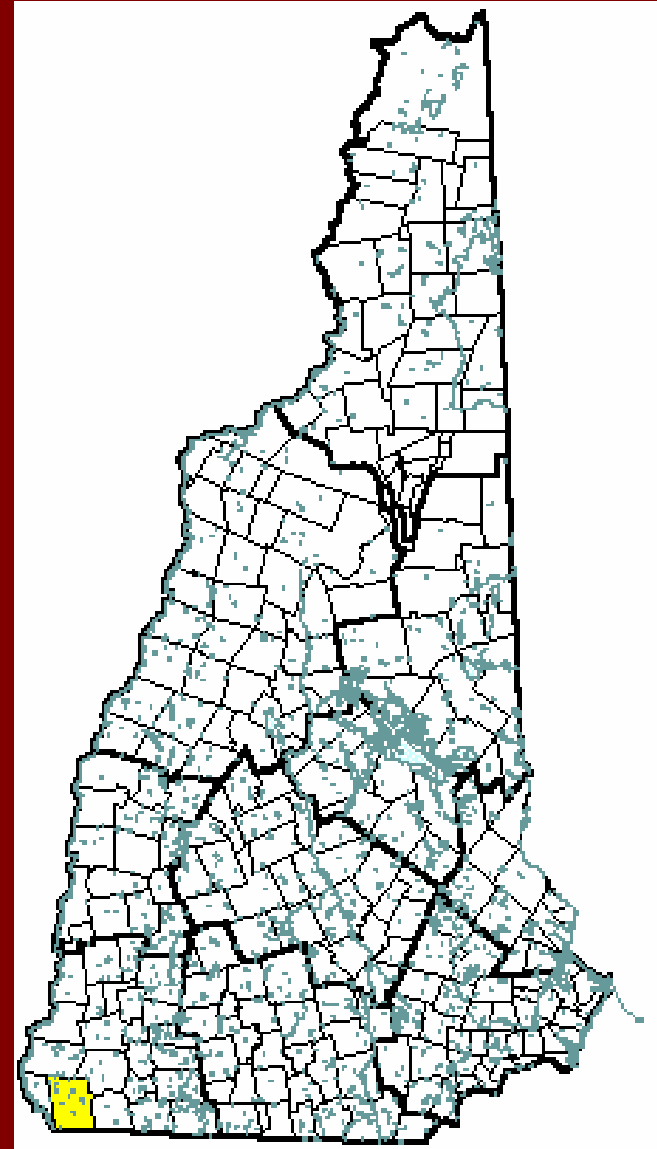


# Winchester, NH

## Master Plan 2008 Update

Prepared and presented  
by the Master Plan Sub-  
Committee

February 4, 2008



# Master Plan Sub-Committee

Danielle Borges

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# What is a Master Plan?

- a guide to the future
- a reference document
- a summary of local actions
- a source of information

# NH Statute - RSA 674:2

The primary purpose of a master plan is

- to envision the best and most appropriate future development of your community
- to aid your planning board in designing ordinances
- to guide your planning board in performance of its duties, to achieve principles of smart growth, sound planning, and wise resource management
- to establish statements of land use and development principles
- to establish legal standing for implementation ordinances and other measures of your planning board

# Who uses a Master Plan?

- Planning Board
- Board of Selectman
- Town Officials & Department Heads
- Winchester residents
- Potential business owners

# Use of the Master Plan

- The Master Plan provides a framework for the Planning Board in particular and the town as a whole to use in shaping the future of Winchester.
- This Master Plan represents - to the best ability of the Planning Board and the Master Plan Committee - the wishes of the residents regarding the present and future vision of the town for the next 5-10 years.
- The Planning Board should be able to refer to the town's Master Plan whenever a development proposal comes before it, to determine whether development that is being proposed is consistent with the Master Plan.

# What will be in Winchester's Master Plan?

- Vision Statement & Town Goals
- Action Steps & Implementation Plan
- Future Land Use Strategy
- Basic Studies
  - Land Use
  - Population & Housing
  - Transportation
  - Economic Development
  - Community Facilities
  - Natural Resources
  - Historical, Cultural and Recreational

# Accomplished

- Community survey in January 2007
- Convened master plan sub-committee
- Contracted with SWRPC for assistance
- Conducted extensive data and informational research
- Draft basic studies available for review to the public
- In the process of revising vision and goals



# Vision

“Winchester is a unique and caring community accepting of people of all ages, backgrounds and economic means. Overwhelmingly, Winchester wants to remain a rural community connected to its agricultural heritage, supportive of sustainable farming and woodland management. The town is protective of its abundant natural resources, particularly its steep slopes, high yield aquifers and the streams which directly feed the Ashuelot and Connecticut Rivers. Winchester is blessed to have enough land to balance development and open space. To be self-sustaining, Winchester’s tax base needs to consist of both business and residential properties of a value sufficient to support the infrastructure of the town.”

# Town Goals

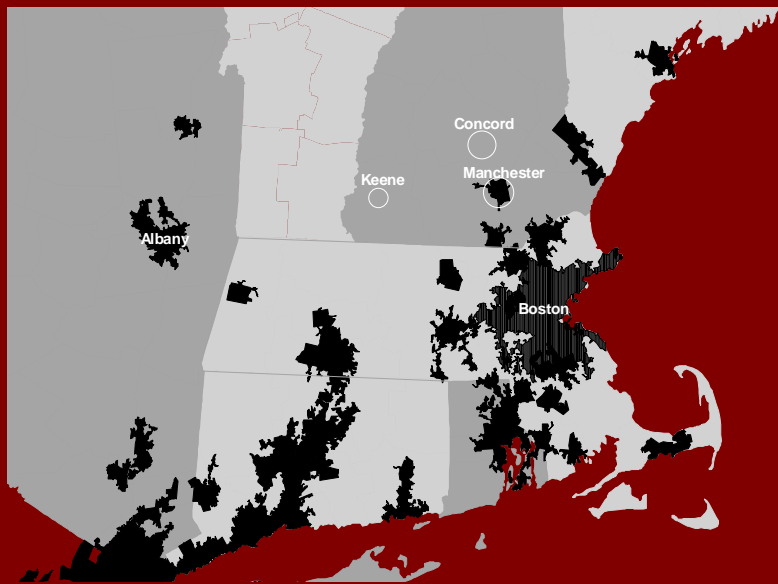
- Continue to attract compatible industry and commercial businesses to provide jobs, services, and goods.
- Support the needs of the community through excellent schools, support services for those in need, high quality childcare, social opportunities and recreation for children and families, senior housing and elder care.
- Better advertise the hospitable nature of our community through a long range effort to make downtown Winchester vibrant.
- Adapt zoning ordinances to promote a mix of housing and commercial activities, provide for growth of industrial / commercial uses of land, and discourage sprawl in the remote, scenic and difficult terrain areas.

Continued...

# Town Goals Continued

- Develop a roadway, driveway and sidewalk policy that maintains the rural nature of the town and provides safe, reliable and easy access through the community.
- Create incentives to encourage agriculture and farming, the preservation of prime farmland soils, working fields, and significant tracts of working forest.
- Create and finance a prioritized, long-range conservation plan to preserve our special places.
- Honor Winchester's historic places.
- Promote a balanced and diverse housing stock.

# Regional Land Use



Urban Areas in New England Designated by the 1990 U.S. Census

Urban Areas in New England Designated by the 2000 U.S. Census



# Regional Land Use



Rural development pattern  
that many communities  
wish to preserve



Suburban development  
pattern occurring  
across the region

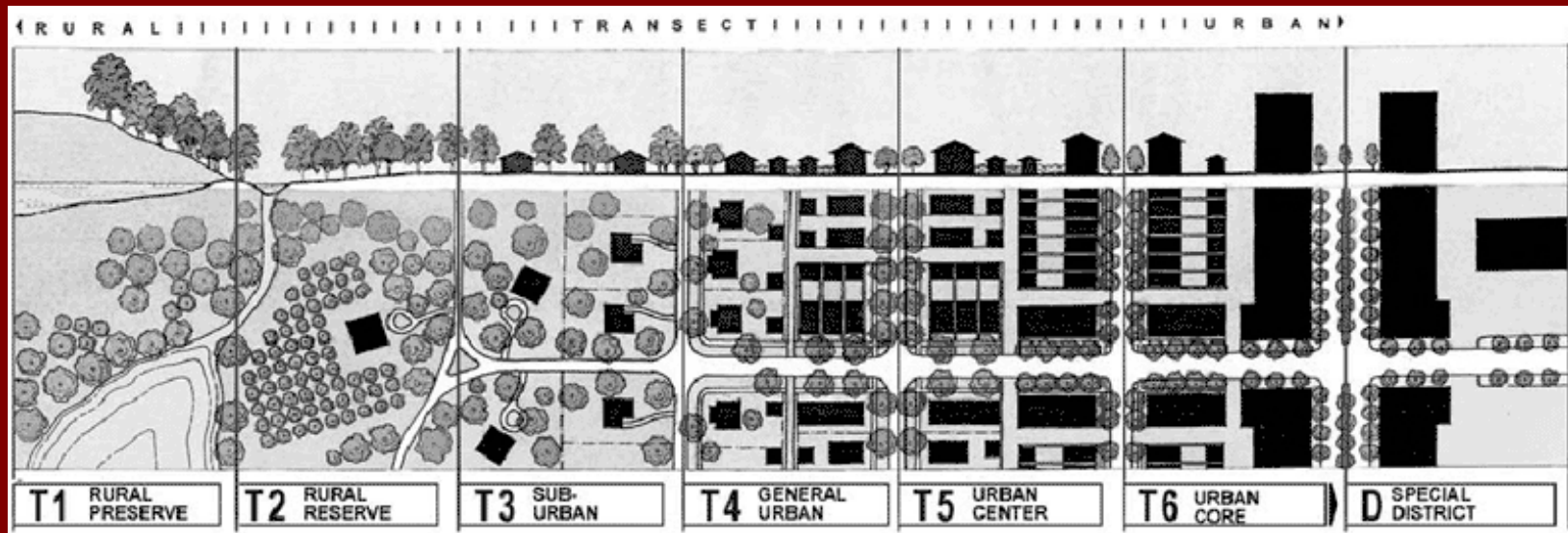


# Rural to Urban Transect

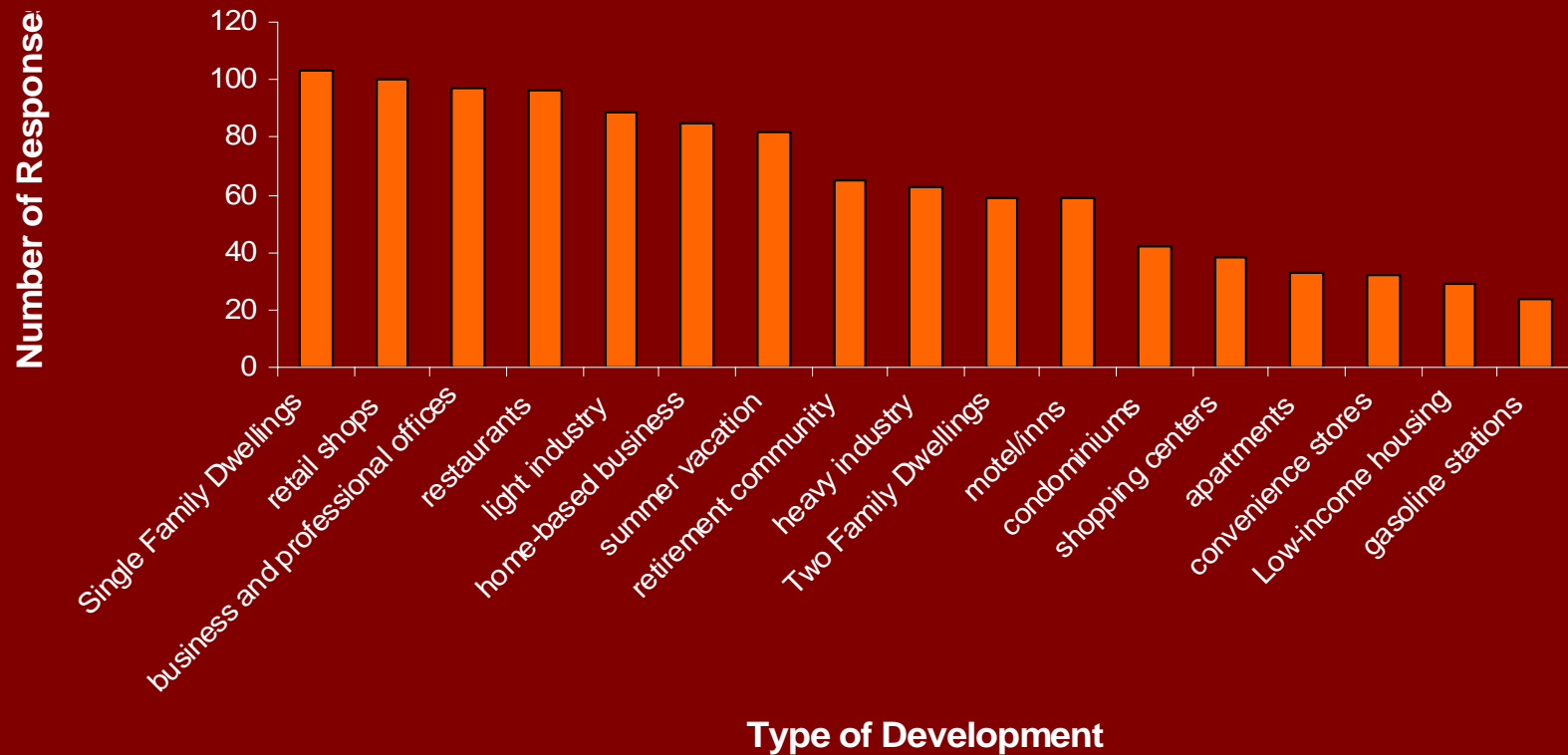
The diagram illustrates a Rural to Urban Transect, showing the transition from rural to urban land use across seven zones. The zones are labeled as follows:

- T1 RURAL PRESERVE:** Features a large, open landscape with a river, scattered trees, and a few small buildings.
- T2 RURAL RESERVE:** Shows a landscape with a river, scattered trees, and a few small buildings.
- T3 SUB-URBAN:** Features a landscape with scattered trees and small, detached houses.
- T4 GENERAL URBAN:** Shows a landscape with a grid of streets, small buildings, and scattered trees.
- T5 URBAN CENTER:** Features a landscape with a grid of streets, medium-sized buildings, and scattered trees.
- T6 URBAN CORE:** Shows a landscape with a grid of streets, tall buildings, and scattered trees.
- D SPECIAL DISTRICT:** Features a landscape with a grid of streets, tall buildings, and scattered trees.

The diagram is divided into seven vertical sections, each representing a different zone. The top of the diagram is labeled "RURAL TO URBAN TRANSECT". The bottom of the diagram is labeled "T1 RURAL PRESERVE", "T2 RURAL RESERVE", "T3 SUB-URBAN", "T4 GENERAL URBAN", "T5 URBAN CENTER", "T6 URBAN CORE", and "D SPECIAL DISTRICT".



# Development to be Encouraged in Winchester According to 2007 Citizen Opinion Survey



# Basic Studies

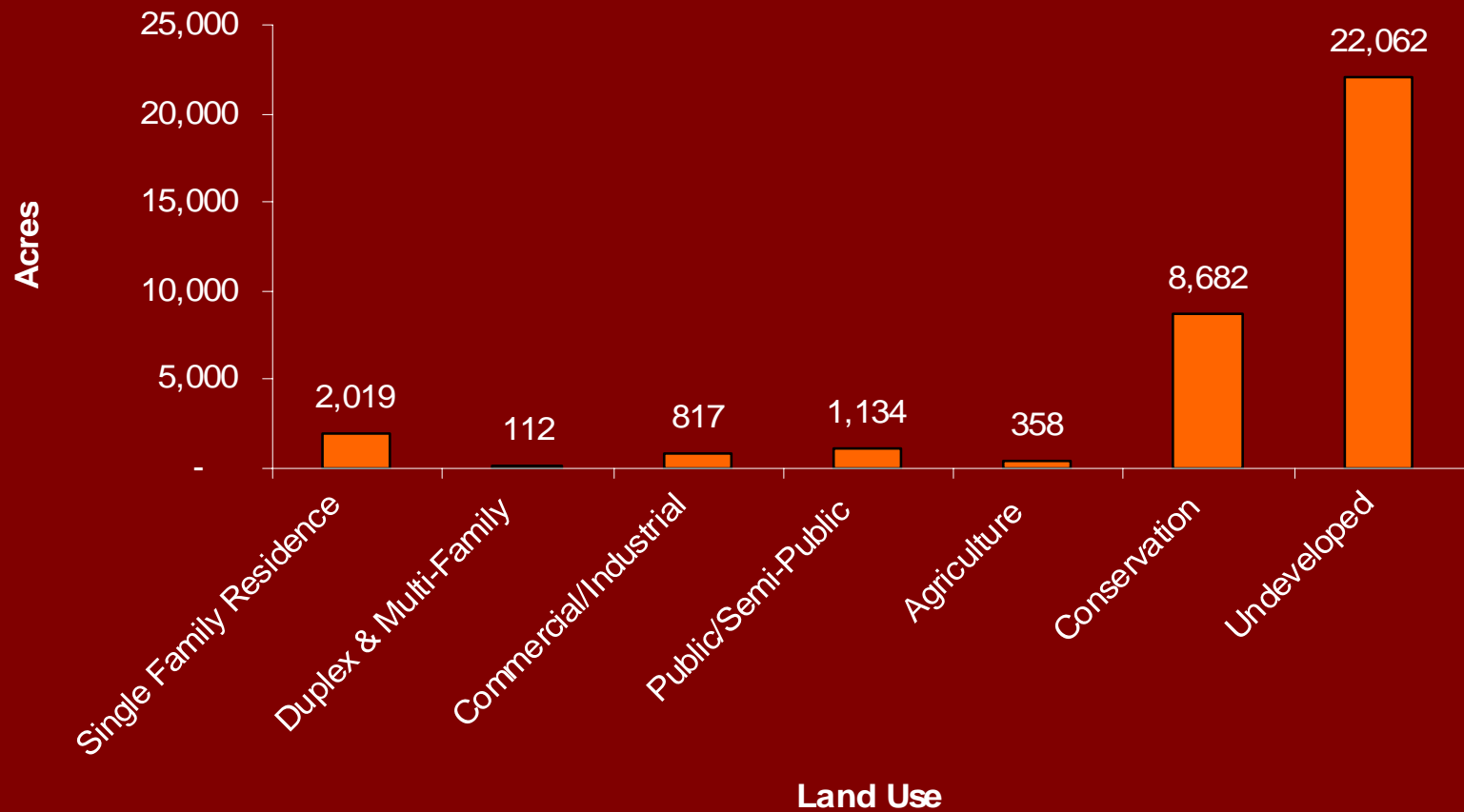
- Land Use
- Population and Housing
- Traffic and Transportation
- Economic Development (2004 Plan)
- Community Facilities
- Historical, Cultural and Recreational Resources
- Natural Resources (2007 Inventory)



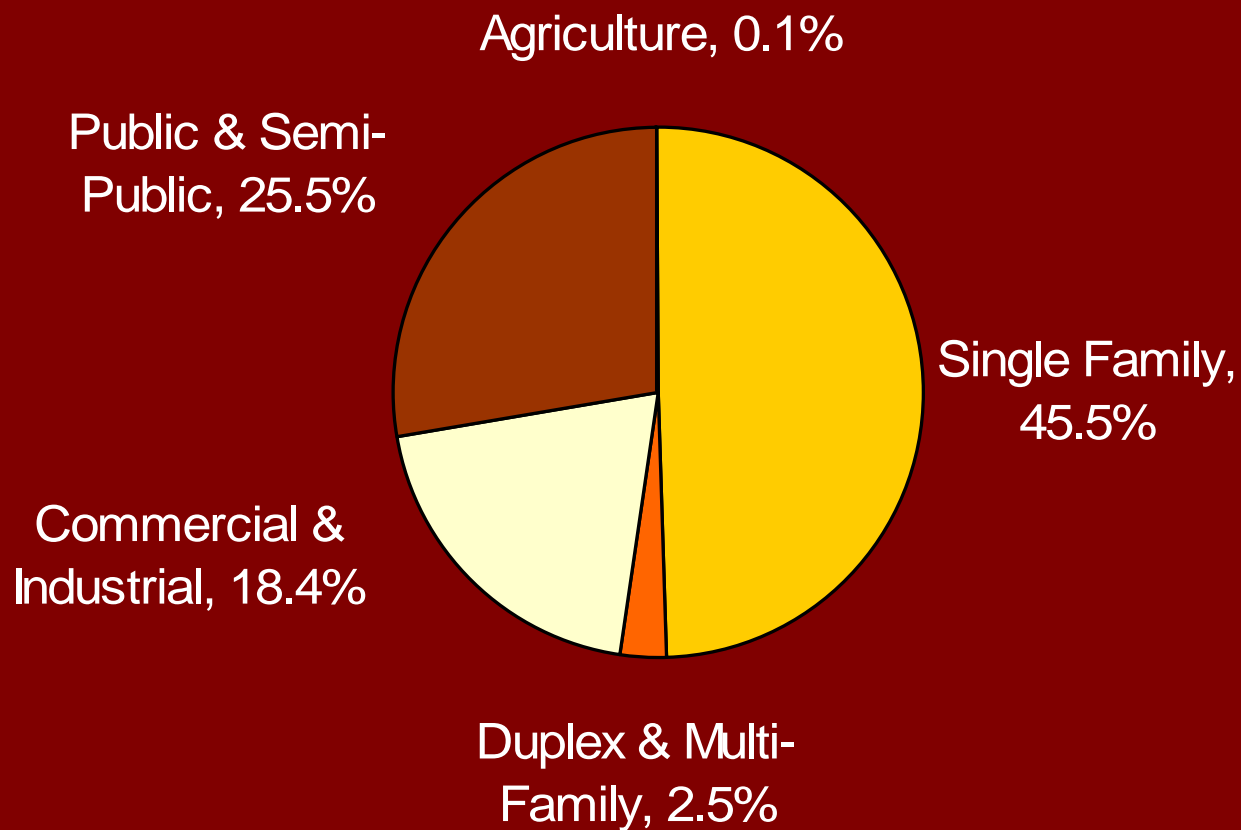
# Land Use, 1887

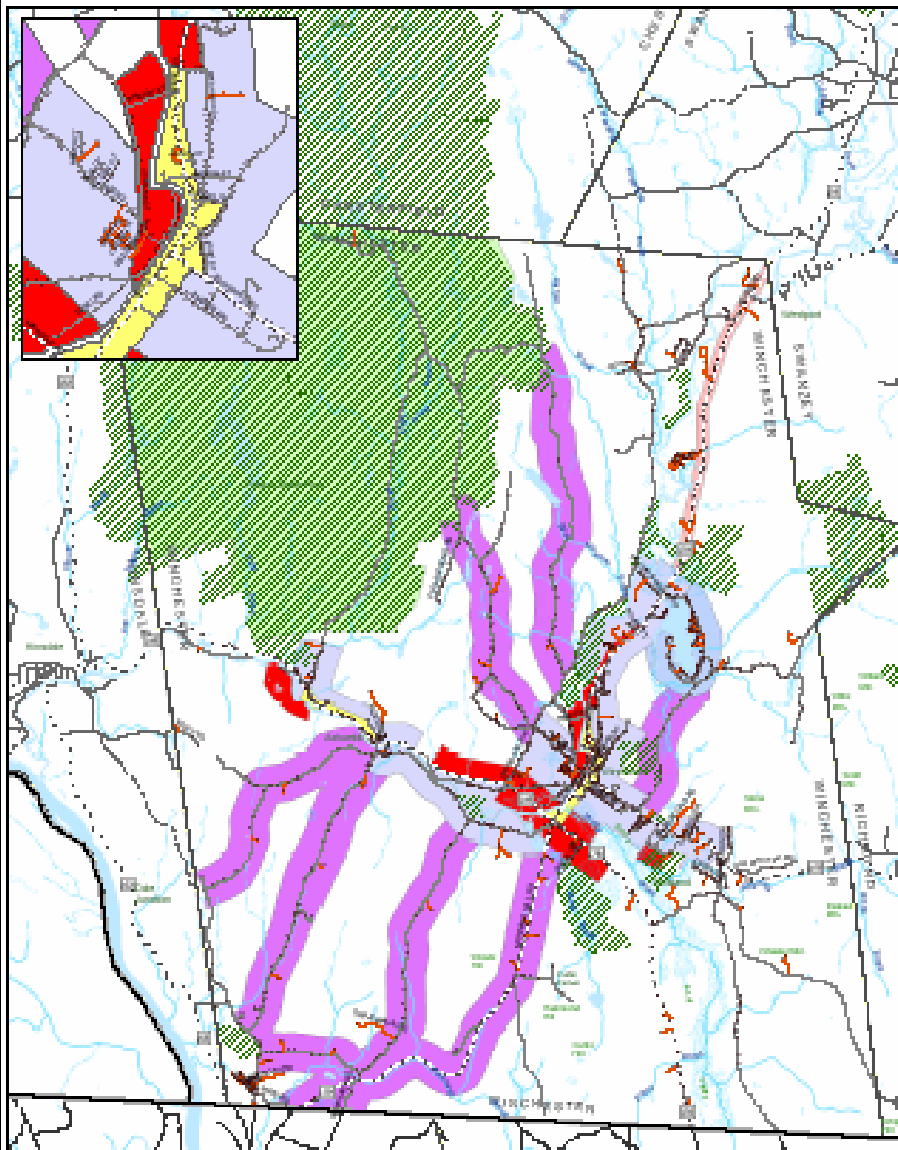


# Land Use, 2007



# Percent of Developed Land by Land Use, 2007





## Town of Winchester

### Zoning Districts

1:54,000



- Zoning Districts**
- Agricultural
  - Cemetery
  - Commercial
  - Forest Land
  - Highway Commercial
  - Industrial
  - Residential
  - Rural Residential
  - Conservation Land
  - Cemetery Locations (B-11)

- Water and Wetlands**
- Lake or Pond
  - Wetlands (B-11 and M-1)
  - River or Stream
  - Interstate/State
  - Municipal Boundary
  - State Road Class

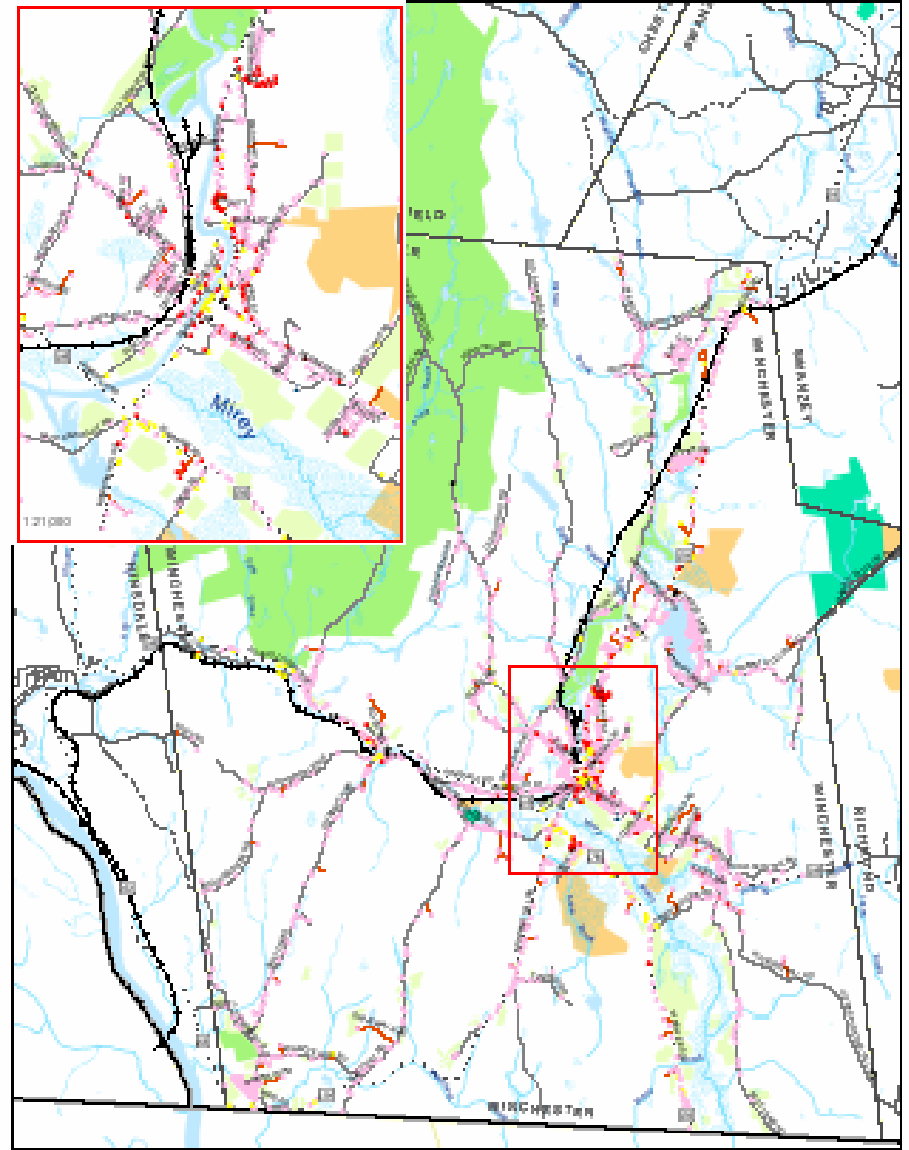
### Roads and Highways (B-11)

- Class I, II, III
- Public Road (Municipal)
- Private Road



Report intended for use specific work.

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## Town of Winchester

### Land Use

1:54,000



- Drainage Locations (B-11)**
- Road
  - Municipal
  - Church
  - Business
  - Single Family Residential
  - Multi-Family Residential
  - Rail Road
  - Municipal Boundary

- Roads and Highways (B-11)**
- Lake or Pond
  - Wetlands (B-11 and M-1)
  - River or Stream
  - Interstate/State
  - Municipal Boundary
  - State Road Class
  - Class I, II, III
  - Public Road (Municipal)
  - Private Road

- Conservation Lands**
- Town/City/County Owned Land
  - State Agency
  - Private Agency
  - Other Public/Quasi-Public Agency
  - Private Organization
  - Other/Unknown
  - Mountain Conservancy
  - Forest



Report intended for use specific work.

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# Land Use Goals

1. Preserve the rural character of the town by discouraging sprawl in the remote, scenic and difficult terrain areas.
2. Focus growth to appropriate areas in order to accommodate the need for residential, commercial and industrial development while balancing density and open space opportunities.

Continued...

# Land Use Goals Continued

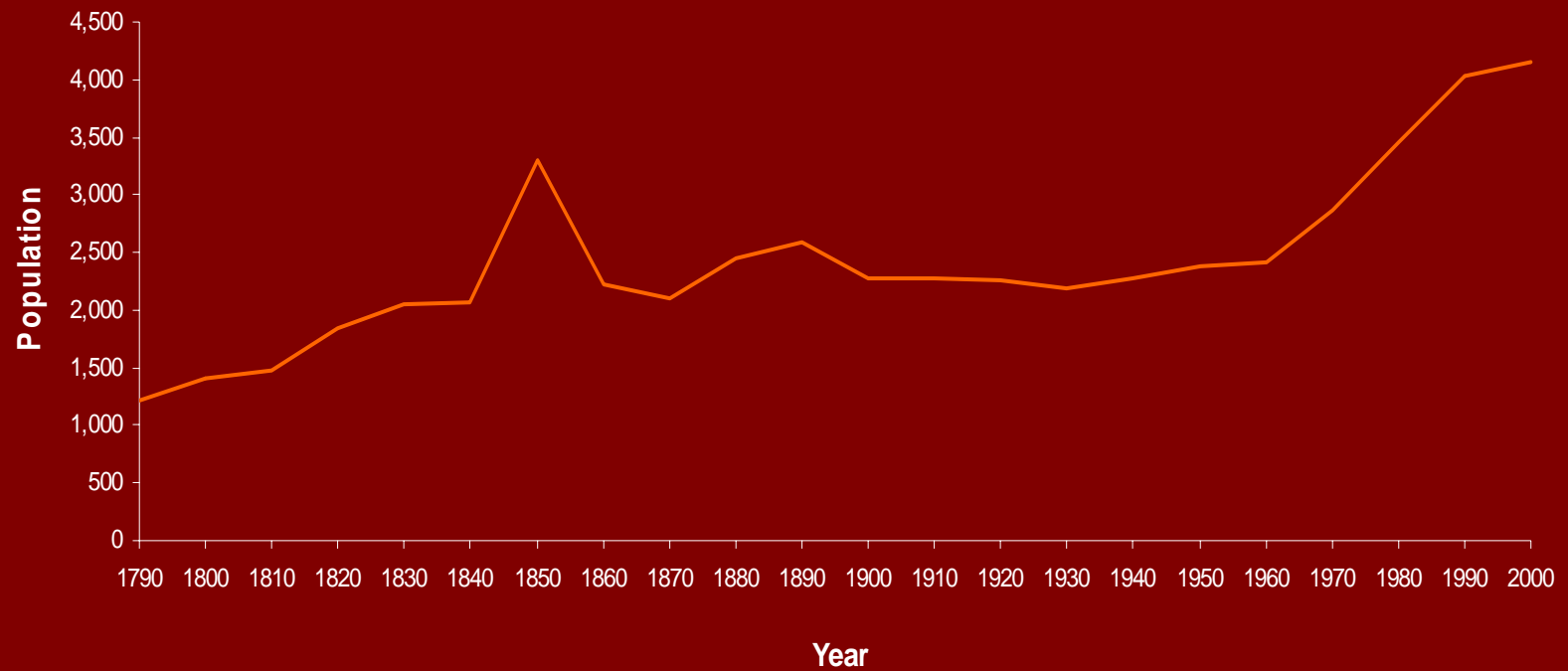
3. Manage development consistent with the town's ability to provide water and sewer.
4. Enhance planning through modernization of equipment such as a GIS mapping system, education of staff and board members, and obtain the guidance of the regional planning commission.

# Population and Housing

	<u>2000</u>	<u>2007*</u>
Population	4,144	4,340
Median age	37	--
Median household income	\$37,364	\$43,400
Median house value	\$84,300	\$152,000
Median rent	\$567	\$866
Owner occupied housing	72%	--

2000 Source: Census, \*2007 Source: Local real estate agent & OEP estimates

# Winchester's Population



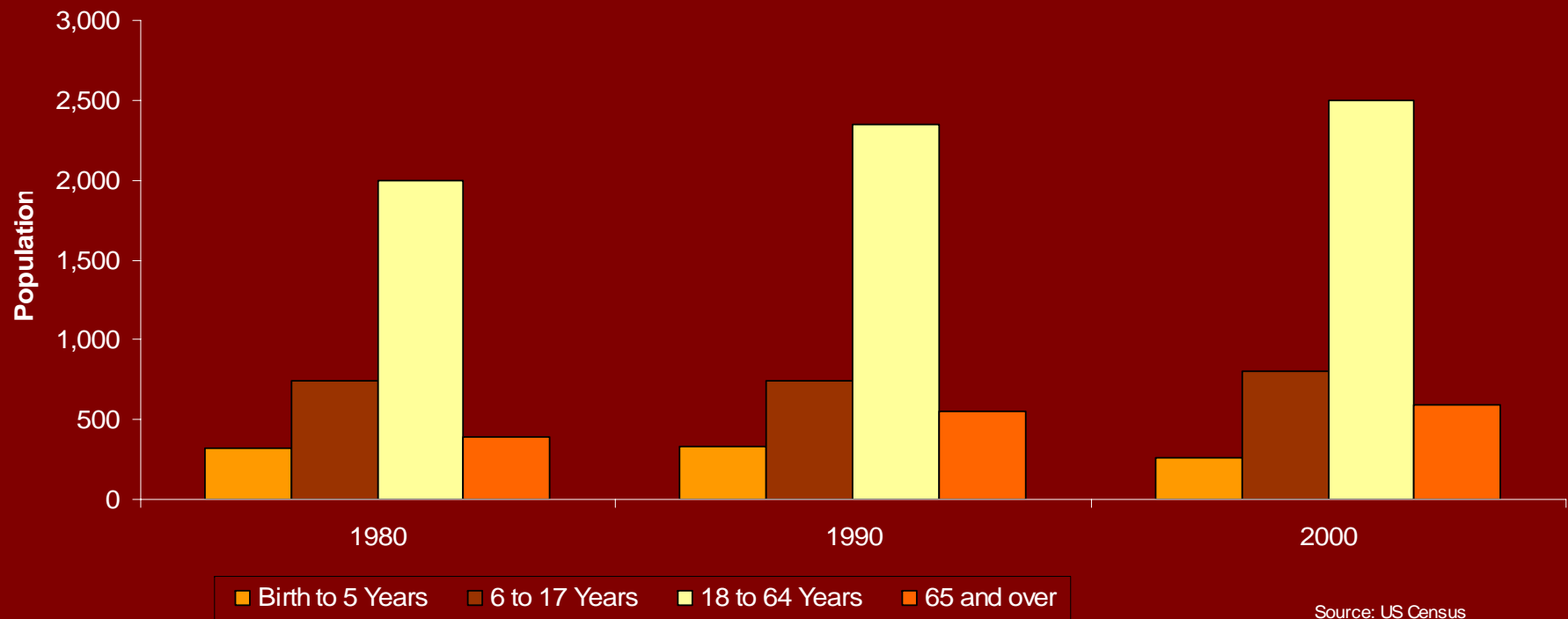


# Winchester Population Projections

	<b>Population</b>	<b>Average Annual Percent Change</b>
2000 Census	4,144	0.3
2005	4,314	0.8
2010	4,410	0.5
2015	4,620	1.0
2020	4,820	0.9
2025	4,970	0.6
2030	5,130	0.6

Source: NH Office of Energy and Planning, January 2007

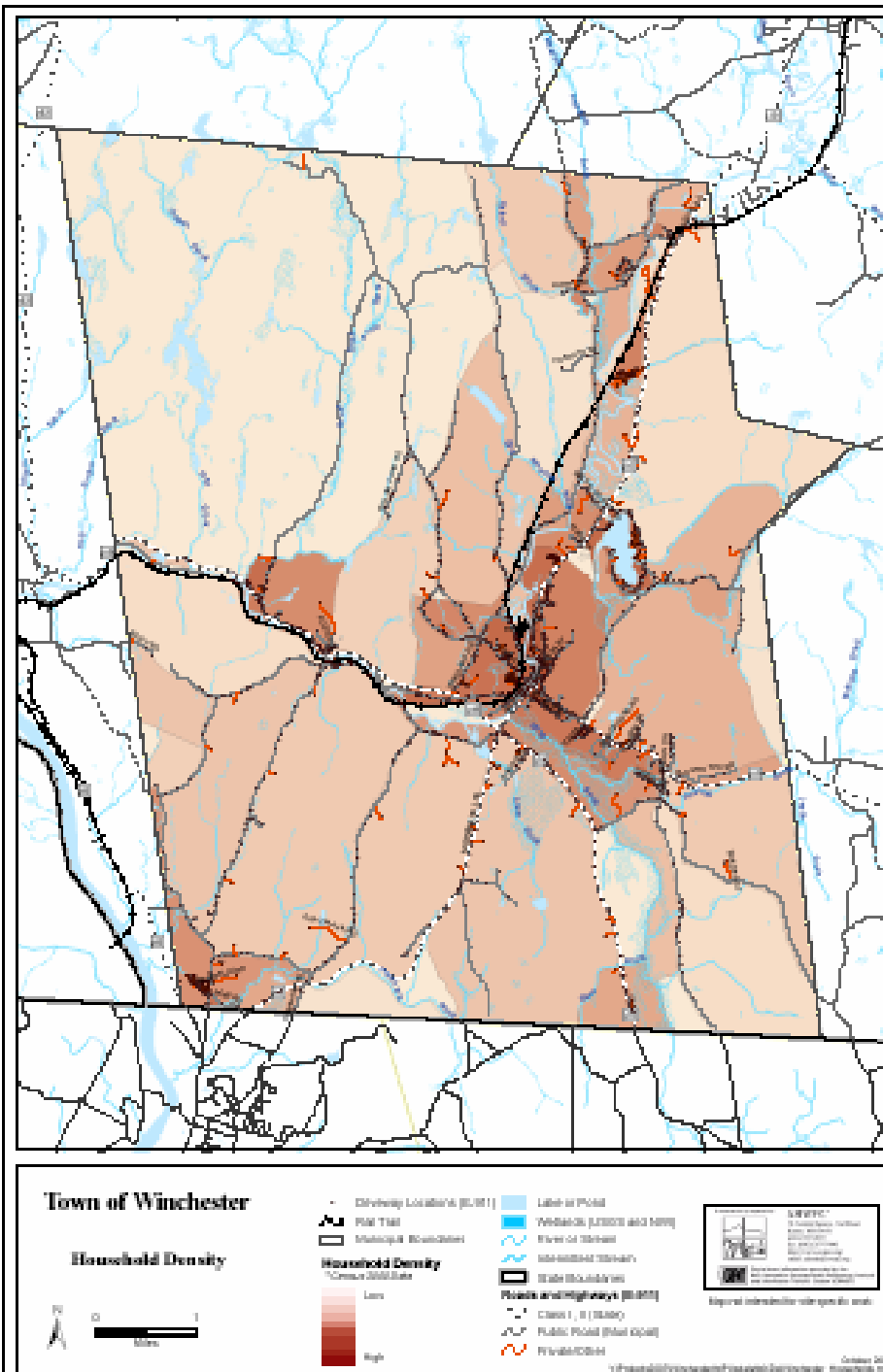
# Age Structure of Winchester's Population



# Educational Attainment for Persons 25 Years Old and Over

	1980		1990		2000		1980-2000
	#	%	#	%	#	%	% Change
Not finish high school	797	40	817	32	611	22	-23%
Finished high school	853	43	1,046	41	1,253	45	47%
1-3 years of college	246	12	441	17	560	20	128%
4+ years of college	110	5	260	10	359	13	226%

Source: US Census



# Housing Totals by Type in 2000

	Single Family	Multi- Family	Manuf. Housing	Total	Percent of Total		
					Single Family	Multi- Family	Manuf. Housing
Winchester	1,106	323	312	1,741	63.5	18.6	17.9
Hinsdale	935	352	427	1,714	53.7	20.2	24.5
Chesterfield	1,446	145	35	1,626	83.1	8.3	2.0
Swanzey	1,984	569	265	2,818	114.0	32.7	15.2
Richmond	396	11	25	432	22.7	0.6	1.4

Source: US Census, NH Office of Energy and Planning

# Projected Housing Units

	Population Rate Increase	Number of Persons	Person/ Unit	Additional Housing Units	
				Total	Per Year
2000-2030 Projection Rate	23.80%	986	2.61	378	12.6
1970-2000 Actual Rate	44.40%	1,839	2.61	705	23.5

Source: US Census; NH OEP

# Population and Housing Goals

1. Continue to monitor population and housing changes to better adjust to the needs of Winchester in keeping with the rural character of town.
2. Recognize and plan for the expanding elderly population.
3. Recognize and plan for the expanding in-migration from out of state.
4. Diversify the housing stock to expand the availability of high end and moderate housing options.

# Spring 2007 Traffic Counts

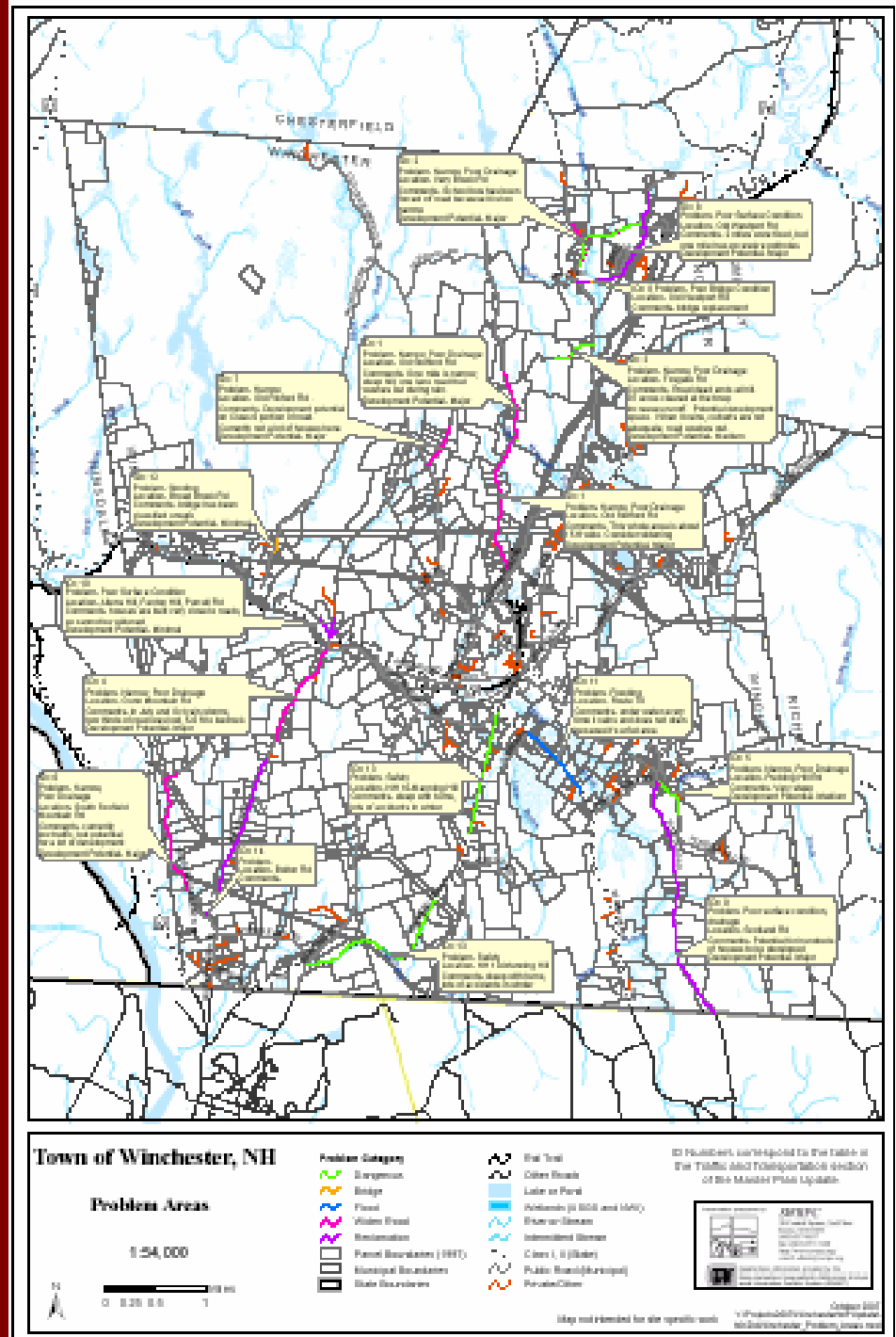
Location	Avg. Weekday	Avg. Weekend
NH 10 (MANNING HILL RD) South of Back Ashuelot	4,425	
NH 78 (WARWICK RD) at Mass Stateline	1,069	1,652
NH 10 (MANNING HILL RD) at Mass Stateline	4,645	6,607
NH 10 (WEST SWANZEY RD) AT SWANZEY TL	7,947	7,561
NH 119 (HINSDALE RD) WEST OF MAIN ST	4,042	
NH 10/119 (MAIN ST) NORTH OF NH 119/78 West	8,721	10,368
NH 78 EAST OF NH 10	1,583	
NH 10 (KEENE RD) NORTH OF MECHANIC ST	8,050	
NH 119 WEST OF FOREST LAKE RD	4,258	
MINE RD OVER PAUCHAUG BROOK	656	636
BURT HILL RD OVER PAUCHAUG BROOK	369	406
GUNN MOUNTAIN RD OVER ASHUELOT RIVER	1,190	1,227
ELM ST OVER ASHUELOT RIVER	4,685	
OLD WESTPORT RD OVER WHEELOCK BROOK	345	370
SCOTLAND RD OVER ROARING BROOK	681	702
COOMBS BRIDGE RD OVER ASHUELOT RIVER	902	940

Source: Southwest Region Planning Commission





Old Spofford Rd  
Gunn Mountain Rd  
Old Westport Rd  
Broad Brook Rd  
Manning Hill  
Bolton Rd  
Very Brook Rd  
Fosgate Rd  
South Scofield Mountain Rd  
Scotland Rd  
Route 78  
Bridge St  
Pudding Hill Rd  
Old Rixford Rd  
Allens Hill, Fenton Hill, Purcell Roads  
Lost Rd  
Forest Lake Rd



# Traffic and Transportation Goals

1. Plan a program for road improvements and projects that balance the needs of the residents with concerns for safety.
2. Plan a financial program to consistently maintain and upgrade our roads with the least burden on taxation.

Continued

# Traffic and Transportation Goals Continued

3. Continue connections with NH DOT and stay updated on the “Ten Year Plan” and other projects effecting Winchester.
4. Evaluate upgrading certain portions of Class 6 roads to allow for adequate emergency egress.
5. Support a livable, walkable community, particularly in our downtown village.

# Economic Development

- Update 2004 Plan



# Economic Development Goals

1. To support the selectmen, planning board and economic revitalization committee in focusing on revitalizing the downtown “Main Street” area, our first impression.
2. Support creation of a downtown “Welcome Park” with river views/access in the currently town owned vacant lot next to the Pisgah Diner.

Continued...

# Economic Development Goals Continued

3. Support creation of a TIF district(s) to incentivize new business to locate here and to compete with neighboring towns which have TIF districts in place.
4. Support efforts to improve infrastructure such as sewer plant, roads, sidewalks, and water which enhance the opportunities to attract business in desirable locations.

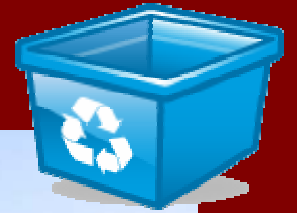
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# Economic Development Goals Continued

5. To have a cohesive plan of development that focuses on the recreational and natural beauty of the town of Winchester and reflects the community's desire to preserve our natural resources.
6. To actively promote tourism.
7. To actively pursue businesses that we want to locate in the community.



# Community Facilities



# Community Facilities Goals

- Coming soon...

# Historic, Cultural and Recreational Resources



# Historical, Cultural and Recreational Goals

1. To preserve and promote historical buildings, structures and places.
2. To support existing recreational opportunities and explore the pursuit of new initiatives for residents of all ages at the most efficient and cost effective manner.

Continued...



# Historical, Cultural and Recreational Goals Continued

3. To recognize the mission and visions of local service organizations, groups and clubs.
4. To encourage collaboration between organization leaders, business proprietors, the managers of open space and town officials to meet the social, recreational, cultural and leisure needs of all residents.
5. To encourage Winchester officials to cooperate and coordinate social, recreational and cultural opportunities with adjacent towns.

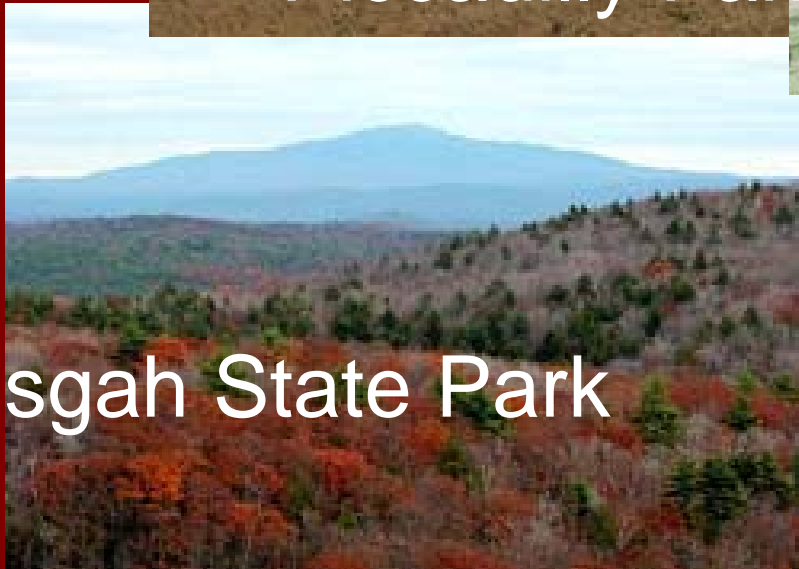
# Natural Resources



Piccadilly Farm



Pisgah State Park



Forest Lake

# Natural Resource Goals

1. Identify those natural resources which are most important and most threatened and establish plans to protect them.
2. Integrate land use policy and financial incentives to encourage protection of critical resources and the essential components of a rural environment.
3. Purchase or otherwise protect the development rights of the highest priority natural resources located in Winchester.

# Next Steps

- Collect Planning Board and public feedback
- Revise vision, goals and basic studies accordingly
- Create implementation plan & future land use strategy
- Compile final master plan
- Adoption by Planning Board in April 2008
- Alter regulations as appropriate to meet master plan goals
- Use plan when evaluating future development proposals
- Revise in five to ten years



# Other Revitalization & Planning Projects in Winchester

- Downtown Plan
  - by the Economic Revitalization Committee
- Plan NH Charrette Application
  - by the Town Selectmen

# How to get involved

- Call or email the Master Plan Committee at 239.4110 ext. 106 or [msharra@winchester.nh.gov](mailto:msharra@winchester.nh.gov)
- Review draft plan available at Town Hall
- Join the Master Plan Sub-Committee
- Join the Revitalization Committee
- Let us know your interests/concerns and we'll put you to work!