town feel of the community.
- 2) Encourage the well-planned development of small businesses, tourism, and cottage industries.
- 3) Maintain and protect the rural landscape, the scenic natural environment, the recreational opportunities, and the overall aesthetics of Jefferson.
- 4) Improve high-speed internet and cell coverage.
- 5) Strive to maintain or lower property taxes.
- 6) Promote tourism by encouraging the development of restaurants, small retail shops, and recreation opportunities to entice visitors to stay and explore.

GOALS

Goals for this Master Plan are incorporated into each chapter. Goals were determined by assessing the community's needs, the ideas and objectives expressed in the Master Plan Community Survey, and the Vision Statement above.

Goals identify what the town intends to accomplish - they help identify and prioritize the actions required to achieve the Vision. Subsequent chapters provide background, specific objectives, and steps to fulfill specific goals and objectives.

PLANNING HISTORY

The most recent Jefferson Master Plan was initially developed in 1998 and was amended in 2011. The Planning Board understood that the 2011 plan might no longer provide the guidance necessary to prepare for Jefferson's future and should be updated to comply with the state's 10-year recommendation. Recognizing the need for a new plan, the Planning Board reached out to private contractors to solicit bids for a complete update. The first meeting was held once the contractor, Mapping and Planning Solutions (MAPS), was chosen. Committee meetings began on July 9, 2019, and continued through the Covid-19 pandemic and 2022.

To begin the planning process, the Jefferson Master Plan Community Survey was developed and mailed to all taxpayers and residents of Jefferson. The survey was also promoted on the town's website and Facebook page, the Fire Department's Facebook page, and the Library website. Posters were placed in strategic locations throughout the community, such as the Old Corner Store and the Post Office. The initial survey mailing took place on November 25, 2019; a reminder email was sent to residents on January 9, 2020. Residents could mail the surveys back to the Town Hall or drop them off at either the Town Hall or the Public Library. Residents were also encouraged to fill out their community survey online.

The 44-question survey addressed multiple issues: land use; transportation; community facilities; utilities and public services; population and employment; housing and economic development; natural resources and natural hazards; recreation; history and culture; and regional considerations. In addition to the tabulated survey results, 45 pages of written comments were prepared for review by the Planning Board.

A total of 268 surveys were returned; 122 were completed online, and 146 were returned as paper surveys. The rate of return was determined using various methodologies, as shown in the chart to the right. Overall, the rates of return were felt to be high enough to provide a good representation of the townspeople.

| Rate of Return - Four Methodologies | | | |
|--|-----|------|-------|
| Returned Surveys vs. Population | 268 | 1107 | 24.2% |
| Returned Surveys vs. Surveys Mailed | 268 | 1103 | 24.3% |
| Returned Surveys vs. Registered Voters | 268 | 730 | 36.7% |
| Returned Surveys vs. Housing Units | 268 | 686 | 39.1% |

As a result of the Covid-19 pandemic in 2020, the Community Survey Results were not presented to the public. Copies of the presentation, along with comments from Question #44, which asked respondents, *"In 25 words or less, please describe your 'vision' of what Jefferson should be like ten years from now,"* were available for review on the town's website and various social media platforms. The results of the Community Survey are the base for this Master Plan, focusing on the opinions and concerns of the citizens of Jefferson. The PowerPoint presentation of the survey results is included in Appendix B of this plan.

Meetings were held to support the development of the Master Plan. Community input was encouraged throughout the meeting process using the town's website. When the final draft was completed, the plan was posted on the town's website and was followed up with a public hearing held on September 20, 2022, to hear remarks from residents.

A final copy of the Master Plan was prepared and adopted by the Planning Board on [REDACTED]. Copies of the Master Plan are held by the Town Clerk and the Planning Board. In addition, a copy is available at the Town Offices.

CURRENT PLANNING & REGULATORY DOCUMENTS

Town officials are fully aware of the risks and dangers to the public of uncontrolled and unregulated development. The necessary mechanisms have been implemented to ensure proper, thoughtful, and safe growth. The following is a list of regulatory mechanisms in Jefferson; these regulations are adjusted or amended as needed.

| | |
|--|--|
| Subdivision Procedures & Regulations | Adopted, 1987; Revised 2019 |
| Capital Improvement Plan | Adopted, early 2000s; Amended in 2019; Reviewed Annually |
| Capital Reserve Funds (Departmental) | Adjusted annually at budget time |
| Land Use Ordinance (Zoning) | Adopted, 1987; Revised 2005, 2011 & 2017 |
| Flood Ordinance (part of Land Use Ordinance) | Adopted, 1990; Revised, 2012 |
| Flood Insurance Rate Maps & Study (FEMA) | February 20, 2013 |
| Emergency Operations Plan | Adopted; September 9, 2019 |
| Hazard Mitigation Plan | Approved; March 8, 2019 |

ACKNOWLEDGMENTS

The Town of Jefferson would like to thank the following people for the time and the effort spent to complete this Master Plan. This plan would not exist without your knowledge and experience.

The following people have attended meetings or have been instrumental in completing this plan:

- Michael Meehan Planning Board Member, Chair
- Gil Finch..... Planning Board Member, Vice-Chair (former Chair)
- Jeffrey Young Planning Board, Chair (former)
- Gordon Rebello Planning Board Member (former)
- Donna Laurent Planning Board Member
- Mike Smith Planning Board Member
- Jason Call Planning Board & ZBA Member
- Robert Roy..... Planning Board Alternate Member
- Wayne Kellner..... Planning Board Alternate Member
- Charlene Wheeler Planning Board Secretary
- Kevin Meehan. Select Board & Planning Board Representative
- Norman Brown Select Board & Police Chief
- Chris Milligan..... Fire Chief & Sexton
- Linda Cushman Town Clerk
- Kathi Marshall Select Board Assistant (former)
- Amanda Simino..... Select Board Assistant
- David Govatski Conservation Commission
- Charles Mueller Conservation Commission
- Nancy DeCoursey Conservation Commission
- Will DeCoursey Conservation Commission

THE COMMUNITY OF JEFFERSON, NH

Jefferson is a beautiful community located in Coos County in northern New Hampshire. Jefferson is bordered to the east by Randolph and Kilkenny (Unincorporated Place), to the south by Carroll and Low & Burbank (Unincorporated Place), to the north by Lancaster, and to the west by Whitefield. Located in the White Mountains tourism region of New Hampshire, Jefferson's terrain includes forests, mountains, meadows, rivers and streams, and some of the most beautiful mountain vistas in the state.

A three-member Select Board governs the Town of Jefferson. The town's departments and commissions include, but are not limited to, Fire, Highway, Planning, Zoning, Library, and Conservation. The largest employer in Jefferson is Santa's Village, with 200+ employees.



Over the last 30 years, the population of Jefferson has increased. The population change from 1990 (960) to 2020 (1,043) increased by 83 according to US Census 2020; this represents a growth rate of approximately 8.65%¹. See *Chapter 5, Housing & Population*, for more information.

Jefferson covers approximately 50.1 square miles of land area and 0.2 square miles of inland water. The mountains of northern New Hampshire dominate the community while surrounding the meadowland along the Israel River. Mount Starr King's summit at 3,907' is the highest peak in Jefferson; the lowest elevation is 1,381' above sea level in the valley. See *Chapter 7, Natural Resources, Hazards & Climate Change*, for more information.

Community Snapshot

| Community Snapshot | | | | |
|--|---|--------|--------|--------|
| Census Population Data | 2020 | 2010 | 2000 | 1990 |
| Jefferson, NH - Census Population Data | 1043 | 1,107 | 1,008 | 960 |
| Coos County | 31,268 | 33,055 | 33,156 | 34,879 |
| Jefferson Population (*ACS 2016-2020) | 942 | | | |
| Elderly Population-% over 65 (*ACS 2016-2020) | 31.0% | | | |
| Median Age (*ACS 2016-2020) | 57.4 | | | |
| Median Household Income (*ACS 2016-2020) | \$56,155 | | | |
| Individuals below the poverty level (*ACS 2016-2020) | 3.5% | | | |
| Change in Population-Summer (%) | 200% (including Santa's Village & Fort Jefferson daily visitors) | | | |
| Change in Population-Winter (%) | 30% (snowmobiles, skiers, lodging) | | | |
| Housing Units (HUs) (*ACS 2016-2020) | | | | |
| Total Housing Units | 742 | | | |
| Occupied Housing Units | 487 | | | |
| Vacant Housing Units | 255 (includes occasional, seasonal, and recreational use housing) | | | |

¹ Economic & Labor Market Information Bureau, NH Employment Security, January 2021; Community Response 7/10/2019

| Community Snapshot | | | |
|--|--|-----------|-------------|
| Assessed Structure Value (2020-MS1) (2020 Town Report) | | | |
| Type of Structure | Value | 1% Damage | 5% Damage |
| Residential Buildings | \$73,477,100 | \$734,771 | \$3,673,855 |
| Manufactured Housing | \$3,342,900 | \$33,429 | \$167,145 |
| Commercial Buildings | \$11,197,000 | \$111,970 | \$559,850 |
| Eversource | \$6,081,300 | \$60,813 | \$304,065 |
| Portland Pipeline | \$2,832,000 | \$28,320 | \$141,600 |
| Tax Exempt Buildings | \$337,500 | \$3,370 | \$16,850 |
| Total | \$97,267,300 | \$972,673 | \$4,863,365 |
| Damage numbers are used to assess potential structure loss value estimates due to hazardous events | | | |
| Regional Coordination | | | |
| County | Coos | | |
| Tourism Region | White Mountains | | |
| Municipal Services & Government | | | |
| Town Manager | No | | |
| Board of Selectmen | Yes; elected | | |
| Planning Board | Yes; appointed | | |
| School Board | Yes; elected | | |
| Zoning Board of Adjustment | Yes; appointed | | |
| Conservation Commission | Yes; appointed | | |
| Master Plan | Yes; 1998; 2011 (amended) | | |
| Emergency Operation Plan (EOP) | Yes; September 9, 2019 | | |
| Hazard Mitigation Plan (HMP) | Yes; March 8, 2019 | | |
| Land Use Plan Ordinance | Yes; 1987/2005/2011/2017 | | |
| Subdivisions Regulations | Yes; 1987/2017/2019 | | |
| Capital Improvement Plan | Yes; reviewed annually | | |
| Capital Reserve Funds | Yes; Annual at budget time | | |
| Building Permits Required | Yes | | |
| Town Web Site | Yes; www.jeffersonnh.org | | |
| Floodplain Ordinance | Yes; Land Use Plan Ordinance | | |
| Member of NFIP | 15-Apr-86 | | |
| Flood Insurance Rate Maps (DFIRMS) | 20-Feb-13 | | |
| Flood Insurance Rate Study (FIS) | 20-Feb-13 | | |
| Memberships | New Hampshire Municipal Association | | |
| | North Country Council Regional Planning Commission | | |
| Percent of Local Assessed Valuation by Property Type - 2019 (NH Department of Revenue) | | | |
| Residential Buildings | 83.4% | | |
| Commercial Land & Buildings | 10.1% | | |
| Other (including Utilities) | 6.5% | | |

| Community Snapshot | |
|--|--|
| Emergency Services | |
| <i>Town Emergency Warning System(s)</i> | Emergency Notification System (ENS) |
| <i>School Emergency Warning System(s)</i> | Power Announcement |
| <i>Emergency Page</i> | No |
| <i>Facebook Page</i> | Fire Department |
| <i>ListServ</i> | No |
| <i>Local Newspapers</i> | Coos County Democrat; The North Woods Weekly; Caledonian Record; Colebrook Chronicle |
| <i>Local TV Stations</i> | WMUR (Concord - channel 9); WMTW (Portland - channel 8); WCAX (Burlington - channel 3) |
| <i>Local Radio</i> | WXXS 102.3 FM (Lancaster); WOTX 93.7 FM (Littleton), WPKQ 103.7 FM (North Conway), WFNQ 106.3 FM (Nashua); WHOM 94.9 FM (Mount Washington); NHPR 91.9 FM (Littleton) |
| <i>Police Department</i> | Three part-time officers |
| <i>Police Dispatch</i> | Troop F |
| <i>Police Mutual Aid</i> | NH State Police, Coos County Sheriff's Department, neighboring towns |
| <i>Animal Control Officer</i> | Police Department |
| <i>Fire Department</i> | Yes; paid call/volunteer; part-time Chief, 20 volunteers |
| <i>Fire Dispatch</i> | Grafton County Dispatch (Sheriff's Office) |
| <i>Fire Mutual Aid</i> | North Country Fire Mutual Aid District |
| <i>Fire Stations</i> | One |
| <i>Fire Warden</i> | Yes |
| <i>Emergency Medical Services</i> | Yes; Jefferson EMS |
| <i>EMS Dispatch</i> | Weeks Medical Center |
| <i>Emergency Medical Transportation</i> | Lancaster EMS |
| <i>HazMat Team</i> | None; contact Homeland Security |
| <i>Established EMD</i> | Yes |
| <i>Established Deputy EMD</i> | No |
| <i>Public Health Network</i> | North Country Regional Health Network |
| <i>Health Officer</i> | Yes |
| <i>Building Inspector</i> | Select Board |
| <i>Public Information Officer (PIO)</i> | No |
| <i>Nearest Hospital(s)</i> | Weeks Medical Center, Lancaster (8 miles, 25 beds) |
| | Littleton Regional Healthcare, Littleton (25 miles, 25 beds) |
| | Androscoggin Valley Hospital, Berlin (24 miles, 25 beds) |
| <i>Local Humane Society or Veterinarians</i> | Littleton Humane Society; Lancaster Animal Hospital |
| <i>Primary EOC</i> | Town Hall (generator) |
| <i>Secondary EOC</i> | Fire Station (generator) |
| <i>Primary Shelter</i> | Town Hall (generator) |
| <i>Secondary Shelter</i> | St. Agnes Catholic Church (no generator); The Chapel at Bellevue Barn (formerly the Odd Fellows Hall) (generator) |

| Community Snapshot | |
|--|---|
| Utilities | |
| <i>Town Sewer</i> | Private septic; one small sewage system for 8-10 homes |
| <i>Highway Department</i> | Yes; full-time Highway Foreman; one full-time |
| <i>Public Works Mutual Aid</i> | No |
| <i>Water Supply</i> | Private wells |
| <i>Waste Water Treatment Plant</i> | No |
| <i>Electric Supplier</i> | Eversource Energy |
| <i>Natural Gas Supplier</i> | None |
| <i>Cellular Telephone Access</i> | Yes; limited |
| <i>High-speed Internet</i> | Yes; limited |
| <i>Telephone Company</i> | Consolidated Communications |
| Transportation | |
| <i>Primary Evacuation Routes</i> | US Route 2, NH Routes 115, 115A & 116 |
| <i>Secondary Evacuation Routes</i> | North Road |
| <i>Nearest Interstate</i> | I-93, Exit 35-36 (21 miles) |
| <i>Nearest Airstrip</i> | Mt. Washington Regional, Jefferson (4,100 ft. asphalt runway) |
| | Berlin Regional Airport, Milan (5,200 ft. asphalt runway) |
| | Lebanon Municipal (93 miles) |
| | Portland (ME) International (112 miles) |
| <i>Nearest Commercial Airport(s)</i> | Manchester-Boston Regional (115 miles) |
| | |
| <i>Public Transportation</i> | No |
| <i>Railroad</i> | New Hampshire Central Railroad (freight occasionally) |
| <i>Portland Pipeline</i> | Oil pipeline; 18- and 24-inch lines (24" not active) |
| Education & Childcare | |
| <i>Elementary & Middle School</i> | Lancaster & Whitefield Elementary School grades K-8 |
| <i>High School</i> | White Mountains Regional grades 9-12 |
| <i>School Administrative Unit</i> | SAU 36 |
| <i>Licensed Childcare Facilities</i> | None (town) |
| Fire Statistics <small>(NH Division of Forests & Lands, Annual Fire Report & the Town of Jefferson)</small> | |
| <i>**Jefferson Wildfire Fire Calls (2020)</i> | Five trees/wires down; 4 structure fires |
| <i>Coos County Fire Statistics (2020)</i> | 14 fires, 4 acres |
| <i>State Forest Fires FY (2020)</i> | 113 fires, 89 acres |
| <i>*American Community Survey (ACS); Census Bureau 5-year average of randomly collected "long-form" census surveys, collected randomly and averaged over five years. Note: Census 2020 population for Jefferson is 1,043, while the ACS reported 942.</i> | |
| <i>**Incident responses; January 1-December 31, 2020; Jefferson Town Report, 2020</i> | |
| <i>Unless otherwise noted, information found in Table 2.1 was derived from the Economic & Labor Market Information Bureau, NH Employment Security, January 2021. Community Response Received 7/10/2019 https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/jefferson.htm</i> | |

CHAPTER 1: LAND USE

INTRODUCTION

The Land Use Plan Ordinance was adopted in 1987; at that time, land speculation and development were unusually high in the region. The 1998 Jefferson Master Plan states, “*The ordinance created two-acre zoning in a one zone town and a Board of Adjustment charged, along with the Planning Board (established in 1970), with regulation of development in Jefferson*”.²

Nearly every development-related action, whether it be a change in a lot line or the development of a 20-lot subdivision, can impact the land's utilization. Understanding what land uses currently exist and what is expected in the future can help ensure the vision of this Master Plan. Awareness of development trends and patterns and managing land use related to these trends are two of many tools the Planning Board can use to ensure the vision.

It is impossible to look at land use as an isolated issue. Although zoning and other regulations are generally the main focus, other factors, such as the community's geography and physical factors, the transportation system, the local and regional economies, and human factors, can affect land use and community development. All sections of this Master Plan relate in some way to land use.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #1. A – L: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU.

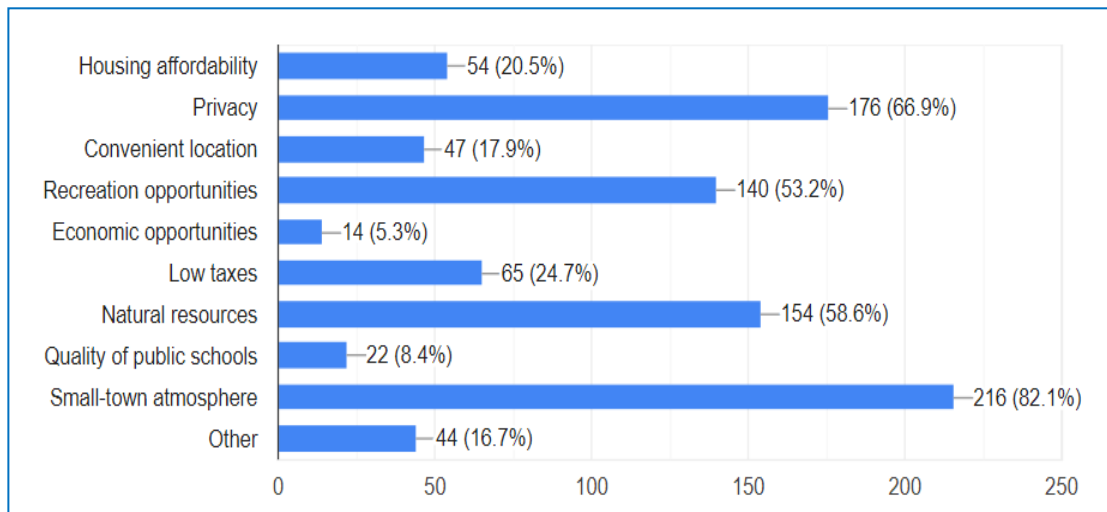
A range of 92.1% - 98.5% of respondents answered these twelve questions. Categories included Not Important, Somewhat Important, Moderately Important, Very Important, and Extremely Important. The most substantial evidence of importance was indicated for the Scenic Natural Environment, followed by Small Town Atmosphere and Internet Access.

| | | |
|---|----------------------------|----------------|
| A. Architecture of the Village | Moderately Important | (32.4%) |
| B. Arts & Culture | Moderately Important | (31.2%) |
| C. Business & Employment Opportunities | Moderately Important | (29.8%) |
| D. Community Spirit & Civic Organizations | Moderately Important | (31.8%) |
| E. Outdoor Recreation | Extremely Important | (40.7%) |
| F. Public School System | Moderately Important | (27.5%) |
| G. Communications Infrastructure | Extremely Important | (33.0%) |
| H. Real Estate Values | Extremely Important | (32.4%) |
| I. Scenic Natural Environment | Extremely Important | (72.1%) |
| J. Small Town Atmosphere | Extremely Important | (60.4%) |
| K. Internet Access | Extremely Important | (54.2%) |
| L. Proximity to Major Transportation Routes | Moderately Important | (34.0%) |

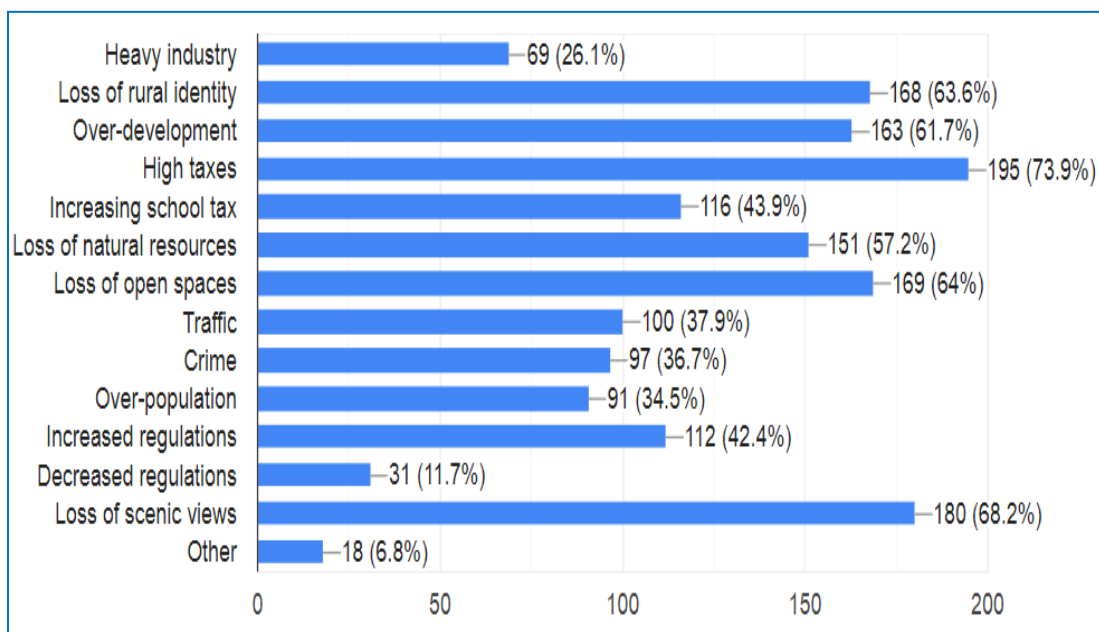
² Jefferson Master Plan, 1998; http://www.jeffersonnh.org/images/tjim/files/Master_Plan.pdf

QUESTION #2: WHY DO YOU LIVE IN JEFFERSON?

98.1% of the respondents answered this question (263/268). As shown in the chart below, the Small-town Atmosphere ranked as the number one reason people live in Jefferson; this was followed by Privacy, Natural Resources, and Recreation Opportunities.

**QUESTION #3: WHAT ARE YOUR GREATEST CONCERNS FOR THE FUTURE?**

98.5% of the respondents answered this question (264/268). High taxes, Loss of Scenic Views, Loss of Open Spaces, Loss of Rural Identity, and Over-Development were the five most significant concerns for the future.



QUESTION #4: ARE YOU FAMILIAR WITH THE TOWN'S SUBDIVISION, ZONING & BUILDING REGULATIONS?

94.8% of the respondents answered this question (254/268)

- **50.8% said No**
- 49.2% said Yes

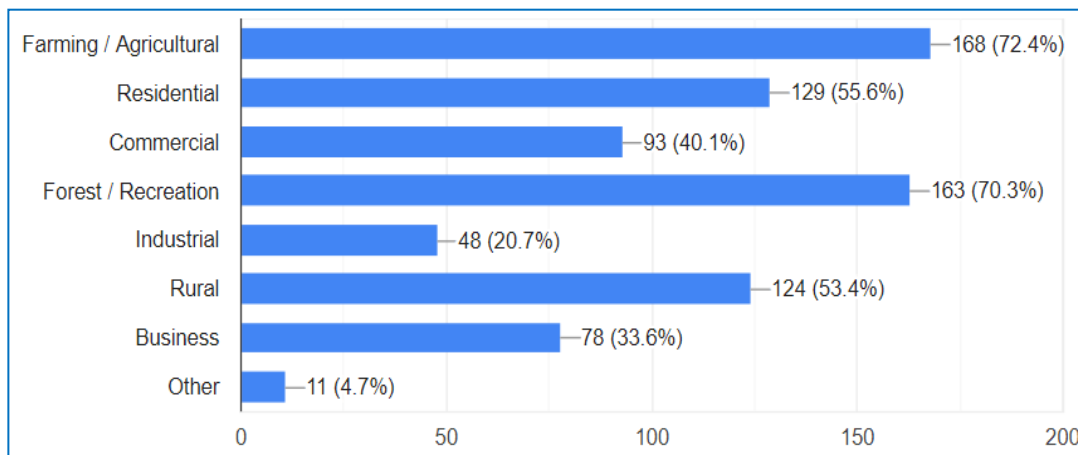
QUESTION #4A: DO YOU THINK THE TOWN'S SUBDIVISION, ZONING & BUILDING REGULATIONS ARE...?

97.0% of the respondents answered this question (260/268)

- 39.6% (103) said the regulations are Adequate
- 8.5% (22) said the regulations are Inadequate
- .03% (9) said the regulations are Excessive
- **48.5 % (126) said I do not know**

QUESTION #5: ARE THERE ANY TYPES OF ZONING YOU WOULD SUPPORT? (CHECK ALL THAT APPLY)

86.6% of the respondents answered this question (232/268). The primary zoning types that would be supported were Farming/Agricultural, Forest/Recreation, and Rural.

**QUESTION #6: ARE YOU SATISFIED WITH THE CURRENT MINIMUM LOT SIZE OF TWO (2) ACRES FOR SINGLE-FAMILY HOMES?**

96.3% of the respondents answered this question (258/268). Most respondents felt that the current minimum lot size is Just Right.

- **68.6% said the minimum lot size is Just Right (177)**
- 22.9% said the minimum lot size is Too Small (59)
- 8.5 % said the minimum lot size is Too Big (22)

FACTORS AFFECTING LAND USE

Geography & Physical Factors

The primary physical factors influencing land use in Jefferson are geography and topography. The 50.1 square miles of land that make up the town are situated on the northern edge of the White Mountain National Forest. The terrain ranges from pleasant, rolling farmlands and meadows to rugged mountain peaks. The Israel River carves a meandering pathway through Jefferson and the Meadows, creating a magnificent backdrop to view the Presidential Range of the White Mountains.

The richness of the soil and the spectacular beauty of the Israel River Valley brought pioneers to the area; early settlers capitalized on the area's extraordinary physical attributes. Initially, the land was used for farming, but the rocky terrain often made farming difficult. Owners of grist and sawmills took advantage of the Israel River. Sawmills were of great importance in the late 1800s and early 1900s when the region became the target of lumber barons hoping to get rich off the abundance of lumber on the slopes of the White Mountains.

As the Weeks Act (1911) and the establishment of the White Mountain National Forest (1918) caused the lumber industry to decline, tourism became the dominant industry in Jefferson. Railroads brought visitors from big southern cities directly to the White Mountains, making Jefferson a popular summer resort. The beauty of the Israel River Valley, with its spectacular view of Mount Washington and fresh, clean mountain air, changed how the land was and is used today. See *Chapter 7, Natural Resources, Hazards & Climate Change*, and *Chapter 9, History, Culture & Historic Resources*, for more information.

Transportation Factors

Development in Jefferson is scattered throughout the town, although much has occurred along the town's four major highways, US Route 2 and NH Routes 116, 115, and 115A. Jefferson Village was established on what is now known as US Route 2, near Route 115A; this route was commonly traveled by early settlers and merchants who traveled between the larger communities in the east and from commercial areas along the Connecticut River.

Development often occurs along a town's major highways, particularly if they connect to more populated areas. Decisive and clearly written regulations can help control land use along these highways and help the town avoid unwelcome development. See *Chapter 2, Transportation*, for more information.

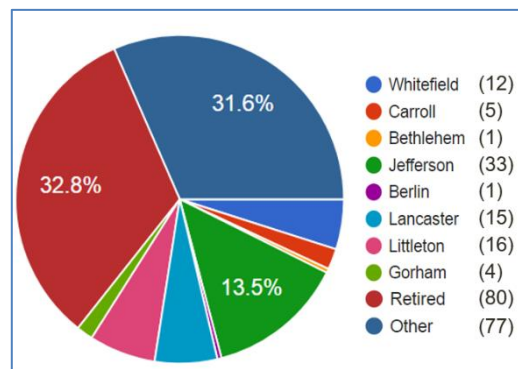
Economic Factors

Economic concerns in Jefferson, New Hampshire, and the United States in general over the past 10-12 years have also impacted land use and development. Although there was a housing boom in the early to mid-2000s, development trends and changes in land use slowed due to a weakened economy, particularly after the stock market crash in 2008. New home construction in Jefferson over the seven years from 2003 to 2009 averaged eight per year; during the nine years from 2010 to 2019, new home construction averaged 3.8 per year.³ During the Covid-19 pandemic, real estate interest and investment increased in virtually every community in the state. As the economy continues to recover from the 2008 recession and Covid-19, new development and requests for land-use changes will likely continue to increase.

³ Single-family new home estimates; City-Data.com; <http://www.city-data.com/city/Jefferson-New-Hampshire.html>

Today, tourism is still the major economic force in Jefferson, particularly around the ever-popular Santa's Village. This attraction, combined with the abundance of recreational opportunities in and around Jefferson, welcomes visitors to enjoy the White Mountains.

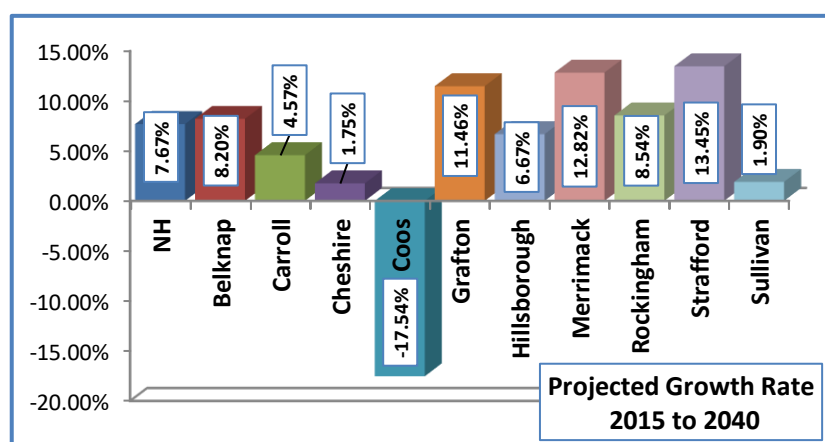
Question #42 asked, "Where do you work?" Survey responses indicated that approximately 67.2% of the respondents work in neighboring communities, while the remaining 32.8% indicate that they are retired. Affordable housing remains a problem in Jefferson, as it is throughout most of New Hampshire. See *Chapter 5, Housing & Population*, for more information.



Sudden surges of building activity could increase requests for new subdivisions. Consequently, new subdivisions and development increase the population and the demand for municipal and emergency services. Although these increases may not be considered advantageous by those who do not want development, they could bring in more tax revenue, which would benefit the town and its residents. See *Chapter 6, Economic Development*, for more information.

Human Factors

Human factors can also influence how the land is used. To sustain continued growth and development and attract and sustain new community members and businesses, the community needs to show at least a modest population increase over time. The graph below shows that the Office of Strategic Initiatives (OSI) projects a population reduction in Coos County; in contrast, the rest of NH's counties and the state are projected to increase in population⁴. The OSI report also projects that Jefferson's population will likely decrease from 1,108 in 2015 to 937 in 2040. Should projections change and the population in Jefferson increase rather than decrease, more pressure could be placed on town officials to address and regulate land use. Jefferson's population has hovered around 1,000, plus or minus one hundred, for many years. See *Chapter 5, Housing & Population*, for more information.



⁴ NH Office of Strategic Initiatives (OSI), September 2016, County Population Projections, By Municipality; <https://www.nh.gov/osi/data-center/documents/2016-subcounty-projections-final-report.pdf>

LAND USE REGULATIONS

Land Use Plan Ordinance

In 1987, recognizing that the first step in planning for the future is regulating land use, Jefferson created and adopted the Land Use Plan Ordinance. Since its adoption, numerous amendments have been added to address the community's changing needs. The "Purpose" for the Land Use Plan Ordinance is shown on the right.⁵ Jefferson does not have traditional zoning with definitive districts that must follow specific guidelines. The town allows residential use and other permitted uses by Special Exception.

Land Use Plan Ordinance

Article II

Purpose

In accordance with the provisions of NH RSA 674:16, this Ordinance is designed to guide and protect the development of Jefferson in a manner consistent with the wishes of its citizens and in accordance with the Master Plan. The purpose of this Ordinance is to promote the health, safety, economic and general welfare of the inhabitants of Jefferson; to protect the value of property; to prevent the overcrowding of lands; to conserve our natural resources; to avoid undue concentration of population; and to facilitate the adequate provisions of other public requirements. A combination of all or a number of factors, topographical, geological, climatological, historical and geographical, create an environment in the Town of Jefferson which is and can be of specific appeal to residential, agricultural, and conservation based developments. This Ordinance, therefore, is particularly designed to protect, preserve and encourage such developments.

Jefferson's Land Use Plan Ordinance includes the following Articles:

- Article ITitle
- Article IIPurpose
- Article IIIPermitted Uses: permitted uses & permitted uses by Special Exception
- Article IVLot size, setbacks, road frontage, & separation
- Article VGeneral Regulations: off-street parking, cluster, condominium & other developments, building height, slope limitations, pollution control, conservation, shoreland protection, building codes, and building in the FEMA floodplain
- Article VIAdministrative and Enforcement: approvals, enforcement & penalties
- Article VIIBoard of Adjustment
- Article VIIIAmendments, Saving Clause & Effective Date
- Article IXCluster Housing Development Plan
- Article XTelecommunications Equipment and Facility Ordinance

Subdivision Procedures and Regulations

Following Chapter 36: 19-29 & 34 of the New Hampshire RSA's, the first regulations were adopted in 1970 upon the formation of the Jefferson Planning Board. Since adoption, these regulations have been updated several times, the latest being in May 2019. The Subdivision Regulations guide the Planning Board in processing subdivisions, lot line adjustments, and land use changes. The "Purpose" for the Subdivision Procedures and Regulations is shown in the box to the right.⁶

Subdivision Procedures & Regulations

1.2 Purpose

The purpose of these regulations is: (1) to avoid scattered and premature subdivision of land which would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, or other public services, (2) to avoid an excessive expenditure of public funds for the supply of such public services, and (3) to provide for the harmonious development of the municipality and its environs in general, and to create conditions favorable to health, safety, convenience, and prosperity

⁵ Jefferson Land Use Plan Ordinance, Article II, Purpose, page 2

⁶ Jefferson Procedures and Regulations, Section 1, Authority and Purpose, 1.2, Purpose, page 3

Subdivision Procedures and Regulations include the following Sections:

- Section 1 Authority and Purpose
- Section 2 Definitions
- Section 3 General Procedure and Preliminary Consultation and Review
- Section 4 Application Notice and Public Hearing Requirements for all Subdivisions
- Section 5 Additional Requirements for Major Subdivision Application
- Section 6 Subdivision Plan Review
- Section 7 Standards
- Section 8 Miscellaneous Requirements and Information Concerning Final Approval
- Section 9 Flood Hazard Area Requirements
- Section 10 Administration and Enforcement
- Section 11 Developments of Regional Impact

PLANNING BOARD & ZONING BOARD OF ADJUSTMENTS

The Select Board first appointed the Planning Board in 1970; it functioned by state RSAs until the Land Use Ordinance was adopted in 1987. The Planning Board meets on the second and fourth Tuesday of each month. Six appointed members, a Board of Selectmen Representative, and up to five alternates make up the Planning Board. A Planning Board Secretary works part-time to assist the planning process. The Planning Board is responsible for subdivision approvals, lot line adjustments and mergers, recommendations for changes to ordinances, and master plan development. The Planning Board is appointed by the Select Board and can have up to seven members by state RSA.

A five-member Zoning Board of Adjustment (ZBA), also appointed by the Select Board, meets whenever they receive an application for a variance, special exception, equitable waiver of dimensional requirements, or appeal of an administrative decision. The ZBA, which includes a part-time secretary, will schedule hearings to discuss and rule on any referred issue. The ZBA renders decisions, often with conditions, and refers to the Select Board for further permitting and enforcement.

CURRENT LAND USE

Tax Revenue Assessment

According to the NH Department of Revenue Administration (DRA), the local assessed valuation of properties in Jefferson in 2019 indicates that 83.4% of taxation is derived from residential land and buildings, 10.1% is derived from commercial land and buildings, and 6.5% is derived from public utilities, current use and other.⁷

The table to the right shows that residential land and buildings generate the highest assessed values, indicating that land use in the community is predominately residential.

| 2020 Assessed Value | |
|--|---------------------|
| Residential Buildings | \$73,477,100 |
| Residential Land | \$30,997,100 |
| Commercial Land | \$11,894,606 |
| Commercial Buildings | \$11,197,000 |
| Electric Utilities | \$6,081,300 |
| Manufactured Housing | \$3,342,900 |
| Gas/Oil Utilities | \$2,832,000 |
| Current use | \$982,970 |
| Discretionary Preservation Easement, Farm Structures, Public Water Utilities, Mature Wood Timber & Other | \$0 |

⁷ Economic & Labor Market Information Bureau, NH Employment Security, January 2021, Community Response Received, 7/10/2019

Land in conservation should also be considered when determining land use. In Jefferson, 18.85 square miles, or 37.6% of the community, are conserved. Most of Jefferson's conserved land is federally owned and consists mainly of the Silvio O Conte National Fish and Wildlife Refuge (NFWR) and the White Mountain National Forest (WMNF). See *Chapter 7, Natural Resources, Hazards & Climate Change*, for more information.

Jefferson Land Use Applications 2011 -2021

Building activity has been slow in Jefferson since the Great Recession of 2007-2009. As indicated in the chart to the right, the busiest year for subdivision requests since 2011 was 2017.⁸ New home construction peaked in the mid-2000s.

Most current residential housing stock consists of single-family homes scattered throughout the town. In addition, Jefferson has been a desirable location for second homes for many years; this trend increased during the Covid-19 pandemic and will likely continue. Jefferson also has land available at reasonable prices relative to land costs in other areas of New England, making Jefferson an attractive option, particularly for those investing in vacation or retirement homes.

| Planning Board 10-year Activity Report | | | | |
|--|---------------|--------------------------|-----------|------------------|
| Year | Sub-divisions | Boundary Line Adjustment | Mergers | ZBA Applications |
| 2011 | 4 | 1 | 1 | 2 |
| 2012 | 0 | 1 | 2 | 6 |
| 2013 | 1 | 2 | 1 | 2 |
| 2014 | 4 | 1 | 2 | 4 |
| 2015 | 4 | 3 | 4 | 0 |
| 2016 | 1 | 2 | 1 | 4 |
| 2017 | 5 | 5 | 0 | 5 |
| 2018 | 1 | 2 | 0 | 2 |
| 2019 | 2 | 3 | 1 | 4 |
| 2020 | 1 | 2 | 0 | 1 |
| 2021 | 1 | 2 | 0 | 9 |
| 10-Year Totals | 22 | 20 | 12 | 29 |

Although land prices in northern New England are comparatively lower than in other parts of the region, affordable housing has increasingly become an issue in Jefferson and the US. In an effort to bring young people to the region, where pay scales are also relatively low, affordable housing should be addressed. Affordable housing was repeatedly mentioned in the responses from the Community Survey. See *Chapter 5, Housing & Population*, for more information.

Jefferson Village

Many of the town's remaining historic structures and architectural treasures are in or near Jefferson Village, for example, the Waumbek Cottages. Fortunately, many older homes and other structures have been renovated and are well-maintained by their owners. See *Chapter 9, History, Culture & Historic Resources*, for more information.

Commercial/Industrial Development

Santa's Village remains the town's most significant commercial operation, with approximately 200 employees. Other commercial establishments comprise a mix of enterprises including, but not limited to, a spa and wedding venue, trucking and logging operations, a dog-sled attraction, a convenience store, motels, home-based businesses, and a tree farm. See *Chapter 6, Economic Development*, for more information.

⁸ Data provided by the Jefferson Planning Board

Sand & Gravel Excavations

The Israel River, and the surrounding towns, were once part of “*glacial Lake Coos, formed as the glaciers receded 14,000 years ago.*”⁹ Jefferson Meadows is thought to have been on the bottom of this ancient lake. As a result, the community is likely to have significant sand and gravel resources. One small commercial gravel pit maintains a minimal operation, serving local contractors as needed.

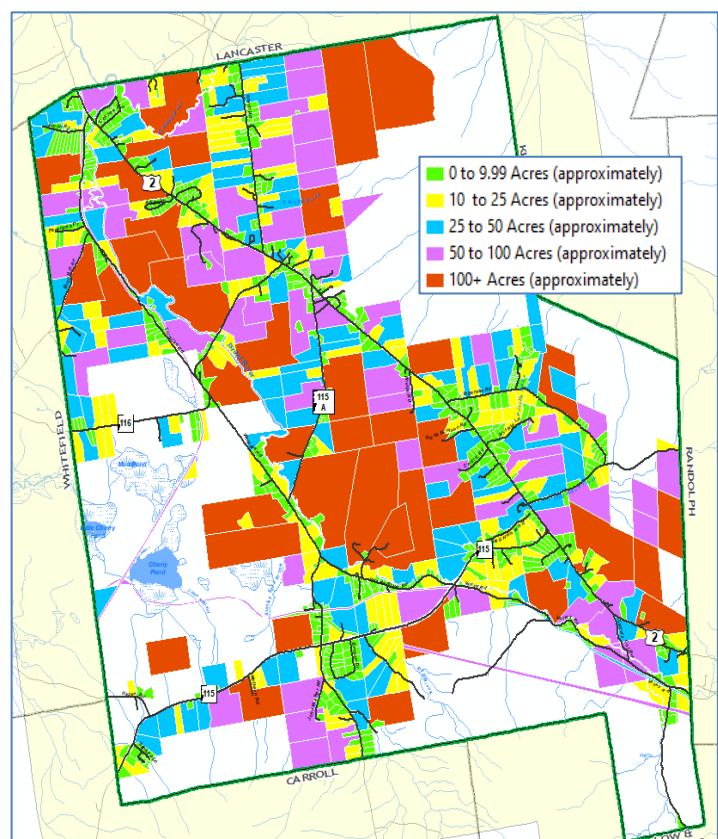
The state controls excavations under RSA 155-E, but towns retain most powers to regulate the removal of earth used as construction aggregate. Most state land use statutes do not give the Planning Board enforcement powers. However, excavations are an exception, where the Planning Board is the “regulator” and is also given enforcement powers under RSA 155-E. Excavations are discussed in Article III, Section D of the Land Use Plan Ordinance.

Open Space

Jefferson is fortunate to have a great deal of open space and undeveloped land, partially due to federal ownership. The federal government’s primary land uses in Jefferson include timber production and recreational activities.

The Community Survey identified outdoor recreation and rural character as the key elements defining Jefferson and why people live in the community. Keeping these open areas in mind while planning Jefferson’s future land use patterns is essential. Open space also helps reduce the costs of municipal services.

Many large private parcels are also scattered throughout the town. Through GIS analysis, 43 lots of 100 acres or more are not conserved. The GIS map snip to the right shows that many larger parcels would be considered land-locked, i.e., not accessible from an existing roadway. Roadways (including private roads) are shown by the black lines in the map snip. Conservation lands have been eliminated from this map. See *Map #1, Jefferson Parcel Map*, for more detail.



⁹ NH Historical Marker, Route 2, Lancaster, NH, Lake Coos and the Presidential Range

Current Use Assessment

New Hampshire RSA 79A, adopted in 1972, provides a property tax incentive to all qualifying landowners (generally owning more than 10 acres) who agree to maintain their land in an undeveloped condition. The assessed value of this land is based on its capacity to produce income in its current use and not its potential use, whether it is managed forest, farm, or unmanaged open space. Current Use Assessment has helped maintain Jefferson's rural character by keeping land open for productive forests and farms, recreational enjoyment, and wildlife habitat. The chart to the right shows the Current Use in Jefferson in 2020 per the NH Department of Revenue Administration.¹⁰

| Land in Current Use 2020 DRA Current Use Report | |
|---|-----------|
| Total Land Acres | 32,061.52 |
| Total CU Acres | 16,662.03 |
| Percent of Total Land Acres in CU | 51.97% |
| Number of Owners | 255.00 |
| Number of Parcels | 380.00 |
| Total Acres Receiving 20% Recreation Adjustment | 11,052.81 |
| Percent of CU Acres Receiving 20% Recreation Adjustment | 66.34% |

Soils

GIS analysis revealed 224 soil types in Jefferson; upon closer look, most of the soil in the community is sandy loam and very stony. Pillsbury, Peru, Sunapee, and Bucksport are the leading soil types by acre. In more general terms, the chart to the right indicates the farmland class of soils, with 72.09% of the soils-mapped land in Jefferson designated as "Not Prime Farmland"; this is most likely due to the steepness of the terrain. See *Map #2, Jefferson Soils Map, Farmland Class* for more detail.

| Soils Data | Acres | % of Land Area |
|---|--------|----------------|
| Area Mapped for Soils (excludes part of the WMNF) | 27,811 | 100.00% |
| Prime Farmland | 1,664 | 5.98% |
| Farmland of Local Importance | 5,453 | 19.61% |
| Not Prime Farmland | 20,048 | 72.09% |
| Farm Land of Statewide Importance | 646 | 2.32% |

Enforcement of Ordinances & Regulations

Jefferson does not have a Building Inspector or Code Enforcement Officer. The town has also not adopted the International Residential Code (IRC) and the International Building Code (IBC), which the State has adopted. However, building permit instructions state, *"The property owner and/or contractor is responsible for compliance with all State Building Codes RSA 155-A:2"*¹¹. The Select Board requires each proposed project to abide by all state-adopted codes and applicable National Fire Protection Agency (NFPA) requirements, and they must *"meet NH Department of Environmental Services (DES) standards"*¹² for sewage systems.

The Select Board requires residents and builders to submit a Building Permit, which requests a brief description of the project, the intended use, the type of construction with details, the estimated cost, and a sketch of the proposed project. Upon receipt of a building permit, the Select Board reviews the permit and consults with other town departments and boards as needed (Planning Board, Zoning Board of Adjustment (ZBA), Conservation Commission, Road Agent, and Fire Chief). Upon receiving an application for a variance, special exception, or equitable waiver of dimensional requirements, the ZBA will hold a hearing and render a decision before sending the application back to the Select Board. The Select Board then *approves*, *denies*, or *approves with stipulations* and returns a building permit to the applicant. Stipulations made by the Select Board and the ZBA must be adhered to and approved before the project begins. The Select Board retains the authority to enforce compliance for all land use in Jefferson.

¹⁰ <https://www.revenue.nh.gov/mun-prop/property/equalization-2020/documents/20-current-use-report.pdf>

¹¹ Jefferson Building Permit Requirements; [http://www.jeffersonnh.org/images/tjim/files/BP%20Instructions\(3\).pdf](http://www.jeffersonnh.org/images/tjim/files/BP%20Instructions(3).pdf)

¹² Jefferson Building Permit Application; <http://www.jeffersonnh.org/images/tjim/files/JeffersonBuildingPermit.pdf>

FUTURE LAND USE

In assessing future land use, the town must consider how land is currently being used and carefully plan to support the vision of its citizens.

Potential land use is generally assessed by removing areas of the community that are undevelopable such as roadways, conserved lands, floodplains, surface water, shoreland protection areas, and poorly drained soils, and then assessing the remaining potential. After eliminating conserved land, GIS analysis revealed the presence of 43 parcels in Jefferson over 100 acres and 67 parcels over 50 acres but less than 100. These large parcels have the potential to become future subdivisions, although factors such as steep slopes, surface water, accessibility to roadways, and poor soils could limit development. On the other hand, these parcels could become conserved land.

| Parcels NOT in Conservation | | |
|-----------------------------|----------------|------------------|
| Lot Size (acres) | Number of Lots | Total Acres |
| <5 | 496 | 1156.28 |
| 5-10 | 224 | 1492.58 |
| 10-20 | 137 | 1923.56 |
| 20-50 | 142 | 4532.06 |
| 50-100 | 67 | 4787.34 |
| >100 | 43 | 7126.15 |
| Totals | 1109 | 21,017.97 |

The Planning Board recognizes that property ownership has changed recently, possibly resulting from the Covid-19 pandemic. One current trend is that more people are seeking property ownership in rural New Hampshire communities like Jefferson, some to live and enjoy the peace and solitude, others to purchase properties to market as short-term rentals. Changing trends could result in more interest in large landlocked parcels and acceptance of new rights-of-way, enabling future large-scale subdivisions.

Survey respondents preferred future land use to remain residential and expressed their partiality to the 2-acre minimum lot size. The Planning Board manages future development by balancing the residents' desire to maintain the community's rural and scenic nature, as expressed in the Community Survey and the Vision for the town. The Planning Board works with the Conservation Commission and other entities to identify critical areas to protect wildlife and conserve the rural setting of Jefferson.

CHAPTER SUMMARY

Jefferson's general character and land-use priorities have remained much the same as when the last Master Plan was adopted. In part, the previous Master Plan stated, "...*There is sufficient land, if managed well, to accommodate modest, balanced growth in desirable enterprise and population while maintaining and enhancing the environment*". Residents continue to hope that Jefferson's small town, rural feel will remain intact while promoting suitable growth for the future.

The Land Use Plan Ordinance and the Subdivision Regulations are the most effective and commonly-used tools to affect future land use. The Planning Board should examine these documents regularly to ensure that they are consistent with the Vision of this Master Plan and what residents value most about living in Jefferson, as evidenced by the results of the Community Survey.

Community outreach and education are essential when planning future development and regulatory changes. The community may support an outcome but not fully understand the reasons behind an ordinance change or new land-use regulations. The Planning Board should do its best to publicize such discussions, invite public participation, submit articles to the town website, and hold informal events from time to time so that residents may be involved in shaping the future of Jefferson.

Present and future land use should be thoughtfully planned now and into the future to protect the impact on natural resources, the community's character, the critical infrastructure and key resources, housing affordability, the tax base, and the cost of providing services. Town officials should strive to balance the need for community development with the desire to maintain the rural character of Jefferson. The Planning Board, Select Board, Conservation Commission, Zoning Board of Adjustment, and other boards and committees endeavor to keep communication lines open and exchange ideas on land use matters.

GOALS

KEEP THE SMALL-TOWN FEEL

- Review ordinances, regulations, and other town-adopted plans to ensure they are compatible with the small-town nature of Jefferson
- Promote commercial and agricultural activities that support the small-town feel
- Maintain a tax base that supports the community without burdening residents or commercial ventures
- Continue to maintain and support funding for the local road system
- Maintain the current level of town services

MONITOR DEVELOPMENT

- Continue to review options that might allow for denser residential development of suitable parcels while encouraging open space retention
- Encourage cottage industries and home-based businesses throughout the community
- Encourage limited development of small businesses along US Route 2 that align with the town's ordinances and regulations, and the vision of this Master Plan
- Encourage additions and expansions of roads, rail, and utilities to follow existing corridors
- Encourage smart growth and reasonable subdivisions that are in line with the vision of this Master Plan
- Monitor the town's website and provide robust information for residents and visitors
- Maintain a friendly image for the town; create an image for name recognition
- Maintain membership in regional chambers of commerce and other organizations to promote the town
- Consider incentives to promote businesses that adhere to the principles of the vision of this Master Plan and which offer long-term benefits for the town and its residents

ENCOURAGE THE CONSERVATION OF OPEN SPACES

- Protect sensitive environmental areas to preserve scenic views and natural resources
- Continue to protect open space
- Offer public education programs to encourage residents to consider current use and the conservation of lands for public use

OFFER PUBLIC OUTREACH REGARDING THE TOWN'S REGULATORY PROCESSES & DOCUMENTS

- Provide public outreach sessions to familiarize residents with the Land Use Plan Ordinance, the Subdivision Regulations, the Building Permit process, and the Master Plan
- Continue to solicit ideas and input from Jefferson residents and landowners on future regulations and ordinances.

CHAPTER 2: TRANSPORTATION

INTRODUCTION

The location, diversity, condition, and efficiency of a town's transportation system directly affect the community and the region. The general mobility of the residents and visitors and the overall economic prosperity of a community are a function of a town's roads and transportation services. Good highways, road access, and pedestrian facilities compose the infrastructure that contributes to the quality of life for residents and visitors; good highways may also stimulate development. Transportation resources are crucial in land-use decisions; specific land uses may produce additional traffic, requiring expanding parts of the transportation network. Transportation connections to the outside world are also crucial to economic growth and access to goods and services not typically found in the town.

As transportation issues are better understood, the town may implement new traffic management systems and procedures, install traffic-calming techniques, relocate parking facilities, and create more walkable areas with crosswalk placement and pedestrian safety in mind.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #7: WHAT IS THE GENERAL CONDITION OF TOWN-OWNED ROADS IN JEFFERSON?

97.7% of the respondents answered this question (262/268)

- 13.0% rated Jefferson's town-owned roads as Excellent
- **59.5% rated Jefferson's town-owned roads as Good**
- 24.0% rated Jefferson's town-owned roads as Fair
- 3.5% rated Jefferson's town-owned roads as Poor

QUESTION #8: WHAT IS THE GENERAL CONDITION OF STATE-OWNED ROADS IN JEFFERSON?

98.5% of the respondents answered this question (264/268)

- 14.4% rated Jefferson's state-owned roads as Excellent
- **62.1% rated Jefferson's state-owned roads as Good**
- 20.8% rated Jefferson's state-owned roads as Fair
- 2.7% rated Jefferson's state-owned roads as Poor

QUESTION #9: WHAT ASPECTS OF THE TRANSPORTATION SYSTEM ARE CONCERNS?

91.4% of the respondents answered this question (245/268)

1. **51.8 % - Speed**
2. 44.9% - Truck traffic
3. 42.9% - Noise
4. 38.4% - General road maintenance
5. 37.1% - Bicycle safety

QUESTION #10: PLEASE INDICATE THE THREE (3) MOST CONCERNING PROBLEMS AND LOCATIONS IN THE TRANSPORTATION SYSTEM

50.3% of the respondents answered this question (135/268); below are the most common answers.

- Pedestrian crossing at Santa's Village
- Bicycle Safety
- Lighting (several roads)
- US Route 2 (speed, trucks, heavy traffic)
- Truck traffic & speed (multiple roads)
- The speed limit from Old Corner Store to Santa's
- Road Maintenance (multiple roads)

QUESTION #11: IS PARKING ADEQUATE AT OR NEAR TOWN FACILITIES?

96.3% of the respondents answered this question (258/268)

- **90.7% said Yes**
- 9.3% said No

QUESTION #12: IS HANDICAP PARKING ADEQUATE AT OR NEAR TOWN FACILITIES?

86.9% of the respondents answered this question (233/268)

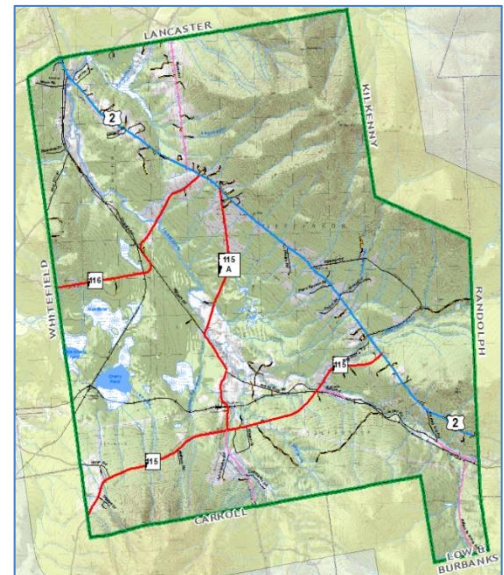
- **88.8% said Yes**
- 11.2%

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HIGHWAYS

Jefferson's major highways include US Route 2 and NH Routes 116, 115, 115A, and 115B. US Route 2 traverses the community from the Lancaster town line in the northwest to the Randolph town line in the southeast. US Route 2 is one of only a few major northern New Hampshire highways which handles a large volume of vehicular traffic. Tractor-trailer trucks, busses, campers, and motorcyclists use Route 2 to cross the state from Maine in the east to Vermont in the west.

Other well-traveled highways include NH Route 116, which travels from Route 2 near Jefferson Village to Whitefield, and NH Route 115, which travels from Route 2 to Carroll. Less-traveled state highways, Routes 115A and 115B cater to local traffic. These state-maintained highways provide easy access for residents to many communities and easy access to Jefferson for visitors from several directions without impacting the town's highway budget. See *Map #3, Base Map, Community Facilities & Highways* for more detail.



Jefferson Road's Map
Credit: MAPS; NH DOT GIS Data

Speed, truck traffic, and noise were the top three concerns in the transportation system, as expressed in the Community Survey. Busy locations can put extra strain on the community, but they can also bring commerce and visitors. Truck traffic through Jefferson, mainly on US Route 2, increases the noise and volume of Jefferson's transportation system. No additional traffic calming devices have been implemented except for standard mph signs.

Conversely, traffic brings commerce to Jefferson. The simplicity of Jefferson's highways allows for easy access to many of Jefferson's most visited sites, such as Santa's Village on US Route 2, pictured to the right.

There has been little change in overall transportation in Jefferson in the last ten years. However, there have been some increases in Average Daily Traffic (ADT) for all of Jefferson's primary roads, particularly near the Randolph Town Line on US Route 2 and at the Carroll Town Line on NH Route 115. The traffic report below contains data from the NH DOT taken at several sites in Jefferson.¹³



Santa's Village, Jefferson, NH
Credit: MAPS

| NH DOT Average Daily Traffic (ADT) Counts | | | | | | | | | | | |
|--|-----------------------------|------|------|------|------|------|------|------|------|------|---------------|
| Location | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 1-year Change |
| US 2 .07 miles west of Randolph Town Line | 4322 | 4272 | 4200 | 4419 | 4520 | 4585 | 4617 | 4781 | 4115 | 4657 | 542 |
| US 2 at Lancaster Town Line | 2900 | * | * | 2700 | 2708 | 2770 | 2701 | 2750 | 2439 | 2321 | -118 |
| NH 115 at Carroll Town Line | 3100 | * | * | 2800 | 2808 | 2873 | 3997 | 4069 | 3609 | 4110 | 501 |
| NH 116 South of US 2 | * | * | 1000 | 1026 | 1029 | 990 | 1003 | 1021 | 909 | 1017 | 108 |
| NH 115 east of Maple Lane | 3200 | * | * | 2800 | 2808 | 2873 | 3518 | 3581 | 3176 | 2185 | -991 |
| NH 115A North of Whipple Road | * | * | 840 | 862 | 865 | 685 | 694 | 706 | 723 | 809 | 86 |
| NH 115A south of Israel River Road | 540 | * | * | 540 | 542 | 554 | 959 | 976 | 866 | 508 | -358 |
| US 2 at Priscilla Brook | * | * | 2900 | 2975 | 2984 | 2716 | 2751 | 2801 | 1971 | 2206 | 235 |
| US 2 west of Kilkenny View Road | * | 6600 | 6772 | 2600 | 2608 | 2668 | 2629 | 2676 | 2374 | 2414 | 40 |
| NH 115 east of Shalom Drive | * | * | 2900 | 2975 | 2984 | 2590 | 2624 | 2671 | 3212 | 3594 | 382 |
| Israel River Road east of NH 115A | * | * | 210 | 215 | 216 | 208 | 211 | 215 | 249 | 279 | 30 |
| US 2 at Santa's Village | No data as of 5/5/2022 | | | | | | | | | | |
| Israel River Road west of NH 115 | No records after 1999 (200) | | | | | | | | | | |
| https://nhdot.ms2soft.com/tcds/tsearch.asp?loc=nhdot | | | | | | | | | | | |

¹³ <https://nhdot.ms2soft.com/tcds/tsearch.asp?loc=nhdot>

ROAD MILES AND CLASSIFICATIONS

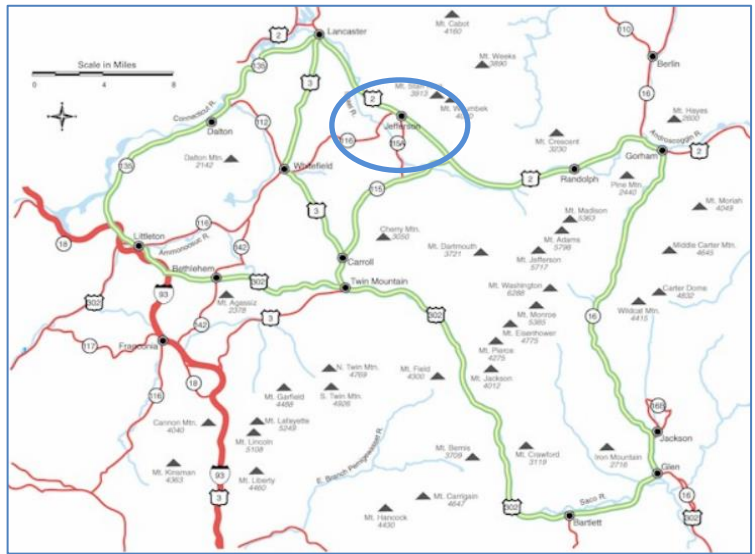
All New Hampshire roads fit into the NH DOT legislative road classification system. The table to the right shows general roadway classifications and indicates the types and miles of roadways in Jefferson using available GIS data¹⁴.

GIS data revealed that of the 21.80 miles of Class V town-owned roads, 18.86 miles are gravel, and 2.94 miles are paved. This combination of roadways provides a daunting task of upkeep for the Highway Department.¹⁵

| Highway Miles in Jefferson | | |
|---------------------------------|---------------------------|--------------|
| Class | Legislative Class Name | Miles |
| Class 0 | Private Road | 16.74 |
| Class I | State Highways (Numbered) | 9.75 |
| Class II | State Highways (Named) | 20.39 |
| Class III | Recreational Roads | 0 |
| Class IV | State Streets | 0 |
| Class V | Town Highways | 21.80 |
| Class VI | Unmaintained Highways | 2.32 |
| Class VII | Federal Highways | 0 |
| Total Miles in Jefferson | | 71.0 |

SCENIC BYWAYS

One National Scenic Byway, the Presidential Range Tour, passes through Jefferson as it makes a circuit through two of New Hampshire's most beautiful notches, Pinkham and Crawford. Two loops of the Presidential Range Tour travel through Jefferson; one loop runs from Gorham in the east to Lancaster in the west along Route 2, while the other makes its way from Carroll through Jefferson and back to Route 2 via NH Route 115.¹⁶ The map to the right shows the Presidential Range Tour (green line) through the White Mountains of New Hampshire. The blue oval indicates the location of Jefferson Village.



PUBLIC TRANSPORTATION

Air Transportation

Although Jefferson does not have a local airstrip, Mount Washington Regional Airport (MWRA) in Whitefield is approximately 8.7 miles from Jefferson Village. Services offered include self-service fuel, hangars and tie-downs, and lights. There is currently no regularly scheduled air service at the airport; however, there is future potential for a "commuter air or charter" service to be developed.¹⁷

Mount Washington Regional Airport Whitefield, NH

- Runways: 10-28 4001' x 75' Asphalt
- Right hand traffic pattern for runway 28
- Lighted: PAPI-10-, REILs-28 and 10, Pilot Activated, Rotating Beacon
- Radio Facilities: 122.8 UNICOM
- Bangor Flight Service RCO: 122.4 (1-800-WX-BRIEF)
- Boston Center: 135.7
- ASOS: 118.525
- Localizer: 109.5

¹⁴ <http://www.gencourt.state.nh.us/rsa/html/XX/229/229-5.htm>; GIS NHDOT Highway Data; NH Granit

¹⁵ It should be noted that the Jefferson Highway Department reported an estimated 30 miles of town-owned roadways, 25 miles which are gravel.

¹⁶ <https://www.nh.gov/dot/programs/scbp/tours/graphics/president.jpg>

¹⁷ Whitefield Master Plan 2019

Bus Service

Tri-County Transit, a division of Tri-County CAP (TCCAP), operates daily bus routes between Littleton, Jefferson, Lancaster, Gorham, and Berlin. The cost is \$3 or less per trip, with the lower prices resulting from multi-ride passes available to riders through the TCCAP business office.¹⁸ Although daily bus routes do not stop in Jefferson, “Door to Door Service” (D2D) is available to Jefferson residents, Monday through Friday, 8:00 AM to 4:00 PM. The Lancaster D2D bus route services Lancaster, Groveton, Northumberland, Whitefield, and Jefferson.

Door-to-door pickups with Tri-County Transit must be scheduled at least 24 or 48 hours in advance. Fares for D2D service are dependent on the pickup and drop-off locations. Medicare helps pay for transportation (in whole or by reducing the fee) to medical appointments.¹⁹

It is possible that many residents of Jefferson may not be aware of the availability of Tri-County Transit's door-to-door service. Public education about these services could benefit Jefferson's residents, particularly those seeking transportation to and from medical appointments. Flyers listing schedules and fares are available in six languages from Tri-County Transit.

No other bus service is available in Jefferson. However, it is noted that Concord Coach Lines runs a daily bus service to Concord and on to Boston-Logan Regional Airport from nearby Littleton and Gorham.

Rail

Availability of rail service has decreased substantially in the last 50 years throughout New Hampshire; many lines, particularly passenger rail lines, have been abandoned or are relatively inactive.

Jefferson was once part of a system of rail lines that traversed the North Country, primarily in support of the lumber industry. There are still active rail lines in Jefferson, which are periodically used to provide access to a train repair, maintenance, and storage facility in Stratford. Most of the old railbeds in Jefferson have been transformed into rail trails for hiking, walking, cross-country skiing, snowmobile, and dog-sledding trails. The State of New Hampshire maintains ownership rights of the rail trail overseen by the New Hampshire Bureau of Trails. Local snowmobile clubs maintain the snowmobile trail known as Corridor #12, which runs along the rail trail in Jefferson.

CHAPTER SUMMARY

According to the Jefferson Community Survey results, a total of 72.5% of the respondents felt that Jefferson's town-owned roads and highways are “excellent” or “good”; 76.5% of the respondents felt that state-owned roads are “excellent” or “good.” The primary roads through the town center are state roads maintained by the NH Department of Transportation (DOT). While there is not much Jefferson can do about those roads, Jefferson needs to maintain avenues of communication between the town and the state authorities. Issues such as traffic and speed through Jefferson Village and along US Route 2 are concerns that need the attention of NH DOT.

¹⁸ <http://www.tricountytransit.org/index.html>

¹⁹ <http://www.tricountytransit.org/medicaid.html>

In Question #10 and comments made elsewhere in the Community Survey, many respondents indicated a considerable concern about pedestrian traffic across US Route 2 at Santa's Village. The safety of pedestrians and drivers is at risk, particularly during the summer months and for the few weeks that the park is open during the Christmas Season. Also, some respondents indicated a desire to have better sidewalks along Route 2, in some cases suggesting that sidewalks be extended from the Old Corner Store to Santa's Village. Lastly, most respondents felt that parking in general and handicapped parking specifically are sufficient at town facilities.

GOALS

ADDRESS THE PEDESTRIAN PROBLEM AT SANTA'S VILLAGE

- Work with Santa's Village and NH DOT to improve pedestrian safety when crossing US Route 2 from the overflow parking area.

CONTINUE THE OVERALL MAINTENANCE OF THE TRANSPORTATION SYSTEM

- Provide a safe, functional, and well-maintained transportation system and plan. It should include roads, parking, sidewalks, and non-motorized opportunities.
- Monitor and assess culvert and drain capacity and improve Jefferson's roadways to protect them from flooding and unnecessary closures. (*Jefferson Hazard Mitigation Plan Update, 2019*)
- Cut limbs and branches to mitigate wind damage that may cause trees and limbs to block Jefferson's roadways. (*Jefferson Hazard Mitigation Plan Update, 2019*)
- Consider becoming an NH Public Works Mutual Aid Association member to expand emergency human resources and highway equipment capabilities. (*Jefferson Hazard Mitigation Plan Update, 2019*)
- Refer to and maintain consistency with the NH Long Range Transportation Plan.
- Refer to the New Hampshire Statewide Transportation Improvement Plan for the most up-to-date information regarding Jefferson's projects.
- Maintain membership and representation in North Country Council Regional Planning Commission and its Technical Advisory Committee (TAC).

REDUCE TRAFFIC SPEED AND NOISE ON US ROUTE 2 AND NH ROUTE 115

- Work with the Police Department to seek grant funding to obtain a portable speed monitoring sign(s).
- Purchase and deploy portable "Speed" signs to slow the speed of traffic on US Route two near the Old Corner Store and at Santa's Village.
- Work with the State to propose the limited use of Engine (Jake) Brakes in 30 mph zones.

EDUCATE RESIDENTS ABOUT THE AVAILABILITY OF DOOR TO DOOR SERVICE (D2D) THROUGH TRI-COUNTY TRANSIT

- Through public outreach, encourage Jefferson residents to make use of this service.

INSTALL AND MAINTAIN NEW SIDEWALKS TO ALLOW RESIDENTS SAFE WALKING

- Consider the installation and repair of sidewalks from the Old Corner Store to Santa's Village
- Consider installing and repairing sidewalks from the Old Corner Store to the former Jefferson Elementary School.

CHAPTER 3: COMMUNITY FACILITIES & SERVICES

INTRODUCTION

Like many small towns, Jefferson owns and operates a standard collection of community facilities. These facilities include the Town Offices, the Fire Station, the Transfer Station, the Highway Garage, the Historical Society, Cemeteries, and the Public Library. The town also provides cemetery care and maintenance of several recreational facilities. See *Map #3, Base Map, Community Facilities & Highways* for more detail.

On February 1, 2021, the Jefferson community lost a historic icon, the Jefferson Town Hall. As expected, this loss to the community was profound. The Town Hall, built in 1872, served as a focal point for town government, social activities, and gatherings of every sort.

Since the building's first use in 1872, family memories of events and gatherings centered around the large meeting hall in the oldest section. *"There's a lot of history that's lost,"* said Fire Chief Chris Milligan. *"First, the building itself, and documents,"* he told the Union Leader. *"They can never be replaced."*²⁰

A fire that reportedly started in the rear of the main building led to total devastation. Fortunately, the Fire Station, located next to the Town Hall, was saved.

The building has since been demolished, and the Town Offices have been moved to the former Jefferson Elementary School, now the Jefferson Town Office and Community Center. The photos to the right show the Town Hall before and during the fire; the Town Office section (top), the front of the facility (middle) taken from US Route 2, and on the evening of the fire (bottom).²¹



²⁰https://www.unionleader.com/news/safety/jefferson-town-hall-history-lost-to-fire/article_de64d74d-759e-5a48-8112-b0b69b389fc6.html

²¹ Top two photos taken by MAPS; bottom photo, https://www.unionleader.com/news/safety/jefferson-town-hall-history-lost-to-fire/article_de64d74d-759e-5a48-8112-b0b69b389fc6.html

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #13: DO ANY OF THESE DEPARTMENTS OR FACILITIES NEED ADDITIONAL FUNDING? (CHECK ALL THAT APPLY)

77.2% of the respondents answered this question (207/268). Of the 20 departments and services listed in the survey, the top eight that need additional funding with a greater than 25% response are indicated below.

- **High-speed internet (61.4%)**
- Cell Service (56.0%)
- Fire Department/Rescue (38.2%)
- Police Coverage (29.5%)
- Ambulance Coverage (31.4%)
- Library (28.0%)
- Recreation facilities & Programs (26.6%)
- Highway Department (25.1%)

QUESTION #14: WOULD YOU BE IN FAVOR OF A TOWN CODE ENFORCEMENT OFFICER / BUILDING INSPECTOR?

91.4% of the respondents answered this question (245/268)

- Yes (73 – 29.8%)
- **No (172 – 70.2%)**

QUESTION #15: WHAT ADDITIONAL SERVICES WOULD YOU LIKE TO SEE THE TOWN PROVIDE?

31.7% of the respondents answered this question (85/268). Although a relatively small portion of the respondents answered this question, the common threads in the response were:

- **Internet coverage**
- Cell coverage
- Better cable services
- Improved road maintenance
- Senior center & activities
- More robust (full-time) Police & Fire Departments
- Community activities
- Sidewalks

QUESTION #17: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, AND/OR FACILITIES ARE SERVING THE TOWN?

Questions 17.A-17.S asked respondents to provide their opinion on town services as *Excellent*, *Good*, *Poor*, or *No Opinion*. The services ranking the highest when Excellent and Good are combined are the Fire Department (80.9%), followed closely by the Tax Collector (79.8%), the Highway Department (78.1%), and the Town Clerk (78.0%). The services ranking lowest when analyzing Poor are High-Speed Internet (58.8%), Cell Service (50.6%), and Police Coverage (22.1%).

| Department or Service | Excellent | Good | Excellent + Good | Poor | No Opinion |
|--|-----------|-------|------------------|-------|------------|
| 17. A Board of Selectmen | 13.8% | 50.2% | 64.0% | 4.9% | 31.2% |
| 17. B Planning Board | 11.3% | 45.7% | 57.1% | 4.5% | 38.5% |
| 17. C. Zoning Board | 10.0% | 41.9% | 51.9% | 4.6% | 43.6% |
| 17. D Town Clerk | 31.2% | 46.8% | 78.0% | 4.0% | 18.0% |
| 17. E Tax Collector | 31.2% | 48.6% | 79.8% | 1.2% | 19.0% |
| 17. F Conservation Commission | 11.1% | 41.2% | 52.3% | 1.2% | 46.5% |
| 17. G Police Coverage | 4.9% | 38.5% | 43.4% | 22.1% | 34.4% |
| 17. H Animal Control | 2.9% | 27.7% | 30.6% | 9.1% | 60.3% |
| 17. I. Fire Department/Rescue | 39.8% | 41.1% | 80.9% | 1.6% | 17.5% |
| 17. J Ambulance Coverage | 17.6% | 50.2% | 67.8% | 4.1% | 28.2% |
| 17. K School Administrative Unit | 5.5% | 27.7% | 33.2% | 17.2% | 49.6% |
| 17. L Highway Department | 26.7% | 51.4% | 78.1% | 5.6% | 16.3% |
| 17. M Welfare Administration | 2.9% | 18.3% | 21.3% | 3.3% | 75.4% |
| 17. N. Library | 15.4% | 45.5% | 61.0% | 10.2% | 28.9% |
| 17. O Public Meeting Rooms | 7.6% | 43.7% | 51.3% | 14.3% | 34.5% |
| 17. P Cemetery Care | 23.0% | 46.1% | 69.1% | 1.6% | 29.2% |
| 17. Q Cell Service | 2.8% | 34.5% | 37.3% | 50.6% | 12.0% |
| 17. R Recreation Facilities & Programs | 4.5% | 45.5% | 50.0% | 12.4% | 37.6% |
| 17.S High-Speed Internet | 2.4% | 20.0% | 22.4% | 58.8% | 18.8% |



**Town of Jefferson
Town Office &
Community Center
Photo Credit: MAPS**

COMMUNITY FACILITIES & SERVICES

The Town of Jefferson Town Office & Community Center

The Town of Jefferson Town Office & Community Center, housed in the former Jefferson Elementary School, has undergone significant renovations to repurpose the building to accommodate several town departments and services. The heating and air-conditioning systems have been upgraded as part of the renovation. The Town Office houses the Select Board's Administrative Assistant's office and office space for the Town Clerk. The building's uses include space for other necessary town offices, i.e., Tax Collector, Supervisors of the Checklist, Planning Board, Zoning Board of Adjustment, and Conservation Commission. In addition, space at the Town Office building has been created for multiple all-purpose community spaces, the Jefferson Public Library, and the Jefferson Historical Society.

Six classrooms in the former elementary school were reconstructed to house the new facilities. Three classrooms have been assigned to the Library, and two classrooms have been assigned to the Historical Society. The final classroom and the school's library have been repurposed as offices for town employees. The cafeteria/gym will be used as the Community Room with access to the school's kitchen.

| Schedule of Town Property | |
|------------------------------------|--------------------|
| Name | Value |
| Town Hall, Lands & Buildings | \$285,000 |
| Furniture & Equipment | \$188,000 |
| Library, Land & Buildings | \$89,500 |
| Furniture, Equipment & Books | \$96,500 |
| Police Department | \$2,500 |
| Fire Department, Building | \$124,600 |
| Equipment | \$985,000 |
| Highway Department, Garage | \$117,500 |
| Equipment | \$556,605 |
| Parks, Commons & Playgrounds | \$120,000 |
| Gravel Pit | \$57,800 |
| Solid Waste Facility | \$82,000 |
| Cemeteries | \$134,700 |
| Deeded Property | \$336,500 |
| School Building | \$559,400 |
| 2020 Annual Report, page 18 | \$3,735,605 |

As a result of the fire at the old Town Hall, the current inventory of furniture and technology was limited. However, the Select Board's Administrative Assistant and Town Clerk's offices are fully operational. New office furniture and technology have been obtained to accommodate the needs of the remaining town office staff. The building plans include fiber optic internet, phone service, and a generator to support the building during long-term utility outages.

The Jefferson Town Offices and Community Center will likely be the designated location for the Emergency Operations Center (EOC) and the Primary Shelter. However, the EOC may be moved to the current Fire Station if and when a new apparatus building is constructed. A new apparatus building will likely result in retrofits to the current fire station to accommodate the Primary Emergency Operation Center (EOC) and office space for the Fire Chief.

The town maintains a Capital Reserve Fund (CRF) for building improvements. The overarching goal was to avoid using building improvement money from the CRF for the school's modifications. Funding for the town offices' improvements comes from multiple sources, such as the undesignated fund balance and \$297,000 appropriated at the Town Meeting in 2021. In addition, the Library trustees have obtained a significant new funding source to augment what is in the Library CRF; the Library is sharing a portion of the operating expenses of the building.

Jefferson Fire Department & Emergency Medical Services

The Jefferson Fire Department operates as a full-service, 24-hour a-day department. The department staff includes a part-time Chief, five additional fire officers, and 11 trained firefighters. In addition, five department members are trained in EMS and firefighting. All department members are paid-on-call, although most also freely donate their time to operate the department and improve its services.

The Jefferson Fire Chief is responsible for the administrative and command duties of the Fire Department, which operates one fire station near Jefferson Village on US Route 2. EMS and fire services are dispatched from the Grafton County Sheriff's Office, and the fire department is a Northern New Hampshire Fire Mutual Aid District member. The Lancaster Fire Department provides medical transportation. The Jefferson Firemen's Association holds fundraisers to assist with acquiring new equipment for the department. In 2020, the Association helped the department purchase battery-operated extrication tools.



*Jefferson Fire Department
Photo Credit: MAPS*

Jefferson Fire & EMS responded to 74 calls, most of which were EMS calls (37), according to the 2020 Annual Report. Ten calls were for motor vehicle accidents, four were for structure fires, and five were for trees/wires down. The remaining calls were a mix of mutual aid, EMS assists, and other miscellaneous responses.

As is the concern in many New Hampshire communities, the size of new apparatus often dictates the need for a new fire station. Although not officially approved, plans are in the making for a new six-bay, 100' x 67', apparatus building to be built on the site of the old Town Hall. The anticipated time frame for this new building is one to four years; the time frame is predicated on approval by the residents of Jefferson of the new building as a warrant article at a future Town Meeting. A shared-generator that survived the Town Hall fire will likely be capable of powering the Fire Station and apparatus building during future utility outages.

Although staffing levels in the Fire Department are adequate, one ongoing issue remains the availability of department members during daytime hours. The Fire Department's roster has gone from 35 just a few years ago to 23 today. This diminished roster is due to several reasons, such as the age of new residents (retirees) and the availability of affordable housing for newcomers and young people. In addition, about 90% of the department's members work in neighboring communities and are not available during the day. The Fire Chief stated that more firefighters and EMS personnel would help the department better meet the community's needs.

The current fire station, a 36' x 70' structure built in 1982, is structurally sound but does not provide adequate space for a modern fire department. With the proposed apparatus building, the space issue should be mitigated. In the meantime, the Fire Department has good phone, radio, internet, and cell coverage.

The department maintains three dry hydrants, one at the Waumbek Pool, another across from the Israel River Campground, and the third on 115A across from the former Cherry Pond Designs building. Other water resources, such as drafting sites on the Israel River, are available, but they can be difficult to access due to weather conditions on the ground. The installation of cisterns or water tanks in two locations (near the Town Garage in Riverton and the east end of town near US Route 2 and NH Route 115) would significantly enhance the department's ability to fight fires.

The Fire Department's equipment inventory is good and is on a rotating replacement plan. The department's long-term goals include replacing Engines 1 and 3. The town maintains a Vehicle Replacement and an Equipment Replacement Capital Reserve Fund (CRF); both CRFs work well to fund future equipment needs.

| Jefferson Fire Department – Current Rolling Equipment Inventory | | | |
|---|------------------|----------|---------------------------|
| Equipment | Model | Age | Expected Replacement Year |
| Engine 1 | Pumper | 28 Years | 2026 |
| Engine 2 | Pumper Tanker | 18 years | 2032 |
| Engine 3 | Mini Pumper | 41 years | 2024 |
| Tanker 1 | 3000 Gal. Tanker | 3 years | 2048 |
| Support Truck | Van | 8 years | 2043 |

The dedicated staff of the Jefferson Fire Department strives to provide fire safety, fire suppression, and medical services to the town's residents and visitors. The Jefferson Fire Department greatly appreciates the support it receives from town officials and the residents of Jefferson.

Jefferson Police Department

The Jefferson Police Department consists of three certified part-time officers, including the Chief of Police. Law enforcement is dispatched from Troop F in Carroll (Twin Mountain), NH, and mutual aid is provided by the NH State Police and neighboring towns. The Police Department is also responsible for animal control.

The primary role of the Jefferson Police Department is the response to minor local calls for services. The NH State Police handle most of the significant calls out of Troop F. For special occasions, such as Fourth of July events, the NH State Police are called in to assist. Welfare checks, often as recommended by mail carriers, and issues related to animal control are part of the Police Department's responsibilities. Requests or notices to service Jefferson's taxpayers make up most of the Police Department's responsibilities.

The town provides uniforms, protective equipment, portable blue lights, and funding for continued training for the Police Department. The department owns a hand-held radar gun and a portable radio. Jefferson Police Officers do not patrol the community; however, officers are reimbursed for their mileage and time after responding to incidents in personal vehicles.

The Police Chief reported that the annual budget for the department is more than adequate for the services rendered. In addition, the current staffing and equipment are sufficient, and no long-term needs were identified.



Renovations at the Jefferson Town Office
 Photo Credit: <https://jeffersonnh.org/public-notice-2/>

Jefferson Highway Department

The Jefferson Highway Department works a regular 40-hour schedule but is available 24/7 as needed. The department staffs a full-time Highway Foreman and one additional full-time employee. If needed, two part-time reserve employees can assist during the winter months. Staffing at the Highway Department is adequate, and no additional staff hirings are anticipated in the near future.

Duties performed by the Highway Department include grading roads, vehicular repair and maintenance, filling potholes, cold patching, repairing or replacing culverts, and cleaning ditches. Posting load limits and road closings also fall under the responsibilities of the Highway Department. Heavy equipment and human resources at the Jefferson Highway Department are crucial during emergencies.

| Jefferson Highway Department - Current Rolling Equipment Inventory | | | |
|--|-----------|------|-----------------------|
| Equipment | Model | Year | Estimated Replacement |
| John Deere Grader | 770B | 1990 | 8-10 years |
| John Deere Backhoe | 310 | 2018 | 25-30 years |
| John Deere Excavator | 75D | 2015 | 25-30 years |
| Western Star Dump Truck & Plow | 4700 | 2019 | 10-15 years |
| Dodge Dump Truck & Plow | 550 | 2012 | 5-8 years |
| International Dump Truck & Plow | Work Star | 2007 | 0-1 year |

Overall, the equipment used by the Highway Department is adequate to meet its needs. The department's equipment is in good condition; some equipment, particularly the newest, is in excellent condition. A short-term goal of the department is to purchase a brush mower for the excavator to assist in the clean-up, mitigation, and management of debris. Good, durable equipment is vital to the department's operations and the upkeep and maintenance of Jefferson highways. The Highway Department maintains 30 miles of roads, 25 miles of which are gravel.²²

The Jefferson Highway Garage is a 50' x100' structure located on US Route 2 in the Riverton area of Jefferson. The original construction of the building and modifications have been done piecemeal and often have involved recycled material. A heating system has been installed in the garage; however, new windows and doors would help minimize heating costs. In addition, with water but no septic system, the garage has no bathroom facilities. An emergency generator would also have a beneficial impact during power outages.



Jefferson Highway Garage
Photo Credit: MAPS

Although the highway crew can make things work, the size of the garage makes it difficult to get the equipment indoors, mainly if plows are being used. A newly built structure or an addition to the current facility would help alleviate many of the issues in the building.

No significant challenges are impacting the work done by the Highway Department; however, the need for gravel to maintain and improve gravel roads is never-ending. Improvements to several dirt roads and the five railroad crossings on Turnpike Road are among the department's future and ongoing projects.

²² This mileage is more than the mileage determined using GIS. It is likely that locally provided mileage estimates are more accurate than current GIS data layers.

The Highway Department strives to support the citizens of Jefferson through the safe operation, proper maintenance, and future development of highways and supporting infrastructure in a cost-conscious manner without sacrificing quality. The department appreciates the support received from town officials and the efforts taken over the last 15 years to improve the department and Jefferson's roads.

Jefferson Transfer Station

The Jefferson Transfer Station, located off NH Route 116, is open Wednesdays from 12 Noon to 5:00 PM and Saturdays from 8:00 AM to 5:00 PM. Additionally, the transfer station is open from Father's Day to Columbus Day on Mondays from 12 Noon to 5:00 PM. The town is a member of the Androscoggin Valley Regional Refuse District with other communities.

The Select Board manages the transfer station, which two part-time attendants operate. Equipment at the transfer station includes a compactor and containers to hold the town's refuse. In 2020, municipal waste equaled 292 tons, recyclables equaled 1.5 tons, and 600 tires were recycled. The town maintains a Capital Reserve Fund for landfill closure if needed.

The long-term goals of the transfer station are to increase the Capital Reserve Fund for landfill closure and operate within state guidelines to service the residents of Jefferson. Future considerations may be given to purchasing a small baler and revamping the station to create an enclosed area. The public is encouraged to pre-sort the items they bring to the transfer station and arrive better prepared to reduce delays during open hours.

Cemeteries

The Sexton is responsible for maintaining seven town-owned cemeteries, including two that had once been family-owned. Maintenance duties include spring clean-up, mowing, trimming, brush removal, and lot restoration as needed. As time and funds allow, the Sexton cleans and repairs headstones but may hire outside contractors to assist. Also, the Sexton provides burial services in each of the cemeteries.

Although seven cemeteries are listed in the 2020 Annual Report (see chart to the right), it is estimated that there are several other family-owned cemeteries in Jefferson.

| Cemetery | Expenses in 2020 |
|----------------------------|------------------|
| Starr King | 1,332 |
| Indian Cemetery | 643 |
| Hillside Cemetery | 2,988 |
| Forrest Vale | 2,689 |
| Riverton Cemetery | 1,080 |
| Kilkenny View | 200 |
| Kilkenny P/R | 820 |
| Employer FICA & MED | 63 |
| Wentworth Reed | 595 |
| Cemetery Supplies | 130 |
| Total Expenses 2020 | 10,540 |

From time to time, the Zoning Board of Adjustments receives requests for new private family cemeteries; there have been 4-5 requests over the last ten years. State law (Title XXVI, Chapter 289:3) indicates that *"No cemetery shall be laid out within 100 feet of any dwelling house, schoolhouse or school lot, store or other place of business without the consent of the owner of the same, nor within 50 feet of a known source of water or the right of way of any classification of state highway."*²³ The law states, *"Burials on private property, not in an established burial ground, shall comply with local zoning regulations."*²⁴

²³ Title XXVI, Cemeteries; Burials; Dead Bodies, Chapter 289 Cemeteries, Section 289:3, Paragraph I

²⁴ Title XXVI, Cemeteries; Burials; Dead Bodies, Chapter 289 Cemeteries, Section 289:3, Paragraph III

The town has decided to allow new private cemeteries and determine maintenance responsibilities. Clearly defined regulations on building new cemeteries and the long-term maintenance responsibilities are essential to control future growth and cemetery management.

Jefferson Public Library

The Jefferson Public Library has completed its move to the Jefferson Town Offices and Community Center (former elementary school), and the library trustees have made considerable improvements to make the library larger and more accommodating for the residents of Jefferson. The Library's Mission Statement states, *"The Jefferson Public Library is committed to supporting Jefferson residents in a lifelong enjoyment of reading and learning. The library seeks to become an essential part of the community by providing materials and services of popular interest to our residents and by promoting an enriched, informed, and connected community."*²⁵



Former Jefferson Public Library

Photo Credit: <http://www.myjeffersonlibrary.com/>

The Jefferson Public Library Board of Trustees meets on the second Tuesday of the month at 6:30 PM, with no meeting scheduled during July and December. Additional meetings are held "as needed" to address current issues.

Unlike other communities whose libraries were funded by wealthy donors or organizations, the Jefferson Public Library was created by *"the determination of a young man of very modest means...who was a voracious reader"*.²⁶ Abner Davis convinced the town to use the old schoolhouse as the library. Mr. Davis helped convert the old schoolhouse and served as the librarian and a trustee until he died in 1925. Mr. Davis encouraged others, including visitors, to donate books, thus starting the library collection.

The Jefferson Public Library maintains a collection of adult fiction, audiobooks, non-fiction, young adult fiction, DVDs, and children's books. In addition, the Children's Room offers unique activities, story hours, and craft projects planned to benefit Jefferson's younger population. The Library is also part of the New Hampshire Downloadable Books Consortium. Regular library hours at the Jefferson Community Center have been established and are posted on the Library's website.

Recent donations and grants position the Library to have a grand opening with the town when all of the improvements have been completed at the Jefferson Town Offices & Community Center.



Getting ready for the New Library Space

Photo Credit:

<https://www.facebook.com/JeffersonPublicLibraryNH>

²⁵ Jefferson Public Library; <http://www.myjeffersonlibrary.com/library-trustees.html>

²⁶ WMUR, Chronicle; <http://www.myjeffersonlibrary.com/library-trustees.html>

Schools

Due to low student enrollment and high operating costs, the White Mountain School District closed the Jefferson Elementary School at the end of the 2017-2018 school year; enrollment had dropped from 67 students in 2010-2011 to 46 students in 2017-2018. Jefferson students now attend other schools within the White Mountains Regional School District.

Students in grades 9-12 attend the White Mountains Regional High School (WMRHS); younger students attend either Lancaster or Jefferson Elementary, depending on geography and parental choice. The cost per student to attend schools in the district is determined by dividing the town's valuation by the number of students enrolled as of October 1st in any given year.

The White Mountains Regional School District operates three schools, Whitefield Elementary, Lancaster Elementary, and the White Mountains Regional High School (WMRHS). The District's Mission Statement states, *"The White Mountains Regional School District uses our collective resources to educate responsible and ethical citizens who are academically, socially, and physically prepared to meet the needs of our community in an ever-changing world."* The White Mountains Regional School District operates a budget of more than 23 million dollars.

Student enrollment in the district has declined in the last ten years. As seen in the chart below, since the 2010-2011 school year, enrollment has dropped by 190. Likewise, the enrollment of students from Jefferson has also declined; Jefferson's enrollment has dropped from 140 in the 2010-2011 school year to 103 in the 2021-2022 school year.

| Towns | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|--------------|--------------|
| Carroll | 75 | 79 | 72 | 76 | 72 | 70 | 61 | 63 | 58 | 60 | 60 | 59 |
| Dalton | 139 | 138 | 137 | 126 | 123 | 124 | 130 | 124 | 123 | 109 | 114 | 102 |
| Jefferson | 140 | 138 | 142 | 136 | 125 | 120 | 132 | 131 | 126 | 114 | 117 | 103 |
| Lancaster | 525 | 522 | 489 | 515 | 489 | 477 | 472 | 434 | 415 | 413 | 439 | 421 |
| Whitefield | 303 | 290 | 290 | 300 | 286 | 283 | 278 | 272 | 285 | 255 | 275 | 277 |
| Vermont | 32 | 31 | 32 | 27 | 27 | 25 | 33 | 32 | 32 | 45 | 49 | 62 |
| Totals | 1,214 | 1,198 | 1,162 | 1,180 | 1,122 | 1,099 | 1,106 | 1,056 | 1,039 | 996 | 1,054 | 1,024 |

Jefferson Historical Society

The Jefferson Historical Society has moved its offices and museum artifacts to the Jefferson Town Offices & Community Center. The Society operates as a 501C non-profit organization.²⁷

As stated in Chapter 9, the Historical Society Museum houses a collection of exhibits, bringing the history of Jefferson to life. Exhibits at the museum cover many aspects of Jefferson's history, from the town's founding by Colonel Whipple to the Waumbek Grand Hotel, the infamous Cherry Mountain Slide, and notable residents of Jefferson such as Thaddeus Lowe (see Chapter 9).

The society holds monthly meetings and opens the Museum on Thursdays and Sundays, 1-4:00 PM from June through Columbus Day.²⁸ These hours may change once the society and museum have moved to their new location.

²⁷ <https://jhsnh.org/about-jefferson-historical-society/>

²⁸ <https://www.facebook.com/JeffersonHistoricalSocietyNH/>

CAPITAL RESERVE FUNDS

Capital Reserve or Expendable Trust Funds allow a town to set aside money for future construction projects, equipment purchases, or other significant projects. These funds are deposited in the NH Public Deposit Investment Pool (NHPDIP). NHPDIP was established in 1993 pursuant to RSA 383:22-24 to allow “...*New Hampshire public entities, including but not limited to towns, cities, counties, SAUS, school districts, trustee of trust funds, agencies, authorities, commissions, and the State an option for investing funds in a program that focuses on safety, liquidity, and a competitive return.*”²⁹

Jefferson maintains a variety of Capital Reserve Funds, as shown in the table to the right.

| NH Public Deposit Investment Pool (NHPDIP) Capital Reserve & Expendable Trust Funds | | | |
|--|--------------|----------------------|----------------|
| Name of Capital Reserve Fund | 2020 Funds | Voted to Add in 2021 | New Fund Total |
| #1 Highway Vehicle | \$74,745.66 | \$35,000.00 | \$109,745.66 |
| #3 Dump Closure | \$165,632.49 | \$2,000.00 | \$167,632.49 |
| #4 Bridge Repair & Maintenance | \$165.75 | \$0.00 | \$165.75 |
| #6 Fire Truck | \$63,431.81 | \$15,000.00 | \$78,431.81 |
| #7 Buildings | \$97,360.34 | \$25,000.00 | \$122,360.34 |
| #9 Highway Repair | \$10,735.87 | \$5,000.00 | \$15,735.87 |
| #10 Transfer Station | \$8,172.39 | \$2,000.00 | \$10,172.39 |
| Perambulating Town Lines | \$17,653.42 | \$0.00 | \$17,653.42 |
| Town Library Fund | \$283,224.08 | \$0.00 | \$283,224.08 |
| Athletic Trust Fund | \$8,090.22 | \$3,000.00 | \$11,090.22 |
| Cemetery Maintenance Fund | \$23,866.50 | \$5,000.00 | \$28,866.50 |
| Fire Dept. Equipment CRF | \$8,656.75 | \$5,000.00 | \$13,656.75 |
| Fire Station CRF | \$36,257.43 | \$5,000.00 | \$41,257.43 |
| Jefferson Municipal Center | \$1,000.00 | \$1,000.00 | \$2,000.00 |
| Total Funds in NHPDIP | \$798,992.71 | \$103,000.00 | \$901,992.71 |
| Page 23, Annual Report for the Town of Jefferson, 2020 | | | |

JEFFERSON HOG REEVE

Although the Jefferson “Hog Reeve” is not a community facility, the election of a Hog Reeve is a leftover practice from previous times. During early settlement days, “*Settlers often let livestock graze in the woods around their fields, or on the town “common.” Even if these animals were fenced, early fences were often inadequate to restrain stray animals. As a result, each town chose a hog reeve, who assumed custody of livestock that strayed into cultivated fields.*”³⁰

While it is not needed in reality, The Town of Jefferson continues electing a Hog Reeve today to maintain the tradition. Jefferson male residents married in the previous year are added to the town ballot from which the Hog Reeve is chosen. This fun tradition continues.

CHAPTER SUMMARY

In summary, the Town of Jefferson adequately provides its citizens with the services and facilities needed to maintain a robust and healthy lifestyle. While improvements in some areas are recognized, the overall consensus is that Jefferson’s Community Facilities and Services are expected to continue and improve as planned goals and projects are achieved. The retrofit of the Jefferson Elementary School as the Town Offices & Community Center and the potential construction of a new apparatus building for the Fire Department are just two projects that will enhance the town’s ability to serve its citizens.

²⁹ New Hampshire Public Deposit Investment Pool (NHPDIP); nhpdip.com

³⁰ New Hampshire’s History Blog; <https://www.cowhampshireblog.com/2006/04/08/new-hampshire-glossary-hog-reeve/>

GOALS

JEFFERSON TOWN OFFICES & COMMUNITY CENTER – TOWN OFFICES, HISTORICAL SOCIETY & LIBRARY

- Complete the projects required to retrofit the former Jefferson Elementary School into an efficient space for the Town Office, the Library, the Historical Society, the Primary Shelter, and community meeting areas
- Upgrade the heating and electrical systems
- Better utilize the grounds and surrounding spaces at the Jefferson Town Offices & Community Center
- Work with the Local Government Center (LGC) on issues such as legal matters, land-use questions, and advocacy programs that are provided for the town, region, and the state

JEFFERSON FIRE DEPARTMENT

- Support the department's efforts to recruit additional staff; six firefighters and three EMS would be optimal.
- Based on acceptance at Town Meeting, complete the planning and begin constructing a new 6-bay apparatus building to alleviate space issues at the Fire Station
- Upon completing a new apparatus building, retrofit the current Fire Station to include a Chief's office, training room, and modern-day space for an Emergency Operations Center (EOC)
- In the absence of a new apparatus building, install an exhaust system in the current fire station
- Purchase and install a cistern or water tank near the Town Garage to aid in fire suppression
- Purchase and install a cistern or water tank on the east end of town near the intersection of US Route 2 and NH Route 115 to aid in fire suppression
- Replace Engines 1 & 3 as needed and as the budget allows

JEFFERSON HIGHWAY DEPARTMENT

- Install new windows and doors at the Highway Garage to save on heating expenses
- Increase the gravel budget to allow for more road improvements and repairs
- Install a septic system at the Town Garage
- Consider adding to the Town Garage to alleviate space issues
- Consider building a new Town Garage to alleviate several issues

JEFFERSON TRANSFER STATION

- Purchase a small baler
- Build an enclosed area at the transfer station to keep operations undercover
- Add an undercover area for residents to place items
- Provide public education to residents to be better prepared when bringing their refuse to the transfer station; promote better trash sorting

CEMETERIES

- Review current practices regarding cemetery maintenance to ensure that proper maintenance and repair continues
- Review the State and town statutes and regulations regarding private cemeteries
- Provide ordinances or regulations determining maintenance responsibility for new or family cemeteries; consider requiring a revenue source or trust for professional care

CHAPTER 4: UTILITIES, PUBLIC SERVICES & ENERGY

INTRODUCTION

Clean water, electricity, and communications systems are part of Jefferson's fundamental infrastructure. These utilities help enhance the quality of life for Jefferson's residents, businesses, and the many tourists who visit the community.

Recognizing and understanding the community's current utility, energy, and public services is essential. With this knowledge, the town can address future energy needs and better understand changing conditions in the community.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

Questions 16A-K address alternative sources of energy and communications. Respondents were asked to indicate their interest in developing energy/communications projects, such as those listed below.

QUESTION #16A: WOULD YOU SUPPORT...TRANSMISSION POWER LINES?

91.8% of the respondents answered this question (246/268)

- 4.0% said Yes (10)
- **62.1% said No (153)**
- 14.2 said Maybe (35)
- 19.5% said Not Enough Information (48)

QUESTION #16B: WOULD YOU SUPPORT...GAS TO ENERGY PROJECTS?

89.2% of the respondents answered this question (239/268)

- 8.3% said Yes (20)
- **46.8% said No (112)**
- 17.5% said Maybe (42)
- 27.2% said Not Enough Information (65)

QUESTION #16C: WOULD YOU SUPPORT...LARGE-SCALE SOLAR FARMS?

92.9% of the respondents answered this question (249/268)

- 21.6% said Yes (54)
- **46.9% said No (117)**
- 22.5% said Maybe (56)
- 8.8% said Not Enough Information (22)

QUESTION #16D: WOULD YOU SUPPORT...SMALL-SCALE RESIDENTIAL SOLAR PANELS?

97.0% of the respondents answered this question (260/268)

- **66.9% said Yes (174)**
- 10.0% said No (26)
- 19.2% said Maybe (50)
- 3.8% said Not Enough Information (10)

QUESTION #16E: WOULD YOU SUPPORT...LARGE-SCALE WIND FARMS?

92.2% of the respondents answered this question (247/268)

- 12.5% said Yes (31)
- **59.5% said No (147)**
- 20.6% said Maybe (51)
- 7.2% said Not Enough Information (18)

QUESTION #16F: WOULD YOU SUPPORT...SMALL-SCALE RESIDENTIAL WIND POWER?

94.4% of the respondents answered this question (253/268)

- **45.5% said Yes (115)**
- 21.3% said No (54)
- 26.9% said Maybe (68)
- 6.3% said Not Enough Information (16)

QUESTION #16G: WOULD YOU SUPPORT...LARGE-SCALE POWER PRODUCTION BY BIOMASS?

88.4% of the respondents answered this question (237/268)

- 8.9% said Yes (21)
- **57.0% said No (135)**
- 21.1% said Maybe (50)
- 13.1% said Not Enough Information (31)

QUESTION #16H: WOULD YOU SUPPORT...ADDITIONAL WIRELESS CELL TOWERS?

95.5% of the respondents answered this question (256/268)

- **54.3% said Yes (139)**
- 19.5% said No (50)
- 19.9% said Maybe (51)
- 6.3% said Not Enough Information (16)

QUESTION #16I: WOULD YOU SUPPORT...GEO-THERMAL PROJECTS?

91.8% of the respondents answered this question (246/268)

- 25.2% said Yes (62)
- 24.8% said No (61)
- 24.8% said Maybe (61)
- **25.2% said Not Enough Information (62)**

QUESTION #16J: WOULD YOU SUPPORT...HYDROPOWER?

91.4% of the respondents answered this question (245/268)

- 19.2% said Yes (47)
- **38.8% said No (95)**
- 22.4% said Maybe (55)
- 19.6% said Not Enough Information (48)

QUESTION #16K: WOULD YOU SUPPORT...ADDITIONAL PIPE LINES?

91.8% of the respondents answered this question (246/268)

- 5.3% said Yes (13)
- **60.2% said No (148)**
- 17.5% said Maybe (43)
- 17.1% said Not Enough Information (42)

QUESTION #17Q: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, AND/OR FACILITIES ARE SERVING THE TOWN...CELL SERVICE?

92.9% of the respondents answered this question (249/268)

- 2.8% said Excellent (7)
- 34.5% said Good (86)
- **50.6% said Poor (126)**
- 12.0% said No Opinion (30)

QUESTION #17S: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, AND/OR FACILITIES ARE SERVING THE TOWN...HIGH-SPEED INTERNET SERVICES?

93.3% of the respondents answered this question (250/268)

- 2.4% said Excellent (6)
- 20.0% said Good (50)
- **58.8% said Poor (147)**
- 18.8% said No Opinion (47)

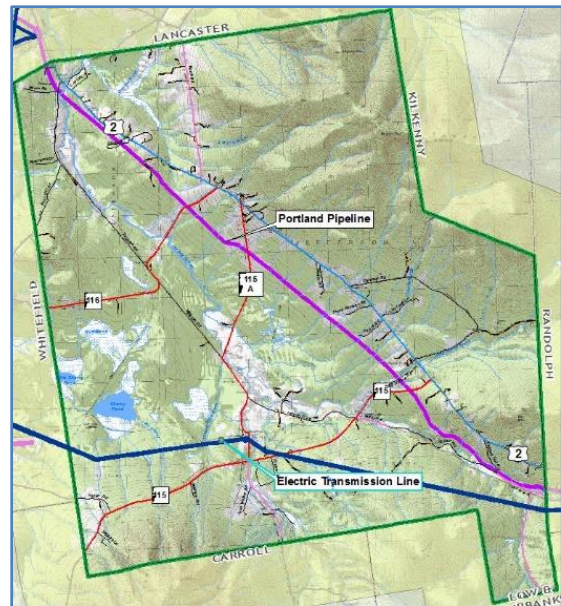
SURVEY COMMENTS

After analyzing the survey comments regarding utilities, public service, and energy, the predominant threads call for better cell coverage (15± responses) and internet (40± responses). One recommendation was that more renewable energy projects be advanced, and one response encouraged solar arrays in combination with tax breaks. Lastly, one respondent indicated that large-scale energy projects could take away from Jefferson's small-town atmosphere.

ELECTRICITY

The Town of Jefferson receives electricity from Eversource Energy, a Massachusetts (Boston) and Connecticut (Hartford) based firm (formerly known as Public Service of New Hampshire).

Larger transmission lines and electric distribution lines (house to house) are maintained and owned by Eversource. Transmission lines crisscross Jefferson, as indicated by the dark blue line in the image to the right. The Portland Pipeline is also indicated in this image with a thick purple line.



Jefferson Utility Map
Credit: MAPS; NH Granit Data

TELEPHONE, CELL & CABLE SERVICE

Telephone service is provided to the town through Consolidated Communications and Spectrum; other services are available for long-distance phone service to Jefferson residents. Landline phone service is available throughout the community.

Verizon, Spectrum, US Cellular, and AT&T provide wireless phone service. Cellular telephone access is limited in Jefferson, but as new cell towers are installed in the North Country, and other carriers locate on existing towers, there is hope for improvement.

Spectrum and Consolidated Communications provide cable, landlines, and internet services. Residents may also seek cable services through alternate cable providers such as Netafy, Wireless Linc, Dish, or Direct TV.

PUBLIC WATER SUPPLY & WASTEWATER COLLECTION

Jefferson's residents rely on private wells for their water supply; no public water systems exist. Likewise, private septic systems are the norm in Jefferson, except for one small sewage system that services 8-10 homes.

OTHER ENERGY PROJECTS

No significant energy-related projects, such as solar, wind, biomass, and hydro-power, are underway in Jefferson. In addition, there is no expectation that new pipelines or transmission lines will be constructed in the community soon.

CHAPTER SUMMARY

The proper functioning of utilities and public services is essential to any community; citizens should have access to clean water, reliable electric power, good cell coverage, and first-rate internet.

Community Survey respondents did not support most energy-related projects. New transmission lines and pipelines, biomass and gas to energy projects, and large solar and wind projects were not supported. Survey respondents had mixed reactions to geo-thermal and hydro-power projects, with many indicating that they did not have enough information to designate a preference. Alternatively, small-scale solar and wind projects were well supported.

As indicated by the survey results, Jefferson's primary needs are better cell coverage and internet service, frequently expressed in the survey questions and the respondents' comments. Residents should be able to communicate with other community members and the world. Increasing broadband and cell capabilities can enhance the quality of life for current residents and businesses. Good broadband would position Jefferson to encourage new businesses to move to Jefferson.

GOALS

GOAL 1 – INCREASE WIRELESS CELL COVERAGE

- Seek and encourage qualified vendors to co-locate on existing cell towers or establish new ones to increase wireless coverage.

GOAL 2 – INCREASE BROADBAND CAPABILITIES

- Endeavor to increase broadband capabilities throughout the community by lobbying utility companies to upgrade their infrastructure.
- Partner and meet with the Coos County Broadband Committee, which is now working with North Country Council, to promote better broadband capabilities in Jefferson. The Broadband Committee meets monthly and is currently conducting surveys in Coos and Grafton Counties *"to determine what kind of internet service exists...and where."*³¹
- Continue to research grant opportunities to help the town reach its broadband capabilities.

GOAL 3 – ALTERNATIVE ENERGY PROJECTS

- Investigate installing a solar array at the Jefferson Community Center to supplement existing heating systems or electric generation.
- Before their approval, consider the long-term impact of other energy projects, such as hydro-power, small-scale wind, and geothermal projects. Ensure that new energy projects reflect the community's overwhelming desire to retain its small-town atmosphere and beauty.

³¹ North Country Council, Broadband Survey for Coos County, <https://www.surveymonkey.com/r/JV9XP52>

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CHAPTER 5: HOUSING & POPULATION

INTRODUCTION

Housing is essential in every community. The type and quantity of housing can influence the quality of life and the community's potential growth. Housing is essential to the local tax structure and can impact education, recreation, and essential town services. The Master Plan, as outlined in RSA 674:2 (II) (I), includes a housing chapter which:

"...assesses local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region...and which integrates the availability of human services with other planning undertaken by the community."

Chapter 5 examines Jefferson's housing trends based on current US Census 2020 data and the American Community Survey for 2016-2020 (ACS 2016-2020). Chapter 5 includes data on the current number of housing units (HU), home sizes, building records, and housing demographics. This data, combined with the Master Plan Survey responses, is examined to understand its effect on Jefferson's current and future housing needs.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #1.H: IMPORTANCE TO YOU...REAL ESTATE VALUES?

97.8% of the respondents answered this question (264/268)

- **32.4% indicated that real estate values were Extremely Important**
- 27.4% indicated that real estate values were Very Important
- 25.9% indicated that real estate values were Moderately Important
- 9.5% indicated that real estate values were Somewhat Important
- 4.5% indicated that real estate values were Not Important

QUESTION #6: ARE YOU SATISFIED WITH THE CURRENT MINIMUM LOT SIZE OF 2 ACRES FOR SINGLE-FAMILY HOMES?

96.3% of the respondents answered this question (258/268)

- **68.6% thought the minimum lot size of 2 acres was Just right**
- 22.8% thought the minimum lot size of 2 acres was Too small
- 8.5% thought the minimum lot size of 2 acres was Too big.

QUESTION #36: WHAT IS YOUR AGE?

97.4% of the respondents answered this question (261/268)

- **46.4 % indicated their age to be between 46-65 years old**
- 35.6% indicated their age to be between 65-85 years old
- 13.4% indicated their age to be between 26-45 years old
- 2.64% indicated their age to be between 16-25 years old
- 1.9% indicated their age to be 85+ years old

QUESTION #37: WHAT BEST DESCRIBES YOU?

97.0% of the respondents answered this question (260/268)

- **20.8% (54) responded that they are Year-round residents: 20+ years**
- 16.2% (42) responded that they are Year-round residents: 11-20 years
- 15.4% (40) responded that they are Seasonal resident
- 13.1% (34) responded that they are Year-round residents: 1-5 years
- 13.1% (34) responded that they are Year-round residents: Lifelong
- 12.7% (33) responded that they are Non-resident property-owner
- 7.3% (19) responded that they are Year-round residents: 6-10 years
- 0.01% (4) responded "Other"

QUESTION #38: DO YOU OWN OR RENT?

82.8% of the respondents answered this question (222/268)

- **96.8% (215) responded that they own**
- 3.2% (7) responded that they rent

QUESTION #39: IN WHICH TYPE OF HOUSING DO YOU CURRENTLY LIVE?

93.3% of the respondents answered this question (250/268)

- **64.8% indicated they live in a Single-family house on >2 acres**
- 17.6% indicated they live in a Single-family house on <2 acres
- 5.2% indicated they live in Other housing
- 4.8% indicated they live in a Mobile home
- 4.0% indicated they live on a Farm
- 1.6% indicated they live in a Multi-family home
- 1.2% indicated they live in an Apartment
- 0.8% indicated they live in an Accessory dwelling unit
- 0% indicated they live in a Condominium
- 0% indicated they live in Subsidized housing

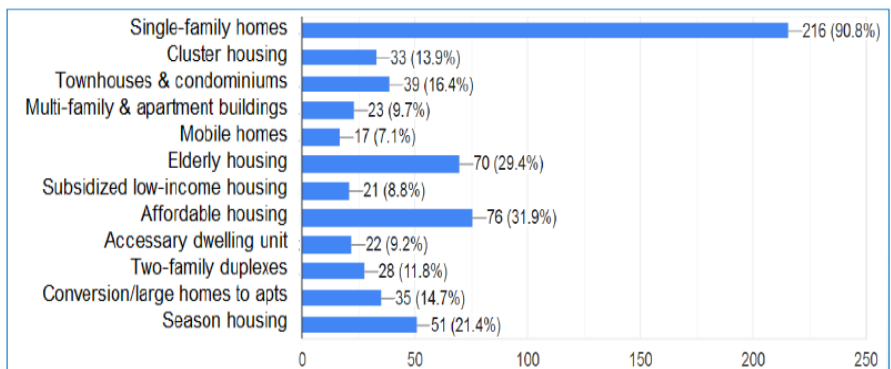
QUESTION #40: WHAT IS YOUR HIGHEST LEVEL OF COMPLETED EDUCATION?

95.5% of the respondents answered this question (256/268)

- **32.0% indicated they are a 4-year college graduate (82/256)**
- 27.7% indicated they have attended Graduate school (71/256)
- 25.0% indicated they are a High school graduate (64/256)
- 13.3% indicated they are a 2-year college graduate (34/256)
- 1.60% indicated they have Less than high school (4/256)
- 0.40% indicated they have a GED (1/256)

QUESTION #43: WHAT TYPES OF HOUSING WOULD YOU LIKE THE TOWN TO ENCOURAGE?

The chart to the right represents the respondents' desired housing types; at 90.8%, single-family homes are the majority. Affordable housing is second at 31.9%, and elderly housing is third with 29.4% of the responses. All other housing types are less desirable and fall between 7.1% and 21.4% of the responses.

**SURVEY COMMENTS**

Individual comments regarding housing in the Master Plan Community Survey were similar; most respondents felt housing should remain the same. However, some respondents expressed a desire for a "mix" of housing types and more affordable yet suitable quality housing. People enjoy the 2-acre minimum lot size, as shown in Question #6; however, at least one respondent suggested a smaller minimum lot size requirement may create more opportunities for young people to stay in or move to Jefferson.

HOUSING**Housing History**

Of the 268 respondents to the Master Plan Community Survey, 260 answered *Question #37: What best describes you?* After analyzing the answers to Question #37, it was revealed that 50.0% of Jefferson's year-round residents have lived in town for more than ten years, with most (54) being lifelong residents. The other 50.0% of residents described themselves as seasonal residents (40), year-round residents 1-5 years (34), non-resident property-owners (33), year-round residents 6-10 years (19), and other (4). Jefferson's newest residents, year-round 1-5 years, represent a higher number than residents who have lived in Jefferson for 6-10 years; this may indicate a slight increase in new residents moving to Jefferson.

Data representing “move-in” years for Jefferson’s residents are shown to the right. The table indicates that more people moved into Jefferson from 1990 to 1999 than in other periods and that growth has been slow since 2010. These trends mirror the state and national trends experienced during the Great Recession of 2008.

| Year Householder Moved into Unit | State | | County | | Jefferson | |
|--------------------------------------|----------------|---------|---------------|---------|------------|--------------|
| | HU | Percent | HU | Percent | HU | Percent |
| Moved in 2019 or later | 23,352 | 4.3% | 552 | 4.0% | 23 | 4.7% |
| Moved in 2015 to 2018 | 142,695 | 26.5% | 3,572 | 25.6% | 77 | 15.8% |
| Moved in 2010 to 2014 | 103,149 | 19.1% | 2,187 | 15.7% | 75 | 15.4% |
| Moved in 2000 to 2009 | 123,569 | 22.9% | 3,231 | 23.1% | 114 | 23.4% |
| Moved in 1990 to 1999 | 70,484 | 13.1% | 1,754 | 12.6% | 131 | 26.9% |
| Moved in 1989 and earlier | 75,868 | 14.1% | 2,671 | 19.1% | 67 | 13.8% |
| Total: Occupied Housing Units | 539,116 | | 13,967 | | 487 | |

(ACS 2016-2020 Table DP04)

The ACS revealed that more housing units were built in Jefferson from 2000 to 2009 and that only a small portion of Jefferson’s current housing stock was built since 2010. In comparison, housing units built in NH peaked from 1980 to 1989 and in Coos County from 1970 to 1979 (see right).

In Jefferson, 226 housing units were built before 1970; these 50+-year-old housing units represent 30.5% of the current housing stock. This data confirms the presence of aging housing stock in Jefferson.

| Housing Units Year Built | State | | County | | Jefferson | |
|----------------------------|----------------|---------|---------------|---------|------------|--------------|
| | HU | Percent | HU | Percent | HU | Percent |
| Built 2014 or later | 13,927 | 2.2% | 243 | 1.1% | 23 | 3.1% |
| Built 2010-2013 | 13,146 | 2.1% | 229 | 1.1% | 11 | 1.5% |
| Built 2000-2009 | 74,152 | 11.6% | 2,415 | 11.2% | 157 | 21.2% |
| Built 1990-1999 | 68,064 | 10.7% | 2,030 | 9.4% | 144 | 19.4% |
| Built 1980-1989 | 125,093 | 19.6% | 2,577 | 11.9% | 84 | 11.3% |
| Built 1970-1979 | 95,348 | 14.9% | 2,720 | 12.6% | 97 | 13.1% |
| Built 1960-1969 | 55,398 | 8.7% | 1,658 | 7.7% | 64 | 8.6% |
| Built 1950-1959 | 43,748 | 6.9% | 1,999 | 9.2% | 57 | 7.7% |
| Built 1940-1949 | 23,465 | 3.7% | 1,219 | 5.6% | 2 | 0.3% |
| Built 1939 or earlier | 126,270 | 19.8% | 6,551 | 30.3% | 103 | 13.9% |
| Total Housing Units | 638,611 | | 21,641 | | 742 | |

(ACS 2016-2020 Table DP04)

The aging housing stock is notable throughout Coos County. Tourism in the late 1800s and through the early 1900s helped bring development to Coos County and Jefferson; many North Country villages grew during this time and became home to well-known tourist attractions. In Jefferson, the Waumbek Hotel, one of several grand resorts built during this time, was the focal point. The Waumbek property included a 500-room hotel and 11 cottages. The hotel and three of the cottages burned down in 1928; two cottages were later demolished, leaving six remaining Waumbek Cottages. See *Chapter 9, History, Culture & Historic Resources*, for more information.

Current Housing Stock

The table to the right represents housing tenure in the state, county, and Jefferson. The data reveals that 78.0% of Jefferson’s 487 occupied housing units are owner-occupied, and 22.0% are renter-occupied. Also, the percent of vacant housing units is more than the state but slightly less than the county. Vacant housing data suggests the presence of units used for recreational, occasional, or seasonal use.

| Housing Tenure | State | | County | | Jefferson | |
|----------------------------|----------------|---------|---------------|---------|------------|---------|
| | HU | Percent | HU | Percent | HU | Percent |
| Occupied housing units | 539,116 | | 13,967 | | 487 | |
| Owner-occupied | 383,839 | 71.2% | 10,091 | 72.2% | 380 | 78.0% |
| Renter occupied | 155,277 | 28.8% | 3,876 | 27.8% | 107 | 22.0% |
| Vacant housing units | 99,495 | 15.6% | 7,674 | 35.5% | 255 | 34.4% |
| Total Housing Units | 638,611 | | 21,641 | | 742 | |

(ACS 2016-2020 Table DP04)

According to the ACS, the current housing supply in Jefferson consists of primarily 1-unit detached homes, representing 77.4% of all housing units in town. The table below indicates that this is also true for New Hampshire and Coos County. The number of rooms in each housing unit is mixed in Jefferson; however, homes with five rooms or two bedrooms are the most common, as shown in the table on the right.

| Type of Housing Units | State | | County | | Jefferson | |
|----------------------------|----------------|---------|---------------|---------|------------|---------|
| | HU | Percent | HU | Percent | HU | Percent |
| 1-unit, detached | 404,224 | 63.3% | 14,881 | 68.8% | 574 | 77.4% |
| 1-unit, attached | 35,052 | 5.5% | 316 | 1.5% | 3 | 0.4% |
| 2 units | 35,803 | 5.6% | 1,439 | 6.6% | 32 | 4.3% |
| 3 or 4 units | 34,566 | 5.4% | 1,387 | 6.4% | 14 | 1.9% |
| 5 to 9 units | 29,646 | 4.6% | 644 | 3.0% | 16 | 2.2% |
| 10-19 units | 19,532 | 3.1% | 255 | 1.2% | 19 | 2.6% |
| 20 or more units | 43,337 | 6.8% | 369 | 1.7% | 0 | 0.0% |
| Mobile home | 36,177 | 5.7% | 2,343 | 10.8% | 84 | 11.3% |
| Boat, RV, van, etc. | 274 | 0.0% | 7 | 0.0% | 0 | 0.0% |
| Total Housing Units | 638,611 | | 21,641 | | 742 | |

(ACS 2016-2020 Table DP04)

| Jefferson HU by Number of Rooms | | |
|------------------------------------|------------|---------------|
| | HU | Percent |
| 1 Room | 33 | 4.40% |
| 2 rooms | 54 | 7.30% |
| 3 rooms | 53 | 7.10% |
| 4 rooms | 69 | 9.30% |
| 5 rooms | 199 | 26.80% |
| 6 rooms | 114 | 15.40% |
| 7 rooms | 92 | 12.40% |
| 8 rooms | 44 | 5.90% |
| 9 rooms | 84 | 11.30% |
| Median Rooms | 5.3 | |
| Jefferson HU by Number of Bedrooms | | |
| | HU | Percent |
| No bedroom | 33 | 4.40% |
| 1 bedroom | 124 | 16.70% |
| 2 bedrooms | 281 | 37.90% |
| 3 bedrooms | 171 | 23.00% |
| 4 bedrooms | 92 | 12.40% |
| 5 or more bedrooms | 41 | 5.50% |

(ACS 2016-2020 Table DP04)

An analysis of ACS data for housing values reveals that of the 380 owner-occupied housing units in Jefferson, 234 or 61.6%, are valued at more than \$200,000. The remaining 146, or 38.4%, are valued at less than \$200,000. The median value of owner-occupied units is \$276,900, slightly more than the state and significantly more than Coos County.

This data indicates that much of the housing in Jefferson is more costly than in other areas of Coos County

| Value of Owner-Occupied Housing Units | State | | County | | Jefferson | |
|---------------------------------------|----------------|--------------|------------|-------------|------------|--------------|
| | HU | % | HU | % | HU | % |
| Less than \$50,000 | 15,371 | 4.0% | 1,205 | 11.9% | 7 | 1.8% |
| \$50,000 to \$99,999 | 17,509 | 4.6% | 2,508 | 24.9% | 26 | 6.8% |
| \$100,000 to \$149,999 | 27,515 | 7.2% | 2,007 | 19.9% | 50 | 13.2% |
| \$150,000 to \$199,999 | 49,725 | 13.0% | 1,611 | 16.0% | 63 | 16.6% |
| \$200,000 to \$299,999 | 114,567 | 29.8% | 1,637 | 16.2% | 62 | 16.3% |
| \$300,000 to \$499,999 | 117,994 | 30.7% | 929 | 9.2% | 163 | 42.9% |
| \$500,000 to \$999,999 | 35,372 | 9.2% | 159 | 1.6% | 9 | 2.4% |
| \$1,000,000 or more | 5,840 | 1.5% | 35 | 0.3% | 0 | 0.0% |
| Owner Occupied HU | 383,839 | | 10,091 | | 380 | |
| Median (dollars) | \$272,300 | | \$132,500 | | \$276,900 | |

(ACS 2016-2020 Table DP04)

and perhaps more costly than in other NH counties. This data may further indicate that, although aging, the current housing stock is holding its value at a much higher level than the rest of the county. This data bodes well for individual homeowners but reflects Jefferson's need for more affordable housing.

According to the ACS, of the 93 occupied housing units paying rent in Jefferson, 58.1% pay between \$500 and \$999, 25.8% pay between \$1,000 and \$1,499, and 16.1% pay between \$1,500 and \$1,999. The median rent for these 93 rented housing units is \$728. Jefferson's median rent is less than the state (\$1,145) and more than the county (\$724). Fourteen housing units do not pay rent.

Lastly, the ACS data reveals that 64.5% of Jefferson's housing units are without mortgages. This number is considerably higher than NH at 35.0% and Coos County at 54.1%. This lack of mortgages is likely another indication that housing tenure influences housing values.

Senior Housing

Housing availability for the elderly has increasingly become an issue due to the aging population. ACS data estimates that in 2020, 29.2% or 30.9% of Jefferson's population was over 65, and 66.6% of the population was over 45. People younger than 25 make up only 23.0% of the population. The three most common age groups are 50 to 54 years (11.4%), 60 to 64 years (10.8%), and 75-79 years (10.2%). This data indicates a possible need for future elderly housing.

Housing Tenure

Housing tenure refers to the financial arrangements under which someone has the right to live in a house or apartment. The most frequent forms are tenancy in which rent is paid by the occupant to a landlord, and owner-occupancy, where the occupants own their home. Mixed forms of tenure are also possible.

Median Household Value

The median value is the middle number in a sorted list of numbers; the median value can be more descriptive of the data set than the average.

There are currently no senior citizen housing, elderly facilities, or 55+ communities in Jefferson; senior housing is available in neighboring communities. Respondents, who answered Question 43 of the Master Plan Community Survey, indicated that elderly housing was their third choice for housing types they would encourage in Jefferson after single-family homes and affordable housing.

Future Housing Needs & Affordable Housing

The US Department of Housing and Urban Development (HUD) "...defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income."³² Based on Coos County's median household income of \$48,945 and HUD's 30% formula, the income spent on housing needs should be \$14,683 annually or approximately \$1,224 per month, including taxes and insurance.

To meet HUD's spending guidelines for affordable housing in Coos County, home values should be less than \$205,000³³, and gross earning capabilities should be \$23.53 an hour or more³⁴. As expressed in the Master Plan Community Survey and communities throughout the North Country, affordable housing is one of the future's primary concerns. New Hampshire's median household income is \$77,923, Coos County is \$48,945, and Jefferson is \$56,155.

As stated above and in Question 43, most respondents said they would encourage the future development of single-family homes; however, affordable housing was the second most likely to be encouraged. The availability of affordable housing for young people is vital for the growth of any community. However, young people continue to leave the North Country due to low living wages and a limited supply of affordable housing. With the preponderance of single-family homes, large parcel owners, high building costs, and vacation rentals, a deficit in affordable housing for vulnerable populations and young people remains.

³² <https://www.vox.com/2014/4/10/18076868/affordable-housing-explained>

³³ Assumes a property value at \$205,000, a 10% down payment, an interest rate of 3.5%, and a 30-year term; also assumes \$4,000 a year for taxes and \$800 a year for homeowners' insurance; resulting in a monthly payment of \$1,228.49

³⁴ \$48,945 divided by 2080 (the number of work hours in a year) = \$23.53 per hour

An alternative to buying an existing home is purchasing land and building a new home. Building costs, however, often prevent young people and the elderly from building new homes. According to ProMatcher, a construction referral website, the basic construction of a new home in New Hampshire ranges from \$115.64 to \$171.71 per square foot, with a median price of \$143.68 per square foot.³⁵

Using the median price of \$143.68 per square foot, building a new 1,000-square-foot home (on existing land) would be approximately \$143,680. A new 1,000-square-foot home may cost as much as \$198,680 after adding an estimated \$55,000 for an acre of land.³⁶ Although this falls within HUD's affordability range, it is noted that current building costs could be considerably higher due to human resource and supply chain difficulties caused by Covid-19; building estimates have been as high as \$350.00 per square foot during this period.

| Available Real Estate in Jefferson – May 2022 | | |
|---|-------------|------------------------|
| Land | Acres | Price Per Acre |
| \$199,000 | 17 | \$11,706 |
| \$55,000 | 1.2 | \$45,833 |
| Single-Family Homes | Acres | Average Price Per Home |
| \$749,900 | 11 | \$502,450 |
| \$255,000 | 9.61 | |
| Commercial | Acres | Notes |
| \$850,000 | 10 | Motel/Inn |
| \$1,950,000 | 30 | Restaurant/Store/Maple |
| Determined by canvassing several local real estate agencies | | |

As of early May 2022, Jefferson had six real estate listings; two were under contract (blue bold). With limited availability and distinct differences between the properties for sale, it is difficult to determine an average in the three categories, land, single-family homes, and commercial.

Should building costs return to pre-Covid levels and salaries rise, one parcel could be considered “affordable” housing in Jefferson, the 1.2-acre parcel for \$55,000.

Comparing the real estate market in 2022 in Jefferson to real estate in 2020 shows another picture. The average selling price in 2020 for single-family homes was \$230,989, less than the average price of homes on the market as of May 2022. This table also indicates that the average selling price for land in 2020 was \$50,582, also less than the price of land currently on the market in Jefferson.

| Real Estate Sold in Jefferson in 2020 (MLS Listings) | | | |
|--|-----------|----------|-----------|
| Single-Family Homes Sold in 2020 (19) | Highest | Lowest | Average |
| Listing Price | \$449,000 | \$45,000 | \$233,136 |
| Sold Price | \$449,000 | \$43,000 | \$230,989 |
| Land Parcels Sold in 2020 (7) | Highest | Lowest | Average |
| Listing Price | \$119,900 | \$32,000 | \$55,200 |
| Sold Price | \$119,900 | \$26,000 | \$50,592 |

One possible housing alternative for the future is Cluster Housing. Cluster housing prevents scattered development, encourages cost-effective construction, and uses roads and utilities more efficiently. Cluster housing refers to developing housing units built relatively close together, leaving more significant “open space” areas for the residents to use as common ground.

Article IX, Cluster House Development Plan (Section 1. Purpose) of the Jefferson Land Use Plan Ordinance states, *“The purpose of this amendment to the Jefferson Land Use Plan Ordinance is to allow the Town of Jefferson an option in land use control whereby the Town has some flexibility in dwelling unit layout which will permit it to permanently set aside open space not presently authorized under existing regulations...”*³⁷ Article IX paves the way for cluster housing in Jefferson.

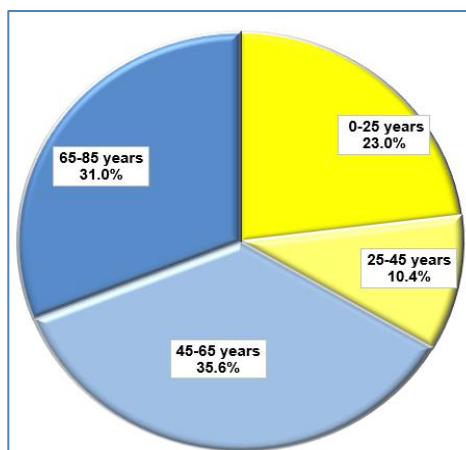
³⁵ <https://home-builders.promatcher.com/cost/new-hampshire.aspx>

³⁶ \$143,680 in building costs + \$55,000 estimate for one acre of land

³⁷ Land Use Plan Ordinance, Town of Jefferson, NH; <http://www.jeffersonnh.org/images/tjtm/files/LandUseOrdinance.pdf>

POPULATION

The 2020 estimated population in Jefferson is 942, according to the ACS. 50 to 54 is Jefferson's most common age bracket, followed closely by 60 to 64 and 75 to 79. Additional analysis takes this one step further - the population under 45 is 33.4%, and the population over 45 is 66.6%; this is shown in the pie on the right. Of the 261 respondents who answered the question in the Community Survey about age, 82% or 214 people who responded were 46 years of age or older.



| Population Statistics | |
|------------------------------------|------------|
| Total Population | 942 |
| Male | 469 |
| Female | 473 |
| Under 5 | 27 |
| 5-9 years | 38 |
| 10-14 years | 41 |
| 15-19 years | 27 |
| 20-24 years | 84 |
| 25-29 years | 30 |
| 30-34 years | 27 |
| 35-39 years | 18 |
| 40-44 years | 23 |
| 45-49 years | 34 |
| 50-54 years | 107 |
| 55-59 years | 92 |
| 60-64 years | 102 |
| 65-69 years | 73 |
| 70-74 years | 63 |
| 75-79 years | 96 |
| 80-84 year | 51 |
| 85 years and over | 9 |
| <i>(ASC 2016-2020-Table S0101)</i> | |

Additional information about housing and the people of Jefferson was obtained from the ACS and a variety of Census tables:

- The average household size is 1.93 (*Table S1101*)
- There are about 20.9 persons per square mile (*Economic & Labor Bureau*)
- The average family size is 2.51 (*Table S1101*)
- There are an estimated 269 families in Jefferson (*Table S1702*)
- The number of households with no children (own) under 18 is 202 (*Table S1702*)
- 15.4% of households have one or more people under 18 years (*Table S1101*)
- 58.7% of households have one or more people 60 years and over (*Table S1101*)
- 38.2% of occupied housing units have two vehicles
- 17.2% of occupied housing units have no vehicles (*Table DP04*)
- 57.7% of occupied housing units heat with petroleum products and 16.2% heat with wood (*Table DP04*)

CHAPTER SUMMARY

Data in the table to the right, developed by the NH Office of Strategic Initiatives (NH-OSI) in 2016, indicates the municipal, state, and county forecasts over the next twenty years. This projection shows that Coos County and Jefferson will likely lose population³⁸. The drop in the population may result from many factors, including employment opportunities, commuting distance, an aging workforce, and affordable and available housing.

| Projected Population NH OSI | NH | Coos | Jefferson |
|-----------------------------|-----------|--------|-----------|
| 2015 | 1,330,608 | 33,658 | 1,108 |
| 2020 | 1,349,908 | 32,389 | 1,080 |
| 2025 | 1,374,702 | 31,206 | 1,054 |
| 2030 | 1,402,878 | 30,059 | 1,015 |
| 2035 | 1,422,530 | 28,919 | 977 |
| 2040 | 1,432,730 | 27,756 | 937 |

³⁸ nh.gov/osi/data-center/documents/2016-state-county-projections-final-report.pdf and nh.gov/osi/data-center/documents/2016-subcounty-projections-final-report.pdf

Most of Jefferson's current residential housing stock consists of single-family homes, which can be over-priced for younger generations. The statistics in this chapter indicate that housing in Jefferson is adequate for the population currently living in the community; however insufficient to provide affordable housing. Jefferson housing continues to be priced higher than in some surrounding communities.

Summary of factors to be considered when envisioning future regulatory changes are:

- Growth has statistically been sluggish in the entire region since the late-2000s.
- Jefferson has an aging housing stock. 30.5% of the housing stock was built before 1970, although there was a building boom between 2000 and 2009.
- Most current housing units are owner-occupied, while renter-occupied units make up 21.9%, indicating perhaps a limited rental housing inventory.
- The number of vacant housing units is higher than reported for the state but lower than the county, suggesting a high number of seasonal or recreational use properties.
- 61.6% of Jefferson's current housing units are valued at more than \$200,000; this may indicate that housing units in Jefferson are holding their values. The median housing value of \$276,900 is more than the state and county, indicating that affordable housing units in Jefferson are more difficult to find than in surrounding towns. With a median household income of \$48,945 in Coos County, it is financially difficult for young and vulnerable people to buy or build in Jefferson.
- Jefferson's median rent payment of \$728 is less than the state (\$1,145) but more than the county (\$724).
- ACS and other data generally imply that Jefferson's population is aging, indicating that there may be a need for elderly housing in the future. Of the 487 owner-occupied housing units, only 66 have one or more children (of their own) under 18 living in the housing unit.
- Although the Master Plan Community Survey indicated a desire for more young people to move to Jefferson, several additional factors may limit housing growth and prohibit an influx of young people:
 - Many parcels of land are over 100 acres, and there are very few buildable parcels of land for sale.
 - There are a limited number of available housing units on the market.
 - The current housing stock is relatively expensive when compared to the county. Based on HUD's formula, housing units valued at more than \$205,000 would not be affordable.
 - The current cost to build remains high. Although \$143.68 per square foot was used in this chapter to estimate building costs, local contractors are more likely to quote \$250-350 per square foot.
 - There is no public school in Jefferson and limited structured activities to engage young families.

The community and town officials should consider whether it is satisfactory to accept long-term projections and maintain the status quo or whether the increased development of homes and businesses should be strongly encouraged to support future growth. The town may need to encourage new businesses and creative housing options to entice a new generation to live in Jefferson. Agencies such as the USDA Rural Development Agency, Rural Housing Services, the Housing Assistance Council, and others may assist the town with improving affordable housing options.

GOALS

GOAL 1 – HOUSING

- Encourage builders and developers to consider cluster housing as a viable option as described in Article IX, Cluster House Development Plan, of the Jefferson Land Use Plan Ordinance. This could prevent scattered development, preserve open space and provide more affordable housing options.
- Consider the conversion of large properties into apartments or condominiums to increase the amount of affordable housing.
- Review and consider changes to Jefferson's planning mechanisms (i.e., Zoning and Subdivision Regulations) to make it easier to rehab buildings.
- Consider creating separate zones within the town with different minimum lot sizes and frontage requirements.
- Support development in surrounding communities.
- Strive to maintain affordable tax rates.

GOAL 2 – POPULATION

- Support existing and encourage new businesses to attract young people with good-paying jobs.
- Support the development of services, recreation, and facilities to entice young people and families to live in Jefferson.
- Support the quality of educational services in SAU 36. Work with SAU 36 officials to improve the White Mountain School District's overall ranking to make the North Country more attractive to prospective new residents.
- In coordination with the Select Board, explore options to expand the use of the Jefferson Community Center (formerly the Jefferson Elementary School) for community and recreation programs.

CHAPTER 6: ECONOMIC DEVELOPMENT

INTRODUCTION

Economic Development is typically based upon three specific goals: 1) *retaining existing business*, 2) *helping the existing business base grow* and 3) *attracting new business*. The overarching goals of economic development are to increase the community's tax base, provide a more vibrant, diverse, and rich culture for the community's citizens, reduce poverty, increase earning capabilities, and provide employment opportunities for residents of all ages.

In general, various methods can be used to reach economic goals. Improving roads, water, sewer, and telecommunications services throughout a community and providing tax incentives or tax relief to entice new businesses are steps that can be taken to increase economic development. Also, improving the community's aesthetics and actively promoting the town and region can increase economic development.

The Jefferson Master Plan Survey identified the community's desire to develop small non-polluting businesses, primarily in the restaurant, tourism, small retail, and farming sectors. The majority of respondents to the survey did not wish to develop large-scale commerce and industry. Within the confines of the law, the town should continue to encourage new growth based on the community's desires and the regulatory guidelines that are already in place. As expressed earlier in this plan, two of the six vision statement principles are maintaining the small-town feel and encouraging well-planned small businesses, tourism, and cottage industries.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #1.C: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU...BUSINESS & EMPLOYMENT OPPORTUNITIES

97.4% of the respondents answered this question (261/268)

- Not Important (29 – 11.1%).
- Somewhat Important (50 – 19.2%).
- **Moderately Important (78 – 29.9%)**
- Very Important (65 – 24.9%)
- Extremely Important (39 – 14.9%)

QUESTION #32: WOULD YOU LIKE TO SEE MORE COMMERCIAL DEVELOPMENT IN JEFFERSON?

97.8% of the respondents answered this question (262/268)

- Maybe in designated areas (110 - 41.9%)
- Yes (39 – 14.9%)
- **No (113 - 43.1%)**

QUESTION #33: WOULD YOU LIKE TO SEE MORE INDUSTRIAL DEVELOPMENT IN JEFFERSON?

96.3% of the respondents answered this question (258/268)

- Maybe in designated areas (91 – 35.3%)
- Yes (12 – .4.6%)
- **No (155 – 60.1%)**

QUESTION #34: WHAT BUSINESSES OR SERVICES WOULD YOU SUPPORT?

92.2% of the respondents answered this question (247/268)

- Top-Ranked Supported Businesses
 - 1) **Restaurants (208 – 84.2%)**
 - 2) Farms/agri-business (181 – 73.3%)
 - 3) Small retail sales (157 – 63.6%)
 - 4) Motels / Inns / B&Bs (148 – 59.9%)
 - 5) Recreation-based businesses (147 – 59.5%)
 - 6) Cottage Industries/Home – (145 – 58.7%)
 - 7) Professional/Health Practices (140 – 56.7%)
 - 8) Campgrounds (128 – 51.8%)
- Mid-Ranked Supported Businesses
 - 9) Arts & crafts store or gallery (125 – 50.6%)
 - 10) Auto service & repair (122 – 49.4%)
 - 11) Tourism-based businesses (120 – 48.6%)
 - 12) Forestry/wood products (111 – 44.9%)
 - 13) Personal services (93 – 37.7%)
 - 14) Gas stations (78 – 31.6%)
 - 15) Light industry (65 – 26.31%)
 - 16) Construction businesses (49 -19.8%)
- Bottom-Ranked Supported Businesses
 - 17) Major grocery chain (25 – 10.1%)
 - 18) Industrial park (20 – 8.1%)
 - 19) Fast food franchise (18 – 7.3%)
 - 20) Storage units (16 – 6.5%)
 - 21) Shopping centers/outlets (14 – 5.7%)
 - 22) Gambling facilities (5 – 5.3%)
 - 23) Big box or chain stores (9 – 3.6%)
 - 24) Heavy industry/manufacturing (5 – 2.0%)

QUESTION #35: WHAT BUSINESSES OR SERVICES ARE MOST NEEDED IN TOWN?

42.9% of the respondents answered this question (115/268)

- **Common Threads:**
 - **Small businesses in general, including retail**
 - Restaurants & coffee shops
 - Recreation & tourism-based businesses
 - Small grocery store
 - Hardware store
 - Pharmacy
 - Auto repair garage
 - Gas station

QUESTION #41: EMPLOYMENT STATUS & OCCUPATION

97.4% of the respondents answered this question (261/268)

- Employed full-time (89 - 34.1%)
- Employed part-time (39 - 9.5%)
- Employed seasonal (4 - 1.5%)
- Self-employed (32 - 12.3%)
- Unemployed (3 - 1.1%)
- **Retired (101 - 38.7%)**
- Other (7 - 2.7%)

EMPLOYMENT STATISTICS**Employment Status**

Of the approximately 942 persons residing in Jefferson, it is estimated that 821 are sixteen years or older, as shown in the table below; 535, or 65.2%, are in the civilian labor force. The 2016-2020 American Community Survey (ACS) estimates Jefferson's civilian unemployment rate as 3.0%, below the state and county.

| Employment Status | State | | County | | Jefferson | |
|---------------------------------------|------------------|----------------|---------------|----------------|------------|----------------|
| Total Population | 1,355,244 | | 31,486 | | 942 | |
| Population 16 years & over | 1,130,008 | Percent | 27,033 | Percent | 821 | Percent |
| In labor force | 761,007 | 67.3% | 15,229 | 56.3% | 535 | 65.2% |
| Civilian Labor Force | 758,702 | 67.1% | 15,182 | 56.2% | 535 | 65.2% |
| Employed | 730,223 | 64.6% | 14,425 | 53.4% | 519 | 63.2% |
| Unemployed | 28,479 | 2.5% | 757 | 2.8% | 16 | 1.9% |
| Armed Forces | 2,305 | 0.2% | 47 | 0.2% | 0 | 0.0% |
| Not in the labor force | 369,001 | 32.7% | 11,804 | 43.7% | 286 | 34.8% |
| Unemployment Rate | | 3.8% | | 5.0% | | 3.0% |

(ACS 2016-2020 Table DP03)

Employment by Occupation

Occupations were also assessed in the 5-year estimate. The table below shows the occupational estimates for New Hampshire, Coos County, and Jefferson based on an average over the five years from 2016 to 2020.

| Occupation | State | | County | | Jefferson | |
|---|---------|---------|--------|---------|-----------|---------|
| Civilian Employed 16 & over | 730,223 | Percent | 14,425 | Percent | 519 | Percent |
| Management, business, science, and arts | 306,308 | 41.90% | 4,602 | 31.90% | 178 | 34.30% |
| Service occupations | 116,785 | 16.00% | 2,962 | 20.50% | 90 | 17.30% |
| Sales & office occupations | 155,896 | 21.30% | 3,089 | 21.40% | 107 | 20.60% |
| Natural resources, construction & maintenance | 63,592 | 8.70% | 1,972 | 13.70% | 66 | 12.70% |
| Production, transportation & material moving | 87,642 | 12.00% | 1,800 | 12.50% | 78 | 15.00% |

(ACS 2016-2020 Table DP03)

Employment by Industry

The table below indicates the estimated number of employed residents by industry. “Educational services, health care, and social assistance” is the predominant industry in the state, county, and Jefferson.

| Industry | State | | County | | Jefferson | |
|--|---------|---------|--------|---------|-----------|---------|
| Civilian Employed 16 & over | 730,223 | Percent | 14,425 | Percent | 519 | Percent |
| Agriculture, forestry, fishing and hunting, and mining | 5,551 | 0.80% | 296 | 2.10% | 19 | 3.70% |
| Construction | 50,085 | 6.90% | 1,293 | 9.00% | 71 | 13.70% |
| Manufacturing | 92,104 | 12.60% | 1,352 | 9.40% | 71 | 13.70% |
| Wholesale trade | 19,060 | 2.60% | 253 | 1.80% | 0 | 0.00% |
| Retail trade | 89,094 | 12.20% | 2,013 | 14.00% | 43 | 8.30% |
| Transportation and warehousing, and utilities | 27,227 | 3.70% | 522 | 3.60% | 35 | 6.70% |
| Information | 14,217 | 1.90% | 145 | 1.00% | 7 | 1.30% |
| Finance and insurance, and real estate and rental and leasing | 46,048 | 6.30% | 528 | 3.70% | 39 | 7.50% |
| Professional, scientific, and management, and administrative and waste management services | 82,008 | 11.20% | 835 | 5.80% | 22 | 4.20% |
| Educational services, and health care and social assistance | 180,390 | 24.70% | 3,645 | 25.30% | 149 | 28.70% |
| Arts, entertainment, recreation, and accommodation and food services | 63,270 | 8.70% | 1,617 | 11.20% | 23 | 4.40% |
| Other services, except public administration | 31,592 | 4.30% | 779 | 5.40% | 13 | 2.50% |
| Public administration | 29,577 | 4.10% | 1,147 | 8.00% | 27 | 5.20% |

(ACS 2016-2020 Table DP03)

Class of Workers

The table below indicates the estimated number of employed residents by the Class of Worker. In Jefferson, private wage and salary workers are the highest percent at 73.4% of the civilian workforce.

| Class of Worker | State | | County | | Jefferson | |
|--|---------|---------|--------|---------|-----------|---------|
| Civilian Employed 16 & over | 730,223 | Percent | 14,425 | Percent | 519 | Percent |
| Private wage and salary workers | 584,560 | 80.10% | 10,211 | 70.80% | 381 | 73.40% |
| Government workers | 96,015 | 13.10% | 2,485 | 17.20% | 80 | 15.40% |
| Self-employed in own not incorporated business workers | 48,466 | 6.60% | 1,678 | 11.60% | 58 | 11.20% |
| Unpaid family workers | 1,182 | 0.20% | 51 | 0.40% | 0 | 0.00% |

(ACS 2016-2020 Table DP03)

Commuting Statistics

The average commute time for Jefferson residents, 24.7 minutes, is estimated to be more than Coos County but less than the state. Most Jefferson working residents, 77.1%, drive to work alone; only 9.6% carpool. The ACS also estimates that 5.4% of Jefferson's residents work at home, and none walk to work.

| Commuting to Work | State | | County | | Jefferson | |
|--------------------------------|---------|--------|--------|--------|-----------|--------|
| Mean travel to work (minutes) | 27.4 | | 22.1 | | 24.7 | |
| Car, truck, or van-drove alone | 569,140 | 79.50% | 10,865 | 77.20% | 371 | 77.10% |
| Car, truck, or van - carpoled | 54,771 | 7.70% | 1,390 | 9.90% | 46 | 9.60% |
| Public transportation | 5,646 | 0.80% | 44 | 0.30% | 19 | 4.00% |
| Walked | 18,117 | 2.50% | 281 | 2.00% | 0 | 0.00% |
| Other Means | 8,603 | 1.20% | 475 | 3.40% | 19 | 4.00% |
| Worked at home | 59,287 | 8.30% | 1,017 | 7.20% | 26 | 5.40% |

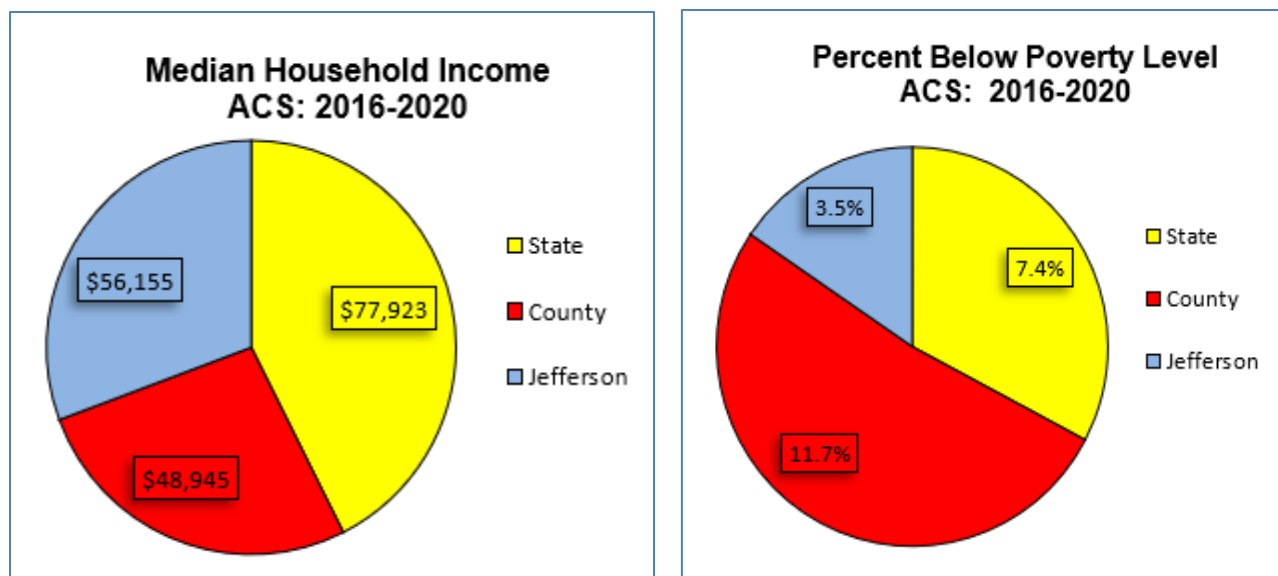
(ACS 2016-2020 Table DP03)

Income & Poverty

Household income and benefits levels (2020 inflation-adjusted dollars) are also estimated in the American Community Survey. In Jefferson, 27.3% of its residents fall within the \$50,000 to \$74,999 range. Jefferson's second-highest income range is the \$100,000 to \$149,000 bracket, representing 18.3% of its residents. The highest percentage of workers within an income range for the state, county, and town are below.

- State\$100,000 to \$149,000
- Coos County\$50,000 to \$74,999
- Jefferson\$50,000 to \$74,999

The charts below show the median household incomes and the poverty levels for Jefferson, the county, and the state. Jefferson's median household income is lower than the state but higher than the county. Jefferson's percent below the poverty level is lower than the state and the county.



RETAINING EXISTING BUSINESS BASE IN JEFFERSON

Town officials, residents, and visitors to Jefferson are always eager to support local businesses. In addition to Santa's Village, the largest employer in town, many other small businesses are scattered throughout Jefferson; local and regional support is vital to their growth and success.

Small businesses in Jefferson include a wide range of services. Hotels, campgrounds, a restaurant, a golf course, a country store, and a gas station provide services to residents and visitors. In addition, many other small businesses call Jefferson home; these include a Christmas tree farm, a physical therapy and wellness center, active maple sugar operations, logging operations, and a paving company. Other small businesses and cottage industries also exist in Jefferson. Many of Jefferson's businesses' success depends on weather conditions and tourism; Jefferson's businesses do particularly well during the busy summer and autumn months.

The longevity of Jefferson's businesses is a testament to the local and regional support they receive. The primary driver of local business success, Santa's Village, began operating in June 1953, with regular summer hours established from June to October 1955³⁹.

Factors affecting the retention of Jefferson's business base are many; these may include but are not limited to the local road conditions, internet and cell service, an increase in the minimum wage, and the tax rate. Addressing these factors will support the growth and retention of businesses in the community. New business ventures could help the local economy grow and stabilize the tax base.



Photo Credit: MAPS

³⁹ [https://en.wikipedia.org/wiki/Santa%27s_Village_\(Jefferson,_New_Hampshire\)](https://en.wikipedia.org/wiki/Santa%27s_Village_(Jefferson,_New_Hampshire))

Most recently, the impact of the Covid 19 pandemic was felt throughout the community. As a result of Covid 19, it was reported that revenue was down for all of Jefferson's businesses. Adding to the losses was the absence of foreign travelers, mainly from Canada, who commonly visit the White Mountains Tourist Region. However, campgrounds and cabins did better overall than other tourist venues due to their adherence to social distancing mitigation strategies. Fortunately, many of Jefferson's business establishments took advantage of the Payment Protection Program offered by Congress to relieve the financial concerns resulting from the pandemic.

ATTRACT NEW BUSINESS

Jefferson should attempt to create an atmosphere to welcome new business enterprises. These efforts should include robust promotion of the community and the region to be most effective. New development, however, should be recommended only in designated areas when supported by the town's citizens.

Attracting new businesses to Jefferson requires a concerted effort to create an inviting business environment and marketing to advertise the community as a desirable business location. These efforts must always balance the community's desire to retain the rural character of Jefferson while favoring environmentally sensitive and low-impact businesses.

CHAPTER SUMMARY

The current economy of Jefferson appears to be stable. However, the reality is that Jefferson's economic development depends upon multiple factors, many of which are discussed in this and other chapters in this plan. Economic development is affected by what the community does or does not do and regional events (*see Chapter 10, Regional Considerations*). It is essential to consider factors outside of the community itself and to work with other agencies such as the North Country Investment Corporation (NCIC), the North Country Comprehensive Economic Development Committee (CEDS) through North Country Council, and the Coos Economic Development Corporation (CEDC). Small towns like Jefferson generally do not have the personnel, expertise, or financial resources to implement far-reaching development initiatives; therefore, Jefferson must coordinate with established agencies to improve business opportunities in Jefferson and the region itself.

GOALS

GOAL 1 – IMPROVING VEHICULAR AND PEDESTRIAN TRAFFIC

- Explore sources of funding to improve sidewalks and curbing in designated areas.
- Continue discussions with NH DOT to improve Route 2 to allow for safer pedestrian passage and vehicular safety.

GOAL 2 – SUPPORT LOCAL BUSINESS

- Maintain an open dialogue with existing businesses to determine better how to support their efforts.
- Consider and develop scenic overlooks and picnic areas for residents and visitors to capitalize on the natural resources in the community.

- Develop and promote additional walking, hiking, biking, snowmobiling, and other trail systems.
- Further, develop the recreational opportunities within Jefferson, improve the town's ballfields, and consider adding a skate park, basketball court, town pool, and other amenities for young people's enjoyment.
- Work with local business leaders to develop a Community Pride Day and encourage business and community participation in annual cleanups, picnics, the July 4th parade, the fishing derby, the December Christmas Festival, and Old Home Days.

GOAL 3— ATTRACT NEW BUSINESS

- Promote the town through local organizations (*Chapter 10, Regional Considerations*)
- Invite small businesses to establish services in locations recommended in the Community Survey.
- Consider ways to draw attention to the town by developing such activities as competitions, lecture series, sporting events, themed events, craft shows, flea markets, food festivals, art, and postcard shows.
- Encourage the development of tourism-related businesses such as campgrounds, inns, hotels, motels, and B&Bs.

GOAL 4— OVERARCHING GOALS

- Create and keep an updated list of town-owned properties and land suitable for development.
- Utilize new technologies such as drones to establish the condition and uses of the town's buildings, properties, and natural resources.
- Research and promote areas and facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation-based, farms, and agri-business.
- Monitor the current tax rate and evaluate methods for keeping it stable.
- Consider regulations that would impact the traffic, light, noise, and dust pollution that new businesses may create.
- Invite and involve the public in all development deliberations and planning sessions.
- Continue to establish capital reserve funds for known or anticipated needs.

CHAPTER 7: NATURAL RESOURCES, HAZARDS & CLIMATE CHANGE

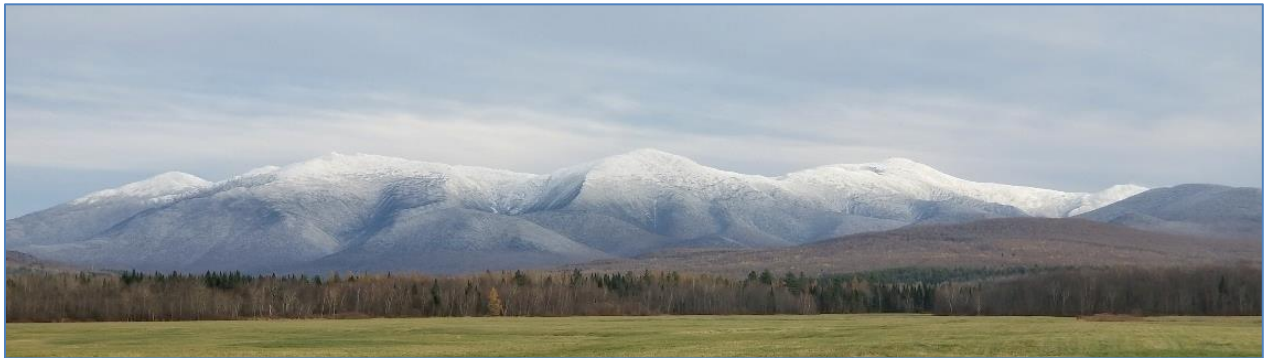
INTRODUCTION

Recognizing and protecting natural resources is a responsibility shared by community officials, planners, residents, and visitors who enjoy the natural environment. Natural resources help shape lives by providing employment, wood products, and places where nature can be enjoyed, whether through relaxing woodland strolls or recreational activities such as canoeing, snowmobiling, fishing, kayaking, and hiking.

Due to Jefferson's geographic location, an abundance of natural resources adds to the extraordinary beauty of this rural community. Elevations range from 1,000' above sea level in the part of town known as Riverton to 3,907' above sea level at the summit of Mount Starr King.⁴⁰ With fewer than 21 people per square mile, much of the natural environment remains unspoiled.⁴¹

Jefferson sits in a deep valley formed as glaciers receded 14,000 years ago; the valley left behind stretches from the Presidential Range of the White Mountains to the Connecticut River, which is thought to flow *"along the bottom of the ancient lake."*⁴² One of the most distinct parts of this glacial valley is the Town of Jefferson. Exceptional scenic views can be seen throughout the community, from Jefferson Highlands to the Meadows and virtually every place in between.

Although the Paleo-Indian, Archaic, and Woodland Era native people roamed this land for over 12,000 years⁴³, early settlers did not arrive until 1763, when Colonel Joseph Whipple established a camp on the banks of the Siwogannock River. Later the Siwogannock River was named Israel's River after one of the early settlers, Israel Glines. The railroad, lumber industry, and tourism came after the grist mills of earlier days, at least partly due to the abundance of natural resources in the region. (See Chapter 9, *History, Culture & Historic Resources*)



The Presidential Range from Jefferson Meadows
Photo Credit: MAPS

⁴⁰ Jefferson, Natural Resource Inventory, Introduction

⁴¹ Community Profile, Economic & Labor Market Bureau; January 2021, Community Response Received, 7/10/2019

⁴² New Hampshire historical marker number 173

⁴³ Jefferson, Natural Resource Inventory, Introduction

In addition to natural resources, natural hazards will also be discussed in this chapter. As the threat of climate change rises, so must our attention to the risk posed by the natural hazards that affect the region. Natural hazards can significantly impact a community - downbursts, severe drought, flooding, ice storms, hurricanes, tropical storms, and wildfires all can cause significant damage to a town's natural resources.

Lastly, it is noted that the Jefferson Conservation Commission continues to develop, revise and update a Natural Resource Inventory (NRI). Much of this chapter's content is derived from the Jefferson NRI.

This Master Plan provides a general overview of Jefferson's natural resources; please refer to the Jefferson NRI for more detailed information.⁴⁴

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #1.I: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU...THE SCENIC NATURAL ENVIRONMENT

97.8% of the respondents answered this question (262/268)

- Not Important (5 – 1.9%).
- Somewhat Important (10 – 3.8%).
- Moderately Important (14 – 5.4%)
- Very Important (44 – 16.9%)
- **Extremely Important (189 – 72.7%)**

QUESTION #2: WHY DO YOU LIVE IN JEFFERSON? (CHECK ALL THAT APPLY)

98.1% of the respondents answered this question (263/268)

Natural resources ranked third

- 1) **Small-town atmosphere (216 – 82.1%)**
- 2) Privacy (176 – 66.9%).
- 3) Natural resources (154 – 58.6%)
- 4) Recreation opportunities (140 – 53.2%)
- 5) Low taxes (65 – 24.7%)
- 6) Housing affordability (54 – 20.5%)
- 7) Convenient location (47 – 17.9%)
- 8) Quality of public schools (22 – 8.4%)
- 9) Economic opportunities (14 – 5.3%)
- 10) Other (44 – 16.7%)

⁴⁴ Jefferson Natural Resource Inventory; Jefferson Conservation Commission

QUESTION #13: DO ANY OF THESE DEPARTMENTS AND/OR FACILITIES NEED ADDITIONAL FUNDING (CHECK ALL THAT APPLY)

77.2% of the respondents answered this question (207/268)

- 36 respondents (17.4%) indicated that the Conservation Commission needed additional funding

QUESTION #17: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, AND/OR FACILITIES ARE SERVING THE TOWN?...THE CONSERVATION COMMISSION

90.7% of the respondents answered this question (243/268)

- Excellent (27 – 11.1%).
- Good (100 – 41.2%).
- Poor (3 – 1.2%)
- **No opinion (113 – 46.5%)**

QUESTION #18: SHOULD THE TOWN DO MORE TO PROTECT...? (CHECK ALL THAT APPLY)

91.0% of the respondents answered this question (244/268)

- 1) Scenic Vistas (172 – 77.2%)**
- 2) Wildlife corridors & habitats (160 – 71.4%)
- 3) Forested lands (156 – 69.6%)
- 4) Surface water (154 – 68.8%).
- 5) Agricultural lands (132 – 58.9%)
- 6) The Aquifer (111 – 49.6%).
- 7) Steep slopes & hillsides (84 – 37.5%)
- 8) Riparian buffers (73 – 32.6%)
- 9) Other (13 – 5.8%)

QUESTION #19: SHOULD THE TOWN ACTIVELY PROMOTE MORE CONSERVED LAND PROTECTED FOR...? (CHECK ALL THAT APPLY)

78.7% of the respondents answered this question (211/268)

- 1) Recreation (170 – 80.6%)**
- 2) Open space for wilderness & wildlife habitat (155 – 73.5%)
- 3) The protection of wetlands & surface waters (130 – 61.6%)
- 4) Forestry (107 – 50.7%)
- 5) The protection of steep slopes & hilltops (86 – 40.8%)
- 6) Other (14 – 6.6%)

QUESTION #20: ARE YOU CONCERNED WITH CLIMATE CHANGE?

96.3% of the respondents answered this question (258/268)

- 1) Yes (154 – 59.7%)
- 2) No (104 – 40.3%)

QUESTION #21: ARE YOU CONCERNED ABOUT THE WORSENING OF NATURAL HAZARDS?

95.9% of the respondents answered this question (257/268)

- 1) Yes (133 – 51.8%)
- 2) No (124 – 48.2%)

QUESTION #44: IN 24 WORDS OR LESS, PLEASE DESCRIBE YOUR “VISION” OF WHAT THE TOWN SHOULD BE LIKE TEN YEARS FROM NOW.

70.1% of the respondents answered this question (188/268)

Within the responses to this question, at least 20 respondents indicated a desire to preserve Jefferson's scenic natural beauty and natural resources. Overwhelmingly, the comments expressed the desire to maintain the small-town nature of the town, which would, by implication, mean the desire to preserve the town's natural resources. One such comment stated, *“The town should retain its small-town identity and continue to preserve the natural resources and scenic views within it.”*

NATURAL RESOURCES**Protection of Natural Resources**

The protection of natural resources can take many forms, including but not limited to: forest management, the protection of rare species and deer yards, the management of trails and scenic vistas, maintaining and developing riparian buffers, and the identification and management of invasive species. As part of an overall plan to strengthen the community, measures should be taken to protect water quality, wetlands, vernal pools, and roadless areas.

Reliance on natural resources ranges from obtaining adequate drinking water to simply pursuing recreational activities, such as hunting, fishing, hiking, snowmobiling, and cross-country skiing. Natural resources can impact the quality of life for the town's residents and visitors. Managing and conserving the natural resources can reduce unwanted development and further the town's dedication to protecting open space, forests, waterways, and scenic views.

The NH Department of Natural and Cultural Resources (DNCR) was established *“to protect, preserve, promote and manage the State's natural and cultural resources, supporting New Hampshire's high quality of life and strengthening the experiences of our residents and guests.”*⁴⁵ The NH Forest Action Plan (2020), created by NH Forest & Lands, guides government agencies and other entities on best practices for protecting forested lands.^{46,47}

⁴⁵ NH Department of Natural & Cultural Resources, homepage, <https://www.dncr.nh.gov/>

⁴⁶ <https://www.nh.gov/nhdf/natural-heritage/current-projects-and-events/2020-forest-action-plan.htm>

⁴⁷ https://www.nh.gov/nhdf/documents/nh-stateforestactionplan_2020.pdf

Conserved Land

A conservation easement on private land is a property right that can be bought or sold. It allows property owners to put limitations on their property when an easement is sold or set limitations upon a new owner when purchased. Landowners' efforts in many NH towns are to conserve and connect smaller parcels into one larger, contiguous area for conservation.

Through analysis, 2019 GIS conservation data determined that approximately 18.85 square miles or 37.6% of the land in Jefferson are conserved, as shown in the table to the right. Much of the conserved land is part of the White Mountain National Forest and the Silvio O. Conte National Wildlife Refuge, as shown in the breakdown of conserved parcels below.⁴⁸ The three largest conserved parcels are briefly described. See *Map #4, Conservation & the White Mountain National Forest (WMNF)*, for more detail.

| Conserved Land as a Percent of Land in the Community | Square Miles | Percent of Town Land |
|--|--------------|----------------------|
| Square Miles in Community | 50.1 | 100.00% |
| Total Non-Conserved Land | 31.25 | 62.40% |
| Total Conserved Land (%) | 18.85 | 37.60% |
| State Municipal/County Land | 2.13 | 4.20% |
| Federal Owned Land | 16.03 | 32.00% |
| State-Owned Land | 0.3 | 0.60% |
| Quasi Private | 0 | 0.00% |
| Private Land (5) | 0.4 | 0.80% |

WHITE MOUNTAIN NATIONAL FOREST

Jefferson is bordered by the White Mountain National Forest (WMNF) on three sides. The WMNF consists of the community's largest block of conserved land of 6,630 acres (10.36 square miles), including a large tract of land on Cherry Mountain. The US Department of Agriculture–Forest Services (USDA-FS) manages the forest.

SILVIO O. CONTE NATIONAL WILDLIFE REFUGE PONDICHERY DIVISION

The Silvio O. Conte National Wildlife Refuge (NRW) contains 6,405 acres (10.01 square miles) in Jefferson and the neighboring towns of Whitefield and Carroll. Jefferson's total refuge land is 3,756.80 acres (5.87 square miles). The US Fish & Wildlife Service states,

“This area, including Cherry and Little Cherry Ponds and the surrounding complex of wetlands and swamps, has long been known for its high quality habitat and rich, diverse assemblage of wildlife species, particularly birds. In 2004, the Pondicherry area was designated the first Important Bird Area in New Hampshire for its rich variety of breeding and migrating birds. Within the bounds of the division are three ponds (Cherry Pond, Little Cherry Pond, and Mud Pond), and a complex mix of habitats including boreal forests, forested bogs, northern

| Name of Conserved Parcels | Square Miles | Acres |
|--|--------------|-----------|
| Ackerman | 0.00 | 0.72 |
| Whitefield Water Department | 0.01 | 4.10 |
| Robert W. Durant Natural Area | 0.02 | 9.81 |
| NH DOT Route 2 Mitigation | 0.04 | 22.82 |
| Hartley | 0.06 | 41.38 |
| Presidential Range Recreational Trail | 0.14 | 86.72 |
| Agnew State Forest | 0.15 | 94.57 |
| Lovell/Lottero | 0.16 | 99.81 |
| Randolph Community Forest | 2.06 | 1,315.68 |
| Silvio Conte National Wildlife Refuge (total of yellow shaded) | 5.87 | 3,756.80 |
| Silvio Conte NWR | 0.16 | 102.58 |
| Silvio Conte NWR | 0.17 | 109.70 |
| Silvio Conte NWR | 0.28 | 181.68 |
| Pondicherry Unit of Silvio Conte NWR | 5.02 | 3,211.92 |
| Pondicherry Wildlife Refuge | 0.24 | 153.15 |
| White Mountain National Forest | 10.36 | 6,628.31 |
| Totals | 18.85 | 12,062.96 |

⁴⁸ GIS 2019 conservation shapefiles, NH Granit, <https://granit.unh.edu/>

*hardwoods/conifers, riparian communities, an abundance of early successional vegetation, and open water. This concentration of diverse, high quality habitats acts as a magnet to wildlife”.*⁴⁹

Pondicherry is designated as a National Natural Landmark, and two of the five trails in the division are designated as National Recreation Trails⁵⁰. More information on these trails can be found in Chapter 8, Recreation & Trails.

RANDOLPH COMMUNITY FOREST

Most of the Randolph Community Forest 10,000-acre tract is located in Randolph; however, 1,315 acres are in Jefferson⁵¹. The Community Forest includes several mountains over 3,000 feet, multiple woods-roads, and trails open to the public for outdoor recreation. The Randolph Community Forest is owned and managed by the neighboring town of Randolph.⁵²

Surface Water – Rivers, brooks, and ponds

The Israel River flows for approximately 23.2 miles from the high peaks of the White Mountains to the Connecticut River. The river, also known as Israel's River, was named for an early settler, Israel Glines; the Johns River in Whitefield was named for Israel's brother. Israel's River, which starts at the juncture of Castle and Cascade Brooks, drains the northwestern slopes of Mounts Adams and Jefferson in the Presidential Range. The river runs northwest, roughly paralleling US Route 2 before meandering through Jefferson Meadows and into Lancaster, where it meets the Connecticut River.

The Israel River is designated as a 3rd, 4th, or 5th order stream, depending on its location as indicated in the most current GIS hydrography layers. As part of the larger Upper Connecticut River Watershed, watersheds in Jefferson are further delineated at the USGS 10th level to include mainly the Israel River Watershed with a small portion of the Johns River Watershed in Whitefield. The 12th USGS level identifies the Lower Israel River, Garland Brook, Israel River at Jefferson, Mill Brook, and the Johns River watersheds. Many smaller brooks and streams flow into the Israel River, including but not limited to Stalbird, Stag Hollow, Stanley Slide, Garland, and Red Brooks.

Three ponds are located in Jefferson, all within the boundaries of the Silvio O. Conte National Wildlife Refuge. These surface waters are primarily located within level terrain and swampy areas, which contain soils that contribute to the overall extent of wetlands in Jefferson. Cherry Pond and Little Cherry Pond are accessed by the Presidential Rail Trail off Hazen Road, while Mud Pond is accessed from NH Route 116; these surface waters are fortunately protected through conservation.

Many plant and animal species are found in and near Jefferson's water bodies. The conservation of many of these areas and substantial riparian buffers help protect these natural resources and habitats.



***The Presidential Range Cherry Pond
Photo Credit: David Govatski, Jefferson
Conservation Commission***

⁴⁹ Silvio O. Conte National Fish and Wildlife Refuge; <https://www.fws.gov/refuge/silvio-o-conte/new-hampshire-divisions-and-units>

⁵⁰ Ibid

⁵¹ GIS analysis; 2019 NH Granit Conservation data

⁵² Randolph Community Forest, <http://randolphforest.org/about-us/>

Wetlands & Water Resources

Wetlands are generally divided into six types:

- Marine (wetlands exposed to the ocean)
- Estuarine (wetlands partially enclosed by land/containing a mix of fresh and saltwater)
- Riverine (wetlands associated with flowing water)
- Lacustrine (wetlands associated with a lake or other body of freshwater)
- Palustrine (inland wetland that lacks flowing water, such as marshes, bogs, swamps, fens, and flood plains)
- Uplands

Palustrine wetlands are the dominant wetland type in Jefferson. These wetlands are located predominately in Pondicherry's marshy areas, along the Israel River and Garland Brook, and include approximately 2,214 acres. An area of 109 acres, including Cherry Pond, is considered a lacustrine wetland. An additional 17 acres, mainly along the Israel River, are considered riverine wetlands. Based on the National Wetlands Inventory, approximately 7% or 2,340 acres of Jefferson's land is considered wetlands.

Wetlands are in a state of continual change. Without severe weather, wetlands eventually fill in and transform into swampy areas of balsam fir, red maple, and gray birch. However, with the increased intensity of natural hazards due partly to climate change, wetland areas could be threatened in a much shorter time. For example, flooding rains could increase wetland size, while drought could drastically diminish wetland areas. Human activities such as damming, excavation, logging, and landscaping could all impact the size of wetlands, thus also impacting the wildlife that depends on them. See *Map #5, 100-year Flood Zone, the Aquifer & Wetlands*, for more detail.

Floodplains

Jefferson has a relatively minor floodplain with approximately 4.5 square miles of land in the 100-year floodplain⁵³, .2 square miles of which is inland water. The floodplain areas of Jefferson are primarily along the Israel River, although Jefferson is likely to experience flooding on several roads and along some smaller rivers and streams. Much of Jefferson's floodplain follows the Israel River through the rich farmland of the Meadows and surrounding forest lands. Other floodplain areas are found within the swampy areas of Pondicherry and in the vicinity of Garland Brook.

Floodplains support the growth of red swamp maples and rare species such as breeding wood ducks, songbirds, and birds of prey. Black bears, white-tailed deer, moose, bats, and many other mammals can also be found in red maple swamps.

While describing existing and potential threats to the floodplain, the Jefferson NRI states, *"Development in the floodplain increases stormwater runoff and, at the same time, reduces the absorption capacity of the floodplain, increasing the severity of floods. Development also increases the risk of environmental contamination during a flood event. Severe flood events damage septic systems and carry away home heating fuel or other household chemicals."*⁵⁴ Floodplain management and mitigation in flood-prone areas are important considerations when discussing future development and protecting natural resources. See *Map #5, 100-year Flood Zone, the Aquifer & Wetlands*, for more detail.

⁵³ GIS Analysis of Coos County DFIRM (Digital Flood Insurance Rate Map)

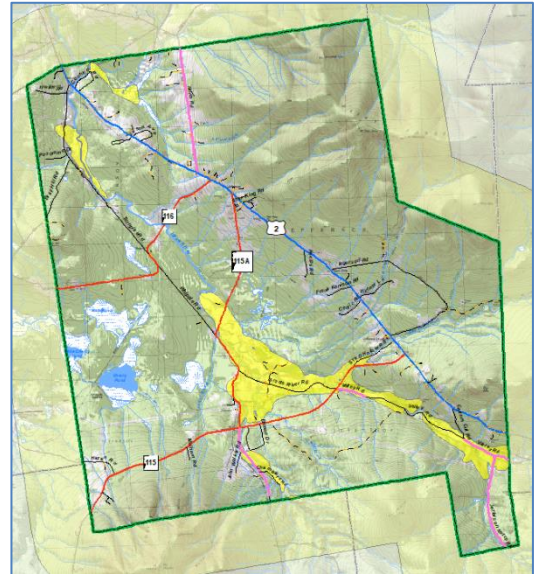
⁵⁴ Jefferson Natural Resource Inventory, Jefferson Conservation Commission

Ground Water & the Aquifer

According to the NH Department of Environmental Services (DES), “Groundwater is the water below the surface of the land that is replenished by rain and melting snow seeping into the ground. Groundwater fills the innumerable small spaces that make up the materials, such as sand and gravel, that lie on top of bedrock; or it occupies openings formed by fractures in the mostly solid bedrock.”⁵⁵

DES states, “An “aquifer” is said to exist wherever pumping of groundwater can be sustained over time without drastically depleting the supply.”⁵⁶ Protecting the aquifer is essential to ensure the safety of water systems, such as private wells.

There are three groundwater aquifer types - stratified drift, till, and bedrock. The prevalent type of aquifer in Jefferson is the stratified-drift aquifer; till and bedrock aquifers are not found. Jefferson’s aquifer lies predominately beneath the Israel River throughout the Meadows and near Israel River Road and Valley Road, as shown in yellow symbology in the map snip to the right. See *Map #5, 100-year Flood Zone, the Aquifer & Wetlands*, for more detail.



Agricultural Resources & Farms

Several farms in Jefferson produce various products such as locally grown produce, maple syrup, meat, Christmas trees, hay, and wood and dairy products.

In addition to providing goods and services, farms “...also provide a number of indirect benefits to residents. Farms maintain open space that is often enjoyed for recreational purposes, serves as important wildlife habitat, and protects scenic views. In addition, farmland makes few demands on community services while contributing property taxes to the town’s budget.”⁵⁷

As discussed in Chapter 1, approximately 7,763 acres of land in Jefferson consists of either Prime Farmland, Farmland of Local Importance, or Farmland of Statewide Importance. According to the Jefferson NRI, the most suitable farm soils are located along the Israel River, where land could be in demand for development.

Forest Resources & Trees

As with many northern NH towns, Jefferson contains large tracts of forested land. GIS and the NH Land Cover dataset determined that 8,200 acres of Jefferson’s land area are covered by “Other Hardwood.” “Mixed Forest” was the second-highest indicated land cover at approximately 5,081 acres. The chart below shows Jefferson’s 16 possible land covers, from smallest to largest.

⁵⁵ NH Department of Environmental Services, Groundwater; <https://www.des.nh.gov/water/groundwater>

⁵⁶ Ibid

⁵⁷ Jefferson NRI; Jefferson Conservation Commission

The Jefferson NRI states that there are 52 known species of trees, including 19 species of conifers and 33 species of deciduous trees. In addition, there are several forest types, *“including Northern Hardwood, Northern Hardwood-Spruce, Spruce-Fir, Paper Birch-Aspen, Swamp Conifer, and Montane Conifer Forest.”*⁵⁸ As shown through GIS mapping, Jefferson’s forests include recognized deer yards. Winter deer yards are crucial to the deer population, other large and small mammals, and the avian population in the forest.

The NRI Fact Sheet lists ten exotic and invasive plants, including Japanese Knotweed, Purple Loosestrife, Phragmites, Spotted Knapweed, Norway Maple, Barberry, Tartarian Honeysuckle, Canada Thistle, Coltsfoot, and Buckthorn, and an additional five potential invasive species.⁵⁹

| Acres | Land Cover |
|----------|-------------------|
| 2.28 | Disturbed |
| 3.56 | Row Crops |
| 123.79 | Res/Comm/Ind |
| 263.54 | Water |
| 500.14 | Transportation |
| 624.19 | Hemlock |
| 885.78 | Forested Wetland |
| 1,253.43 | White/Red Pine |
| 1,656.79 | Open Wetland |
| 1,669.93 | Hay Pasture |
| 1,896.17 | Beech/Oak |
| 3,282.93 | Spruce/Fir |
| 3,304.50 | Paper Birch/Aspen |
| 3,462.26 | Other Cleared |
| 5,080.56 | Mixed Forest |
| 8,199.78 | Other Hardwood |

Scenic Resources

Scenic views are abundant in northern New Hampshire, providing residents with a sense of place and visitors with the unexpected pleasures of exploring the White Mountains. Jefferson’s beautiful landscape provides some of the most spectacular “viewing” in New Hampshire.

Jefferson’s scenic vistas are among the town’s more important natural resources. Locations on US Route 2 and NH Routes 115, 115A, and 116 and many other locations in the community provide extraordinary panoramas of the White Mountains of New Hampshire, including spectacular views of the Kilkenny Range, Cherry Mountain, Mount Martha, Mount Washington, and the Presidential Range. The Pondicherry Wildlife Refuge also provides multiple locations to enjoy the scenery and the abundant avian and mammal populations that reside there.

Ingerson Road is the only designated Scenic Road in Jefferson. Official designation as a scenic road requires specific criteria and a special hearing for any proposed changes.

Wildlife

Abundant wildlife - insects, fish, reptiles, birds, invasive species, and mammals - are found throughout Jefferson. The Jefferson NRI provides details of the many types and wildlife species in the community and states, *“Jefferson supports a wide variety of wild mammals ranging in size from bats to moose. The diversity and quality of habitat is an important factor in the wildlife that are present”*⁶⁰. The chart to the right indicates the community's current and potential wildlife species and the estimated total number of species per wildlife type. See *Map #6 Wildlife Habitat Landcover & Map #7, Highest Ranked Wildlife Habitat by Ecological Condition*, for more detail.

| NRI Inventory of Wildlife in Jefferson | No. of Species |
|---|----------------|
| Fish Species | 19 |
| Potential Fish Species | 3 |
| Butterflies | 61 |
| Bird Species | 238 |
| Dragonflies & Damselflies | 76 |
| Bat Species (flying mammal) | 8 |
| Shrews, Moles, Mice, Voles & Lemmings | 19 |
| Chipmunks & Squirrels | 5 |
| Other Mammals (rabbits, raccoon, fox, moose, deer, etc.) | 21 |
| Reptiles & Amphibians (salamanders, snakes, turtles, & frogs) | 22 |

⁵⁸ Jefferson NRI; Jefferson Conservation Commission

⁵⁹ Ibid

⁶⁰ Ibid

Other Natural Resources

As detailed in other chapters of this plan, Jefferson has a rich history, valuable historical resources, and a wealth of recreation venues that contribute to the enjoyment of the natural resources in the community. In addition, the fresh mountain air provides superb air quality and little ground-level ozone (smog), sulfur dioxide, and fine particle pollution.⁶¹ According to DES, air quality throughout New Hampshire is good; it can be assumed that the air quality would be excellent in the state's higher elevations, particularly in Jefferson and other areas above the notches.

Due to the low population density and lack of manufacturing in and around Jefferson, dark skies void of light pollution are another natural resource found in Jefferson. *"The inappropriate or excessive use of artificial light – known as light pollution – can have serious environmental consequences for humans, wildlife, and our climate. Light pollution includes Glare (excessive brightness that causes visual discomfort), Skyglow (brightening of the night sky over inhabited areas, Light Trespass (falling where it is not intended or needed), and Clutter (bright, confusing, and excessive groupings of light sources). Light pollution is a side effect of industrial civilization. Its sources include building exterior and interior lighting, advertising, commercial properties, offices, factories, streetlights, and illuminated sporting venues."*⁶² Fortunately, Jefferson's skies are free of pollutants and offer spectacular views of the Milky Way and prominent constellations on cloudless nights.

NATURAL HAZARDS

As mentioned earlier in this chapter, natural hazards should also be considered in this plan, as natural hazards can impact the natural resources in the community. The 2019 Jefferson Hazard Mitigation Plan Update addressed the following natural and human-caused hazards, with flooding, severe winter weather, and thunderstorms being the most concerning.

Natural Hazards

- | | |
|--|--|
| 1) Flooding (local roads, riverine, beaver dams, dam failure & ice jams) | 6) Extreme Temperatures (hot & cold) |
| 2) Severe Winter Weather (snow & ice storms) | 7) Drought |
| 3) Severe Thunderstorms, Lightning & Hailstorm | 8) Wildfire (1+ acre) |
| 4) High Winds (windstorms) | 9) Erosion, Mudslide & Landslide (erosion) |
| 5) Tornado or Downburst | 10) Earthquake |
| | 11) Hurricane & Tropical Storm |

Human-Caused Hazards

- | | |
|--|------------------------|
| 1) Hazardous Material – Transport | 4) Terrorism |
| 2) Extended Power Failure (3+ Days) | 5) Epidemic & Pandemic |
| 3) Hazardous Material – Fixed Location | |

Mitigation action items were established as part of the hazard mitigation plan to diminish or reduce the impact of the identified hazards. These mitigation strategies ranged from providing public outreach to encourage residents to complete mitigation actions at their homes and properties to lobbying the state to dredge or reinforce the banks of the Israel River. By reviewing and following up on the mitigation action items in the hazard mitigation plan, the town can better protect the natural resources in Jefferson.

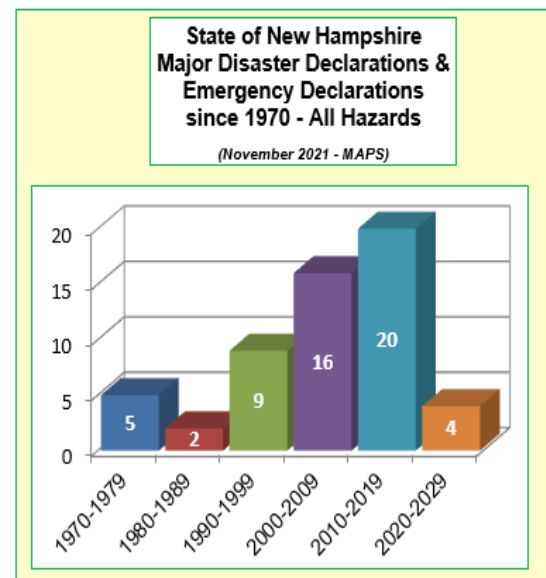
⁶¹ Air Quality Current Data, Department of Environmental Services, <https://www4.des.state.nh.us/airdata/>

⁶² International Dark-Sky Association; Light Pollution; <https://www.darksky.org/light-pollution/>

CLIMATE CHANGE

No plan can be considered complete without discussing climate change's impact on weather patterns. *"The challenges posed by climate change, such as more intense storms, frequent heavy precipitation, heat waves, drought, extreme flooding, and higher sea levels, could significantly alter the types and magnitudes of hazards impacting states in the future,"* FEMA stated in its State Mitigation Plan Review Guide⁶³. FEMA recognizes climate change by including climate change in the hazard mitigation guide for state planners.

The chart to the right shows the increased frequency of Major Disaster Declarations (DR) and Emergency Declarations (EM) in New Hampshire, possibly indicating the impact of climate change.⁶⁴ The decade beginning in 2020 includes four disaster declarations: DR-4516 and EM-3445 (Covid-19), DR-4622 (Cheshire County), and DR-4624 (Cheshire and Sullivan Counties).



Communities in New Hampshire, such as Jefferson, should become increasingly aware of climate change's potential impact on the town's natural resources and anticipate an increase in probability and severity in the future.

CHAPTER SUMMARY

The community's natural resource assets contribute to the quality of life for residents and visitors. Protecting natural resources is important to Jefferson's residents, as evidenced by the results of the Community Survey. Protection of scenic vistas, wildlife corridors and habitats, forest lands, and surface water were indicated as the most critical natural resources to protect. Moreover, the Vision Statement in this Master Plan reflects the community's desire to remain a small town; protecting Jefferson's natural resources is one of the many ways to help keep this vision a reality.

GOALS

GOAL 1 – PROTECT CONSERVED LAND FOR RECREATION, SCENIC VIEWS & AESTHETICS

- Collaborate with local conservation commissions and advisory groups to consider future projects that could benefit the community without disrupting natural resources.
- Provide a balance between growth and the protection of natural resources.

GOAL 2 – PROTECT STEEP SLOPES & HILLTOPS

- Review Jefferson's subdivision regulations regarding development in hazardous areas, such as on steep slopes and hilltops, to reduce the risk of natural hazards.

⁶³ State Mitigation Plan Review Guide, FEMA, Released March 2015, Effective March 2016, Section 3.2, page 13

⁶⁴ Derived from FEMA's record of disasters; categorized by decade since 1970 by the planner; 2020-2029 includes Covid-19

GOAL 3 – ADDRESS GROWTH & DEVELOPMENT THROUGH ZONING

- Per state law, review the Jefferson Subdivision Regulations to address changes in growth and development locally or regionally that may impact the town's natural resources.
- Limit development that could diminish Jefferson's natural beauty and scenic vistas.

GOAL 4 - PROTECT AQUIFERS & OPEN BODIES OF WATER

- Continue compliance with the Shoreland Water Quality Protection Act to protect aquifers and open bodies of water. Ensure that the Shoreland Water Quality Protection Act regulations are followed to maintain the quality of Jefferson's water bodies.

GOAL 5 – MAINTAIN INVENTORIES OF NATURAL & SCENIC RESOURCES

- Identify, and keep current, inventories of natural and scenic resources, wetlands, floodplains, groundwater, and essential habitat areas.
- Work with the Conservation Commission to encourage updating and completing the Natural Resource Inventory (NRI) for the Town of Jefferson.

CHAPTER 8: RECREATION & TRAILS

INTRODUCTION

Like many communities in the White Mountains Region, Jefferson attracts visitors because of the numerous recreation opportunities in the town and the region. Located near or in the White Mountain National Forest, the Silvio O. Conte National Wildlife Refuge, the Great North Woods, the Israel River, and Cherry Pond, Jefferson is a short distance to nearly every type of outdoor recreation. Within easy reach are world-class skiing (both Alpine and Nordic), kayaking, canoeing, swimming, hiking, mountain and road biking, fishing, birdwatching, rock climbing, ice climbing, and snowmobile and ATV trails. Besides Cherry Pond, Jefferson has other small ponds within or partially within its boundaries. Fishing, swimming, camping, dog-sledding, and boating are part of local tradition.

Additionally, Jefferson provides several human-made recreation opportunities - the town maintains three local ballfields, a skating rink, and two playgrounds. It is also home to the Waumbek Golf Course and Santa's Village. Indoor recreation, such as card tournaments and yard sales, are also some of the recreational opportunities that exist in Jefferson.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #1.E: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU...OUTDOOR RECREATION

97.0% of the respondents answered this question (260/268)

- Not Important (10 – 3.8 %).
- Somewhat Important (20 – 7.7%).
- Moderately Important (45 – 17.3%)
- Very Important (79 – 30.4%)
- **Extremely Important (106 – 40.8%)**

QUESTION #2: WHY DO YOU LIVE IN JEFFERSON?

98.1% of the respondents answered this question (263/268)

- Recreation Opportunities was ranked fourth overall (140 respondents or 53.2%) based on respondents' answers. Small-town atmosphere, privacy, and natural resources ranked 1-3 respectively as why respondents live in Jefferson.

QUESTION #17.R: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, AND/OR FACILITIES ARE SERVING THE TOWN? – RECREATION FACILITIES & PROGRAMS...

90.3% of the respondents answered this question (242/268)

- Excellent (11 – 4.5%).
- **Good (110 – 45.5%).**
- Poor (30 – 12.4%)
- No opinion (91 – 37.6%)

QUESTION #19: SHOULD THE TOWN ACTIVELY PROMOTE MORE CONSERVED LAND FOR...?

78.7% of the respondents answered this question (211/268)

- Recreation was **ranked first** overall (170 respondents or 80.6%) based on respondents' answers.

QUESTION #22: SHOULD THERE BE MORE BICYCLE LANES ON ROADWAYS?

94.0% of the respondents answered this question (252/268)

- The answer to this question was nearly split in half – 122 people (48.4%) answered no, and **130 (51.6%) answered “yes.”**

QUESTION #23: SHOULD THERE BE MORE ALL-PURPOSE TRAILS THROUGHOUT THE TOWN?

91.8% of the respondents answered this question (246/268)

- The answer to this question was slightly more favorable for more all-purpose trails than against – 101 people (41.1%) answered no, and **145 (58.9%) answered “yes.”**

QUESTION #24: SHOULD THE TOWN ALLOW ATV ACCESSIBILITY ON THE TOWN'S ROADS?

97.8% of the respondents answered this question (262/268)

- Only where designated (110 – 42.0%).
- Yes (39 – 14.9%)
- **No (113 – 43.1%)**

QUESTION #25: SHOULD THERE BE MORE ATV TRAILS IN TOWN?

94.0% of the respondents answered this question (252/268)

- **Yes (126 – 50.0%)**
- **No (126 – 50.0%)**

QUESTION #26: SHOULD THE TOWN BUILD A SKATE PARK?

92.9% of the respondents answered this question (249/268)

- Yes (95 – 38.2%)
- No (154 – 61.8%)

MULTI-USE TRAILS & PATHS

The multi-use trail system in New Hampshire's North Country connects Jefferson to other more populated areas. In particular, the snowmobile trails, which local clubs maintain, offer easy access to Gorham and Berlin to the east and Lancaster to the west. Snowmobile Corridor 11 also provides access to the south and other trail systems in NH.

Outdoor recreation was considered significantly important to the Community Survey respondents. Respondents also indicated that the town does a good job providing recreation facilities and programs. While respondents to the Community Survey favored seeing more linked trails in town, including ATV trails (50/50 split), they were generally not interested in seeing increased ATV activity on town roads.

Survey respondents indicated that promoting more conserved land for recreation is essential, ranking recreation as the number one priority when asked, *"Should the town actively promote more conserved land for...?"*. Moreover, although the small-town atmosphere, privacy, and natural resources were ranked first, second and third, recreation opportunities ranked as the fourth reason people live in Jefferson.

Jefferson's future development and land-use management should reflect the residents' desire for open spaces, the protection of the natural scenery, and the continuation of recreational opportunities.

SPRING, SUMMER & FALL RECREATION**Hiking & Walking Trails**

Located in the White Mountains of New Hampshire, there is an abundance of hiking trails that begin in Jefferson. According to AllTrails, Jefferson has four top-rated trails, including the Mount Waumbek and Mount Starr King Trail, the Pondicherry Nature Refuge via the Presidential Range Rail Trail, the Owl's Head Trail to Martha's Mile, and the Boy Mountain Trail.⁶⁵

The Mount Waumbek and Mount Starr King Trail was top-rated by AllTrails. This 6.9-mile roundtrip trail starts not far from Jefferson Village and ascends to the summits of both Mount Starr King (3,907') and Mount Waumbek (4,006'). This moderately ranked hike has an elevation gain of 2,729'.

The second-rated trail is the Pondicherry Nature Refuge via the Presidential Range Rail Trail. The 4.9-mile trail has a very low elevation gain of 147', making it accessible for most skill levels. The trail begins near the Mount Washington Regional Airport in Jefferson and gently traverses through a hardwood forest with great views along the way. The trail culminates in Jefferson at Cherry Pond; an extended hike from Cherry Pond takes hikers to the Pondicherry Wildlife Refuge and Little Cherry Pond, part of the Silvio O. Conte National Wildlife Refuge (NWR).

⁶⁵ AllTrails, <https://www.alltrails.com/us/new-hampshire/jefferson>

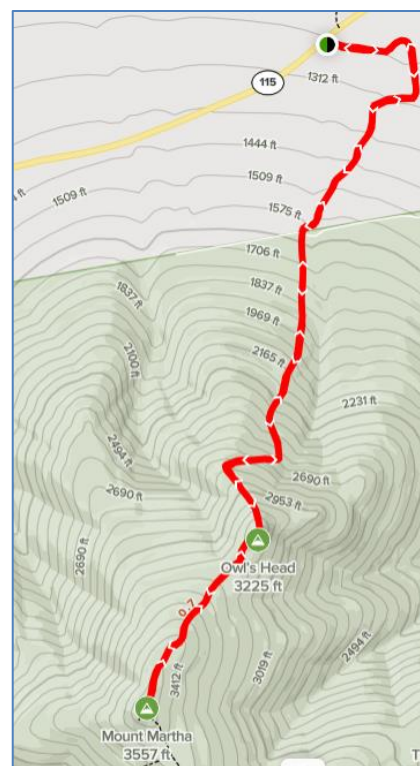
The third-rated trail is the Owl's Head Trail to Martha's Mile, which starts in Jefferson near NH Route 115. This 5.7-mile hike offers a significant challenge with an elevation gain of 2,552'. The trail rises to Owl's Head (3,225') and then to Mount Martha (3,557'). Cherry Mountain (3,183') is also accessible from Mount Martha. The map snip to the right shows the elevation change for this vigorous hike.⁶⁶

Boy Mountain Trail was rated fourth by AllTrails. This easy trail offers a 1.4-mile roundtrip hike to the summit of Boy Mountain (2,225') and back, starting from US Route 2 in Jefferson.

Although not included in the AllTrails rating of the top four trails in Jefferson, the Mud Pond Trail is another excellent hike within the Pondicherry NWR. The Mud Pond Trail is an easy 1.2-mile roundtrip hike starting at NH Route 116; this trail is suitable for wheelchairs and persons with mobility challenges. The gently sloping gravel path leads to a 950' long boardwalk and an observation platform overlooking Mud Pond.⁶⁷ Also, from Mud Pond, the Mooseway Trail will take you to Little Cherry Pond.

In addition to the trails detailed above, other smaller and less known trails exist. One of these trails, the Cohos Trail, travels through Jefferson utilizing Bailey Road as part of its system; the Colonel Whipple Trail is part of the Cohos Trail going from Cherry Pond to Whipple Road. The Pond of Safety Road leads to the Randolph Town Forest.

Nearly all of the trails in Jefferson are appropriate for walking, mountain bike riding, horseback riding, and, in the winter, snowshoeing, Nordic skiing, and snowmobile riding. ATVs are not allowed on any trails, and usage is limited to non-motorized recreation during the summer months. See *Map #8, Jefferson Trails*, for more detail.



Owl's Head Trail to Martha's Mile



Mud Pond Boardwalk and Mud Pond
Photo Credit: MAPS

⁶⁶ AllTrails; <https://www.alltrails.com/explore/trail/us/new-hampshire/owls-head-trail-to-marthas-mile?mobileMap=false&ref=sidebar-static-map>

⁶⁷ Trail Finder; Mud Pond; <https://www.trailfinder.info/trails/trail/pondicherry-wildlife-refuge-mud-pond-trail>

Bicycling

Bicycling in Jefferson can be mountain biking on a limited number of local trails or road biking on secondary and dirt roads. A slight majority of respondents to the Community Survey expressed interest in seeing more bike paths or trails. Bicycling along US Route 2 and NH Routes 115, 115A, and 116 is common; however, the volume and speed of traffic on these routes can be dangerous to riders.

The relatively new Cross New Hampshire Adventure (bicycle) Trail traverses the state from Vermont into Maine, with a portion running through Jefferson.

WINTER RECREATION

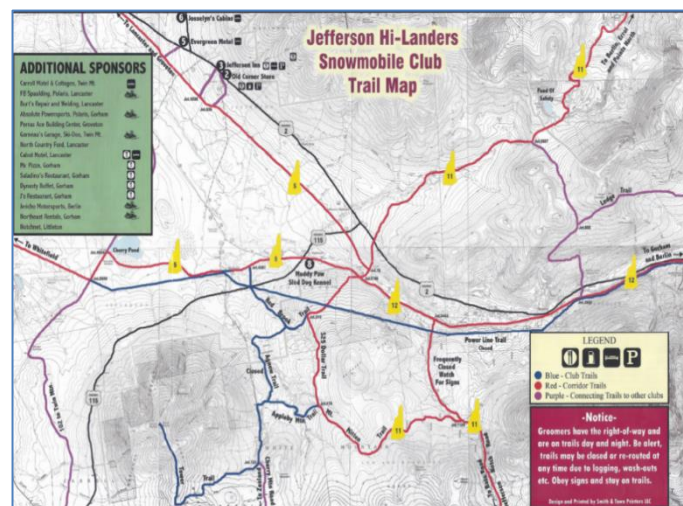
Snowmobiling

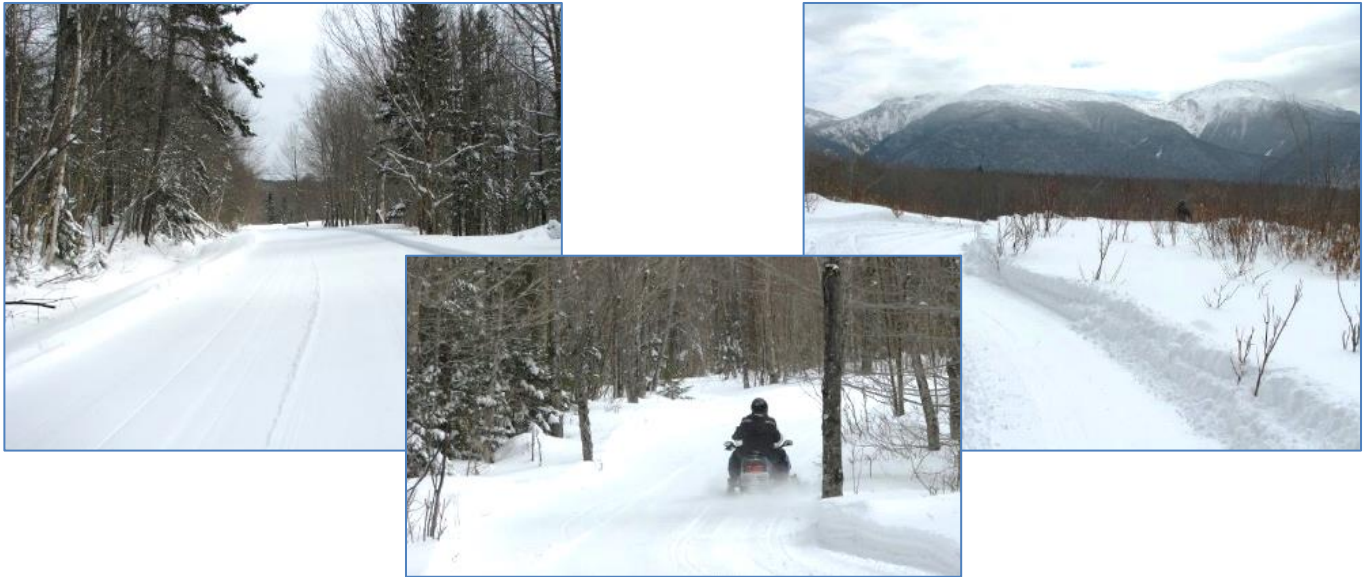
The sport of snowmobiling is a popular winter activity in the North Country. Jefferson's location within the White Mountains National Forest and the Great North Woods Tourism Region provides snowmobilers access to other state trail systems. For most locals, New Hampshire offers sufficient trails for riding. However, Vermont, Maine, and Canada are accessible for those who want to go farther using private and public snowmobile trails.

Hundreds of miles of locally maintained snowmobile trails stretch across the entire region. These major trail systems, or corridors, link one community to another through the White Mountains. Specifically, in Jefferson, Corridors #12, #11, and #5 are critical links to other communities.

Corridor #12 traverses Jefferson in the southern part of the town, primarily along the Presidential Range Rail Trail; Corridor #12 also extends east to Randolph and Gorham.

Corridor #11 enters Jefferson from the south and is the primary trail system that connects Jefferson to Bretton Woods, Twin Mountain, Franconia Notch, and other corridors and communities throughout the state. Corridor #5 connects with Corridor #12 and extends into Whitefield and in another direction to Lancaster. Jefferson's other private and less-known snowmobile trails connect residents to the existing major trail systems and corridors. Two private non-profit snowmobile clubs, Waumbek Methna and Jefferson Hi-Landers, perform off-season trail maintenance and winter trail grooming in their designated areas. Jefferson's snowmobile trails, maintained by these two local clubs, are thought to be among the best-groomed trails in the North County.





Snowmobiling in Jefferson

Photo Credit: <https://www.waumbekmethna.com/index.php/photo-gallery>

Dog Sledding & Sled Dog Racing

Muddy Paws Sled Dog Kennel offers a variety of “mushing” tours for visitors and locals. Guests can meet the sled dogs before departing for the trails. Snowmobile Corridors #11 and #12 are often used for “touring” by dog sled.

Another important winter sport that is often overlooked is sled dog racing. Jefferson’s vast and excellently maintained trails provide training grounds for racing teams from all over the state. In particular, the Presidential Rail Trail and Jefferson Notch Road are used for training; the State of NH even exempts wheeled sled dog training vehicles along the Rail Trail to support this training.

There is a rich history of sled dog racing in Jefferson and the region. The first International Sled Dog Derby was held in the early 1920s and was sponsored by the Brown Paper Company in Berlin. The race route took mushers from Berlin to Dixville Notch south to Lancaster and then east through Jefferson, Randolph, and Gorham before returning to Berlin. From the 1920s through the 1940s, sled dog races were part of small-town winter carnivals, perhaps even in Jefferson. From the 1980s to the early 2000s, sled dog demonstrations were held on the Waumbek Golf Course in Jefferson. Sled dog teams that use the training trails in Jefferson have participated in many races in the Coos County towns of Dummer, Stark, Colebrook, Stratford, and Pittsburg over the past three decades.



Muddy Paw Sled Dog Kennel

Photo Credit: <https://dogslednh.com/photo-gallery/>

Sled dog racing remains a significant and exciting winter activity. Today, races are held within the Pond of Safety trail system, usually during the second weekend in January. Races were canceled in 2020 due to Covid, but races were held in January 2021 and 2022. Today there is one main sled dog racing team in Jefferson, the Alkas'iber Siberians, though there have been more sled dog racing kennels in Jefferson. Sled dog training and racing will be part of Jefferson's winter landscape well into the future. One resident stated, *"Jefferson is generally regarded as a location where snowmobile and dog teams peacefully coexist on the trails."*⁶⁸

Alpine & Nordic Skiing

Jefferson is conveniently situated close to seven northern New England ski areas. While many ski areas are generally known for their alpine skiing, many also offer extensive Nordic ski trails. The major ski areas within an hour's drive of Jefferson Village are shown in the chart to the right.

| Ski Areas Near Jefferson | Town | Miles | Minutes |
|----------------------------|------------|-------|---------|
| Bretton Woods Resort (A&N) | Carroll | 17.6 | 24 |
| Cannon Mountain (A) | Franconia | 24.8 | 30 |
| Loon Mountain Resort (A&N) | Lincoln | 38.3 | 45 |
| Wildcat Mountain (A) | Gorham | 27.4 | 33 |
| Attitash Mountain (A) | Bartlett | 38.4 | 46 |
| Great Glen Ski Trails (N) | Gorham | 25.5 | 32 |
| Sunday River (A&N) | Newry (ME) | 45.2 | 56 |

A=Alpine Skiing; N=Nordic Skiing
Distances measured from Jefferson Village using Google Maps



Other Winter Recreation

Ice fishing is also a popular sport for many people in the area. In the neighboring towns of Whitefield, Lancaster, and Dalton, many lakes and ponds, such as Martin Meadow Pond, Forest Lake, Burns Lake, and Mirror Lake, support the sport; however, there are no ponds or lakes in Jefferson where it is allowed.

Ice skating is yet another sport for winter enthusiasts. The Jefferson Athletic Association maintains the Hillside Skating Rink Sports and Recreation Facility near the Village Center.

Snowshoeing, winter hiking and camping, ice climbing, and many other winter sports and activities are available throughout the region and the state.



⁶⁸ Information on sled dog racing today and in the past provided by George Cook, IV, the owner of Alkas'iber Siberians.

Local Parks

The former Jefferson Elementary School, now the Jefferson Community Center, has a playground, a ballfield, and nature trails. These facilities need repair and maintenance as they were left idle after the school closed in 2018.

The Jefferson Athletic Association (JAA) maintains two additional ballparks for baseball, softball, and soccer. The JAA states that it “is a source for Recreational and Sports Activities for Jefferson, New Hampshire” on its Facebook page and website.⁶⁹ Cal Ripken (baseball), Lou Leaver (softball) leagues, and other local groups use the town’s ball fields. The Jefferson Athletic Association holds meetings regularly.



*Jefferson Community Center Playground & Ballfield
Photo Credit: MAPS*

Community Activities

Each Fourth of July, the town sponsors a holiday celebration with a parade, fireworks, a fishing derby, a cookout, and games. Although the July 4th celebration was canceled during the Covid-19 pandemic in 2020, the town renewed this tradition in 2021.

Jefferson also hosts an annual Christmas Festival each December. The Festival was also canceled because of the pandemic. The town plans to continue this annual festival which includes a bonfire, crafts fair, and open house tours in the future.

Other local events amplify the sense of community. The Jefferson Fire Department holds a Firemen’s Breakfast and a Chili Cookoff, supported by residents, locals, and visitors. The Historical Society hosts a variety of fund-raisers throughout the year, including an annual postcard show. The Waumbek-Methna snowmobile club hosts a “steak feed” attended by hundreds of people annually.



*July 4th Fishing Derby (top) and the Christmas
Festival Bonfire
Photo Credit: Facebook*

⁶⁹Jefferson Athletic Association; <https://jaarecreation.wixsite.com/jaarecreation>

CHAPTER SUMMARY

Recreation is essential to maintain the quality of life expected from many Jefferson residents, whether outdoor or indoor. Although the geography and natural resources in the area make opportunities available, it is incumbent on the community to decide what kinds of programs or facilities to provide or make available to its residents and visitors. With so many natural features in the region, capitalizing on existing land features such as lakes, rivers, and mountains makes good sense. Reviewing what is available in Jefferson, what might be lost to careless development, and what the community wants to preserve and provide for future generations is good planning.

GOALS

GOAL 1: OVERALL GOALS FOR RECREATION

- Maintain and continue to improve town-run recreational activities.
- Better promote the town's parks and other recreational venues.
- Consider upgrading and promoting the use of the playground behind the Community Center.
- Support opportunities to expand linked trails for biking, snowmobiling, and walking.
- Promote regional recreation opportunities to local visitors.

GOAL 2: SNOWMOBILE ACCESS

- Support and encourage expanded trail access on town property, private property, and rights of way.
- Encourage and investigate options to provide greater trail access to businesses in town.

GOAL 3: BICYCLING

- As the State Department of Transportation makes changes to highways in Jefferson, work with DOT to encourage bicycle lanes or wider shoulders, mainly on US and State routes, to allow for the safer passage of bicycle traffic.
- Continue to look for opportunities to make or link bike paths in town.

GOAL 4: HIKING & WALKING

- Support organizations in their exploration of options for creating hiking paths.
- Clear and resurrect the nature trail behind the school and consider adding a picnic area

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CHAPTER 9: HISTORY, CULTURE & HISTORIC RESOURCES

INTRODUCTION

History and culture are essential for a community's economic well-being; they provide a sense of place for its citizens. History and culture are significant factors in promoting the quality of life; they also encourage participation by residents, students, and visitors in town events and celebrations.

Arts & culture can establish bridges in a diverse community to engage citizens of all ages, races, religions, and backgrounds. Through observation and participation, culture provides insight into societal differences and promotes inclusion. Arts and culture communicate across language and class barriers. In addition, a robust cultural environment can help boost economic development, encourage participation and provide examples for future establishments.

The history of a community provides an identity that separates it from other locations. Lively arts and culture programs and an appreciation of local history add value to a shared quality of life and a sense of belonging.

COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation on page 139.

Percentages

First-line percentages equal the number of respondents divided by the total number of survey responses (268). Bulleted percentages equal the number of respondents divided by the number of responses to that specific question.

QUESTION #27: SHOULD THE HISTORY OF THE TOWN BE BETTER PROMOTED?

89.9% of the respondents answered this question (241/268)

- 22.8% said No
- **77.2% said Yes**

QUESTION #28: ARE THERE HISTORIC SITES IN TOWN THAT SHOULD BE PROTECTED NOW?

75.4% of the respondents answered this question (202/268)

- 45.5% said No
- **54.5% said Yes**

QUESTION #28A: IF YES, WHAT HISTORIC SITES WOULD YOU LIKE TO SEE PROTECTED?

28.7% of the respondents answered this question (77/268). The common threads were:

- Archeological Dig Sites
- Waumbek Houses, Pool & Ruins
- Old Town Hall & Town Hall (destroyed by fire after the survey was taken)
- Methodist Church
- Stone Church
- Historical Society

QUESTION #29: ARE ARTS & CULTURE IMPORTANT TO YOUR LIFESTYLE?

92.1% of the respondents answered this question (247/268)

- **52.2% said No**
- 47.8% said Yes

QUESTION #30: DOES THE TOWN PROVIDE ADEQUATE ARTS & CULTURE?

79.1% of the respondents answered this question (212/268)

- 42.9% said No
- **57.1% said Yes**

QUESTION #31: SHOULD THE TOWN PROVIDE MORE OPPORTUNITIES FOR ARTS & CULTURE?

82.8% of the respondents answered this question (222/268)

- **56.8% said No**
- 43.2% said Yes

QUESTION #31A: WHAT ARTS & CULTURE WOULD YOU LIKE TO SEE, OR SEE MORE OF, IN TOWN?

28.0% of the respondents answered this question (75/268). The common threads were:

- Indoor & Outdoor Music Concerts
- Art Festivals & Shows
- Lecture Series (Nature, History & Agriculture)
- Community Theatre
- Children's Programs
- Craft Shows & Programs

HISTORY – AN OVERVIEW

A Master Plan is not the forum for a comprehensive community history. Books, libraries, local recollections, and museums are the best sources of historical information. However, a Master Plan and its vision often reflect a community's history. Likewise, history can play a role in land-use patterns, as discussed in Chapter 1. The short history that follows strives to provide the reader with a brief, but illustrative, connection to Jefferson's past.

Early History: 1765-1900

The territory we now know as Jefferson was first granted in 1765 as Dartmouth, named after William Legge, Earl of Dartmouth, and a patron of Dartmouth College. Dartmouth's location in unexplored territory resulted in few original claims until the land was regranted to several influential men, including Colonel Joseph Whipple and Samuel Hale of Portsmouth. Joseph Whipple's older brother, William, a signer of the Declaration of Independence and an admirer of Jefferson, suggested that the territory be named in Jefferson's honor. Jefferson was incorporated on December 8, 1796, four years before Thomas Jefferson became President.

"History if for human self-knowledge...the only clue to what man can do is what man has done. The value of history, then, is that it teaches us what man has done and thus what man is."
-R.G. Collingwood

In a 1772 charter, Colonel Whipple purchased the rights of seventy grantees and became the sole owner of the entire grant.⁷⁰ Whipple cut trails through the wilderness and built a manor house. Future landowners were forced to purchase land through Whipple. Routes were established between Jefferson and the already developed towns along the Connecticut River.

Early colonizers settled along the Israel River Valley, taking advantage of rich soil, water power, forests, stunning scenery, and other land features. Many pioneers farmed while others took advantage of the water power of the Israel River to operate grist and sawmills. During the late 1800s and early 1900s, sawmills were essential to the local economy, as lumber barons exploited forests on the slopes of the mountains.

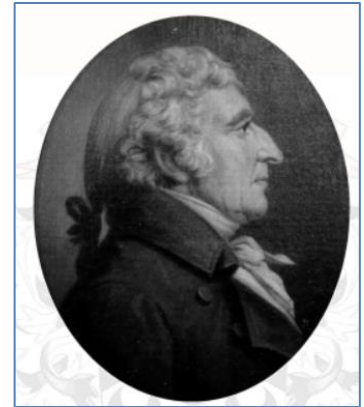
With the passing of the Weeks Act in 1911 and the White Mountain National Forest formation in 1918, the lumber industry declined. After that, tourism became the dominant industry in Jefferson and the region.

The 20th Century: 1900-2000

With the growth of railroading in the 19th century, tourists from the larger cities of southern New Hampshire and New England learned about the mountain scenery and fresh-air environment in communities above the Notch. Traveling by train, tourists came to escape the city heat and spend time at the inns and hotels cropping up in large numbers throughout the North Country. At one point, over 30 inns and boarding houses were located in Jefferson alone.

Foremost among Jefferson's inns and hotels was the Waumbek Hotel, accommodating as many as 300 guests as one of the largest grand hotels in the White Mountains. In addition to the main building, several other buildings, including the Waumbek Cottages, were built. Railroad lines brought guests directly to the hotel from Boston and New York. The Waumbek Hotel was developed on the site of Benjamin Plaisted's Waumbek House by a group of investors who formed "The Jefferson Hotel and Land Company."⁷¹

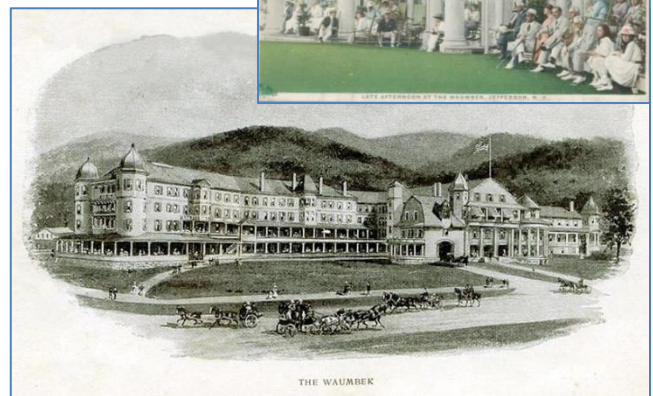
After a fire destroyed the main building of the Waumbek Hotel on May 9, 1928, tourism in Jefferson continued as the principal economic factor, although on a less grandiose scale. After the quiet years of the Depression and World War II, and with the advent of the family car, tourists returned to Jefferson and the White Mountains to partake in the stunning scenery, fresh air, and outdoor activities that the mountains offered.



Colonel Joseph Whipple

Photo Credit:

<https://whipple.one-name.net/joseph/index.html>



The Waumbek

Photo Credit: Facebook, Growing Up in Lancaster, NH

⁷⁰ History of the Town of Jefferson, New Hampshire, 1773-1927; George C. Evans, Granted State Press, 1927

⁷¹ 1998 Jefferson, New Hampshire, Master Plan, Chapter Two, History

One of Jefferson's more notable historical events occurred in June 1953, when Normand and Cecile Dubois opened Santa's Village to the general public. Santa's Village remains the focal point for tourism in Jefferson and a common destination for families from all over New England.

The White Mountains Art and Music Festival, founded in Jefferson in August 1973, was both historical and cultural. Developed by the musical director of nearby Franconia College and other local entities, the initial eight-day festival was meant to bring visitors back to the northern White Mountains⁷². The festival held on the grounds of the Waumbek Hotel continued until 1979 when it moved to another location.

The 21st Century: 2000-Present

In the 21st Century, Jefferson remains a quiet, peaceful little town whose residents cherish the past while looking forward to the future. Jefferson acknowledges and shares lessons learned while showcasing current events and activities through the Historical Society's efforts and social media platforms. Today's events will become tomorrow's history.

The Jefferson Historical Society maintains an extensive collection of historical memorabilia, documents, photographs, postcards, and artifacts that detail the town's remarkable history. The Historical Society and Museum occupy sections of the newly renovated Jefferson Town Hall & Community Center. See *Chapter 3, Community Facilities & Services*, for more information.

Waumbek Cottages Historic District

The aerial image below⁷³ shows the locations of the six remaining Waumbek Cottages, a unique group of summer resort houses once part of the Waumbek Hotel. Located just off US Route 2, the Cottages offer a unique perspective of the bygone era of the Grand Hotels of the White Mountains.

All six cottages are privately owned and on the New Hampshire and National Registers of Historic Places.

- #1-The Bungalow, 38 Starr King Road
- #2-Bashaba, 14 Starr King Road
- #3- Wyndybrae, 13 Cottage Road
- #4- Onaway, 18 Cottage Road
- #5-Beit-el-Hakeem/The Maples, 25 Cottage Road
- #6-Wayonda, 36 Cottage Road

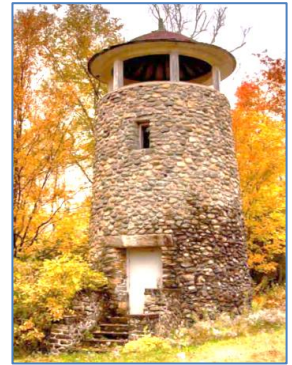


⁷² New York Times; archives; August 21, 1973, page 40; <https://www.nytimes.com/1973/08/21/archives/music-white-mountains-arts-fete-experimental-season-is-rated-a.html>

⁷³ Google Maps; numbers were added by Mapping and Planning Solutions

Jefferson Highlands Historic District

The Carter-Bridgeman Estate in Jefferson Highlands was a vacation estate built by paper company mogul James Richard Carter. One of the many buildings on the estate was Carter's Tower (shown to the right), which was referred to by some as "Carter's tower of foolishness" or "Carter's Folly." Besides offering extraordinary views, the tower also served a practical use as a fire tower.



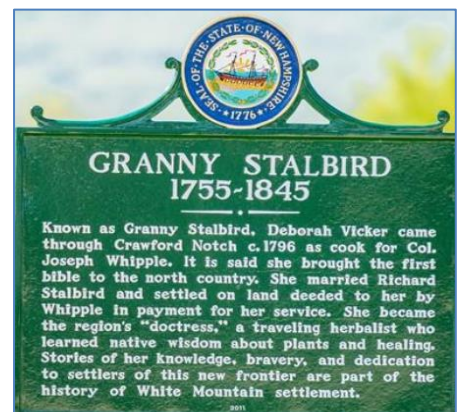
The Jefferson Highlands Historic District was also home to large inns and other historic buildings.

Famous Jeffersonians

As mentioned above, **Colonel Joseph Whipple** is considered Jefferson's founder. Joseph's older brother, William, was one of the signers of the Declaration of Independence; Joseph and William had become wealthy from their business activities in Portsmouth. After Timothy Nash forged his way through the mountains and Crawford Notch into unsettled land, Whipple saw the opportunity to expand; at one time, he owned every piece of property in the town. In 1796, when the town became incorporated, Whipple chose to rename the town from Dartmouth to Jefferson because of his and his brother's fondness for the future president. Whipple served as a colonel in the NH militia, as a collector of customs in Portsmouth, and in the NH legislature. Joseph was a significant benefactor of Dartmouth College, and in 1986, the western summit of Mount Starr King was named Mount Colonel Whipple (elevation 3,200') in his honor.

Nancy (Livermore) Barton was the first white woman to come to Jefferson, arriving as the cook and keeper of a boarding-house for men who were clearing land for Colonel Whipple. Nancy gave her earnings to one of Colonel Whipple's employees, hoping to travel with him and settle in Portsmouth when he next journeyed south. Colonel Whipple was not pleased with this arrangement as he did not want to lose his cook, so he sent Nancy's lover to leave for Portsmouth while Nancy was away in Lancaster. Upon learning of this deception, Nancy set out alone to catch up with her lover, following the Saco River through what we now know as Crawford Notch. After traveling through the night, Nancy eventually succumbed to the elements and was found frozen to death by a search party sent out by Colonel Whipple. A bridge and a rock are named after Nancy and can be found in Bartlett, on the southern edge of Crawford Notch.⁷⁴

Granny Stalbird (Deborah Vicker) was the second woman in Jefferson and a cook for Colonel Whipple in the 1790s. Deborah is thought to have brought the first bible to the North Country. After marrying Richard Stalbird, the couple settled on land Whipple had deeded to Deborah in payment for her work. Later, she became known as Granny Stalbird, the "doctress" and a traveling herbalist, as she traveled the region teaching other early settlers about plants and healing.⁷⁵



⁷⁴ http://www.nh.searchroots.com/documents/coos-history/towns/History_Jefferson_NH.txt

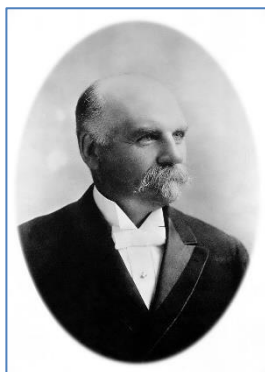
⁷⁵ Historical Marker Database; <https://www.hmdb.org/m.asp?m=77632>

Thomas Starr King (Starr King) was a minister and Freemason who, before the Civil War, “spoke zealously in favor of the Union...he is sometimes referred to as “the orator who saved the nation.” During the mid-1850s, Starr King vacationed in Jefferson, and in 1859 he published The White Hills: their Legends, Landscapes & Poetry, a book about Jefferson and the White Mountains.⁷⁶ Starr King is also responsible for recommending the site for the original Waumbek House.

Benjamin Hunking Plaisted was born in 1808 at Colonel Whipple's in Jefferson Meadows. Benjamin built a small inn on what was known as Jefferson Hill. As suggested by Reverend Starr King, he went on to build the original Waumbek House; this was later sold to a group of investors who formed the Jefferson Hotel and Land Company. Benjamin subsequently built another popular tourist destination, the Plaisted House. Mr. Plaisted was involved with town affairs and represented Jefferson in the state legislature for several terms. The state chose Benjamin to serve on the first board of railroad commissioners. Upon his death in 1881, Mr. Plaisted was buried with Masonic honors.⁷⁷

| | | |
|---------------------------|-------------------------------|-----|
| Waumbek Hotel..... | Waumbek Hotel Co. | 250 |
| Plaisted House..... | P.C. Plaisted..... | 125 |
| Starr King House..... | C.K. Gile..... | 80 |
| Maple House..... | Mrs. M.H. Bowles..... | 50 |
| Stalbird House..... | Levi Stalbird..... | 25 |
| Sunnyside House..... | Charles McIntire..... | 25 |
| Cold Spring House..... | W.H. Crawford..... | 30 |
| Jefferson Hill House..... | E.E. Bedel & Co. | 100 |
| Grand View House..... | Mrs. Benjamin Tuttle..... | 50 |
| Woodward Cottage..... | Mrs. C.A. Woodward..... | 20 |
| Hillside Farmhouse..... | N.M. Davenport..... | 30 |
| Mount Adams House..... | W. Cranshaw..... | 60 |
| Crawford House..... | E.A. Crawford..... | 50 |
| Pliny Range House..... | George W. Crawford & Son..... | 30 |
| Highland House..... | G.A. & G.L. Pottle..... | 60 |
| Willow Cottage..... | J.A. Hicks..... | 10 |
| Union House..... | Hight Brothers..... | 30 |
| Cloverdale Cottage..... | John Palmer..... | 20 |
| Waumbek Cottage..... | Oscar Stanley..... | 25 |

Hotels in Jefferson during the late 19th and early 20th Century



Thaddeus S.C. Lowe was born in Jefferson Mills on August 20, 1832. “He was an American patriot, balloonist, and inventor”⁷⁸ who holds a spot on the Wall of Honor at the Smithsonian National Air and Space Museum. Abraham Lincoln appointed Lowe to be the Chief Aeronaut of the Union Army in 1861, where he constructed balloons used to spy on the Confederate Army. After retiring from the army, among other achievements, Lowe developed “...a compressed ice machine for artificial refrigeration (1865) and outfitted the first ship with this apparatus for transport of refrigerated food (1868). He developed the Lowe-Gas method for manufacturing inexpensive heating and illuminating gas beginning in 1875, which research and improvements eventually won the Franklin Institute Silver and Gold medals in 1885 and 1886 respectively.”⁷⁹

Harry Eversfield Donahue was a seasonal Jefferson resident from 1966 until his death in 1987. “Harry is best known for his 1937 life-sized marble sculpture of Mary, Mother of Mankind.”⁸⁰ The statue was commissioned by the Basilica of the National Shrine of the Immaculate Conception in Washington, DC, where “it remains the focal point of Memorial Hall.”⁸¹ Harry maintained a studio in Jefferson and was one of the original promoters of the White Mountains Art & Music Festival in the 1970s.



⁷⁶ https://en.wikipedia.org/wiki/Thomas_Starr_King

⁷⁷ http://www.nh.searchroots.com/documents/coos-history/towns/History_Jefferson_NH.txt

⁷⁸ <https://airandspace.si.edu/support/wall-of-honor/aeronaut-thaddeus-s-c-low>

⁷⁹ Ibid

⁸⁰ <https://www.facebook.com/JeffersonHistoricalSocietyNH/>

⁸¹ A Tribe to Mary, Mother of Mankind, The Basilica, <https://www.nationalshrine.org/blog/a-tribute-to-mary-mother-of-mankind/>

Famous Landmarks & Events

Several famous landmarks in Jefferson represent a fascinating event or story that was part of Jefferson's history. Below is a brief rundown of the most famous of Jefferson's landmarks and events.

THE PLIGHT OF ROGERS RANGERS

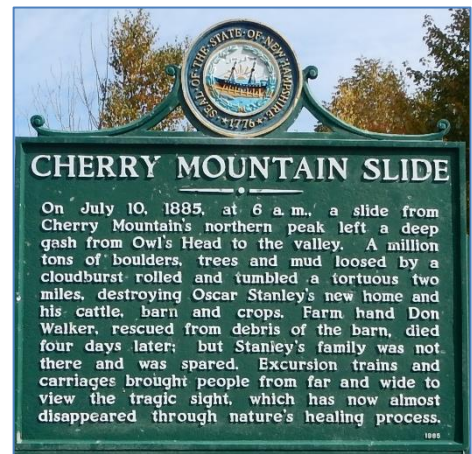
A party of nine Rangers had hoped to travel through the Great Pass (Crawford Notch) and entrusted themselves to a local Indian guide. Leaving from the Connecticut River at the head of the 15 Mile Falls, the Indian guide led them to Israel's River and the foothills of the "White Hills." Once there, the Indian guide refused to go further, fearing that the "Great Spirit" would kill him if he ventured into the region of the "Agiocochook." The guide made a rudimentary map on birch bark and accidentally scratched his hand with a poisonous fang of a rattlesnake, depositing the snake venom on the map. While drudging through deep snow cover and over steep and rocky terrain, the poison affected one Ranger, who threw himself off a cliff to his death. The remaining Rangers buried the treasure they had brought on the journey, fearing their discovery by other hostile Indians. They continued to wander the "White Hills" while experiencing extreme hunger, fatigue, and exposure. Only one of the nine Rangers survived, and the hidden treasure was never found.⁸²

POND OF SAFETY

Although physically in Randolph, Pond of Safety provides a story that dates back to the Revolutionary War. When four members of the Continental Army were captured and then paroled by the British, they were told to return to their families and no longer fight. Fearing that the Continental Army would consider them deserters, the paroled soldiers went into the wilderness, settling in the area known as Pond of Safety. The soldiers stayed in the wilderness until the war ended, returning to their local communities, including Jefferson.

THE CHERRY MOUNTAIN SLIDE

After heavy rains for a week, there was a sudden *"loud crash, followed by a roaring, rushing sound as of many waters, and it seemed to Oscar Stanley, and his men, who were at work with him, as if the mountains were coming down."* It was early in the morning on July 10, 1885, *"when immediately a wave of solid earth surmounted by trees and rocks came surging down the green fields."* Oscar Stanley's home, which was under construction at the time, *"was entirely demolished and swept away in a moment."* The Cherry Mountain Slide began close to the summit of Cherry Mountain and carried one million tons of earth and stone and 100,000 feet of timber into the valley below. The earth slid for nearly two miles, spreading over 20 acres in depths of 50 to 100 feet and widths from 100 to 800 feet. Remarkably, there was only one loss of life.⁸³



⁸² http://www.nh.searchroots.com/documents/coos-history/towns/History_Jefferson_NH.txt

⁸³ Ibid

WAUMBEEK JUNCTION

Waumbek Junction, and other depots in Jefferson, played a vital role in developing tourism in the late 1800s and early 1900s. As stated elsewhere in this plan, the era of New Hampshire's Grand Hotels brought visitors to the White Mountains to escape the city heat and congestion; before the arrival of the motorcar, railroads were the chief means of transportation. Waumbek Junction was once a bustling intersection, *"where over a dozen passenger trains stopped during a summer day in the peak years prior to World War I, with passengers changing trains for destinations such as the Waumbek Hotel in Jefferson or the Fabyan House in Bretton Woods."*⁸⁴

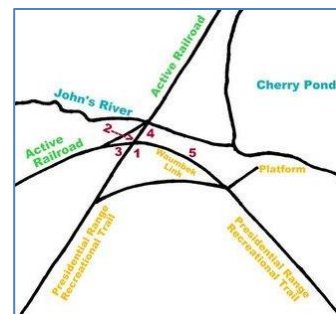
| Mis. | STATIONS. | Train Nos. | 1885 | | 1901 | | 1927 | | 1903 | | 1905 | | 1909 | |
|-------|---------------------------------|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | | AM. | P.M. | AM. | P.M. | AM. | P.M. | AM. | P.M. | AM. | P.M. | AM. | P.M. |
| ..... | BOSTON, Southern Div., Lv. | ..... | ..... | 8 30 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 2 55 | ..... |
| ..... | Lowell, ..... | ..... | ..... | 9 10 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 3 38 | ..... |
| ..... | Nashua, Union Sta., ..... | ..... | ..... | 9 36 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 4 03 | ..... |
| ..... | Manchester, ..... | ..... | ..... | 10 09 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 4 43 | ..... |
| ..... | Concord, White Mts. Div., ..... | ..... | ..... | 10 45 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 5 30 | ..... |
| ..... | Plymouth, ..... | ..... | ..... | 12 23 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 7 45 | ..... |
| ..... | Woodsville, ..... | ..... | ..... | 5 50 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 10 00 | ..... |
| ..... | Wing Road, ..... | ..... | ..... | 7 10 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 12 | ..... |
| ..... | Whitefield Junction, ..... | ..... | ..... | 7 23 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 27 | ..... |
| ..... | Whitefield Junction, ..... | ..... | ..... | 7 23 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 30 | ..... |
| ..... | Whitefield, ..... | ..... | ..... | 7 20 | ..... | ..... | ..... | ..... | 8 00 | 9 47 | ..... | ..... | 11 35 | ..... |
| ..... | Hazen, ..... | ..... | ..... | 7 33 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 41 | ..... |
| ..... | Jefferson Junction, ..... | ..... | ..... | 7 43 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 47 | ..... |
| ..... | Cherry Mountain, ..... | ..... | ..... | 7 48 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 11 53 | ..... |
| ..... | Cherry Mountain, ..... | ..... | ..... | 7 05 | 7 50 | 8 18 | ..... | ..... | ..... | ..... | ..... | ..... | 11 54 | ..... |
| ..... | Jefferson, ..... | ..... | ..... | 7 17 | 8 02 | 8 30 | ..... | ..... | ..... | ..... | ..... | ..... | 12 08 | ..... |
| ..... | Cherry Mountain, ..... | ..... | ..... | 8 20 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 27 | ..... |
| ..... | Highlands, ..... | ..... | ..... | 8 26 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 33 | ..... |
| ..... | Boy Mountain, ..... | ..... | ..... | 8 32 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 39 | ..... |
| ..... | Bowman, ..... | ..... | ..... | 8 38 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 45 | ..... |
| ..... | Appalachia, ..... | ..... | ..... | 8 44 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 51 | ..... |
| ..... | Randolph, ..... | ..... | ..... | 8 48 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 12 56 | ..... |
| ..... | Mineral Springs, ..... | ..... | ..... | 8 53 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 1 01 | ..... |
| ..... | Gorham, ..... | ..... | ..... | 8 59 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 1 07 | ..... |
| ..... | BERLIN, ..... | ..... | ..... | 9 12 | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 1 20 | ..... |

1916 timetable for the Whitefield & Jefferson and Waumbek Branches of the Boston & Maine Railroad

The "Junction" has had various names throughout history – Cherry Pond to Waumbek (the 1890s), Waumbek to Jefferson (1890), and Jefferson to Waumbek Junction in the late 1920s. The Junction was where *"the Boston & Maine Railroad (running roughly west to east) once met the Maine Central Railroad (running roughly south to north), allowing passengers to switch from one line to the other."* Railroad ownership changed over the years; however, by 1895, the Boston & Maine Railroad eventually *"absorbed the previous carriers..."*.

Today, what remains of Waumbek Junction can be found near Cherry Pond in the Pondicherry National Wildlife Refuge. Walking along the Presidential Range Trail, you come to an intersection of old railroad tracks and the trail.

The New Hampshire Central Railroad maintains an active line that runs through Jefferson. The NH Central will occasionally carry freight trains, but more commonly is used to transport train equipment to a repair facility further north.⁸⁵



FIRES OF 1988

During the summer of 1988, the Jefferson community struggled with a rash of 26 arson fires to homes and outbuildings that made national news. The fires had injured three people, forced 21 from their homes, and left 16 homeless by August 1988⁸⁶. Jefferson's residents slept in shifts, canceled vacation plans, and stayed home to ensure their properties were safe. Eventually, the investigation led to two persons being charged; both were ultimately acquitted.

TOWN HALL FIRE 2021

As discussed in *Chapter 3, Community Facilities & Services*, the nearly 150-year-old Jefferson Town Hall and the connecting Town Offices were destroyed by fire. Battling the fire in wind and cold conditions, the Fire Department was able to save the adjacent Fire Station. Fortunately, no one was injured, but the loss of this beloved community gathering place will be felt for years. See *Chapter 3, Community Facilities & Services*, for more information.

⁸⁴ WhiteMountainHistory.org; Waumbek Junction; Joanne P. Jones; https://whitemountainhistory.org/Waumbek_Junction

⁸⁵ Timetable and map; WhiteMountainHistory.org; Waumbek Junction; Joanne P. Jones; https://whitemountainhistory.org/Waumbek_Junction.

⁸⁶ <https://www.upi.com/Archives/1988/08/23/Another-fire-hits-New-Hampshire-town/8108588312000/>

ARTS & CULTURE

The Community Survey Results regarding arts and culture were mixed. A slight majority of respondents (52.2% vs. 47.8%) did not feel that arts and culture were important to their lifestyles, while a slightly larger majority (57.1% vs. 42.9%) felt that the town does not provide adequate arts and culture. When asked if the town should provide more opportunities for arts & culture, 56.8% said no, and only 43.2% said yes.

There were common threads in respondents' answers to Question #31a, "What arts and culture would you like to see, or see more of, in town?" These threads included music concerts, art festivals and shows, lecture series, children's programs, community theatre, and craft shows and programs.

There are several artistic and cultural activities currently available in Jefferson. As vaccines and boosters have reduced many Covid-19 restrictions, a sense of normalcy is returning every day. The Library is returning to its regular schedule, including reading and children's programs. A local reading club has been established, and the annual festivities surrounding Christmas and the Fourth of July are enjoyed by young and old. As noted in Chapter 8, Recreation & Trails, local town departments and social and sports clubs hold annual events such as pancake breakfasts, steak feeds, and golf tournaments. Quilting groups and shows, postcard shows, lecture series, arts and crafts shows and programs are expected to find a new home at the newly renovated Jefferson Community Center. In August 2020, MARK209, a country-gospel group from Nashville, held a concert at the E& R Dairy Farm in Jefferson Meadows.

Clubs and associations are also available in nearby communities. The Lions Club, Rotary, VFW, Knights of Columbus, and Eastern Star are located in neighboring Lancaster, and the Elks is in Littleton. The Groveton Fish & Game Club, the Coos & Essex Agricultural Society, and the Alderbrook Sportsmen's Association are also available to Jefferson residents.

Live concerts and theatre are also available locally. The Weathervane Theatre in Whitefield, the Opera House in Littleton, and the Colonel Town Players in Lancaster provide live shows, concerts, and theatre productions.

CHAPTER SUMMARY

Jefferson residents expressed an interest in arts and culture through the Community Survey, although many indicated that neither are critically important to their lifestyles. Many respondents also expressed a desire for the town to provide additional venues for arts and culture.

The survey results indicated that the town's history should be better promoted. Among the most commonly mentioned historical sites to be protected were the Archeological Dig Sites, the Waumbek Cottages, pool and ruins, the Methodist Church, and the Stone Church.

Jefferson's rich history is a testament to the residents of this beautiful community. Early settlers worked hard to turn this stunning part of New Hampshire into one of the most desirable communities in Coos County. Protecting historical treasures and promoting history, arts, and culture allow citizens to learn about and embrace Jefferson's past.

GOALS

PROVIDE MORE EDUCATION ON THE HISTORY OF JEFFERSON

- Work with the Jefferson Historical Society and the School Board to encourage the teaching of Jefferson history to students and engage students to learn through local field trips to historical locations/facilities in town.
- Prepare an informational pamphlet or brochure on the history of Jefferson to be disseminated by local merchants, the Northern Gateway Chamber of Commerce, and the Historical Society.
- Maintain a more robust section of the town's website dedicated to the town's rich history.
- Maintain extended hours and services at the Historical Society and develop programs encouraging visitation and participation.
- Continue to take actions to preserve the historic nature of Jefferson through the preservation of documents and buildings.
- Consider offering walking tours of the Waumbek ruins to promote the history of the community.

PROMOTE AND DEVELOP OPPORTUNITIES FOR CULTURAL DEVELOPMENT

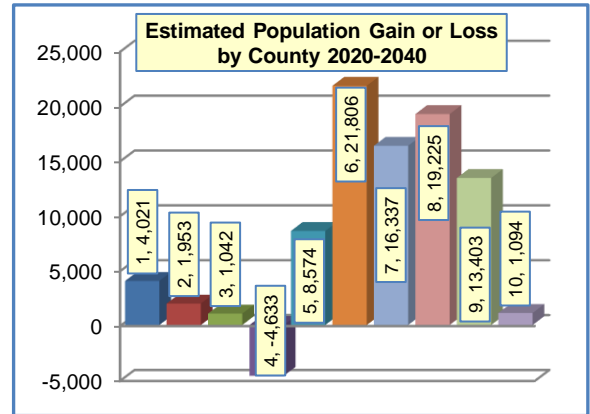
- Consider the establishment of a separate Art Commission whose duties could include the development of new culture and arts venues.
- Explore funding and grant opportunities in the State and the Arts Council to bring new venues to the community.
- Invite visiting lecturers, teachers, and artists to Jefferson.
- Create local competitions as fundraisers or benefits to encourage participation in cultural arts.

CHAPTER 10: REGIONAL CONSIDERATIONS

INTRODUCTION

Historically, Jefferson has been shaped by tourism, economics, and remarkable natural features. The future will depend on these factors; however, growth and development in the broader region will also impact Jefferson's future.

Over the next twenty years, every New Hampshire county is expected to realize population growth except Coos County, where the population is expected to drop by 4,638. The NH Office of Strategic Initiatives (NH-OSI) estimates a decrease in Coos County population, from 32,389 in 2020 to 27,756 in 2040. Coos County and Jefferson's populations decrease as the state's population increases.⁸⁷



Population levels in Whitefield, Lancaster, Gorham, and Berlin are also expected to decrease. Jefferson is estimated to have the smallest decrease in its growth rate among these communities. Understanding population trends and estimates in the region and neighboring towns provide a better understanding of the potential impact on a community.

| Year | NH | Coos | Jefferson |
|------|-----------|--------|-----------|
| 2020 | 1,349,908 | 32,389 | 1,080 |
| 2025 | 1,374,702 | 31,206 | 1,054 |
| 2030 | 1,402,878 | 30,059 | 1,015 |
| 2035 | 1,422,530 | 28,919 | 977 |
| 2040 | 1,432,730 | 27,756 | 937 |

| Town | 2020 | 2040 | Change | Growth Rate |
|------------|--------|-------|--------|-------------|
| Whitefield | 2,323 | 2,045 | -278 | -11.97% |
| Jefferson | 1,080 | 937 | -143 | -13.24% |
| Lancaster | 3,443 | 2,981 | -462 | -13.42% |
| Berlin | 10,302 | 8,909 | -1,393 | -13.52% |
| Gorham | 2,643 | 2,214 | -429 | -16.23% |

⁸⁷NH Office of Strategic Initiatives (OSI); <https://www.nh.gov/osi/data-center/documents/2016-subcounty-projections-final-report.pdf>

COMMUNITY SURVEY RESULTS

Regional concerns were not part of the Jefferson Master Plan Survey. However, Question #42 revealed information about the town's reliance on other communities and revealed an error in the question.

Question #42 asked, "Where do you work?" The preponderance, or 32.8%, of answers in this single category, indicated that the respondents were "Retired." Combining answers in all categories for neighboring or nearby communities, 35.6% of the respondents indicated that they commute locally.

The remaining data results in the "Other" category, 31.6%, were skewed by the available answers to the question. It was determined that the "Other" category could not be accurately interpreted upon analysis. Additional questions, such as those below, would have provided a more thorough understanding of commuting trends.

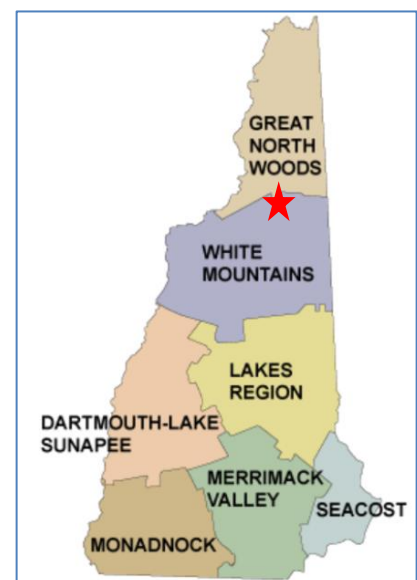
- Do you work from home?
- Are you self-employed?
- Do you work in communities not listed?
- Do you work outside of the immediate area?
- Do you work in multiple locations?

Reviewing the data from this perspective revealed that although approximately one-third of the respondents were "Retired" and another third commuted locally, the final third of the answers were non-conclusive and could not be assumed to be non-commuting.

JEFFERSON'S ROLE IN THE REGION

Located on a significant crossroad, US Route 2, Jefferson plays an essential role in intra- and inter-state commerce and a safe and efficient transportation system that enables commerce, trade, and tourism to flourish throughout northern New England. US Route 2 connects central Maine (Bangor) and northern Vermont (Burlington) as it passes through Jefferson. US Route 2 provides an important link from Gorham/Berlin in the east to Lancaster in the west. Also accessible from US Route 2 are other highways that lend access to north-south transportation corridors. Most notable among these in Jefferson is NH Route 115, which provides a route to Interstate 93 after meeting US Route 3 in Carroll.

Jefferson is located in the White Mountains Tourist Region of New Hampshire; the town also borders the Great North Woods tourist region, which situates the community in the heart of some of the most spectacular areas of the state. The Presidential Range Trail, Santa's Village, and exceptional mountain vistas draw tourists and residents to Jefferson.

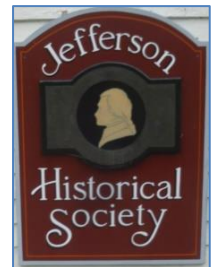


LOCAL & REGIONAL GROUPS & ORGANIZATIONS

Participation in regional groups, agencies, and organizations is one way to ensure that Jefferson's voice is heard. The following groups and organizations are important for maintaining Jefferson's vision.

Jefferson Historical Society (JHS)

The Jefferson Historical Society was housed in the former St. John's United Methodist Church (built in 1868) at 900 Presidential Highway (US Route 2). The Society states, *"The purpose of the society is to bring together those people interested in history, and especially in the history of Jefferson, New Hampshire and its role within the surrounding region of northern New Hampshire."* The Society's website says, *"The society's major function is to discover and collect any material which may help to establish or illustrate the history of the area. The society provides for the preservation of such material and for its accessibility, as feasible, to all who wish to examine or study it."*



The Historical Society Museum houses a collection of exhibits, most notably exhibits about the Cherry Mountain Slide in 1885, the Waumbek Hotel, one of New Hampshire's "grand" hotels, and the town's most notable citizen, inventor Thaddeus Lowe. The Society operates as a 501C non-profit organization.⁸⁸

The town has approved a section of the Jefferson Community Center (former Elementary School) as the new home for the society and museum. Visitors are invited to explore the museum and learn about the rich history of Jefferson and the region. The society holds monthly meetings and opens the Museum on Thursdays and Sundays, 1-4:00 PM from June through Columbus Day.⁸⁹ These hours may change once the society and museum have finalized their move.

White Mountains Regional School District (SAU #36)



The White Mountains Regional School District (SAU36) includes Dalton, Whitefield, Lancaster, Carroll, and Jefferson students. The SAU's "mission" states: *"The White Mountains Regional School District uses our collective resources to educate responsible and ethical citizens who are academically, socially, and physically prepared to meet the needs of our community in an ever-changing world."*⁹⁰ SAU36, whose offices are in Jefferson, encourages participation in school board meetings to ensure quality education programs. Jefferson maintains representation on the school board.

North Country Council (NCC)

Located on Main Street in Littleton, North Country Council (NCC) has operated since 1973. *"North Country Council Regional Planning Commission and Economic Development District is one of nine regional planning commissions in New Hampshire established by RSA 36:46. The Commission's region consists of serving 50 communities and 25 unincorporated places in the northern third of New Hampshire. The Commission serves in an advisory role to local*

⁸⁸ <https://jhsnh.org/about-jefferson-historical-society/>

⁸⁹ <https://www.facebook.com/JeffersonHistoricalSocietyNH/>

⁹⁰ <http://www.sau36.org/>

governments in order to promote coordinated planning, orderly growth, efficient land use, transportation access, and environmental protection.”⁹¹

Currently, there are no Jefferson residents on the NCC Board of Commissioners. Active committees at NCC include the Transportation Advisory Committee (TAC), the North Country Scenic Byways Council, the North Country Economic Development Comprehensive Strategy Committee, and Regional Coordinating Councils (RCCs). One resident from Jefferson is a member of the Transportation Advisory Committee.



North Country Council also provides various other services to the communities within its planning district. These include but are not limited to assistance with economic development, transportation, solid waste, technical assistance, and resiliency planning.

White Mountains Attractions Office of tourism



Operating out of its main offices in Lincoln, NH, White Mountains Attractions (WMA) has been marketing the region for 60 years by providing “*advertising opportunities that put your company’s name and product into the hands of many thousands of domestic and international travelers...*”⁹² Among other things, WMA provides representation in state tourism issues, business listings, travel guides and maps, and brochure displays at visitor centers.

Currently, ten Jefferson businesses are listed as members of WMA. These include Santa’s Village, Muddy Paw Sled Dog Kennel, Jefferson Historical Museum, Evergreen Motel, Israel River Campground, Jefferson Campground, Jefferson Inn, Josselyn’s Getaway Log Cabins, Lantern Resort Motel & Campground, and Waterwheel Breakfast & Gift House

CHAMBERS OF COMMERCE

Northern Gateway Regional Chamber of Commerce

The Northern Gateway Regional Chamber of Commerce serves ten towns, including Jefferson, Lancaster, Jefferson, Northumberland (Groveton), Dalton, Stratford, Stark and Randolph, Guildhall (VT), and Lunenburg (VT). Located in Lancaster, the Northern Gateway Regional Chamber strives “*...to build a system of mutual support, through which we can learn from one another while nurturing the good neighbor policy, which is so central to our identity as New Englanders*”.⁹³



Multiple Jefferson businesses are members of the Northern Gateway Regional Chamber. These include the Town of Jefferson, Santa’s Village, The Lantern Inn & Resort, Carlisle Place, and Bellevue Barn at Carlisle Place.⁹⁴

⁹¹ <http://www.nccouncil.org/about>

⁹² <https://www.visitwhitemountains.com/travel-resources/white-mountains-attractions-association-membership/>

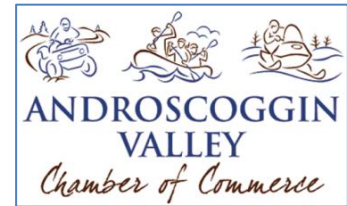
⁹³ <https://www.northerngatewaychamber.org/about-us>

⁹⁴ <https://www.northerngatewaychamber.org/members/>

Androscoggin Valley Chamber of Commerce

In 2007, the Androscoggin Valley Chamber of Commerce (AVCC) succeeded the Northern White Mountain Chamber of Commerce; the Chamber is located on Main Street in Berlin.

The Chamber's website states, *"Given the changes in our business over the last decade, we developed a new business model that has allowed the chamber to thrive despite a long recession."* The Chamber's marketing is driven more by outdoor recreation, the service industry, and two prisons rather than by the more industrial base that used to exist.⁹⁵



Currently, only two businesses in Jefferson are members of the Androscoggin Valley Chamber of Commerce, Josselyn's Getaway Log Cabins and Muddy Paws Sled Dog Kennel.

Littleton Area Chamber of Commerce

The Littleton Area Chamber of Commerce serves as a center of information and resources for the entire Littleton area; broadly speaking, this includes towns in northern Grafton County and a few in southern Coos County. The Chamber's website states, *"Our Chamber is a hub of information, resources, and opportunities for businesses of any size and their employees."*⁹⁶



A search of current Littleton Area Chamber of Commerce members does not include any Jefferson businesses or organizations.

CHAPTER SUMMARY

Jefferson relies on the region for other services, including employment opportunities, colleges and universities, medical services, dining, and recreation. The town's proximity to several larger communities such as Lancaster (7 miles), Littleton (20 miles), Gorham (17 miles), and Berlin (22 miles) provides residents many opportunities to drive to work, seek professional services, shop, or dine in under an hour. Larger commercial communities below Franconia Notch and Pinkham Notch are also just a short drive away; Lincoln (43 miles) and North Conway (52 miles) are well-known destinations for employment, tourism, recreation, shopping, and dining.

As discussed in Chapter 8, Jefferson is more than just a drive-through and bedroom community; it is rich in recreational venues with its network of hiking and snowmobile trails and venues for snowshoeing, cross-country skiing, dog sledding, biking, camping, fishing, and hunting. Snowmobile Corridors #5, #11, and #12 travel through Jefferson, affording access to the entire region and state. Jericho Mountain State Park has become a major destination for ATV and snowmobile riders in Berlin. Jefferson is also just a short drive from six of New Hampshire's premier ski resorts, Bretton Woods Ski Resort (18 miles), Wildcat Ski Resort (27 miles), Cannon Mountain Ski Resort (33 miles), Attitash Mountain Resort (38 miles), Loon Mountain Ski Resort (43 miles) and Cranmore Mountain Resort (52 miles).

⁹⁵ <https://androscogginvalleychamber.com/>

⁹⁶ <https://business.littletonareachamber.com/member/newmemberapp/>

Today, many citizens seek “quality of life” locations in which to live. Jefferson should capitalize on its rural nature and commitment to protecting its scenic natural beauty to promote the town as the right choice for small businesses, tourism, permanent housing, and second homes. The town should endeavor to extend its reach to capitalize on the region's wealth of recreational, tourist, lodging, and dining facilities, leading to more growth and prosperity for Jefferson.

Town officials should remain aware of changes in the region that could have a long-lasting impact on Jefferson, its roads, its services, and its residents. Significant growth is not expected in neighboring communities like Lancaster, Gorham, and Berlin. However, in a post-pandemic era, growth may be unpredictable. Significant regional growth may result in new small businesses and an increased population in Jefferson. Progress in the overall region will inevitably impact Jefferson as well.

For these reasons, it is essential for Jefferson town officials to maintain connections with regional and state agencies and to stay informed. Taking part in discussions with others will ensure that Jefferson will have the ability to have a say in what happens in the future. It is also important for residents to be aware of what is taking place in the region and understand its impact. Lastly, residents must be confident that community officials participate in decision-making that may affect Jefferson's quality of life.

GOALS

GOAL 1 – ADDRESS NORTH COUNTRY INITIATIVES

- Take the lead or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to, transportation, housing, economic development, and the environment.
- Work with the SAU36 school board, area communities, and the American Red Cross to determine the advantages of designating the White Mountains High School as a regional shelter; endeavor to make that a reality by funding, obtaining, and installing a permanent generator at the High School.
- Meet with other Jefferson town officials to discuss solutions to the town's problems and the region.

GOAL 2 – BETTER PROMOTE JEFFERSON WITHIN THE REGION

- Continue to support a representative at North Country Council.
- Maintain membership and remain active in the Northern Gateway Chamber of Commerce.
- Consider joining and becoming involved with the Littleton Area Chamber of Commerce.
- Consider joining and becoming involved with the Androscoggin Valley Chamber of Commerce.
- Encourage Jefferson businesses to join White Mountains Attractions and area chambers to provide additional exposure for them and the town.
- Consider creating an “Information Booth” to further promote the town and region.
- Complete the Historical Society's move into a section of the Jefferson Community Center.
- Consider increasing the Historical Society Museum's operating hours and better promoting the museum.
- Encourage the development of educational seminars, workshops, or presentations about the history, geography, and natural resources found in the community.
- Utilize available space at the Jefferson Community Center to encourage development and involvement in new cultural activities, such as band concerts, art shows, craft fairs, dance expositions, photography, dance, fishing, fly tying, and art classes.

GOAL 3 – OTHER CONSIDERATIONS

- Consider purchasing land that can be used as a “Scenic Vista,” perhaps on US Route 2 overlooking the valley.
- Arrange for tree trimming at the scenic overlook on NH Route 115 to enable better views; assess other areas of town that may provide scenic views if better managed.
- Keep the residents of Jefferson informed about issues in the region that may impact their lives; develop locally managed newsletters and community calendars and post them on the town’s website.
- Consider developing a town slogan to identify the town and help promote its beauty to residents and visitors.



Mount Martha, Owl's Head & Cherry Mountain from US Route 2
Photo Credit: MAPS

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CHAPTER 11: GUIDE FOR THE TOWN OF JEFFERSON

CHAPTER GOALS

Time Frame

1 - Ongoing.....For the Life of the plan

2 - Short Term1-3 Years

3 - Medium Term4-7 Years

4 - Long Term8-10 Years

| Chapter | Goals | Responsible Department(s) | Time Frame |
|-----------------------|---|---------------------------|------------|
| Chapter 1 Land Use | Goal 1 - Keep the small-town feel | | |
| | Review ordinances, regulations, and other town-adopted plans to ensure they are compatible with the small-town nature of Jefferson | | |
| | Promote commercial and agricultural activities that support the small-town feel | | |
| | Maintain a tax base that supports the community without burdening residents or commercial ventures | | |
| | Continue to maintain and support funding for the local road system | | |
| | Maintain the current level of town services | | |
| | Goal 2 - Monitor development | | |
| | Continue to review options that might allow for denser residential development of suitable parcels while encouraging open space retention | | |
| | Encourage cottage industries and home-based businesses throughout the community | | |
| | Encourage limited development of small businesses along US Route 2 that align with the town's ordinances and regulations, and the vision of this Master Plan | | |
| | Encourage additions and expansions of roads, rail, and utilities to follow existing corridors | | |
| | Encourage smart growth and reasonable subdivisions that are in line with the vision of this Master Plan | | |
| | Monitor the town's website and provide robust information for residents and visitors | | |
| | Maintain a friendly image for the town; create an image for name recognition | | |
| | Maintain membership in regional chambers of commerce and other organizations to promote the town | | |
| | Consider incentives to promote businesses that adhere to the principles of the vision of this Master Plan and which offer long-term benefits for the town and its residents | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|-----------------------------|--|---------------------------|------------|
| Chapter 1 Land Use | Goal 3 - Encourage the conservation of open spaces | | |
| | Protect sensitive environmental areas to preserve scenic views and natural resources | | |
| | Continue to protect open space | | |
| | Offer public education programs to encourage residents to consider current use and the conservation of lands for public use | | |
| | Goal 4 - Offer public outreach regarding the town's regulatory processes & documents | | |
| | Provide public outreach sessions to familiarize residents with the Land Use Plan Ordinance, the Subdivision Regulations, the Building Permit process, and the Master Plan | | |
| | Continue to solicit ideas and input from Jefferson residents and landowners on future regulations and ordinances. | | |
| Chapter 2 Transportation | Goal 1 - Address the pedestrian problem at Santa's Village | | |
| | Work with Santa's Village and NH DOT to improve pedestrian safety when crossing US Route 2 from the overflow parking area. | | |
| | Goal 2 - Continue the overall maintenance of the transportation system | | |
| | Provide a safe, functional, and well-maintained transportation system and plan. It should include roads, parking, sidewalks, and non-motorized opportunities. | | |
| | Monitor and assess culvert and drain capacity and improve Jefferson's roadways to protect them from flooding and unnecessary closures. (Jefferson Hazard Mitigation Plan Update, 2019) | | |
| | Cut limbs and branches to mitigate wind damage that may cause trees and limbs to block Jefferson's roadways. (Jefferson Hazard Mitigation Plan Update, 2019) | | |
| | Consider becoming an NH Public Works Mutual Aid Association member to expand emergency human resources and highway equipment capabilities. (Jefferson Hazard Mitigation Plan Update, 2019) | | |
| | Refer to and maintain consistency with the NH Long Range Transportation Plan. | | |
| | Refer to the New Hampshire Statewide Transportation Improvement Plan for the most up-to-date information regarding Jefferson's projects. | | |
| | Maintain membership and representation in North Country Council Regional Planning Commission and its Technical Advisory Committee (TAC). | | |
| | Goal 3 - Reduce traffic speed and noise on US Route 2 and NH Route 115 | | |
| | Work with the Police Department to seek grant funding to obtain a portable speed monitoring sign(s). | | |
| | Purchase and deploy portable "Speed" signs to slow the speed of traffic on US Route two near the Old Corner Store and at Santa's Village. | | |
| | Work with the State to propose the limited use of Engine (Jake) Brakes in 30 mph zones. | | |
| | Goal 4 - Educate residents about the availability of Door-to-Door Service (D2D) through Tri-County Transit | | |
| | Through public outreach, encourage Jefferson residents to make use of this service. | | |
| | Goal 5 - Install and maintain new sidewalks to allow residents safe walking | | |
| | Consider the installation and repair of sidewalks from the Old Corner Store to Santa's Village | | |
| | Consider installing and repairing sidewalks from the Old Corner Store to the former Jefferson Elementary School. | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|--|--|---------------------------|------------|
| Chapter 3 Community Facilities & Services | Goal 1 - Jefferson Town Offices & Community Center - Town Offices, Historical Society & Library | | |
| | Complete the projects required to retrofit the former Jefferson Elementary School into an efficient space for the Town Office, the Library, the Historical Society, the Primary Shelter, and community meeting areas | | |
| | Upgrade the heating and electrical systems | | |
| | Better utilize the grounds and surrounding spaces at the Jefferson Town Offices & Community Center | | |
| | Continue to work with the Local Government Center (LGC) on issues such as legal matters, land-use questions, and advocacy programs that are provided for the town, region, and the state | | |
| | Goal 2 - Jefferson Fire Department | | |
| | Support the department's efforts to recruit additional staff; six firefighters and three EMS would be optimal. | | |
| | Based on acceptance at Town Meeting, complete the planning and begin constructing a new 6-bay apparatus building to alleviate space issues at the Fire Station | | |
| | Upon completing a new apparatus building, retrofit the current Fire Station to include a Chief's office, training room, and modern-day space for an Emergency Operations Center (EOC) | | |
| | In the absence of a new apparatus building, install an exhaust system in the current fire station | | |
| | Purchase and install a cistern or water tank near the Town Garage to aid in fire suppression | | |
| | Purchase and install a cistern or water tank on the east end of town near the intersection of US Route 2 and NH Route 115 to aid in fire suppression | | |
| | Replace Engines 1 & 3 as needed and as the budget allows | | |
| | Goal 3 - Jefferson Highway Department | | |
| | Install new windows and doors at the Highway Garage to save on heating expenses | | |
| | Increase the gravel budget to allow for more road improvements and repairs | | |
| | Install a septic system at the Town Garage | | |
| | Consider adding to the Town Garage to alleviate space issues | | |
| | Consider building a new Town Garage to alleviate several issues | | |
| | Goal 4 - Jefferson Transfer Station | | |
| | Purchase a small baler | | |
| | Build an enclosed area at the transfer station to keep operations undercover | | |
| | Add an undercover area for residents to place items | | |
| | Provide public education to residents to be better prepared when bringing their refuse to the transfer station; promote better trash sorting | | |
| | Goal 5 - Cemeteries | | |
| | Review current practices regarding cemetery maintenance to ensure that proper maintenance and repair continues | | |
| | Review the State and town statutes and regulations regarding private cemeteries | | |
| | Provide ordinances or regulations determining maintenance responsibility for new or family cemeteries; consider requiring a revenue source or trust for professional care | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|--|---|---------------------------|------------|
| Chapter 4 Utilities, Public Services & Energy | Goal 1 - Increase wireless cell coverage | | |
| | Seek and encourage qualified vendors to co-locate on existing cell towers or establish new ones to increase wireless coverage. | | |
| | Goal 2 - Increase broadband capabilities | | |
| | Endeavor to increase broadband capabilities throughout the community by lobbying utility companies to upgrade their infrastructure. | | |
| | Partner and meet with the Coos County Broadband Committee, which is now working with North Country Council, to promote better broadband capabilities in Jefferson. The Broadband Committee meets once a month and is currently conducting surveys in Coos and Grafton Counties "to determine what kind of internet service exists...and where." | | |
| | Continue to research grant opportunities to help the town reach its broadband capabilities. | | |
| | Goal 3 - Alternative energy projects | | |
| | Investigate installing a solar array at the Jefferson Community Center to supplement existing heating systems or electric generation. | | |
| | Before their approval, consider the long-term impact of other energy projects, such as hydro-power, small-scale wind, and geothermal projects. Ensure that new energy projects reflect the community's overwhelming desire to retain its small-town atmosphere and beauty. | | |
| Chapter 5 Housing & Population | Goal 1 - Housing | | |
| | Encourage builders and developers to consider cluster housing as a viable option as described in Article IX, Cluster House Development Plan, of the Jefferson Land Use Plan Ordinance. This could prevent scattered development, preserve open space and provide more affordable housing options. | | |
| | Consider the conversion of large properties into apartments or condominiums to increase the amount of affordable housing. | | |
| | Review and consider changes to Jefferson's planning mechanisms (i.e., Zoning and Subdivision Regulations) to make it easier to rehab buildings. | | |
| | Consider creating separate zones within the town with different minimum lot sizes and frontage requirements. | | |
| | Support development in surrounding communities. | | |
| | Strive to maintain affordable tax rates. | | |
| | Goal 2 - Population | | |
| | Support existing and encourage new businesses to attract young people with good-paying jobs. | | |
| | Support the development of services, recreation, and facilities to entice young people and families to live in Jefferson. | | |
| | Support the quality of educational services in SAU 36. Work with SAU 36 officials to improve the White Mountain School District's overall ranking to make the North Country more attractive to prospective new residents. | | |
| | In coordination with the Select Board, explore options to expand the use of the Jefferson Community Center (formerly the Jefferson Elementary School) for community and recreation programs. | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|-----------------------------------|---|---------------------------|------------|
| Chapter 6 Economic Development | Goal 1 - Improve vehicular and pedestrian traffic | | |
| | Explore sources of funding to improve sidewalks and curbing in designated areas. | | |
| | Lobby the state to continue to widen US Route 2 to allow for safer pedestrian passage (note: this may be part of a Route 2 widening project by DOT). | | |
| | Goal 2 - Support local business | | |
| | Maintain an open dialogue with existing businesses to determine better how to support their efforts. | | |
| | Consider and develop scenic overlooks and picnic areas for use by both residents and visitors to capitalize on the natural resources in the community. | | |
| | Develop and promote additional walking, hiking, biking, snowmobiling, and other trail systems. | | |
| | Further, develop the recreational opportunities within Jefferson, improve the town's ballfields, and consider adding a skate park, basketball court, town pool, and other amenities for young people's enjoyment. | | |
| | Work with local business leaders to develop a Community Pride Day and encourage business and community participation in annual cleanups, picnics, the July 4th parade, the fishing derby, the December Christmas Festival, and Old Home Days. | | |
| | Goal 3 - Attract new business | | |
| | Promote the town through local organizations (Chapter 10, Regional Considerations) | | |
| | Invite small businesses to establish services in locations recommended in the Community Survey. | | |
| | Consider ways to draw attention to the town by developing such activities as competitions, lecture series, sporting events, themed events, craft shows, flea markets, food festivals, art, and postcard shows. | | |
| | Encourage the development of tourism-related businesses such as campgrounds, inns, hotels, motels, and B&Bs. | | |
| | Goal 4 - Overarching Goals | | |
| | Create and keep an updated list of town-owned properties and land suitable for development. | | |
| | Utilize new technologies such as drones to establish the condition and uses of the town's buildings, properties, and natural resources. | | |
| | Research and promote areas and facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation-based, farms, and agri-business. | | |
| | Monitor the current tax rate and evaluate methods for keeping it stable. | | |
| | Consider regulations that would impact the traffic, light, noise, and dust pollution that new businesses may create. | | |
| | Invite and involve the public in all development deliberations and planning sessions. | | |
| | Continue to establish capital reserve funds for known or anticipated needs. | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|--|--|---------------------------|------------|
| Chapter 7 Natural Resources, Hazards & Climate Change | Goal 1 - Protect conserved land for recreation, scenic views & aesthetics | | |
| | Collaborate with local conservation commissions and advisory groups to consider future projects that could benefit the community without interruption to natural resources. | | |
| | Provide a balance between growth and the protection of natural resources. | | |
| | Goal 2 - Protect steep slopes & hilltops | | |
| | Review Jefferson's subdivision regulations regarding development in hazardous areas, such as on steep slopes and hilltops, to reduce the risk of natural hazards. | | |
| | Goal 3 - Address growth & development through zoning | | |
| | Per state law, review the Jefferson Subdivision Regulations to address changes in growth and development locally or regionally that may impact the town's natural resources. | | |
| | Limit development that could diminish Jefferson's natural beauty and scenic vistas. | | |
| | Goal 4 - Protect aquifers & open bodies of water | | |
| | Continue compliance with the Shoreland Water Quality Protection Act to protect aquifers and open bodies of water. Ensure that the Shoreland Water Quality Protection Act regulations are followed to maintain the quality of Jefferson's water bodies. | | |
| | Goal 5 - Maintain inventories of natural & scenic resources | | |
| | Identify, and keep current, inventories of natural and scenic resources, wetlands, floodplains, groundwater, and essential habitat areas. | | |
| | Work with the Conservation Commission to encourage the update and completion of the Natural Resource Inventory (NRI) for the Town of Jefferson. | | |
| Chapter 8 Recreation & Trails | Goal 1 - Overall goals for recreation | | |
| | Maintain and continue to improve town-run recreational activities. | | |
| | Better promote the town's parks and other recreational venues. | | |
| | Consider upgrading and promoting the use of the playground behind the Community Center. | | |
| | Support opportunities to expand linked trails for biking, snowmobiling, and walking. | | |
| | Promote regional recreation opportunities to local visitors. | | |
| | Goal 2 - Snowmobile access | | |
| | Support and encourage expanded trail access on town property, private property, and rights of way. | | |
| | Encourage and investigate options to provide greater trail access to businesses in town. | | |
| | Goal 3 - Bicycling | | |
| | As the State Department of Transportation makes changes to highways in Jefferson, work with DOT to encourage bicycle lanes or wider shoulders, mainly on US and State routes, to allow for the safer passage of bicycle traffic. | | |
| | Continue to look for opportunities to make or link bike paths in town. | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|--|--|---------------------------|------------|
| Chapter 8 Recreation & Trails | Goal 4 - Hiking & walking | | |
| | Support organizations in their exploration of options for creating hiking paths. | | |
| | Clear and resurrect the nature trail behind the school and consider adding a picnic area | | |
| Chapter 9 History, Culture & Historic Resources | Goal 1 - Provide more education on the history of Jefferson | | |
| | Work with the Jefferson Historical Society and the School Board to encourage the teaching of Jefferson history to students and engage students to learn through local field trips to historical locations/facilities in town. | | |
| | Prepare an informational pamphlet or brochure on the history of Jefferson to be disseminated by local merchants, the Northern Gateway Chamber of Commerce, and the Historical Society. | | |
| | Maintain a more robust section of the town's website dedicated to the town's rich history. | | |
| | Maintain extended hours and services at the Historical Society and develop programs that encourage visitation and participation. | | |
| | Continue to take actions to preserve the historic nature of Jefferson through the preservation of documents and buildings. | | |
| | Consider offering walking tours of the Waumbek ruins to promote the history of the community. | | |
| | Goal 2 - Promote and develop opportunities for cultural development | | |
| | Consider the establishment of a separate Art Commission whose duties could include the development of new culture and arts venues. | | |
| | Explore funding and grant opportunities in the State and the Arts Council to bring new venues to the community. | | |
| | Invite visiting lecturers, teachers, and artists to Jefferson. | | |
| | Create local competitions as fundraisers or benefits to encourage participation in cultural arts. | | |
| Chapter 10 Regional Considerations | Goal 1 - Address North Country initiatives | | |
| | Take the lead or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to, transportation, housing, economic development, and the environment. | | |
| | Work with the SAU36 school board, area communities, and the American Red Cross to determine the advantages of designating the White Mountains High School as a regional shelter; endeavor to make that a reality by funding, obtaining, and installing a permanent generator at the High School. | | |
| | Meet with other Jefferson town officials to discuss solutions to the town's problems and the region. | | |
| | Goal 2 - Better promote Jefferson within the region | | |
| | Continue to support a representative at North Country Council. | | |
| | Maintain membership and remain active in the Northern Gateway Chamber of Commerce. | | |
| | Consider joining and becoming involved with the Littleton Area Chamber of Commerce. | | |
| | Consider joining and becoming involved with the Androscoggin Valley Chamber of Commerce. | | |

| Chapter | Goals | Responsible Department(s) | Time Frame |
|---------------------------------------|---|---------------------------|------------|
| Chapter 10 Regional Considerations | Encourage Jefferson businesses to join White Mountains Attractions and area chambers to provide additional exposure for them and the town. | | |
| | Consider creating an "Information Booth" to promote the town and region further. | | |
| | Complete the Historical Society's move into a section of the Jefferson Community Center. | | |
| | Consider increasing the Historical Society Museum's operating hours and better promoting the museum. | | |
| | Encourage the development of educational seminars, workshops, or presentations about the history, geography, and natural resources found in the community. | | |
| | Utilize available space at the Jefferson Community Center to encourage development and involvement in new cultural activities, such as band concerts, art shows, craft fairs, dance expositions, photography, dance, fishing, fly tying, and art classes. | | |
| | Goal 3 - Other considerations | | |
| | Consider purchasing land that can be used as a "Scenic Vista," perhaps on US Route 2 overlooking the valley. | | |
| | Arrange for tree trimming at the scenic overlook on NH Route 115 to enable better views; assess other areas of town that may provide scenic views if better managed. | | |
| | Keep the residents of Jefferson informed about issues in the region that may impact their lives; develop locally managed newsletters and community calendars and post them on the town's website. | | |
| | Consider developing a town slogan to identify the town and help promote its beauty to residents and visitors. | | |

CHAPTER 12: MAP DOCUMENTS

All maps included in this section of the plan will be replaced with 11” x 17” maps in the final hard copy of the Master Plan. Maps included are the following:

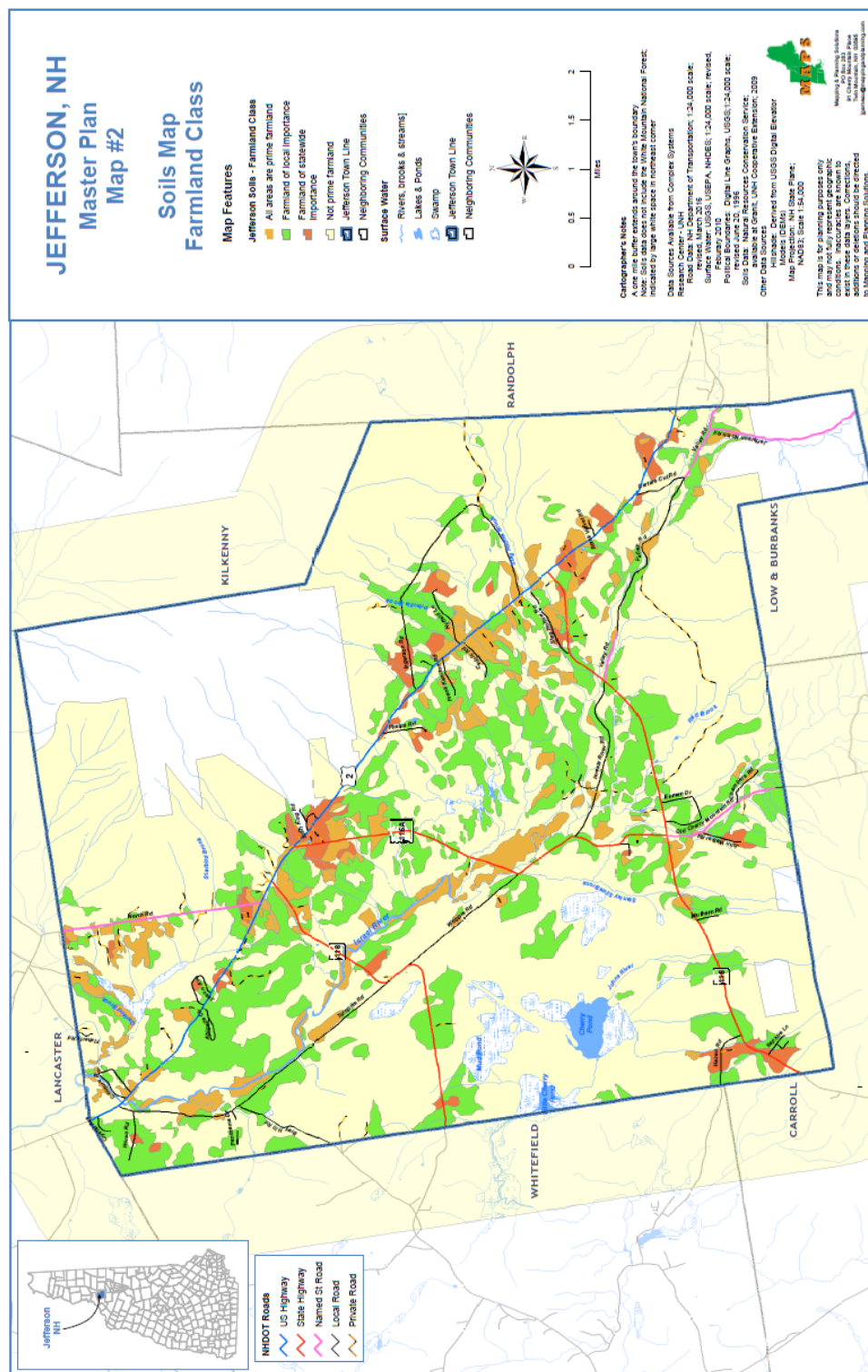
- Map #1, Jefferson Parcel Map
- Map #2, Jefferson Soils Map, Farmland Class
- Map #3, Base Map, Community Facilities & Highways
- Map #4, Conservation & the White Mountain National Forest (WMNF)
- Map #5, 100-year Flood Zone, the Aquifer & Wetlands
- Map #6, Wildlife Habitat Landcover
- Map #7, Highest Ranked Wildlife Habitat by Ecological Condition
- Map #8, Jefferson Trails

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MAP #2, JEFFERSON SOILS, FARMLAND CLASS

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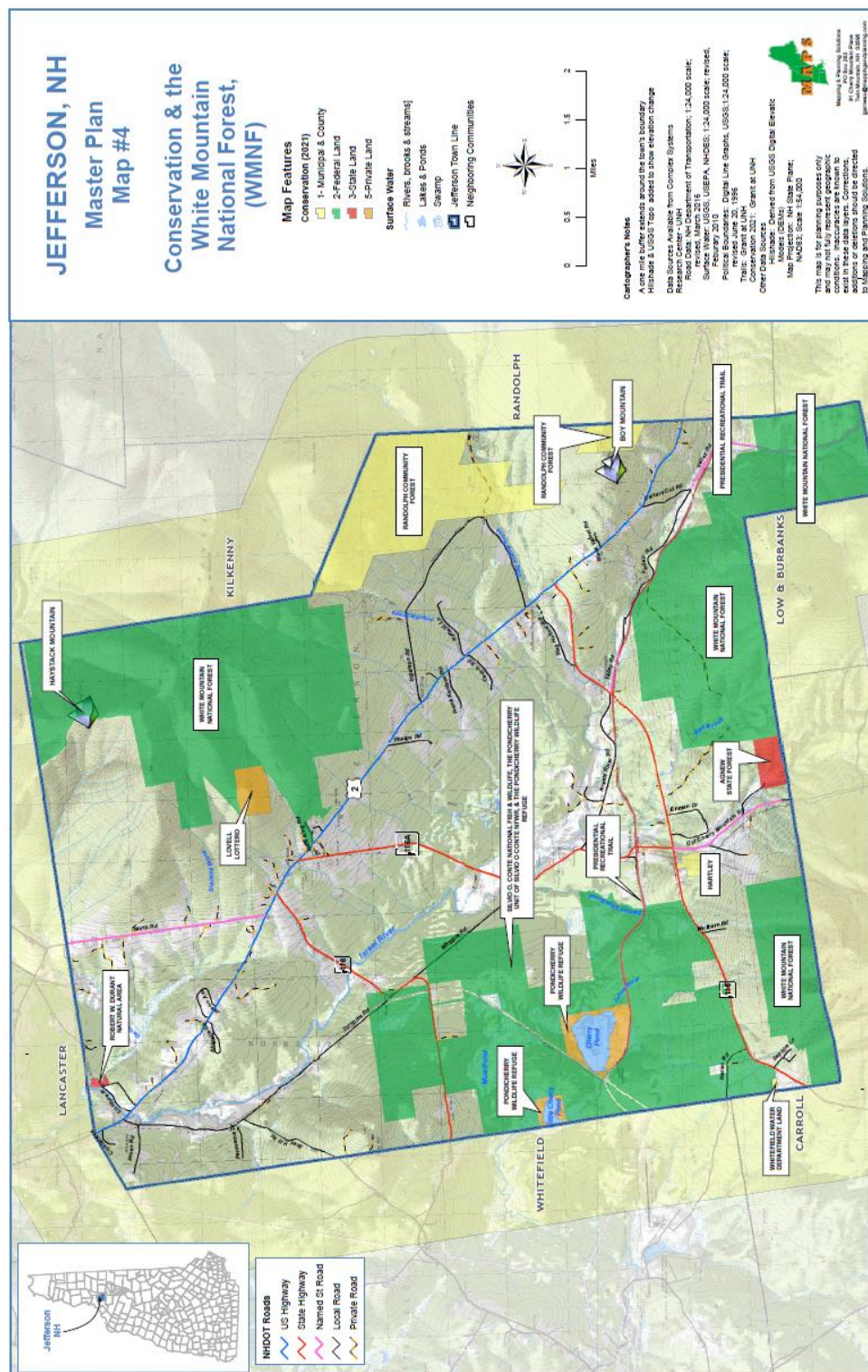


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MAP #4, CONSERVATION & THE WHITE MOUNTAIN NATIONAL FOREST (WMNF)

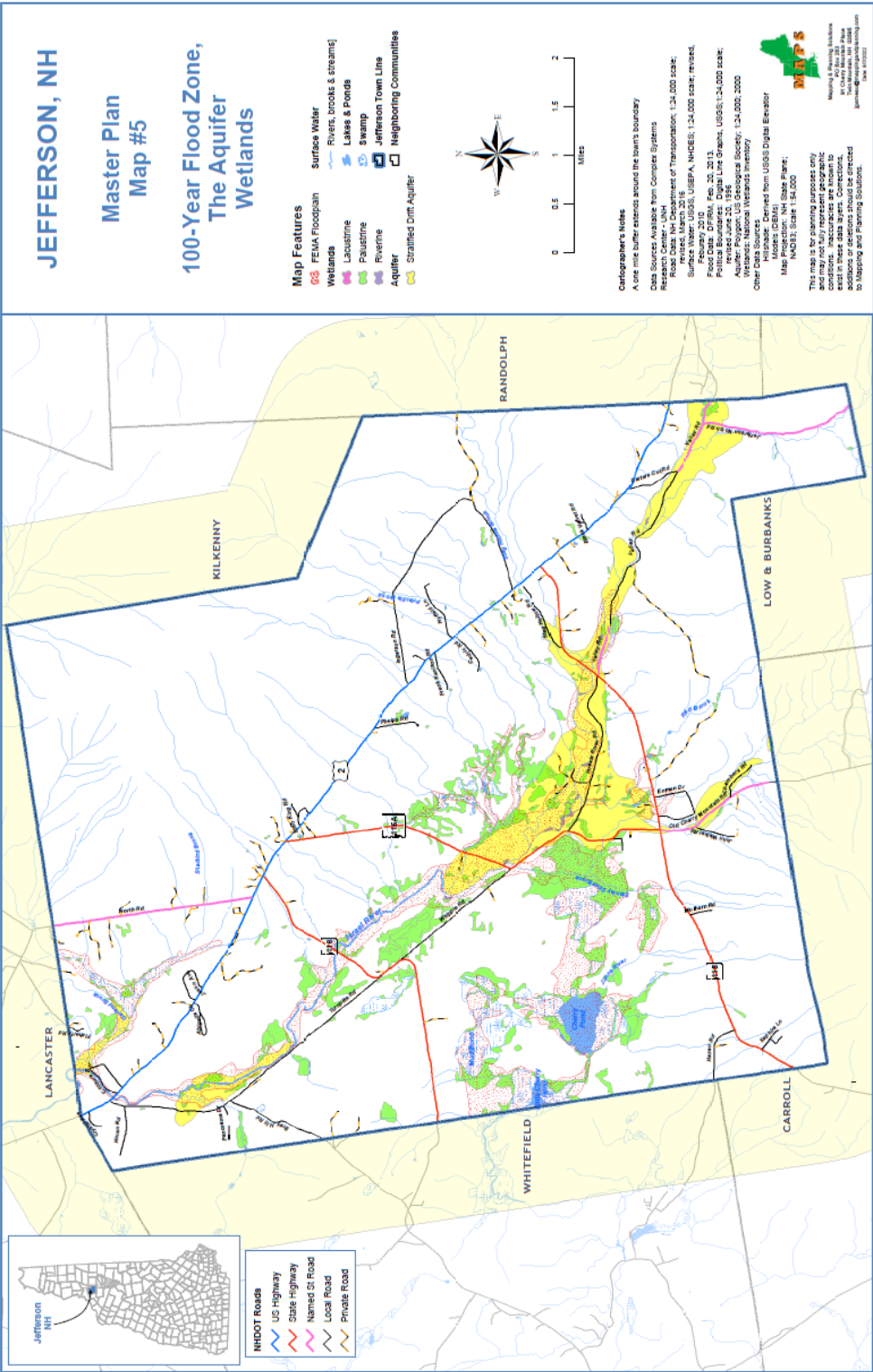
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MAP #5, 100-YEAR FLOOD ZONE, THE AQUIFER & WETLANDS

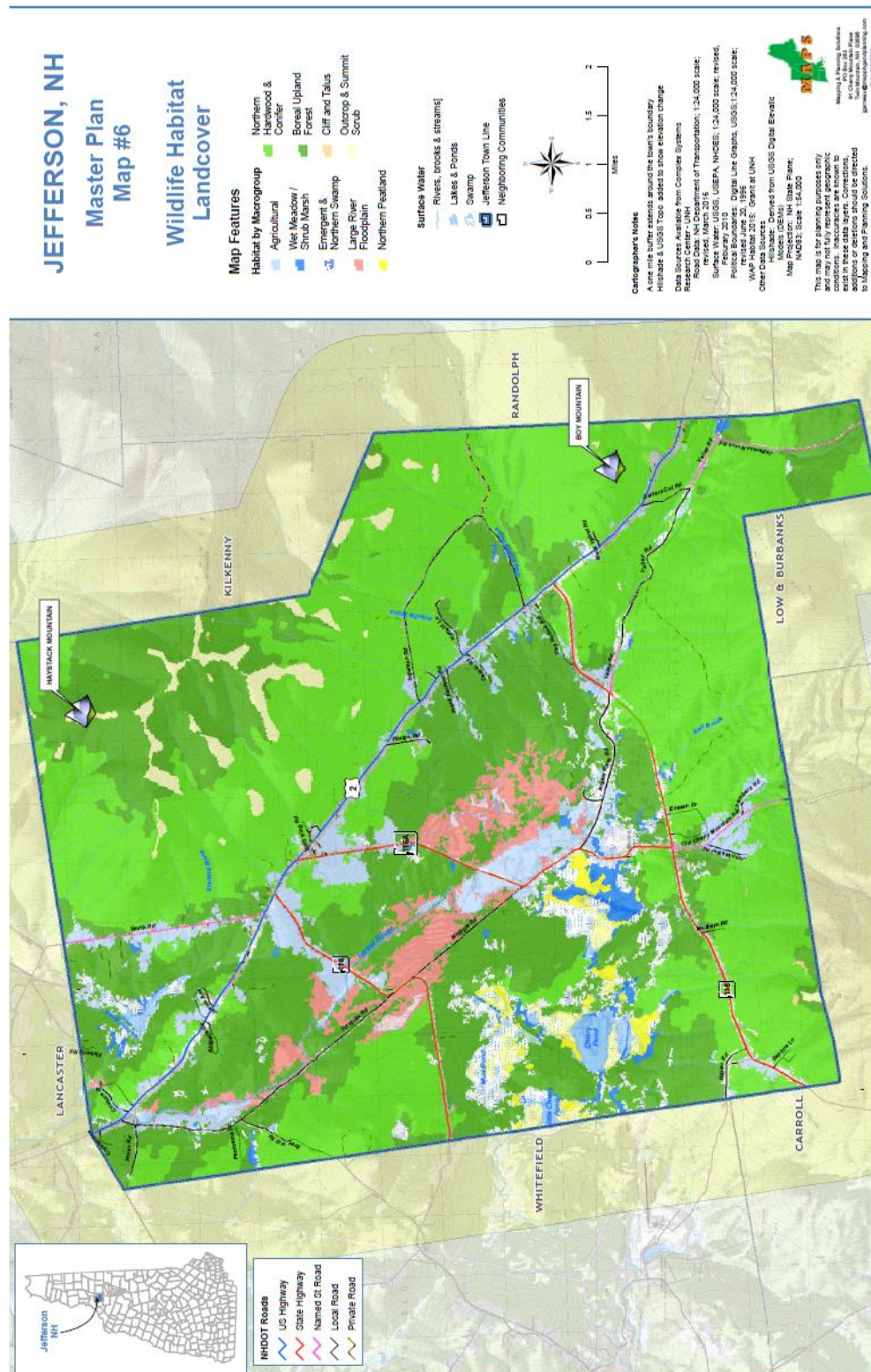
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MAP #6, WILDLIFE HABITAT LAND COVER

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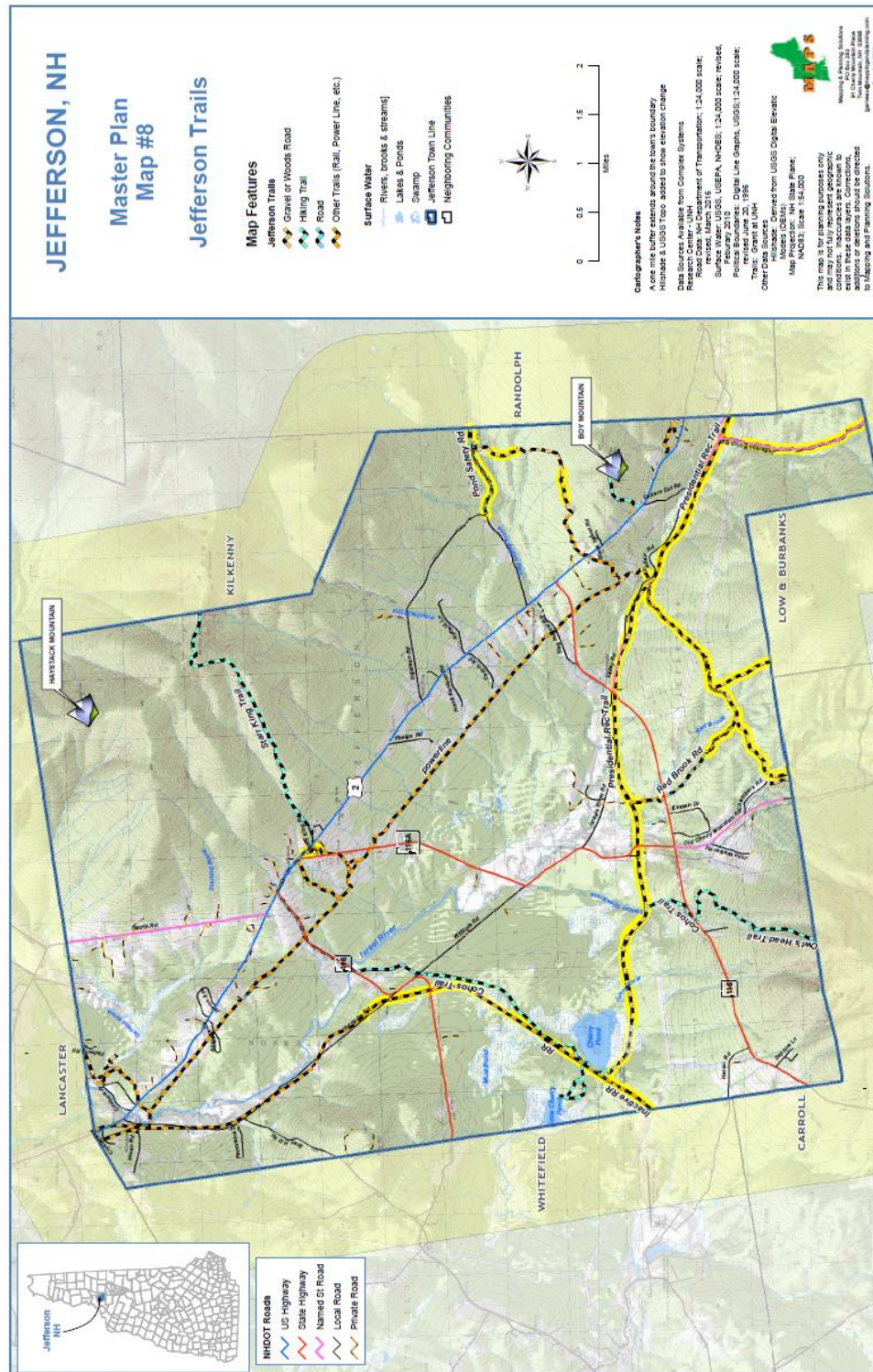
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MAP #8, JEFFERSON TRAILS

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CHAPTER 13: APPENDICES

Appendices included are the following:

- *Appendix A: Statement of Adoption, Jefferson Master Plan*
- *Appendix B: Community Survey Results – PowerPoint Presentation*
- *Appendix C: Responses to Q44 Regarding “Vision” for Jefferson (available at the Town Office)*
- *Appendix D: Annual Review Forms*

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APPENDIX A: STATEMENT OF ADOPTION – JEFFERSON MASTER PLAN**Statement of Adoption – Jefferson Master Plan**

The Jefferson Master Plan was developed under NH RSA 674:2, which requires a community's Master Plan to minimally include "(a) A vision section that serves to direct the other sections of the plan..." and (b) A land-use section upon which all the following sections shall be based...." The stated purpose of this plan is to produce a community-wide document that will preserve the vision that residents expressed in the Community Survey and guide growth and development for the next ten years. This publication of the Jefferson Master Plan, 2022, represents a concerted effort on the part of the town government to provide a mechanism for effectively planning for the future needs of the community

The Planning Board designates the Jefferson Master Plan, 2022 as the planning guideline to be consulted and followed in the performance of its duties and agrees to implement, to the best of its abilities, the recommendations, goals, and policies contained in this plan. Per NH RSA 674:4, the Jefferson, NH Planning Board adopts the Jefferson Master Plan, 2022, including its findings, recommendations, goals, and policies. This adoption rescinds and replaces all previous Master Plans for the Town of Jefferson.

Statement of Adoption for the Town of Jefferson Master Plan, 2022, by the Jefferson Planning Board

Adopted this day, the _____ of _____, 2022

Planning Board Chair

Signature

Michael Meehan

Member of the Planning Board

Signature

Donna Laurent

Member of the Planning Board

Signature

Michael Smith

Planning Board Vice-Chair

Signature

Gilbert Finch

Member of the Planning Board

Signature

Jason Call

Board of Selectmen Representative

Signature

Kevin Meehan

****The above signatures are scanned facsimiles; the original signatures are on file in the Jefferson Town Offices***

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APPENDIX B: COMMUNITY SURVEY RESULTS – POWERPOINT PRESENTATION

Jefferson Master Plan

Community Survey Results

June 9, 2020


Initial Mailing "The Survey"

588 EDDM (Jefferson Residents)

458 First Class (Out-of-Town Tax Payers)

December 1, 2019

Total: 1,016




Town of Jefferson, NH
Master Plan Community Survey

Second Mailing "The Reminder"

602 EDDM (Jefferson Residents)

458 First Class (Out-of-Town Tax Payers)

January 9, 2020



The Town of Jefferson, NH
Master Plan Community Survey

Now you need to complete the Survey to receive \$5,000

The deadline to complete the Survey is January 30, 2020

To fill out your survey online, please go to:
<https://tinyurl.com/Jefferson-Master-Plan-Survey>
or
Pick up a copy, or additional copies, of the Survey at the Town Hall or the Jefferson Public Library.

Completed Surveys

- **122 (45.5%)**
 - **Online surveys completed**
- **146 (54.5%)**
 - **Paper surveys returned**
 - **102 local & 44 out-of-town**
- **268**
 - **Total surveys returned**

Rate of Return

| | |
|--|-------|
| Completed Paper Survey (146) vs. Total Mailed (1,106) | 14.3% |
| Completed Online Survey (122) vs. Total Mailed (1,106) | 11.0% |
| All Completed Surveys (268) vs. Total Mailed (1,106) | 24.2% |
| All Completed Surveys (268) vs. *Housing Units (686) | 39.1% |
| All Completed Surveys (268) vs. *Population (1,107) | 24.2% |

*Housing & Population from Census 2010

Average Rate of Return
10-15% (Survey Gismo)
10-20% (Constant Contact)

The Survey - Promotion

- Initial Mailing & Reminder Mailing
- Deadline extended to January 30, 2020 for the return of the survey
- Promoted on the town's website, the Fire Department & Town Facebook pages, at the Jefferson Library, and in both the Coos County Democrat and the Northwoods Weekly

Paper & Online Combined

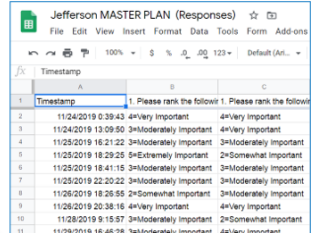
- On January 30, 2020, the online survey was closed for responses
- After this date, the 146 paper survey results were entered by MAPS into the Google Forms platform
- Resulting in 268 total responses

Advantages of doing this...

- Combined Results (online & paper)
 - Paper surveys tended to be from older population
 - Online surveys tended to be from younger population
 - Combining the data enabled us to look at data from all demographics.

Combined Data in Google Sheets

(easily brought into Excel spreadsheet)



Goggle Forms to Excel

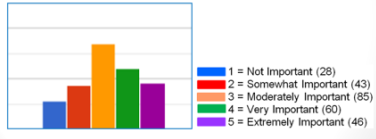
This presentation was prepared using summary charts and graphs provided by Google Forms and the download of extensive data results from the survey into an Excel spreadsheet and Word documents. More than 680 written comments where also recorded for six questions; these are available as separate documents.

Now the results....

Question #1.A

Please rank the following according to their importance to you.

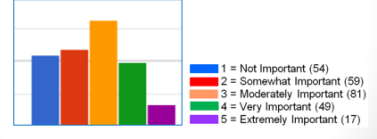
Architecture of the Village or Downtown...
97.7% answered this question (262/268)



Question #1.B

Please rank the following according to their importance to you.

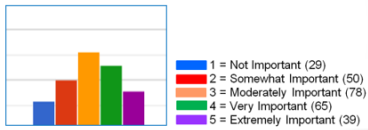
Arts & Culture...
97.0% answered this question (260/268)



Question #1.C

Please rank the following according to their importance to you.

Business & Employment Opportunities...
97.3% answered this question (261/268)



13

Question #1.D

Please rank the following according to their importance to you.

Community Spirit & Civic Organizations...
98.5% answered this question (264/268)

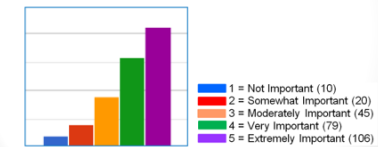


14

Question #1.E

Please rank the following according to their importance to you.

Outdoor Recreation...
97.0% answered this question (260/268)

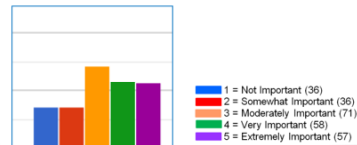


15

Question #1.F

Please rank the following according to their importance to you.

Public School System...
96.2% answered this question (258/268)

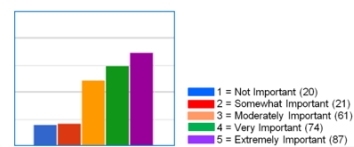


16

Question #1.G

Please rank the following according to their importance to you.

Communications Infrastructure...
98.1% answered this question (263/268)

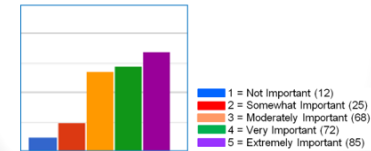


17

Question #1.H

Please rank the following according to their importance to you.

Real Estate Values...
97.8% answered this question (262/268)

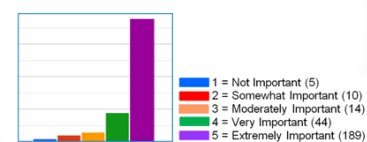


18

Question #1.I

Please rank the following according to their importance to you.

The Scenic Natural Environment...
97.8% answered this question (262/268)

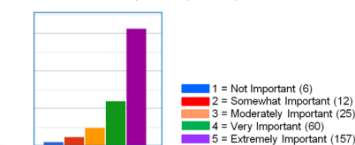


19

Question #1.J

Please rank the following according to their importance to you.

Small Town Atmosphere...
97.0% answered this question (260/268)

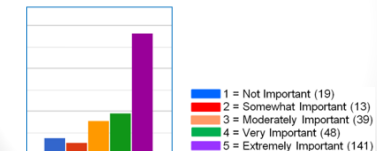


20

Question #1.K

Please rank the following according to their importance to you.

Internet Access...
97.0% answered this question (260/268)

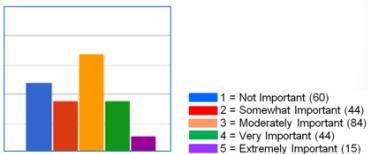


21

Question #1.L

Please rank the following according to their importance to you.

Proximity to Major Transportation Routes...
92.1% answered this question (247/268)

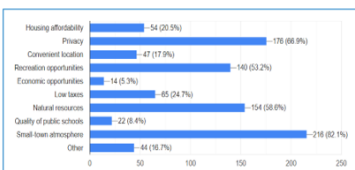


22

Question #2

Why do you live in Jefferson? (check all that apply)

98.1% answered this question (263/268)

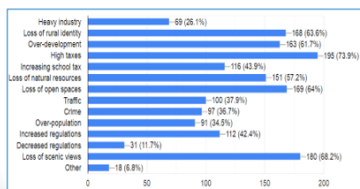


23

Question #3

What are your greatest concerns for the future? (check all that apply)

98.5% answered this question (264/268)

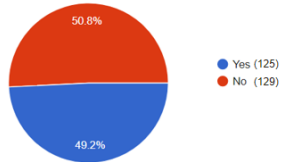


24

Question #4

Are you familiar with the town's Subdivision, Zoning & Building Regulations?

94.7% answered this question (254/268)

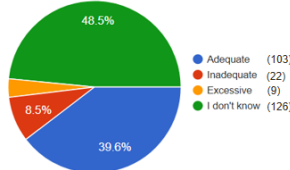


25

Question #4.A

Do you think the town's Subdivision, Zoning & Building Regulations are...?

97.0% answered this question (260/268)

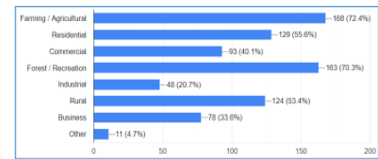


26

Question #5

Are there any types of zoning you would support? (click all that apply)

86.5% answered this question (232/268)

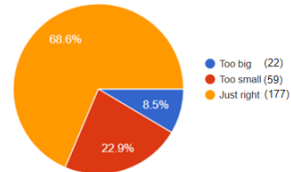


27

Question #6

Are you satisfied with the current minimum lot size of 2 acres for single-family homes?

96.2% answered this question (258/268)

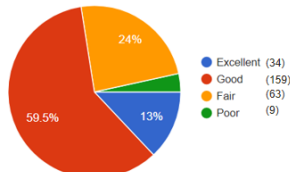


28

Question #7

What is the general condition of town-owned roads?

97.7% answered this question (262/268)

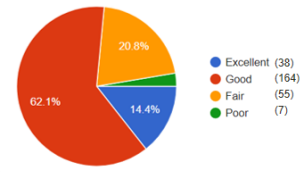


29

Question #8

What is the general condition of state-owned roads?

98.5% answered this question (264/268)

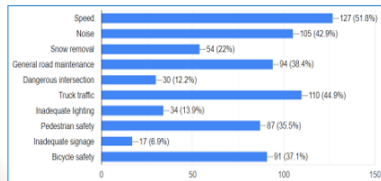


30

Question #9

What aspects of the transportation system are concerns? (check all that apply)

91.4% answered this question (245/268)



31

Question #10

Please indicate the three (3) most concerning problems and locations in the transportation system.

50.3% answered this question (135/268)

Common Threads

- Pedestrian crossing at Santa's Village
- Bicycle Safety
- Lighting (several roads)
- US Route 2 (speed, trucks, heavy traffic)
- Truck traffic & speed (multiple roads)
- Speed limit from Old Corner Store to Santa's
- Road Maintenance (multiple roads)

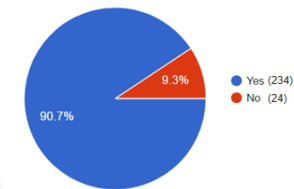
See separate document for full list.

32

Question #11

Is parking adequate at or near town facilities?

96.2% answered this question (258/268)

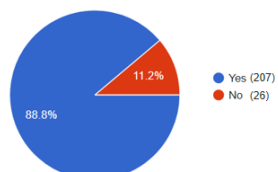


33

Question #12

Is handicap parking adequate at or near town facilities?

86.9% answered this question (233/268)

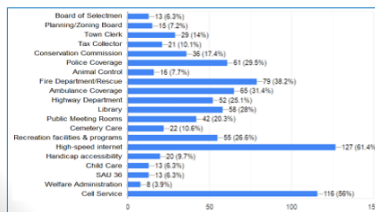


34

Question #13

Do any of these departments and/or facilities need additional funding? (check all that apply)

77.2% answered this question (207/268)

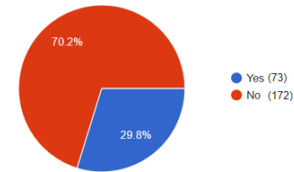


35

Question #14

Would you be in favor of a town Code Enforcement Officer / Building Inspector?

91.4% answered this question (245/268)



36

Question #15

What addition services would you like to see the town provide?

31.7% answered this question (85/268)

Common Threads

- Internet coverage
- Cell coverage
- Better cable services
- Improved road maintenance
- Senior center & activities
- More robust (full-time) Police & Fire Depts.
- Community activities
- Sidewalks

See separate document for full list.

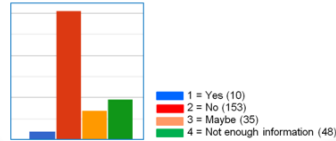
37

Question #16.A

Would you support these types of projects in town?

Transmission Power Lines...

91.8% answered this question (246/268)



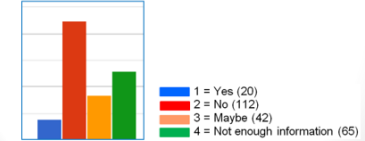
38

Question #16.B

Would you support these types of projects in town?

Gas to Energy Projects...

89.2% answered this question (239/268)



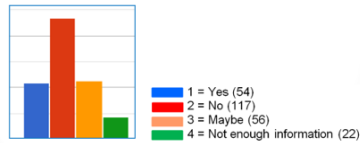
39

Question #16.C

Would you support these types of projects in town?

Large-scale solar farms...

92.9% answered this question (249/268)



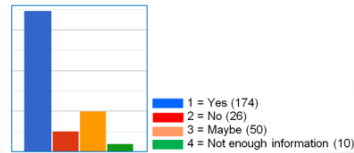
40

Question #16.D

Would you support these types of projects in town?

Small-scale residential solar panels...

97.0% answered this question (260/268)



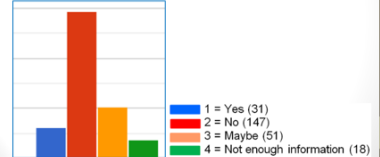
41

Question #16.E

Would you support these types of projects in town?

Large-scale wind farms...

92.2% answered this question (247/268)



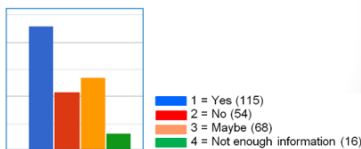
42

Question #16.F

Would you support these types of projects in town?

Small-scale residential wind power...

94.4% answered this question (253/268)



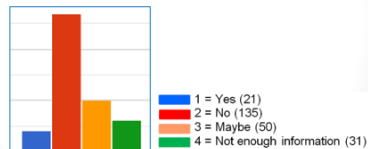
43

Question #16.G

Would you support these types of projects in town?

Large-scale power production by biomass...

88.4% answered this question (237/268)



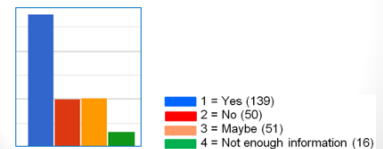
44

Question #16.H

Would you support these types of projects in town?

Additional wireless cell towers...

95.5% answered this question (256/268)



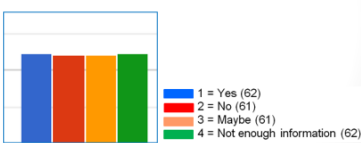
45

Question #16.I

Would you support these types of projects in town?

Geo-thermal projects...

91.8% answered this question (246/268)



46

Question #16.J

Would you support these types of projects in town?

Hydro power...

91.4% answered this question (245/268)



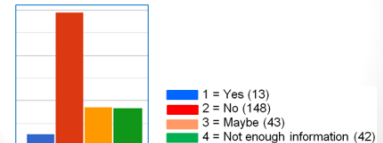
47

Question #16.K

Would you support these types of projects in town?

Additional pipelines...

91.8% answered this question (246/268)



48

Question #17.A

What is your opinion of how well these departments, services and/or facilities are serving the town?

Board of Selectmen...

92.2% answered this question (247/268)



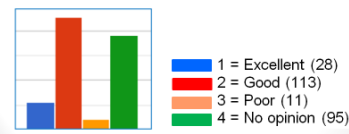
49

Question #17.B

What is your opinion of how well these departments, services and/or facilities are serving the town?

Planning Board...

92.2% answered this question (247/268)



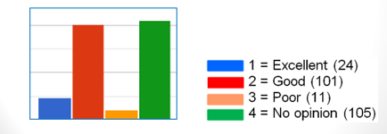
50

Question #17.C

What is your opinion of how well these departments, services and/or facilities are serving the town?

Zoning Board...

89.9% answered this question (241/268)



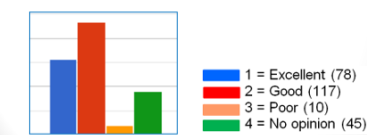
51

Question #17.D

What is your opinion of how well these departments, services and/or facilities are serving the town?

Town Clerk...

93.3% answered this question (250/268)



52

Question #17.E

What is your opinion of how well these departments, services and/or facilities are serving the town?

Tax Collector...

92.2% answered this question (247/268)



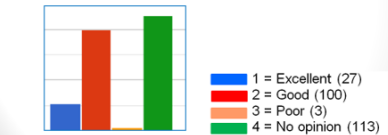
53

Question #17.F

What is your opinion of how well these departments, services and/or facilities are serving the town?

Conservation Commission...

90.7% answered this question (243/268)



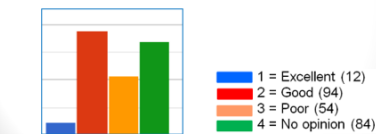
54

Question #17.G

What is your opinion of how well these departments, services and/or facilities are serving the town?

Police Coverage...

91.0% answered this question (244/268)



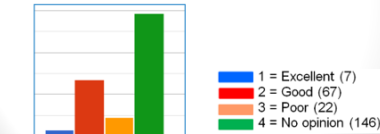
55

Question #17.H

What is your opinion of how well these departments, services and/or facilities are serving the town?

Animal Control...

90.3% answered this question (242/268)



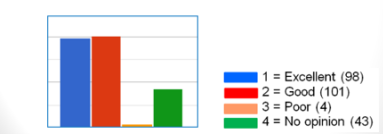
56

Question #17.I

What is your opinion of how well these departments, services and/or facilities are serving the town?

Fire Department / Rescue...

91.8% answered this question (246/268)



57

Question #17.J

What is your opinion of how well these departments, services and/or facilities are serving the town?

Ambulance Coverage...

91.4% answered this question (245/268)



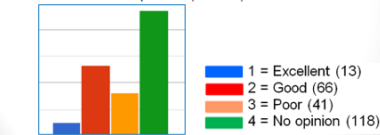
58

Question #17.K

What is your opinion of how well these departments, services and/or facilities are serving the town?

School Administrative Unit (SAU 36)...

88.8% answered this question (238/268)



59

Question #17.L

What is your opinion of how well these departments, services and/or facilities are serving the town?

Highway Department...

93.7% answered this question (251/268)



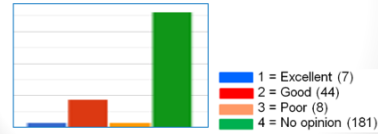
60

Question #17.M

What is your opinion of how well these departments, services and/or facilities are serving the town?

Welfare Administration...

89.6% answered this question (240/268)



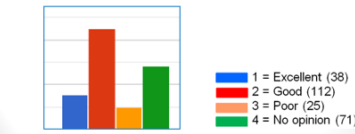
61

Question #17.N

What is your opinion of how well these departments, services and/or facilities are serving the town?

Library...

91.8% answered this question (246/268)



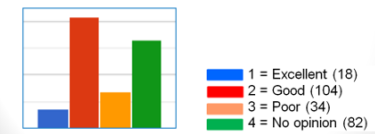
62

Question #17.O

What is your opinion of how well these departments, services and/or facilities are serving the town?

Public Meeting Rooms...

88.8% answered this question (238/268)



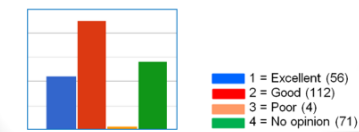
63

Question #17.P

What is your opinion of how well these departments, services and/or facilities are serving the town?

Cemetery Care...

90.7% answered this question (243/268)



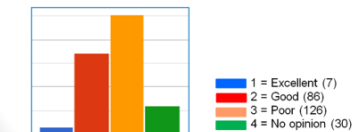
64

Question #17.Q

What is your opinion of how well these departments, services and/or facilities are serving the town?

Cell Service...

92.9% answered this question (249/268)



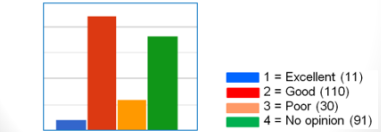
65

Question #17.R

What is your opinion of how well these departments, services and/or facilities are serving the town?

Recreation Facilities & Programs...

90.3% answered this question (242/268)



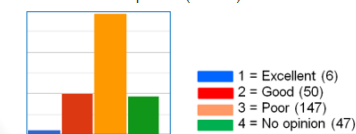
66

Question #17.S

What is your opinion of how well these departments, services and/or facilities are serving the town?

High Speed Internet Services...

93.3% answered this question (250/268)

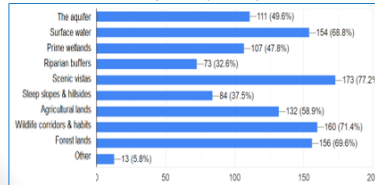


67

Question #18

Should the town do more to protect...? (check all that apply)

83.6% answered this question (244/268)

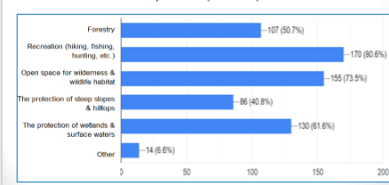


68

Question #19

Should the town actively promote more conserved land protected for...? (check all that apply)

78.7% answered this question (211/268)

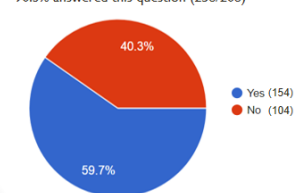


69

Question #20

Are you concerned with climate change?

96.3% answered this question (258/268)

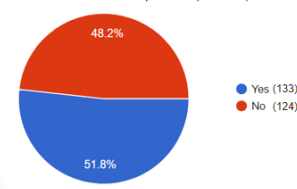


70

Question #21

Are you concerned about the worsening of natural hazards?

95.9% answered this question (257/268)

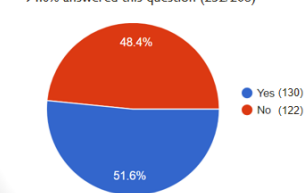


71

Question #22

Should there be more bicycle lanes on roadways?

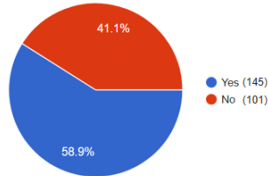
94.0% answered this question (252/268)



72

Question #23*Should there be more all-purpose trails throughout the town?*

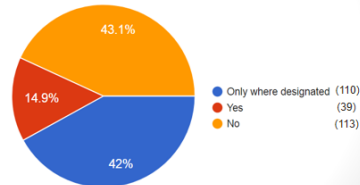
91.8% answered this question (246/268)



73

Question #24*Should the town allow ATV accessibility on the town's roads?*

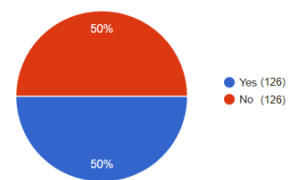
97.8% answered this question (262/268)



74

Question #25*Should there be more ATV trails in town?*

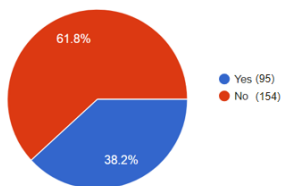
94.0% answered this question (252/268)



75

Question #26*Should the town build or support a skate park?*

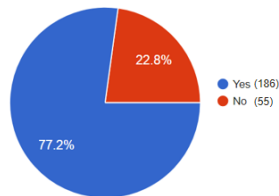
92.9% answered this question (249/268)



76

Question #27*Should the history of the town be better promoted?*

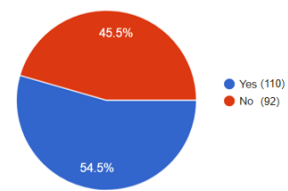
89.9% answered this question (241/268)



77

Question #28*Are there historic sites in town that should be protected now?*

75.4% answered this question (202/268)



78

Question #28.A*If yes, what historic sites would you like to see protected?*

28.7% answered this question (77/268)

Common Threads

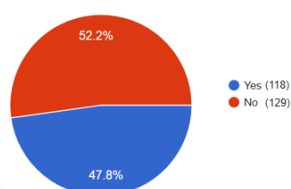
- Archeological Dig Sites
- Waumbek Houses, Pool & Ruins
- Old Town Hall
- Methodist Church
- Stone Church
- Town Hall
- Historical Society

[See separate document for full list.](#)

79

Question #29*Are arts & culture important to your lifestyle?*

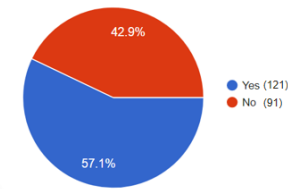
92.2% answered this question (247/268)



80

Question #30*Does the town provide adequate arts & culture?*

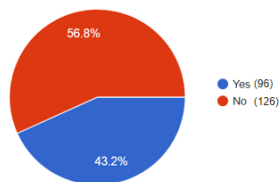
79.1% answered this question (212/268)



81

Question #31*Should the town provide more opportunities for arts & culture?*

82.8% answered this question (222/268)



82

Question #31.A*What arts & culture would you like to see, or see more of, in town?*

28.0% answered this question (75/268)

Common Threads

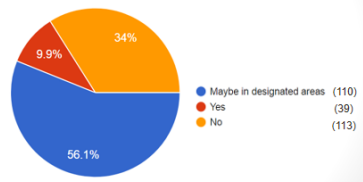
- Indoor & Outdoor Music Concerts
- Art Festivals & Shows
- Lecture Series (Nature, History & Agriculture)
- Community Theatre
- Children's Programs
- Craft Shows & Programs

[See separate document for full list.](#)

83

Question #32*Would you like to see more commercial development in town?*

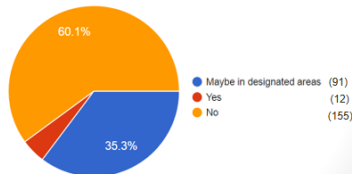
97.8% answered this question (262/268)



84

Question #33*Would you like to see more industrial development in town?*

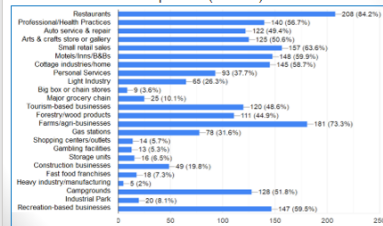
96.3% answered this question (258/268)



85

Question #34*What businesses or services would you support? (check all that apply)*

92.2% answered this question (247/268)



86

Question #35*Would businesses or services are most needed in town?*

42.9% answered this question (115/268)

Common Threads

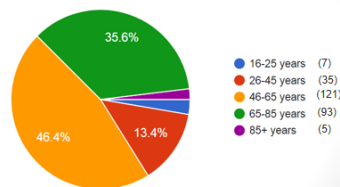
- Small businesses in general, including retail
- Restaurants & coffee shops
- Recreation & tourism based businesses
- Small grocery store
- Hardware store
- Pharmacy
- Auto repair garage
- Gas station

See separate document for full list.

87

Question #36*What is your age?*

97.4% answered this question (261/268)



88

Question #37*What best describes you?*

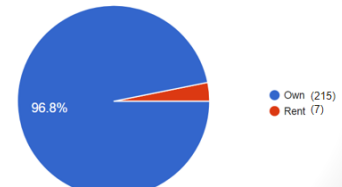
97.0% answered this question (260/268)



89

Question #38*Do you own or rent?*

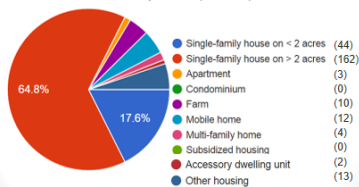
82.8% answered this question (222/268)



90

Question #39*In which type of housing do you currently live?*

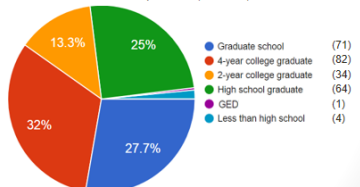
93.3% answered this question (250/268)



91

Question #40*What is your highest level of completed education?*

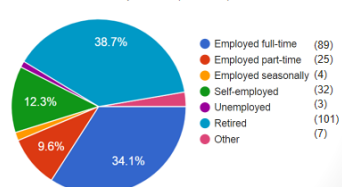
95.5% answered this question (256/268)



92

Question #41*What is your employment status?*

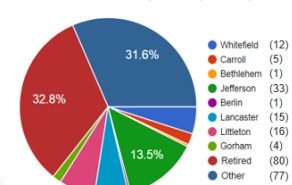
97.4% answered this question (261/268)



93

Question #42*Where do you work?*

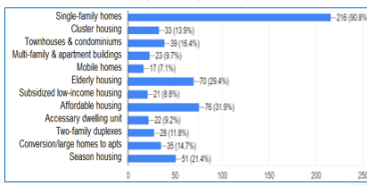
91.0% answered this question (244/268)



94

Question #43*What types of housing would you like the town to encourage? (check all that apply)*

88.8% answered this question (238/268)



95

Question #44*In 24 words or less, please describe your "vision" of what the town should be like ten years from now*

70.1% answered this question (188/268)

Common Threads

- Keep it the "way it is"
- Keep the rural small town atmosphere
- Protect scenic beauty
- More business opportunities to keep youth
- Same as it is with a few more conveniences

Overall assessment – People Love Jefferson!

See separate document for full list.

96

APPENDIX C: RESPONSES TO QUESTION #44 REGARDING THE “VISION” FOR JEFFERSON

Written comments for the “Vision” of
Jefferson are available for review at the Town
Office.

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APPENDIX D: ANNUAL REVIEW FORMS

Annual Review - Year One

At a minimum, the Town of Planning Board shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Implementation Table in this Chapter.

Jefferson, NH
Master Plan, 2022

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

Please use the reverse side for additional notes



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APPENDIX D: ANNUAL REVIEW FORMS

Annual Review - Year One

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Jefferson, NH
Master Plan, 2022

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Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

Please use the reverse side for additional notes 

[illegible]

Annual Review - Year One

Jefferson, NH
Master Plan, 2022

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

[illegible]

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At a minimum, the Town of Planning Board shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Implementation Table in this Chapter.

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

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Please use the reverse side for additional notes



[illegible]

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PRINTED NAME: _____

Chairman of the Planning Board

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

[illegible]

Please use the reverse side for additional notes



Additional Notes – Year Three:

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[illegible]

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[illegible]

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REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

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Annual Review - Year Nine

At a minimum, the Town of Planning Board shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Implementation Table in this Chapter.

Jefferson, NH
Master Plan, 2022

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

Please use the reverse side for additional notes 

[illegible]

Annual Review - Year Ten

At a minimum, the Town of Planning Board shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Implementation Table in this Chapter.

Jefferson, NH
Master Plan, 2022

REVIEWED AND APPROVED

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

Chairman of the Select Board

Changes and notes regarding the 2022 Jefferson Master Plan

Please use the reverse side for additional notes 

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Cherry Pond

Photo Credit: David Govatski, Jefferson Conservation Commission



Plan Prepared and Authored By

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PO Box 283
Twin Mountain, NH 03595
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