

*“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”*

— Edward T. McMahon, The Conservation Fund



2012  
FITZWILLIAM  
NEW HAMPSHIRE  
**MASTER  
PLAN**



2012  
FITZWILLIAM, NEW HAMPSHIRE  
**MASTER PLAN**



2012  
FITZWILLIAM, NEW HAMPSHIRE  
**MASTER PLAN**



The document within is hereby certified by the undersigned, being a majority of the members of the Fitzwilliam, NH Planning Board, as a true and correct copy of the Master Plan for the Town of Fitzwilliam, NH (adopted by the Planning Board first on September 15, 1981, with revisions adopted on April 4, 1995 and June 21, 2005) heretofore adopted by the Fitzwilliam Planning Board in accordance with RSA 675 and related statutes.

*Adopted on January 3, 2012*

*by the Fitzwilliam, New Hampshire Planning Board*

Terry Silverman, Chairman

Robin Peard Blais, Secretary

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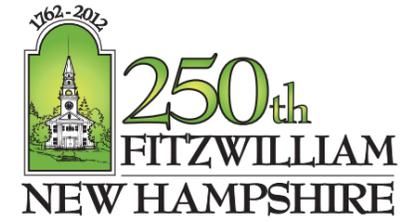
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*Watercolor of Fitzwilliam Town Hall on back cover by Margaret Fitzwilliam*



## ACKNOWLEDGMENTS

As Fitzwilliam approaches its 250th birthday anniversary in 2012, the Planning Board is proud to present the 2012 Master Plan. This master plan, created under RSA 674:1, revises the 1981, 1995 and 2004 master plans.

The Planning Board acknowledges and extends its thanks for the following leadership actions that enhanced representation and increased local participation in the Master Planning Process.

- Community Vision-To-Action Forum, Fitzwilliam - Shaping Our Future Together, Tomorrow By Design (2006). Steering Committee, Antioch New England Institute Forum Moderator, Volunteer Facilitators, Participants and Consultants.
- Master Plan Implementation Survey (2007). University of New Hampshire Survey Center, Volunteers, Staff and Respondents.
- Presentations by representatives from all Town Departments, Boards and Committees, Conservation Commission, Library, Historical Society, Energy Committee, Technology Committee, Water District Commission, Waste Water Treatment Committee, Historic Fitzwilliam Economic Development Association, Meadowood County Area Fire Department, Emerson School and SAU District 38, Laurel Lake and Rockwood Pond Associations and Monadnock Conservancy.
- Carol Ogilvie, Planning Consultant for Future Land Use and Housing and Population Chapters.



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# COMPREHENSIVE VISION STATEMENT

In 1981 the first Fitzwilliam “Comprehensive Planning Program” was adopted, based on public input gathered since 1973. Revisions, adopted in 1995 and in 2005 are called master plans. These plans combined with input gathered since 2006 serve as the foundation for the 2011 complete revision.

In the three decades between 1970 and 2000, the population of NH increased 67.5%, whereas the population of New England increased only 17.4%. In that time Fitzwilliam’s population grew by 1,034 people, an astounding 75.9%. By 2010 the census reported that Fitzwilliam had grown only 11.9% since 2000. From 2005 through 2009 the town had a growth management ordinance. It was repealed in 2010.



**Community character is maintained and nurtured**

**Economic vitality is encouraged and sustained**

**Natural resources are protected and conserved**

**The integrity of Fitzwilliam’s historic past is preserved**

**Exceptional municipal service is provided to our residents.**

New challenges face the Town in 2011. A faltering global economy has brought closure to many of Fitzwilliam’s long time businesses and home foreclosures for too many families. Faced with this reality and climate change, soaring energy costs and the duty to act as stewards of our natural resources, the Town must balance issues of energy conservation, protection of natural resources and economic development in a way that maintains our rural character and sustains a viable community.

The 2011 Master Plan vision embodies the collective experience, knowledge and opinion of Planning Board members,

town officials and municipal employees, and the participating public. The Planning Board recommends the above general goals for the 2011 Master Plan,



## What We Like About Fitzwilliam

### • Photo Exercise & Comments

We take pride in: Both Commons and Monuments

• An excellent, dedicated Fire Department and Rescue

Department that brings a sense of community and caring to the town • Laurel Beach and Boat Launch • Public Access to ponds • Our historic Town Hall housing our town services • Abundant Wild Life • A functional yet historical Town Hall building • Undeveloped land and Open Space • Clean air and water • Being small, quaint and friendly • Our reclaimed farmland which provides services and educational opportunities



# FITZWILLIAM FUTURE LAND USE PLAN

## INTRODUCTION

The Town of Fitzwilliam has been engaged in land use planning for many years. Under the direction of the Planning Board, the first Master Plan was adopted in 1981, updated in 1995 and again in 2004. Since then, the Planning Board has been involved in a number of planning-related activities and the development of various planning reports. The purpose of this document is to update the Future Land Use Plan that is now six years old; an important part of this process draws upon the previous work that has been done since 2004.

The Planning Board is tasked by state statutes to prepare a master plan and propose zoning ordinances and regulations that will implement that plan. It is our responsibility to provide a representative plan, based on all of the information available to us. This report, then, represents our best efforts to balance the diverse interests of the Town by recommending a land use strategy that we believe will further the vision of the residents for the future of Fitzwilliam.

The principal objective of this Plan is to arrive at a realistic and achievable list of recommendations for the long-term use of land in Fitzwilliam; these are recommendations that we, the Planning Board, believe reflect the wishes of the citizens as well as the Board's understanding of land use issues with which it deals on a regular basis.

## OVERVIEW OF RELATED MATERIALS

Following is a list of activities and reports related to land use planning in Fitzwilliam that provide background and support for the 2012 Future Land Use Plan update. These materials are available under separate cover, and so will not be described in detail here, but rather summarized for their relevance to this update.

### ■ LIST AND DESCRIPTION

#### 2003 PHOTO EXERCISE

In 2003, twenty-four citizen volunteers participated in a photo exercise organized by the Planning Board and Southwest Regional Planning Commission to develop their vision of Fitzwilliam for the 2004 Master Plan update (see a selection of these photographs at left).

Each participant took fifteen photos, seven of things they liked most about town, seven of things they liked least and one of something they felt was threatened or at risk. An album was compiled and summary written. The 2004 Master Plan reflects many of the concepts visualized in the photos. These concepts are still valid today, as documented by the subsequent Community Forum and Town Master Plan Implementation Survey.

This kind of exercise tends to be a very powerful means of imparting opinions of the residents about their town. Some of the photos from this exercise are included in this report, and the reader will see that, indeed, pictures often tell a larger story.

## 2004 MASTER PLAN

This Plan represents an update of the 1995 Master Plan, and is the third Master Plan created for the Town since 1981. The Plan was prepared for the Planning Board by the Southwest Region Planning Commission, and included the following elements:

- Demographics
- Community Facilities & Services
- Land Use & Future Growth
- Goals & Policies

In addition, the Plan also included a list of Local Resource Protection Priorities.

## 2006 COMMUNITY FORUM

To increase citizen participation in the 2008 Master Plan revision, a community forum was planned. A citizen effort, supported by the Town Meeting, the Planning Board and private donations resulted in a Community Forum aimed at providing input to the master plan revision. On Friday evening, May 5, 2006 and all the next day, more than 100 Fitzwilliam, NH residents extolled the virtues of their hometown, under the guidance of twenty-one volunteer facilitators and recorders. Participants described Fitzwilliam as historic, rural, forested, beautiful, quiet, peaceful, caring, quaint and friendly, with great outdoor



recreational opportunities. They also said Fitzwilliam lacked services, was ½ hour from everywhere, had low economic growth, was a difficult place to live for teens, offered too few job opportunities, was home to an aging population and had no public transportation.

Their vision for Fitzwilliam included an attractive Route 12 commercial area, a community center, cell phone reception and high-speed Internet service, increased diversity, more public transportation, a sewer system for the town center and Laurel Lake area. They wanted sidewalks and bike paths, a trail linking the post office with the village center, affordable senior housing, a farmer's market, open spaces and protected wetlands, more farms, more house lots and more culture in town.

At the conclusion of the Community Forum, three projects rose to the top of the action list: (1) investigate the possibility of purchasing or renting property for social and educational community activities; (2) study available broadband options; and (3) conduct a natural resources inventory. Citizens formed action groups for the three projects and two continued to meet through 2008 to finish up their work. A fourth topic, planning for residential growth, was felt to be the work of the Planning Board.

## 2007 MASTER PLAN IMPLEMENTATION SURVEY

The third phase of the citizen involvement plan was created so everyone in town, resident or landowner, seasonal or full time, could make their voice heard. The University of New Hampshire Survey Center was engaged to conduct a survey of attitudes about the Town and future planning initiatives. In October of 2007 1,896 surveys were mailed out, and 475 responses were received; this represented a response rate of 25%, which is deemed statistically relevant. The questionnaire contained a total of 29 questions, 16 of

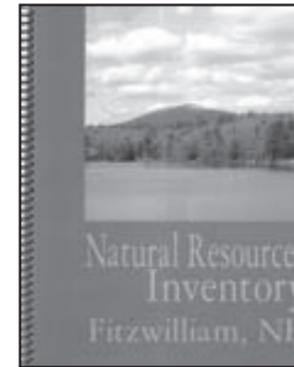


which related to land use activities.

The survey found that 83% of respondents strongly favor or somewhat favor high-speed internet service, and 77% favor cell phone service. Eighty percent of residents who responded indicated protecting groundwater/ drinking water supplies as a very high priority or high priority, followed by maintaining rural character (78%), preserving historic sites and buildings (68%), preserving open spaces (54%), encouraging employment opportunities (42%) developing services for the elderly (40%), encouraging affordable housing (32%), encouraging commercial development (21%), expanding recreational opportunities (18%), and encouraging residential development (11%). The majority of Fitzwilliam residents (68%) either strongly favored or favored somewhat development that includes medical offices, home businesses (65%), restaurants (65%), light manufacturing/ technology businesses (60%), professional office (52%), tourism related business (50%), retail stores (46%), grocery stores (43%), fitness facilities (37%) and large retail stores (16%).

## 2009 NATURAL RESOURCES INVENTORY

Following up on one of the recommendations to come out of the 2006 Community Forum, a Natural Resources Inventory Committee was formed with a task to create a Natural Resources Inventory for the Town. The Inventory includes a listing and mapping of the natural features of the Town; a description of lands in conservation; a plan for protecting and providing open space; and, guidelines for assessing conservation lands in Fitzwilliam. The data that were collected are intended to be used by the Town to evaluate the environmental value of parcels, aid in land use decisions; and protect the identified natural resources.



## 2009 PLANNING BOARD CONSULTATIONS WITH TOWN OFFICIALS

In 2009 the Board held meetings with Town officials and others to begin to assess the various future plans and needs of the departments met with the following Town Departments and Committees; from April to June the Board met with the following departments and committees:

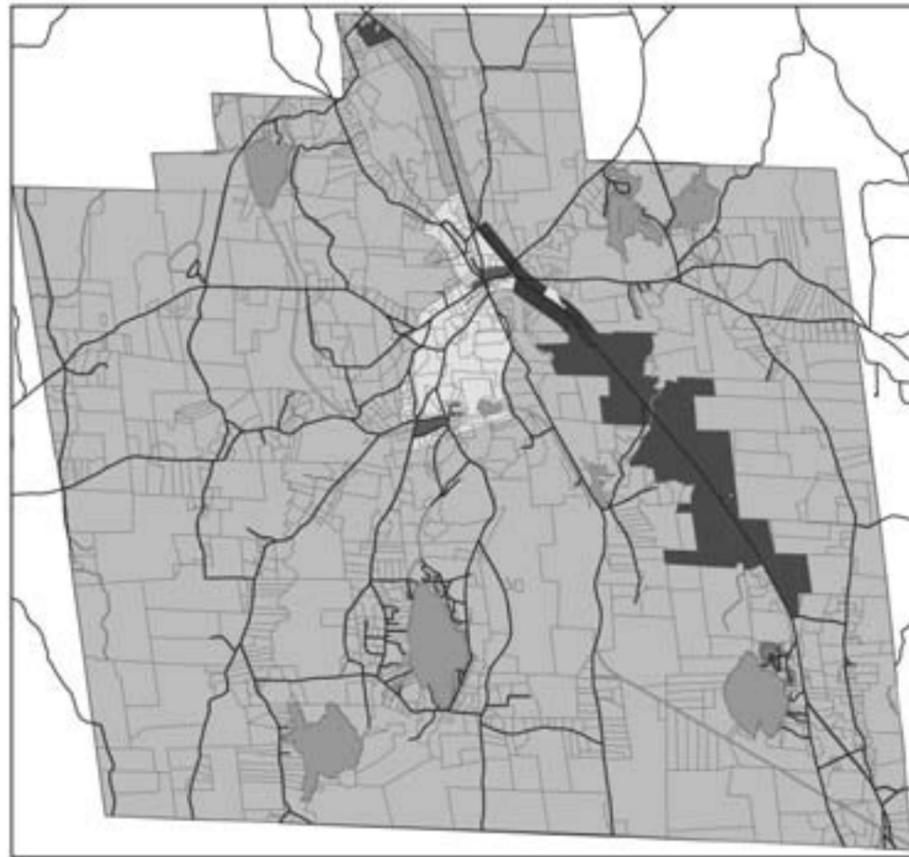
- Library
- Technology Group
- School Board
- Police
- Fire
- Recreation
- Conservation Commission
- Public Works
- Historic District Commission
- Water District Commission
- Energy Committee
- Historic Fitzwilliam Economic Development Association
- Zoning Board of Adjustment

In addition to these meetings the Board also met with an engineer/surveyor and a wetland scientist to discuss the concept and implications of conservation subdivisions. From June to September the Board reviewed all of the information presented to them. The Board agreed to organize the information into three categories: (1) information that can help update the current situation in town; (2) information that belongs in the Master Plan; and (3) other issues that are important but may not belong in a Master Plan (so-called "parking lot" issues).

## ■ SYNOPSIS OF ACTIVITIES

Following the conclusion of the meetings with Town Officials and others, the Board began the process of identifying emerging themes for future land use in Fitzwilliam and developing a draft Vision Statement. The Future Land Use Plan is set forth on page 20.





MAP #1 - ZONING MAP



## 2012 LAND USE UPDATE

### ■ DESCRIPTION AND COMPARISON OF LAND USES

The 2004 Master Plan contains a detailed analysis of the existing land uses in town as of 2003, with comparisons to 1991 and 1981. This 2012 update acknowledges the difficulty of exact comparisons due to differing methodologies for calculating the amount of land allocated to the various land uses; for that reason this update focuses only on the most predominated land uses, which are the residential uses. The most recent existing land use information is shown on Map #1.

Since it is not practical to try and make exact comparisons from the 2004 Master Plan, the following approach is used: two acres are assigned for every dwelling unit; the number of dwelling units is based on U.S. Census counts and building permit data generated by the NH Office of Energy and Planning. Also, in order to make some comparison from 2003, the same calculation is made for the estimated

number of dwelling units in 2003. This methodology results in the following:

TABLE #1: COMPARISON OF DWELLING UNITS

	2003	2008
# of Dwelling Units	1,131	1,201
Land Area (at 2 acres per dwelling)	2,262	2,402
% of Total Land Area	10.2%	10.8%
% Change	-	0.06%

### ■ LAND USE RELATIVE TO ZONING DISTRICTS

Most of Fitzwilliam is zoned for rural residential uses (see Zoning Map). And most of Route 12 is zoned for business and industry. The current zoning (or future land use plan) appears to be functioning as intended, since most of

the business and industrial uses are located on Route 12. There are a few exceptions to this that were mostly established prior to zoning, for example the flagpole manufacturer in the Depot, State Line Grocery on Route 12 South, and several auto repair shops.

In addition to the Route 12 business and industry zoning are two Village Center Business Districts, where smaller shops and stores are located. The land use map, however, does not account for the existence of home occupations, since the property is still assessed as residential.

### ■ POTENTIAL FOR FUTURE DEVELOPMENT

The potential for future development has two primary components: (1) the availability of vacant land that can be safely developed; and (2) the opportunities under the land use ordinances and regulations that allow for change, expansion or redevelopment of an existing developed property.

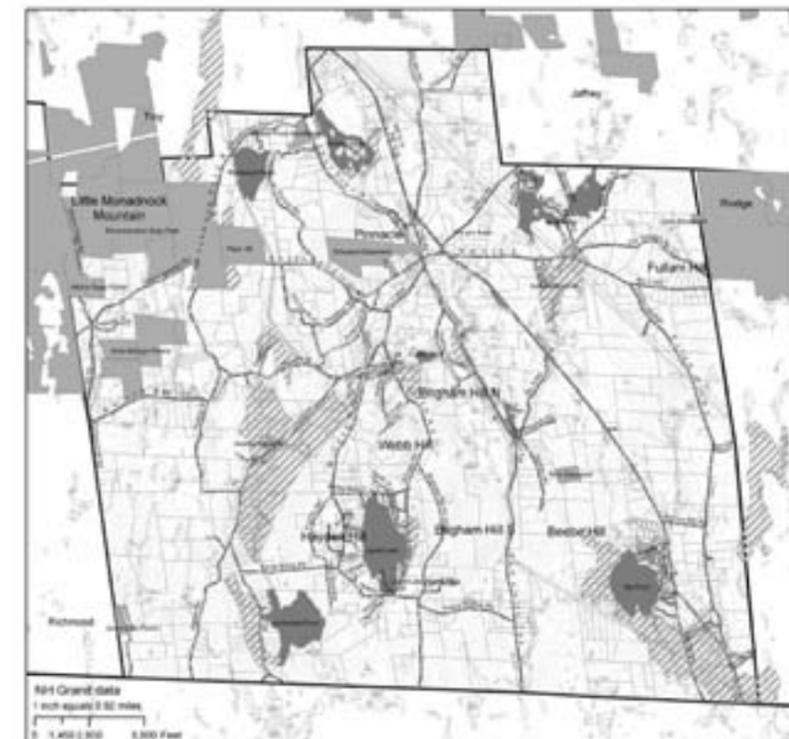
When we speak of available land, we mean land that is not constrained by easements, deed restrictions, public use, or other conditions that preclude its use; when we say “safely” develop, in this context we mean land that does not possess sensitive natural resources that could be negatively impacted by development.

Reference to Map #1 shows us that there is not very much land left in Town that is vacant. Most properties have a use on them, even if the entire parcel is not occupied by the use, as is clearly the case with most residential lots. Therefore, it seems reasonable for us to conclude that we will be as involved with the redevelopment of

existing uses as we may be with the development of lots that are vacant today.

Thanks to the work of the Natural Resources Inventory Committee, and the publication of a Natural Resources Inventory for Fitzwilliam (NRI), incorporated herein by reference, we now have a great deal of information about the types and location of significant natural resources in Town. The maps in this document illustrate that Fitzwilliam has a wealth of natural resources; Map #2 shows some of the constraints to development – both natural constraints as well as legal constraints based on conservation easements. Our challenge, as land use planners, is to recognize that most natural resources are located on land that is owned by someone, and in drafting land use rules to protect these resources, we must also balance the rights of the private property owners.

Map #3, on the following page, provides another level of data: lots that are currently non-buildable because of the lack of necessary road frontage. These lots account for nearly 32% of the vacant land in town. Map #3 also provides calculations of acreage for these various categories.



MAP #2  
NATURAL  
RESOURCES AND  
CONSERVATION





**MAP #3  
LAND  
DEVELOPMENT**

**Legend**  
 — Roads  
 ■ Lakes and Ponds  
 ■ Conservation Land  
 ■ Non-buildable Lots  
 ■ Developed Lots  
 ■ Undeveloped Land

Total acreage in Town = 28,128 acres  
 Non-buildable Lots = 7,777 acres  
 Developed Lots = 12,533 acres  
 Conservation Land = 1,637 acres  
 Lakes and Ponds = 802 acres  
 Wetlands = 7,078 acres  
 Roads, streams, trails, utilities

that time industry and trade boomed with wood, lumber, eggs and blueberries moving from town to Boston for sale. Tourism and granite quarrying created a robust local economy. The town supported twelve schools in twelve districts in town. Today the railroad is part of the rails to trails system, the quarries are closed, agriculture is beginning to make a comeback, the lumber industry is changing and there is one public elementary school in town.

As in other small rural towns, people are the heart and soul of the

community and its most valuable resource, challenging the Planning Board and town government to meet needs and plan a future that is compatible with citizens' vision. That balancing act is played out in a Master Plan.

The guiding principles and vision statements that follow are intended to ensure that the natural, historical and human resources of the Town of Fitzwilliam are preserved, protected and developed in ways that support a bal-



## FUTURE LAND USE PLAN

Since 2003 the ideas and opinions of town residents and landowners were gathered to inform this Master Plan update. Going back even further, to a “taking the town’s temperature” survey of Fitzwilliam residents in 1973, 468 households were surveyed. Forty-seven percent of those responded, with two out of three preferring moderate growth to staying the same or unlimited growth. Light industry and a shopping center were the most favored business development.

Between 1970 and 2000, the population of NH increased 67.5%, whereas the population of New England increased only 17.4%. In 2007, the plurality of Fitzwilliam residents (48%) said they would like to see the population of Fitzwilliam grow slightly in the next five years, 39% said they would like it to stay the same and 7% said it should grow faster.

The Town has changed since the railroad linked Fitzwilliam with Keene, Vermont and Boston in the mid 1800s. At

anced mix of residential growth, agriculture and business through planned growth, reasonable economic development and conservation, and by providing a safe and healthy rural community for all to enjoy.

### REVIEW OF PREVIOUS RECOMMENDATIONS

A component of the development of goals and objectives for this 2012 update is a review of the recommendations

from the 2004 Master Plan. We thought it important to first look back and see which of the recommendations have been implemented, and of those that were not, to understand why not and whether they are still valid six years later. Below, and on the following page, is a matrix that summarizes the five categories of recommendations; please note that for this update we have limited our review to only those recommendations that fall within the purview of the Planning Board.

TOPIC	STATUS/COMMENTS
<b>ENVIRONMENT AND OPEN SPACE</b>	
Review Land Use Codes and amend to ensure protection of natural resources.	A Groundwater Protection Overlay District adopted ATM 2010; the Wetlands Ordinance was updated in 2005 & 2010; a local Comprehensive Shoreland Protection ordinance is currently under review by the Planning Board
Provide through the land development regulations adequate and appropriate landscaping and setbacks along existing roads.	Ongoing issue to be addressed through Site Plan Review
Propose, as appropriate, amendments to combat strip development.	Ongoing issue to be addressed through Site Plan Review
Develop and maintain Open Space Plan.	Chapter 10 of the Natural Resources Inventory and is in progress
Consider the adoption of a Scenic Viewshed Protection Ordinance.	Needs further review
Based on Natural Resources Inventory, examine need for additional natural resource overlay districts.	Inventory is now complete, and this issue is a part of this current update
Explore petitioning the state to impose motor boat restrictions on Laurel Lake.	Needs further review
<b>GROWTH AND LAND USE</b>	
Review land use codes for possible amendments to better control land use.	Hammerhead Lots amended ATM 2007; Workforce Housing amendment adopted ATM 2010
Continually monitor zoning ordinance to ensure it reflects changing nature of home occupations.	Considered to be working well. Ordinance adopted ATM 2010 to address broadband
Investigate establishing agricultural overlay district.	Keeping of Livestock added ATM 2006; Agricultural Commission now in place.
Review and revise Historic District as necessary.	Amended ATM 2008; needs further review
Consider amending the zoning ordinance regarding industrial districts and regulations on Route 12 south of Route 119.	Needs further review
Amend the zoning districts by utilizing lot lines rather than strip zoning.	Needs further review

(continued on page 22)

(continued from page 21)

TOPIC	STATUS/COMMENTS
Review land use regulations of neighboring towns annually to ensure that Fitzwilliam is competitive	No longer considered feasible
Identify existing telecom facilities and work with providers to facilitate improvements. Ensure that they are camouflaged or hidden.	Telecommunication Ordinance amended, and Broadband ordinance adopted
Consider adoption of a community noise ordinance.	No longer considered feasible
Encourage aesthetics and attractive design of signs	The Sign Ordinance was amended at ATM 2006 and 2007

COMMUNITY SERVICES	STATUS/COMMENTS
Examine the possibility and need for a public water supply and distribution system.	Not seen to be feasible at this time
Examine the need for public or community wastewater treatment systems.	Not seen to be feasible at this time
Locate community facilities in village center areas, use traditional design, and re-use existing structures.	Ongoing issue, but not within the purview of the Planning Board

TRAFFIC AND TRANSPORTATION	STATUS/COMMENTS
Evaluate the road standards in the Subdivision Regulations to ensure safety without creating urban or suburban character.	Ongoing issue
Ensure adequate off-street parking.	Ongoing issue
Create a pedestrian-friendly Village Center.	Being addressed by a Citizen's Committee

HOUSING	STATUS/COMMENTS
Assess the impact of regional development and land use regulations in neighboring towns on housing demands in Fitzwilliam.	Needs clarification
Evaluate the potential of accessory dwelling units by right.	Apartments associated with single-family dwelling added ATM 2006
Consider adopting elderly housing regulations.	Needs further review

**2012 VISION STATEMENTS, GOALS, AND STRATEGIES**

For the most part the recommendations that we propose here relate to land use regulation - that is, zoning and subdivision and site plan review regulations. It is through the

adoption of land use regulations that the planning board is authorized to implement master plan recommendations. While we might suggest other activities for other entities, our only true authority in these matters is to propose land use regulations for adoption by either Town Meeting (zoning) or by the board itself (subdivision, site plan review,

driveway, excavation). The format we have chosen for the Future Land Use Plan is as follows:

**VISION STATEMENTS** (which can also be viewed as policy guidelines) are statements that articulate the wishes of the residents that are affected by the Master Plan. From the Vision Statements a set of guiding principles and priorities are developed that are intended to implement the vision.

**GOALS** represent the broader, more universal intentions of the residents, as expressed by Vision Statements. (For example: To protect sensitive natural resources.)

**STRATEGIES** (which also translate as Recommendations or Action Items) represent the specific actions that are needed to achieve the Goals. (For example, in order to protect sensitive natural resources, the Town should adopt natural resource overlay zoning.)

The following Vision Statements were informed by the collective views, knowledge and opinions of Planning Board members and the participating public through the various planning activities described above.

**VISION STATEMENTS**

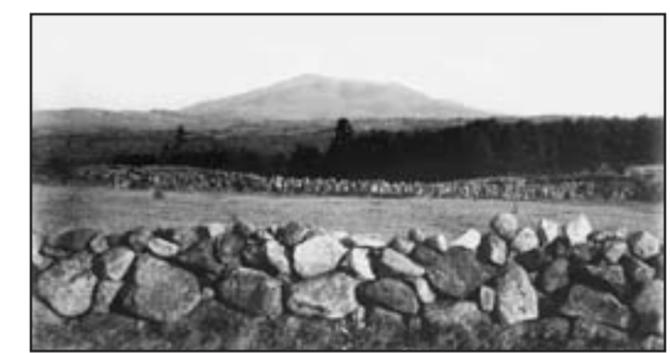
- Fitzwilliam is a town with a diverse population, a population that is interested in civic involvement, robust community planning, and the provision of good community services.
- The residents of Fitzwilliam have a strong sense of community identity and character that they believe should be maintained and nurtured.
- Fitzwilliam is blessed with a wealth and quality of natural resources that the residents are committed to protect.
- The residents of Fitzwilliam value the Town's rich history, and support preservation of existing historic buildings and archeological sites.
- The facilitation of appropriate economic develop-

ment is considered to be in the long-term interests of the overall health and wellbeing of the Town.

**GOALS AND OBJECTIVES**

**GOAL #1: Maintain Fitzwilliam's Rural Character**

**Background** — The preservation of rural character is a common theme in Master Plans in New Hampshire. In the 2007 Master Plan Implementation Survey, 51% of the respondents ranked maintaining our rural character as



their highest priority. Our challenge in attempting to do this is to first understand what, exactly, constitutes Fitzwilliam's "Rural Character," for this is a term that has not been clearly defined throughout the various planning activities. In order to implement any land use regulations that maintain rural character, the Planning Board needs some quantifiable characteristics. Therefore, we make some assumptions as to what constitutes our rural character:

- Forested lands
- Open space
- Water bodies
- Farm lands
- Low impact non-residential development
- Dark skies
- Stone Walls
- Roads that retain rural characteristics (that may mean being unpaved or narrower)
- Unobstructed view sheds
- The preservation of the village areas

Please note that not all of these characteristics can be regu-

lated by the Town through zoning, given that most land in town is privately owned; therefore, a planning board must always find a balance between protecting the public welfare and private property rights – a balance that of course applies to all land use regulations.

#### STRATEGIES

- Amend the zoning ordinance as necessary to ensure that adequate opportunity exists for local agricultural practices.
- Amend the site plan review regulations to augment provisions for site layout, design, screening and landscaping for non-residential uses, in particular the use of native and non-invasive species.
- Review the road standards to ensure that flexibility exists to create roads that are rural in character but that do not sacrifice the public safety or welfare.
- Amend the Cluster Development ordinance so that it better facilitates the preservation of Fitzwilliam’s rural character; for example, by encouraging forestry and farming in the protected open space.
- Ensure that the zoning provisions for the Village areas continue to allow for their definition as villages and permit the uses that preserve the character of the villages.
- Explore which roads in Town might be appropriate for a Scenic Road designation and consider whether it would be appropriate to have scenic road regulations for those roads.

#### GOAL #2: Protect Water Supplies

**Background** — The importance of protecting water supplies lies largely in that most people in Fitzwilliam rely on groundwater as their primary water source; and, since groundwater actually originates at the surface, it is susceptible to contamination from any number of chemicals or road salts.

In the 2007 Master Plan Implementation Survey, 45% of the respondents ranked the protection of groundwater and drinking water supplies as their highest priority. As a response to the concerns about water supply, the Town Meeting of 2010 did adopt a Groundwater Protection Overlay District.

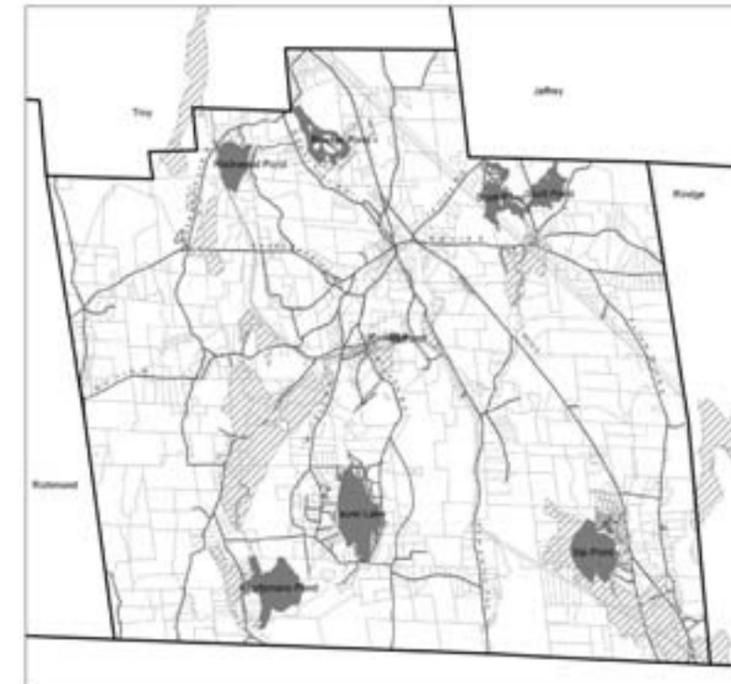
A Water District for the Village has been in place since 1965. The system serves roughly 50 business and residential customers in the center of Fitzwilliam. Responsibility for management of the District lies with the three Water District Commissioners. The day-to-day management is provided through a contract with Water Systems Operators of Henniker, NH. Infrastructure consists of three independent water systems with four drilled wells on private property; water tanks and controls located in a well house owned by the District, the basement of the Town Hall, and in the basements of two private residences; and the in-ground plastic pipes that deliver the water.



The protection of surface waters is equally important to our residents, even though these are not direct sources of potable water. Based on information collected for the Natural Resources Inventory, we now know that almost all of the surface waters in Town originate in Town. And, based on this information, we know that the protection of these waters lies largely in our hands. See Map #4 above right.

#### STRATEGIES

- Monitor the newly-adopted Groundwater Protection Overlay District to ensure that it is accomplishing its stated goals.
- Continue the process of preparing a local Comprehensive Shoreland Protection ordinance for adoption at Town Meeting.
- Support educational efforts to inform residents about well-testing programs intended to protect



**MAP #4  
FITZWILLIAM  
STRATIFIED DRIFT  
AQUIFERS**

private wells against contaminants in drinking water (for example, by including information pamphlets in with tax bills).

- Continue to ensure that the subdivision and site plan review regulations require that the placement and replacement of septic systems be done according to the highest standards for public health and safety.

#### GOAL #3: Preserve Historic Sites and Buildings

**Background** — The residents of Fitzwilliam value their historic built environment. It is understood in town that this environment has created a demand for historically-based tourism that is an important part of life (and economy) in Fitzwilliam. In order to preserve and protect these resources, an Historic District Commission was established by vote of Town Meeting in 1970; one of their tasks was to define one or more historic districts. The current boundaries of the District (see map to the right) were approved at Town Meeting in 1992. This district is comprised of 165 properties located primarily in the village center. In 2007 the Historic District Commission developed guidelines for the construction and reconstruction of building exteriors and the site and settings of the build-

ings; and in 2008 an Historic District Overlay Ordinance was adopted at Town Meeting. See Map #5 on next page.

The importance of historic preservation has been eloquently summarized by the Historic District Commission as follows:

“By their very nature historic neighborhoods embody the principles of smart growth and sustainable development. Fitzwilliam’s historic district is a compact mixed use village centered on a Town Common dominated by the Town Hall, which along with seventeen

other village buildings and lots, is on the National Register of Historic Places. For more than two and half centuries Fitzwilliam has invited homes, farms, businesses, municipal buildings and community organizations to exist side by side in a rural village setting.”



#### STRATEGIES

- Review the existing Historic District Ordinance to see whether adjustments could be made that would improve opportunities for historic preservation.



MAP #5  
FITZWILLIAM  
HISTORIC  
DISTRICT

Legend  
 ■ Historic District  
 — Roads



- Identify roads in Town that are considered to be historic, and consider amending the road standards to include special provisions for these historic roads.
- Work to identify structures or sites that are worthy of historic designation and explore any potential grant opportunities for same.
- Consider whether to propose a Demolition Delay ordinance that would allow time for discussion with a property owner to explore possible alternatives to demolition of historic structures.
- Amend the Subdivision and Site Plan Review Regulations so that the identification of historic structures and features is part of the application submission checklist. Items other than buildings that should be considered include Indian sites, the old granite quarries, and graveyards.

**GOAL #4: Preserve Fitzwilliam's Natural Resources**

**Background** — Protection and preservation of Fitzwilliam's natural resources is a principal theme that has emerged from the various planning efforts in which we have been engaged for a number of years. These concerns were specifically addressed during the Community Forum of 2006, at which the participants determined that creating a natural resources inventory was a top priority and the first step in preserving the rural features of the town. The inventory was completed and published in 2009, and contains information on a variety of natural resources found in Fitzwilliam, conservation lands, a plan for protecting open space, and guidelines for assessing conservation lands in Fitzwilliam. Some of these features lend themselves more easily to regulation than others; and as noted earlier, most natural resources reside on or below someone's land, so finding the balance is critical.

Regarding regulation, the Town has in place ordinances that address wetlands, floodplains, and as of Town Meeting 2010, groundwater. Following this master plan effort we will be exploring in more depth various possible land use regulatory amendments. Below are listed our initial thoughts on this topic.



**STRATEGIES**

- Adopt standards that address the conversion of seasonal to year-round homes on waterfront properties, in particular the capacity of the septic systems.
- Review the Wetlands Protection ordinance to ensure that it is achieving its goals.
- Consider limitations on impervious lot coverage.
- Revise all land use regulations so that they include site design standards that preserve and protect significant natural resources.
- Continue to explore possible community water and/or wastewater systems in the Village, the Depot and around the most populated water bodies.

**GOAL #5: Support Affordable Housing Opportunities**

**Background** — During our master planning meetings in 2009 we noted that there had not been much discussion in the past about housing; in fact, the 2007 Master Plan Implementation Survey ranked affordable housing 7th out of 10 categories, with only 14% giving this issue a very high priority. Nevertheless, we recognize that housing availability is not only an issue for many individuals in town, but that it also speaks to the overall health and

welfare of the community as a whole. Furthermore, housing availability is tied to economic development, which is another area we examine in the Master Plan.

In response to these concerns and recent state legislation, Town Meeting 2010 adopted a Workforce Housing Overlay District. A town's role in the provision of workforce housing is limited, due to the complex nature of housing development. In addition to regulations, there are non-regulatory approaches that are available to towns to consider.

**STRATEGIES**

- Explore the feasibility of establishing a Housing Commission, newly authorized by New Hampshire statute, to focus on the issue of a balanced and diverse housing stock.
- Review the zoning ordinance to consider whether to expand the provisions for accessory apartments to create greater opportunity, being mindful of the importance of maintaining an appropriate and manageable density for the Town.
- Consider including financial support in the annual budget for local housing trusts.
- Monitor the recently-adopted Workforce Housing Overlay District to determine if it is meeting its intended purpose.

**GOAL #6: Support and Encourage Economic Development**

**Background** — During our 2009 master planning meetings discussion of economic development, we concluded that there should be a separate chapter in the Master Plan that focuses on this topic. This chapter is in the process of being developed.

Based on our own observations, as well as comments that came out of the 2006 Community Forum, the lack of broadband and other public infrastructure are major challenges to economic development in Fitzwilliam. In addition, there is not a clear sense of what people want in Town, either in terms of types of businesses, the amount of commercial/industrial development, or the preferred locations. Participants in the Forum felt that the permitting process was cumbersome and that there were no clear

expectations for applicants when they went to a land use board. Addressing these issues is paramount for the economic development chapter.

As part of our 2009 meetings with Town committees and groups we also met with the private Historic Fitzwilliam Economic Development Association. Information provided to us by the Association included an observation that historic preservation and economic development are not mutually exclusive issues. Furthermore, the Association feels strongly that business and industry is important to help offset the predominantly residential tax base. The meeting resulted in a number of recommendations from the Association that will be explored in greater depth in the Economic Development chapter.

### STRATEGIES

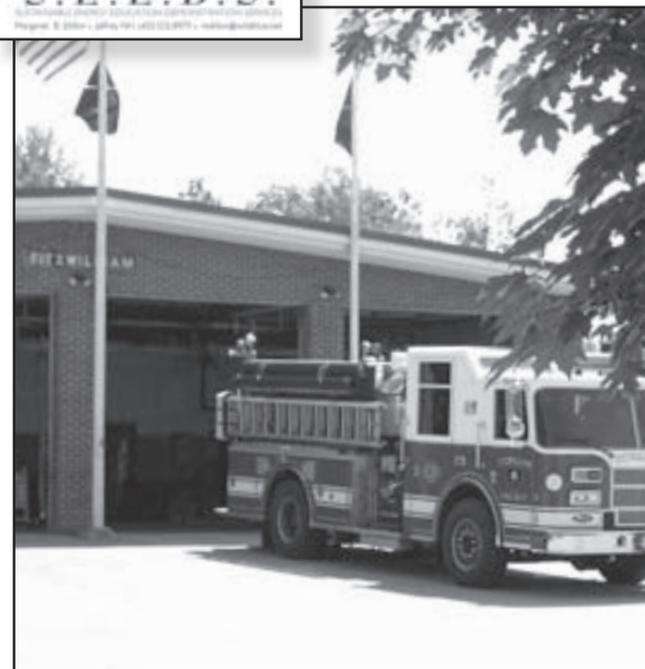
- Support the establishment of an Economic Development Committee, whose mission in part would be to provide advice to the Planning Board on relevant economic development issues.
- Complete an Economic Development chapter of the Master Plan that would first of all better define how the Town feels about economic development, and secondly attempt to identify businesses that are a “good fit” for Fitzwilliam (as identified in the 2007 Master Plan Implementation Survey).
- Upon completion of the Economic Development chapter, evaluate the business and industrial districts to ensure that they provide reasonable opportunity for the kinds of business that are identified as appropriate in that chapter.
- Review the provisions for Home Occupations and Businesses to ensure that they provide enough opportunity for the various types of home occupations and home-based businesses that reflect today’s economy; and ensure that these home operations do not negatively impact natural resources or their residential neighbors.
- Undertake a review of the land use application process in order to address the concerns raised at the Community Forum regarding the negative public perceptions of the development process.

### GOAL #7: Support and Encourage Energy Conservation

**Background** — Energy conservation is a theme that has evolved following previous master planning activities. The dramatic increase in costs of energy, in particular electricity and fuel, and the damaging ice storm of 2008 during which much of the region was without power for several weeks, have brought this topic to the forefront of many people’s concerns. Energy conservation can mean a number of things, from reducing the amount of fossil fuel one uses to using so-called sustainable building and development practices.

Town Meeting of 2010 formally established the Fitzwilliam Energy Commission that began in 2009 as a Committee.

The primary task of the Committee was to evaluate municipal energy usage. The Committee took advantage of a regional program known as Cool Monadnock to have an energy audit completed of all town buildings as well as the town vehicles, street lighting, water, sewage, and solid waste. In addition to



the Cool Monadnock assessment, the Committee also requested an electrical usage audit from PSNH for all of the town buildings. Following this audit, the Committee members recommended replacing all of the light bulbs in the Town Hall with energy-efficient bulbs, which they did themselves. In November of 2009 the Committee sponsored an Arts and Energy fair designed to educate the public about energy audits and retrofits, and raise awareness for recycling, alternative pathways for transportation, and green products. The Energy Commission’s goals include: 1) seek grants to complete full energy audits/retrofits for all town buildings; 2) retrofit all street lights in town and determine whether any can be eliminated; 3) create pedestrian-friendly paths or sidewalks to connect the town centers to the school, post office, and rail-trail; and 4) offer workshops to residents on making their homes more energy-efficient.

Clearly there is much more that can be done, but this is an issue, like others mentioned earlier, for which the regulatory options are fairly limited. While some communities in the country have taken the step to require through their ordinances and building codes that all new construction are in accordance with certain so-called “green” construction practices, this is not a step we are considering at this time. We believe that these practices call for more information and implementation before we

would be comfortable proposing any type of regulation.

The NH state legislature has enacted legislation that allows towns to offer tax exemptions for energy-efficient systems, such as solar or wind. The implementation of this option calls for the property assessors to be able to place an appropriate value on these systems.

### STRATEGIES

- Develop an Energy chapter of the Master Plan.
- Work with local, regional and state entities to participate in grant or low-interest loan programs to fund the retrofit Town buildings to achieve energy goals.
- Consider whether to provide incentives in the zoning ordinance for the use of sustainable construction practices or site designs, the use of alternative energy systems, and the re-use of buildings.
- Ensure that the land use regulations do not unduly restrict the use of alternative energy sources,

such as private windmills, solar power, etc., nor construction practices that include sustainable materials and technology.

## IMPLEMENTATION AND ADMINISTRATION

Developing the goals and objectives of the Master Plan is only the first step in this process. Without a plan for implementation and administration, the goals and strategies have little meaning. In the Matrix following we have listed all of the goals and strategies that are intended to accomplish these goals, along with the entity we see as being responsible for this action, and an estimated time frame for the action.

Please note that, as explained in the beginning of this document, the intent of the Plan was that it would have specific actions for the Planning Board to accomplish, in practice this means that many of the recommended actions call for Town Meeting approval of zoning changes, or Planning Board approval of Board regulations (e.g. Subdivision or Site Plan Review).

For the purposes of this document, we define Short-Term as less than three years, Medium-Term as three-five years, and Long-Term as five or more years. The goals and strategies are placed in the Matrix in the order in which they appear in this document. Note, however, that four of the strategies are identified as being of High Priority to the Planning Board.

FITZWILLIAM 2012 FUTURE LAND USE IMPLEMENTATION PLAN		
GOAL #1: MAINTAIN FITZWILLIAM'S RURAL CHARACTER	RESPONSIBLE ENTITY	TIME FRAME
Strategy #1: Amend the zoning ordinance as necessary to ensure that adequate opportunity exists for local agricultural practices.	Planning Board Agricultural Commission	Medium-term
Strategy #2: Amend the site plan review regulations to augment provisions for site layout, design, screening and landscaping for non-residential uses.	Planning Board	Short-term
Strategy #3: Review the road standards to ensure that flexibility exists to create roads that are rural in character but that do not sacrifice the public safety or welfare.	Planning Board Road Agent	Short-term HIGH PRIORITY
Strategy #4: Amend the Cluster Development ordinance so that it better facilitates the preservation of Fitzwilliam's rural character by encouraging forestry and farming in the protected open space.	Planning Board Agricultural Commission Open Space Committee	Medium-term
Strategy #5: Ensure that the village areas zoning provisions continue to allow for a defined village area and that the permitted uses preserve the village character.	Planning Board	Short-term
Strategy #6: Explore which roads in Town might be appropriate as Scenic Roads and whether they should have specific scenic road standards.	Planning Board Highway Agent	Short-term HIGH PRIORITY

## FITZWILLIAM 2012 FUTURE LAND USE IMPLEMENTATION PLAN

GOAL #2: PROTECT WATER SUPPLIES	RESPONSIBLE ENTITY	TIME FRAME
Strategy #1: Monitor the Groundwater Protection Overlay District to ensure that it is accomplishing its stated goals.	Planning Board Natural Resources Inventory Committee Conservation Commission	On-going
Strategy #2: Continue the process of preparing a local Comprehensive Shoreland Protection ordinance for adoption at Town Meeting.	Planning Board Natural Resources Inventory Committee Conservation Commission	Short-term
Strategy #3: Support well-testing educational efforts.	Planning Board , Conservation Commission Health Officer	On-going
Strategy #4: Continue to ensure that the Subdivision and Site Plan Review Regulations require that septic systems are installed according to the highest standards for public health and safety.	Planning Board Code Enforcement Officer Conservation Commission	On-going

GOAL #3: PRESERVE HISTORIC SITES AND BUILDINGS	RESPONSIBLE ENTITY	TIME FRAME
Strategy #1: Review the Historic District Ordinance for improved opportunities for historic preservation.	Planning Board Historic District Commission	Medium-term
Strategy #2: Identify any historic roads and consider creating special road standards for them.	Planning Board, Historic District Commission Road Agent	Medium-term HIGH PRIORITY
Strategy #3: Work to identify structures or sites that are worthy of historic designation, and any potential grant opportunities.	Planning Board Historic District Commission	Medium-term
Strategy #4: Consider whether to propose a Demolition Delay ordinance for historic structures.	Planning Board Historic District Commission	Medium-term
Strategy #5: Amend the Subdivision and Site Plan Review Regulations to include historic structures and features in the submission checklists.	Planning Board Historic District Commission	Short-term HIGH PRIORITY

GOAL #4: PRESERVE FITZWILLIAM'S NATURAL RESOURCES	RESPONSIBLE ENTITY	TIME FRAME
Strategy #1: Adopt standards that address the conversion of seasonal to year-round homes on waterfront properties.	Planning Board Conservation Commission	Medium-term
Strategy #2: Review the Wetlands Protection Ordinance to ensure that it is achieving its stated goals.	Planning Board, Natural Resources Inventory Committee, Conservation Commission	On-going
Strategy #3: Consider limitations on impervious lot coverage.	Planning Board Conservation Commission	Medium-term

(continued on page 32)

**FITZWILLIAM 2012 FUTURE LAND USE IMPLEMENTATION PLAN**

Strategy #4: Revise land use regulations to include site design standards that preserve and protect significant natural resources.	Planning Board Natural Resources Inventory Committee Conservation Commission	Short- to medium-term
Strategy #5: Continue to explore the possibilities of water and/or wastewater systems in the Village, the Depot and the most populated water bodies	Select Board, Planning Board Natural Resources Inventory Committee Conservation Commission, Water District Commission	Medium- to Long-term

**GOAL #5: SUPPORT AFFORDABLE HOUSING OPPORTUNITIES**

**RESPONSIBLE ENTITY**

**TIME FRAME**

Strategy #1: Explore the feasibility of establishing a Housing Commission.	Planning Board Select Board	Long-term
Strategy #2: Review the zoning ordinance relative to provisions for accessory apartments.	Planning Board	Medium-term
Strategy #3: Consider including in the annual budget financial support for local housing trusts.	Planning Board Select Board	Long-term
Strategy #4: Monitor the Workforce Housing Overlay District to determine if it is meeting its intended purpose.	Planning Board	On-going

**GOAL #6: SUPPORT AND ENCOURAGE ECONOMIC DEVELOPMENT**

**RESPONSIBLE ENTITY**

**TIME FRAME**

Strategy #1: Support the establishment of an Economic Development Committee	Planning Board Select Board	Short-term
Strategy #2: Complete an Economic Development chapter of the Master Plan.	Planning Board, Economic Development Committee Historic Fitzwilliam, Economic Development Association	Short-term
Strategy #3: Evaluate the business and industrial zoning districts to ensure that they provide reasonable opportunity for appropriate businesses.	Planning Board Economic Development Committee	Medium-term
Strategy #4: Review the provisions for Home Occupations and Businesses to ensure that they provide adequate opportunities and neighborhood protection.	Planning Board Economic Development Committee	On-going
Strategy #5: Ensure that the land use application process is clear and understandable to applicants and the general public, in order to address concerns that were raised at the Community Forum that the process is not user-friendly.	Planning Board Zoning Board of Adjustment Select Board	On-going

**FITZWILLIAM 2012 FUTURE LAND USE IMPLEMENTATION PLAN**

**GOAL #7: SUPPORT AND ENCOURAGE ENERGY CONSERVATION**

**RESPONSIBLE ENTITY**

**TIME FRAME**

Strategy #1: Develop an Energy chapter of the Master Plan.	Planning Board Energy Committee	Medium-term
Strategy #2: Participate in public or private programs that educate and/or fund the retrofit of Town buildings.	Select Board, Planning Board Energy Committee	Short- to medium-term
Strategy #3: Consider whether to provide incentives in the zoning ordinance for sustainable land use applications.	Planning Board Energy Committee	Short- to medium-term
Strategy #4: Ensure that the land use regulations do not unduly restrict the use of alternative energy sources or sustainable construction techniques.	Planning Board Energy Committee	Short- to medium-term



# POPULATION & HOUSING

# POPULATION & HOUSING



## INTRODUCTION

The purpose of a chapter on population and housing for a local master plan is described in RSA 674:2, which is the statute that addresses all of the elements – mandatory and optional, for a master plan. RSA 674:2, III (l) states:

A housing section 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 as identified in the regional housing needs assessment performed by the regional planning commission...and which integrates the availability of human services with other planning undertaken by the community.

This chapter is one of the optional chapters, however, if a town chooses to include it in its master plan, the chapter must address the housing availability as described above. This includes compliance with recent state legislation dealing with workforce housing described in detail later on.

The primary issues we will address in this chapter are:

Is the existing housing stock adequate to meet the needs of the current population? (“Adequate” meaning in price, condition, and supply.)

Will there be adequate housing to meet the projected future population?

Do the land use regulations allow for the current and future provision of housing for all income and age levels?

Does the information on the population point to the need for any particular sorts of human services provision?

The statute does not make any reference to population; however, we need to know something about the population in order to understand what the housing needs are for the particular population. For this reason we will review some basic information about the population in Fitzwilliam before looking at the housing data.

## METHODOLOGY

Most of the statistical data used in this chapter comes from the U.S. Census, specifically from the Census’ American FactFinder. The data sources are both the 2010 decennial census count and averages of data collected annually from 2005 to 2009. Since the last comprehensive census for the year 2000, the Census Bureau has changed its methodology so that some of the decade-to-decade comparisons are not available at this time. In the future, however, a benefit of this new approach is that some of the data will be more useful because they are being collected on a more frequent basis than the previous ten-year cycle. Finally, included here are numerous definitions of terms, since some data that are collected and counted are not necessarily the same as our common understanding of those terms are.

## POPULATION ANALYSIS FOR FITZWILLIAM

Fitzwilliam’s population as of 2010 was 2,396 persons. The median age of this population is 45.4, with the greatest number of people being in the 45 - 64 age group. The population is fairly evenly divided between males (49%) and females (51%). See Table #2 on next page.

**TABLE #2: POPULATION 1960 - 2009**

Year	1960	1970	1980	1990	2000	2010
Population	966	1,362	1,795	2,011	2,141	2,396
% Change		41%	32%	12%	6%	12%

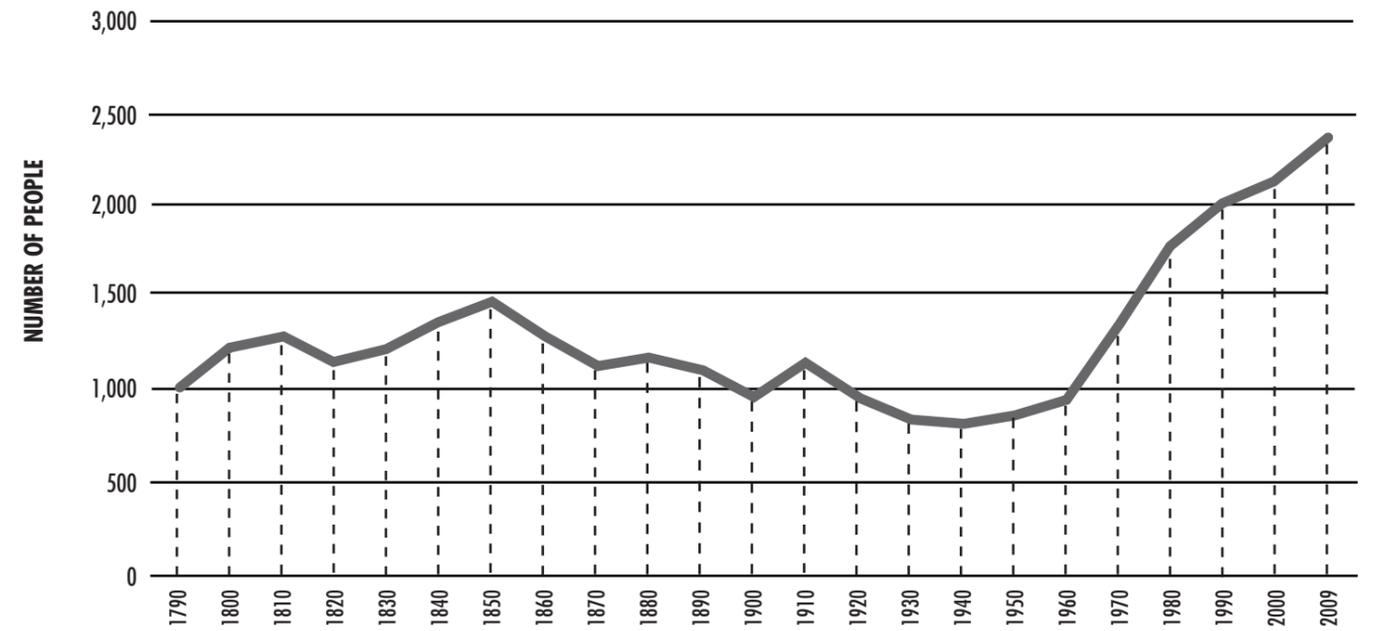
The age breakdown of Fitzwilliam's population is presented in Table #3, which also compares the age groups between 1990, 2000, and 2010. The data indicate that the Fitzwilliam adult population is growing and that the younger population is declining. Not only has the median age risen by more than six years since the year 2000, but every age category between under age 5 to the age of 44 except for the 15 - 19 group has decreased. The 5 - 9 and the 20 - 44 groups both saw a 17% decrease in their proportions of the population. And the greatest increase was in the 45 - 64 age group.

**TABLE #3: AGE CATEGORIES**

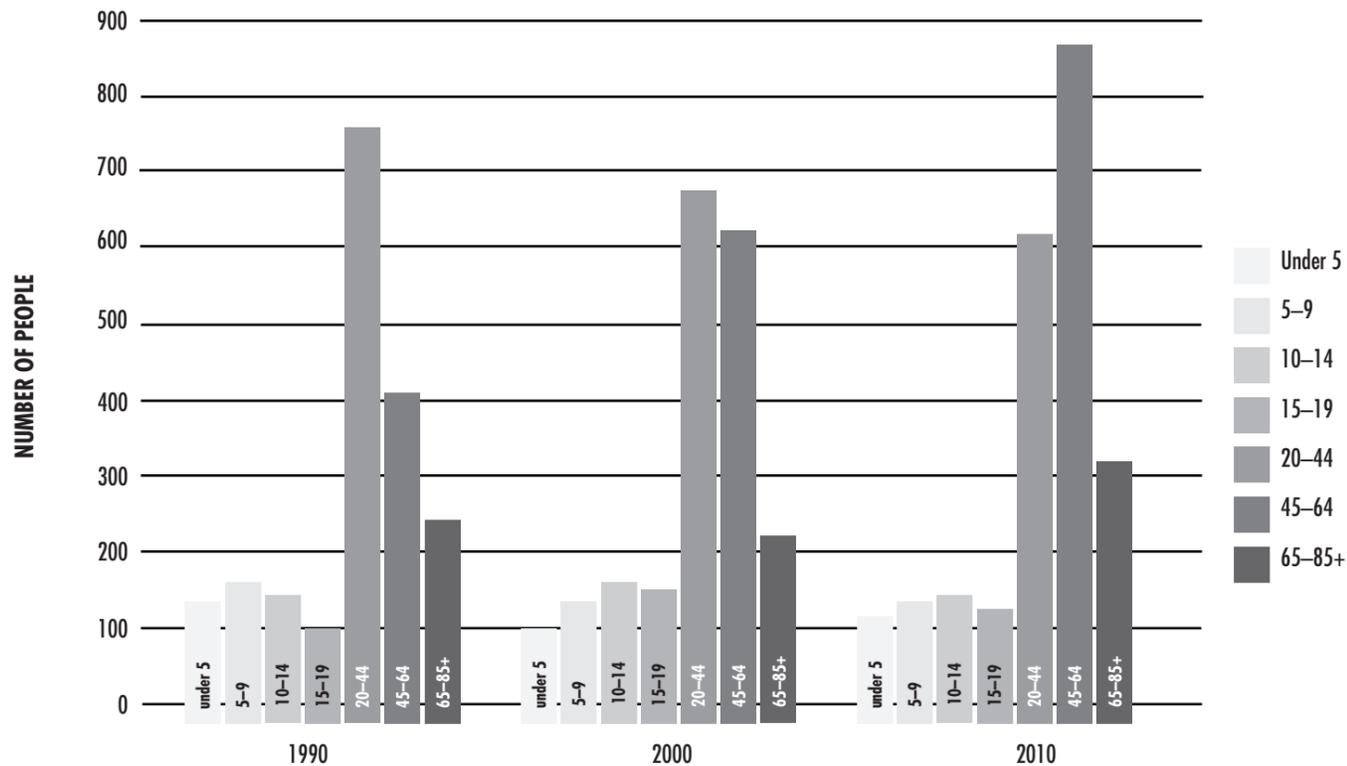
Age Category	1990	2000	2010	% Change
Under 5	145	108	126	-13.1
5 - 9	170	142	141	-17.1
10 - 14	151	172	150	-0.7
15 - 19	112	161	131	17.0
20 - 44	772	690	635	-17.7
45 - 64	416	637	880	111.5
65 - 85+	245	231	333	31.1
Median Age		39.9	45.4	

Chart #1, below, illustrates the proportions each age category accounts for of the total population by decade since 1990. From this chart it is easy to see which age groups are predominate, and how they have changed over time.

**FIGURE #1: FITZWILLIAM'S HISTORICAL POPULATION TRENDS**



**CHART #1: AGE CATEGORIES FROM 1990 - 2010**



**TABLE #4: HOUSEHOLDS**

Total Households	973
with children under 18	257
65 years and older	244
Average Household Size	2.46 persons
Family Households	648
with children under 18	225
Average Family Size	2.95 persons
Non family Households	325
65 years and older	75

There are 973 households<sup>1</sup> in town (see Table #4); 257 of these households have children under the age of 18; and

244 of these households have people over the age of 65. Family households<sup>2</sup> make up the greatest proportion of total households, accounting for 66.6% of all households in town. Of those family households, nearly 35% have children under the age of 18.

Fitzwilliam has been steadily gaining in population over the past 50 years, although the rate of that increase has slowed, as documented by Table #2 (previous page). Historical population data in Figure #1 above, show that Fitzwilliam's population from 1790 to 1890 stayed mostly within the range of 1100 to 1200 people. Except for a slight increase in 1910, Fitzwilliam's population declined to the 800 - 900 range every decade from 1900 to 1960, at which point it began to increase, and has increased every decade since then.

<sup>1</sup> A household includes all people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements.

<sup>2</sup> A family household consists of people who are related by birth, marriage, or adoption.

## ■ SOCIAL CHARACTERISTICS OF THE POPULATION

Fitzwilliam's population is almost predominantly white, and English is the predominant language spoken at home. Nearly 90% of Fitzwilliam's residents completed High School, and over 30% have a Bachelor's Degree or higher. While nearly 100% of the population was born in the United States, only 30% were born in New Hampshire. Ninety-two percent of the residents were living in the same house at the time of the Census count as they had the previous year.

**TABLE #5: SOCIAL CHARACTERISTICS**

Education	
Over age 3 enrolled in school	407
Completed High School	88%
With B.A. or higher	31%
Place of Birth	
In the United States	98%
In New Hampshire	30%
In another state	68%
In another country	2%
Residence 1 Year Ago	
In the same house	92%
In the same county	31%
In a different state	5.3%

## ■ ECONOMIC CHARACTERISTICS OF THE POPULATION

Of those people aged 16 and over, 71% are in the labor force and employed. Most people drive alone to work, and the mean travel time to work is just under half an hour.

Household median income is \$63,269 and household mean income is \$71,342. Family incomes are higher, with the median being \$80,905 and the mean income \$89,912. Note that family incomes tend to be higher because households may consist of just one person.

Of particular importance in an analysis of a population is the percentage of people who have incomes below the

poverty level. Poverty levels are determined by the U.S. Census, using a formula that takes into account the size and ages of the family and the income of all members. This calculation generates a threshold for each family by size, and any family that earns less than the threshold is considered to be in poverty.

In 2009, for example, the threshold for a family of four was \$22,050; any family with less than that income is considered to be in poverty. In Fitzwilliam, 3% of all families and married couples fell into that category; and for people 65 and over, it was somewhat higher, at 9% of that population.

**TABLE #6: ECONOMIC CHARACTERISTICS**

Labor Force	
Age 16+ in labor force	71%
Civilian unemployed	7%
Commuting Patterns	
Drive alone	75%
Carpool	13%
Public Transportation	1%
Walked	3%
Other	1%
Work at Home	8%
Mean Travel Time	29.1 minutes
Income Levels <sup>3</sup>	
Household Median	\$63,269
Household Mean	\$71,342
Family Median	\$80,905
Family Mean	\$89,912
% of Families & People with Income Below the Poverty Level	
All Families	3%
Married Couples	3%
People 65 and over	9%
All People	6%

<sup>3</sup>Median income is that number that falls exactly in the middle of the entire distribution range of incomes: one-half is above and one-half is below. The mean is the mathematical average of the total of all incomes divided by the number of respondents.

## HOUSING ANALYSIS FOR FITZWILLIAM

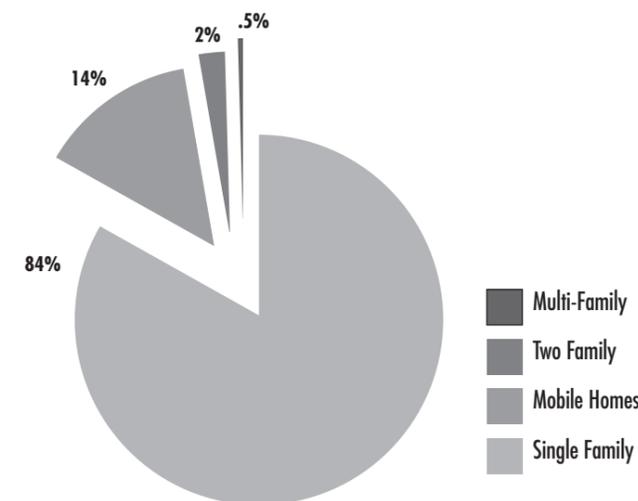
Tables #7 - #11 contain basic housing information for the Town of Fitzwilliam. There are over 1200 units of housing in town, with 77.4% of them being occupied. Of the 284 units that are vacant, Table #7 shows the various reasons for the vacancy at the time the Census count was taken, with the most prevalent reason being that they are not permanent residences, but are used only for seasonal or recreational purposes.

The predominant housing tenure type is owner-occupied; 85% of the occupied units are owner-occupied. These units also house approximately 85% of the population in town. The average household size is slightly smaller for the renter-occupied units as opposed to the owner-occupied units; this is consistent with other information that links larger families to single-family homes.

Most (84%) of the housing stock in Fitzwilliam is of the single-family detached type; the Census counts mobile homes separately, but when one or more permanent rooms have been added, they are counted as single-family detached dwellings.

(Please note the discrepancy between the total units of Table #7 and Table #8, which is due to different data sets being used for the information.)

**CHART #2: FITZWILLIAM HOUSING TYPES**



**TABLE #7: HOUSING OCCUPANCY**

Total Housing Units	1,257
Occupied	973
Vacant	284
For Rent	5
Rented, not occupied	1
For sale only	24
Sold, not occupied	4
For seasonal or recreational use	231
Other vacant	19
Homeowner Vacancy Rate	2.8
Owner-occupied	827
Renter-occupied	146
Population in Owner-Occupied	2,049
Population in Renter-Occupied	347
Average Household Size in Owner-Occupied	2.48
Average Household Size in Renter-Occupied	2.38

**TABLE #8: HOUSING TYPE**

Single Family	1,074	84%
Mobile Homes	180	14%
Duplex or Two-Family	25	2%
Multi-Family	6	0.5%
Total	1,285	100%

Source: US Census and Fitzwilliam Assessing Data

The Census provides information on the age of the housing stock as well, shown in Table #9 (next page) describing it in 10-year increments back to 1940, and then all housing that was built prior to that year.

One third of Fitzwilliam's housing stock was constructed prior to 1940. During subsequent decades, the 1980s saw the greatest amount of construction, a situation that was mirrored throughout the region and state at that time. Since then, new housing construction has dropped significantly – again, consistent with regional and state trends.



**HOUSING STYLES**  
*Clockwise from right: an Early Home and Business, 3 Early Single Family Dwellings, and an Early 2-Family*



**HOUSING STYLES**  
*Clockwise from right: a Modular Home, a typical Single Family, Early Multi-Family, and 2 Seasonal Dwellings*



**TABLE #9: AGE OF HOUSING STOCK**

Built	Count	Percentage
1939 or earlier	414	33%
1940 - 1949	25	2%
1950 - 1959	107	9%
1960 - 1969	147	12%
1970 - 1979	183	15%
1980 - 1989	215	17%
1990 - 1999	68	5%
2000 - 2009	94	8%

It is interesting to also look at data on when the householders moved into their current home, although this may in fact not tell us much because the Census does ask that question, but it doesn't ask where they moved from (other than what their residence was one year ago – Table #5). Looking at Table #10, it appears that the majority of householders moved in within the past 20 – 30 years. We don't know, however, whether they lived elsewhere in Fitzwilliam over these years, and simply moved to a different or new house.

**TABLE #10: YEAR HOUSEHOLDER MOVED IN**

Built	Count	Percentage
1969 or earlier	73	7%
1970 - 1979	106	10%
1980 - 1989	218	21%
1990 - 1999	305	29%
2000 - 2009	360	34%

**TABLE #11: OWNER MONTHLY HOUSING COST AS % OF INCOME (WITH AND WITHOUT MORTGAGE)**

Less than 30%	660	72%
30% or greater	255	28%
<b>Renter Monthly Housing Cost as a % of Income</b>		
Less than 30%	62	42%
35% or more	85	58%

The median value of Fitzwilliam's housing stock is \$193,000<sup>3</sup>, as reported by property owners on their Census form. Compare this, however, to median purchase prices in 2010, which was \$136,000 for all housing types.

Sixty-one percent of homeowners carry a mortgage on their home. In terms of affordability, the federal standard is that housing costs for renters as well as owners should not exceed 30% of a household's income. For owners, this includes taxes and insurance, and for both owners and renters it includes utilities. According to the Census data presented in Table #11, the majority (72%) of households pay less than 30% of their income on housing. For renters, the numbers are not quite as positive in that 58% of renting households pay 35% or more, and 42% pay 30% or more.

<sup>3</sup> As with some of the population data, this number is an average of annual data collection from 2005 to 2009; and the median is the number that is exactly in the middle of the entire range of housing values



## HOUSING NEEDS ASSESSMENT

The purpose of this section is twofold: (1) to determine whether Fitzwilliam is in compliance with a relatively new state law that addresses workforce housing (RSA 674: 58 & 59); and (2) to project future housing needs of residents of all levels of income and ages in the municipality and the region.

### ■ WORKFORCE HOUSING

The requirements of the statute are as follows:

Every municipality shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family.

In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be reasonable.

Workforce housing shall be allowed to be located in a majority of land that is zoned for residential use, although multi-family need not be allowed in the majority of this land area.

*This obligation can be satisfied by the adoption of inclusionary zoning (RSA 674:21):* Regulations that provide an incentive to produce housing units affordable to persons of low or moderate income.

A municipality's existing housing stock shall be taken into consideration in determining compliance with this statute. If the existing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for workforce housing, the municipality shall be deemed to be in compliance.

Housing developments that exclude minor children from more than 20% of the units, or in which more than 50% of the units have only one bedroom shall not be counted in this calculation.

Workforce Housing is defined as:

Owner-occupied housing that is affordable to a

4-person household with an income of no more than 100% of the median income for Cheshire County, as published annually by HUD.

Rental housing that is affordable to a 3-person household with an income of no more than 60% of the median income for Cheshire County, as published annually by HUD.

The New Hampshire Housing Finance Authority provides data on the purchase and rent limits for all towns in the state. This data, along with the Census, provides the statistics for Fitzwilliam for 2010.

#### Owners

- 100% of County Median Income for Family of 4 = \$69,800
- Affordable house at 30% of Income = \$193,742
- Median Purchase Price = \$136,000
- To afford a \$136,000 house, a family needs to earn \$50,869; approximately 70% of families earn more

#### Renters

- 60% of County Median Income for Family of 3 = \$37,740
- Affordable rent at 30% of Income = \$943/month
- Median Gross Rent = \$824
- To afford \$824, a family needs to earn \$32,952/year; more than 87% earn more

Individual home sales can also provide useful information as to the availability of affordable housing. Over the past three years there were 227 house sales in Fitzwilliam; of these, 109 (48%) were priced at or below \$136,000. Also of note, there were 77 foreclosures or tax sales during this same time period, which contributed to the low prices of many of these properties.

The statute requires that workforce housing be available in the majority of land that is zoned for residential use. Table #12 presents the Fitzwilliam zoning districts and the residential uses that are allowed within each district.

**TABLE #12: FITZWILLIAM ZONING DISTRICTS AND RESIDENTIAL USES**

DISTRICT	PERMITTED USES	LOT SIZE	LAND AREA (ACRES)	% OF LAND AREA
Residence-1	Single Family Two-Family – SE Multi-Family – SE SF w/Accessory Apartment – SE Dwelling Conversions – SE Cluster Development - SE	40,000 square feet (approximately one acre)	939	2.4%
Rural	Single Family Two-Family – SE Multi-Family – SE SF w/Accessory Apartment – SE Dwelling Conversions – SE Cluster Development - SE	120,000 square feet (approximately three acres)	35,881	94%
Village Center Business	Single Family Two-Family – SE Multi-Family – SE SF w/Accessory Apartment – SE Dwelling Conversions - SE	No Minimum	36	.09%
General Business	Single Family Two-Family – SE Multi-Family – SE SF w/Accessory Apartment – SE Dwelling Conversions - SE	40,000 square feet	170	.45%

Residential uses are permitted in four of the six zoning districts; the five types of residences that are available in town are permitted in all four of these districts – single family by right, and all the others by Special Exception of the Zoning Board. The accessory apartments are limited to 800 square feet, and the owner must reside on the property. Dwelling conversions are limited to four units with 10,000 square feet required for each unit, and the owner must reside in one of them.

### ■ FINDINGS

Based on the HUD purchase and rent limit data, it appears

that Fitzwilliam has housing in the affordable range for both owners and renters, and a majority of the population earn more than the median income at the 100% level and at the 60% level.

In terms of housing development opportunities, of the four zoning districts that permit residential uses, four of them allow all types of residential use, and one has no minimum lot size requirement. These provisions include opportunities for accessory apartments and for cluster-type housing development.

The four districts together account for 97% of the total land area in town. The largest land area by far – the Rural

**TABLE #13: SUBREGION HOUSING OPPORTUNITY**

TOWN	SINGLE FAMILY	DUPLEX	MULTI-FAMILY	MANUFACTURED HOUSING	CLUSTER
Fitzwilliam	Yes	Special Exception	Special Exception	Yes	Yes
Jaffrey	Yes	Yes	Yes	Park Only	Yes
Richmond	Yes	Yes	Yes	Yes	Yes
Rindge	Yes	Yes	Special Exception	Park Only	Yes
Troy	Yes	Yes	Special Exception	Yes	Yes

District, with 94% of the land area – does allow for the same housing types as the other districts, but has a minimum lot size of three acres. This could be an issue in the perceived opportunity for workforce housing; but, since the statutes allow towns to consider existing housing stock, it seems reasonable that Fitzwilliam can meet the requirement through a combination of the existing owner-occupied and rental housing in the affordable range, and the opportunities in the four zoning districts.

The voters adopted a Workforce Housing Overlay District at Town Meeting in 2010. The ordinance offers density bonuses in exchange for the provision of affordable housing, both renter- and owner-occupied.

**■ FUTURE HOUSING NEED AND AVAILABILITY FOR FITZWILLIAM AND ITS SUBREGION**

As noted in the Introduction, in this chapter we are required to project future housing need for all residents in Town as well as in our region; for this purpose we have defined our region as being comprised of the four towns that abut us: Richmond, Jaffrey, Troy, and Rindge. The first point to address regarding availability is the opportunity for housing to be developed. We have already examined Fitzwilliam’s zoning provisions (Table #12), and concluded that a range of housing types are available in Town. A review of our region’s regulations illustrates the following: As Table #13 shows, the major five types of residential development are available in Fitzwilliam and in its subregion.

Aside from zoning considerations, there are other issues to be considered, some of which are beyond the ability of a town to control. For example: cost of land; costs of construction; availability of municipal water and/or sewer; limited supply of developable land; and challenges for developers in accessing capital for construction.

The determination of future housing need is based on estimates of the future population. Table #14 illustrates the NH Office of Energy and Planning’s population estimates for Fitzwilliam and its neighbors out to the year 2030. The five towns’ populations are projected to increase from about 14 to 20 percent over the next 20 years. The projected future housing need for this population is presented in Table #15. (Note that Table #14 uses the projected population for 2010 and not the recently-released Census numbers.)

The methodology used to create Table #15 (page 48) is the following: The population for each of the five towns is projected out to 2030 (20 years) using the NH OEP projections, and using the rate of change that occurred over the past 20 years, making an assumption that the past can be a predictor of the future. Next, a person per unit number is calculated from an average of the person per unit number calculated from the past three Census counts for the last 20 years (1990, 2000, 2010). For the purposes of this calculation, we have assumed that the average person per unit number of the last 20 years will also apply to the next 20 years. Dividing the population increases – both OEP- projected and those based on past increases, gives us a number of housing units that would need to exist to

**TABLE #14: POPULATION PROJECTIONS FOR FITZWILLIAM AND ITS SUBREGION**

	2010	2015	2020	2025	2030	# INCREASE	PROJECTED GROWTH
Fitzwilliam	2,330	2,430	30	2,620	2,700	370	15.9%
Jaffrey	5,890	6,160	6,420	6,630	6,830	940	16.0%
Richmond	1,170	1,240	1,310	1,360	1,410	240	20.5%
Rindge	6,270	6,590	6,910	7,170	7,420	1,150	18.3%
Troy	2,060	2,150	2,220	2,280	2,340	280	13.6%

Source: NH Office of Energy and Planning, 2007

support the projected population, based on the assumed person per unit number. And finally, the projected housing unit numbers are compared to the actual housing units that were created in each of these towns over the past 20 years.

For most of the towns, the OEP projections exceed – in some cases, greatly – the growth that occurred over the past 20 years. Jaffrey’s numbers are probably an anomaly, showing a decrease in housing units. If the calculation began prior to 1990, this would not be the case; in addition, the numbers went up between 2000 and 2010. In any case, all of the towns either exceeded the estimated 20-year need over the past 20 years, or were very close. Therefore, it seems reasonable, based on past experience, that all of the towns would be able to meet their housing needs under the current regulations over the next 20 years.

**CONCLUSIONS**

Fitzwilliam is a town with a declining population of children and young people, and a growing population of older residents. Most of this population is white, and about one-third are college educated. Most of them are homeowners, rather than renters, and most have lived elsewhere in New Hampshire before coming to Fitzwilliam. The housing stock of this population is predominantly single-family. Most of the housing stock was built prior to 1970, and overall appears to be in good shape.

Contained within the 2007 Master Plan Implementation

Survey were several questions relating to population and housing issues. Forty percent of those surveyed said they would like to see more services for the elderly, which is pertinent today considering what the Census data are showing us about the increase in numbers of elderly. In addition, 32% of those surveyed said they would like to see more affordable housing; those who ranked this as a high or very high priority were in the 18 – 34 age group and were renters.

We began this chapter by posing four questions that needed to be answered in this chapter:

- Is the existing housing stock adequate to meet the needs of the current population? (“Adequate” meaning in price, condition, and supply.)
- Will there be adequate housing to meet the projected future population?
- Do the land use regulations allow for the current and future provision of housing for all income and age levels?
- Does the information on the population point to the need for any particular sorts of human services provision?

We believe that we can answer in the affirmative to the first three questions; we believe that some review of the zoning relative to housing opportunity is in order; and, we believe that, based on the Census data, attention needs to be paid to an increasingly aging population and one with fewer children and young people.

**TABLE #15: PROJECTED FUTURE HOUSING NEED TO YEAR 2030**

TOWN	POPULATION INCREASE - PERCENT	POPULATION INCREASE – NUMBER	AVERAGE PERSON/UNIT	ADDITIONAL HOUSING UNITS NEEDED		ACTUAL ANNUAL AVERAGE 1990 – 2010
				TOTAL	PER YEAR	
Fitzwilliam	Projected Growth 2010 – 2030: 16%	370	Projected: 1.95	190	9.5	
	Actual Growth 1990 – 2010: 19.1%	385	Actual: 1.95	197	10	11.3
Jaffrey	Projected Growth 2010 – 2030: 16%	940	Projected: 2.23	421	21	
	Actual Growth 1990 – 2010: 1.8%	96	Actual: 2.23	43	2	-2
Richmond	Projected Growth 2010 – 2030: 20.5%	240	Projected: 2.35	102.1	5	
	Actual Growth 1990 – 2010: 31.7%	278	Actual: 2.35	118.3	6	4.7
Rindge	Projected Growth 2010 – 2030: 18.3%	1,150	Projected: 2.80	410.7	20	
	Actual Growth 1990 – 2010: 21.7%	1,073	Actual: 2.80	383.2	19	22
Troy	Projected Growth 2010 – 2030: 13.6%	280	Projected: 2.42	115.7	6	
	Actual Growth 1990 – 2010: 2.3%	48	Actual: 2.42	19.8	1	3.25

**PLANNING BOARD RECOMMENDATIONS**

Based on the findings and conclusions described above, the Board makes the following recommendations for facilities and services for current and anticipated future population. These are presented as goals, and strategies to achieve those goals. To begin, we repeat the Vision Statements from the Future Land Use Plan that is relevant to this chapter:

**VISION STATEMENTS**

Fitzwilliam is a town with a stable population, and one that is interested in civic involvement, robust community planning, and the provision of good community services.

Fitzwilliam sees itself as being a good place to live regardless of age or income, and believes in equal opportunity for a variety of housing types.

**GOAL #1: Ensure that the Zoning Ordinance provides reasonable opportunities for the development of a range of housing types.**

**STRATEGIES**

- Review the provisions for Accessory Apartments to determine whether they should be amended to provide expanded opportunities for this type of housing.
- Monitor the Workforce Housing Overlay District to review if and how it has been used, and to assess its usefulness.
- Ensure that the zoning ordinance does not contain any provisions that would create obstacles for “aging in place” housing construction or retrofits (for example, being able to install a wheelchair ramp that did not meet setbacks).
- Ensure that the zoning ordinance always contains provisions that allow for a diversity of housing types, and is able to accommodate evolving lifestyles.



**GOAL #2: Support necessary services for a changing population.**

**STRATEGIES**

- In the overall planning and budgeting of the Town, attention should be paid to the needs of the elderly, including the provision of social services that enable elderly to remain in their homes.
- Ensure that the zoning ordinance does not obstruct the ability of multi-generational families to live together.
- When planning and budgeting for schools, ensure that a declining pupil population does not result in diminished support for education.

**GOAL #3: Create Housing Opportunities for all Residents**

**STRATEGIES**

- Ensure that the zoning ordinance continues to allow for some supply of rental housing, which is often accommodated through the creation of multi-family units.
- Consider allowing apartments over businesses, either for the owners or for renters.
- Consider exploring options for Fitzwilliam seniors that would allow them to remain in Town.

**Goal #4: Support the needs of Fitzwilliam’s labor force.**

**STRATEGIES**

- Ensure that the zoning ordinance continues to provide opportunities for employment and commerce for those residents who wish to work in town.





# COMMUNITY FACILITIES

# COMMUNITY FACILITIES

## TOWN GOVERNMENT

The historic Fitzwilliam Town Hall, located on the Village Common, houses the administrative offices of town government. These include offices for the Board of Selectmen, Town Administrator and Assistant, Town Clerk, Tax Collector, Treasurer, Land Use Office, Supervisors of the Checklist, Recreation Director, Code Enforcement Officer, Conservation Commission and Cemetery Sexton.

The two-story wood frame structure, erected in 1817, was designed by the famous architect Charles Bullfinch. It is listed in the National Register of Historic Places. In addition to the town offices and Lower Meeting Hall on the first floor, where the various boards and commissions meet and voting takes place, the Upper Meeting Hall on the second floor is used for Town Meeting and various social and recreational activities and cultural events. In the 1990s renovations brought Town Hall into compliance with the Americans with Disabilities Act. Persons with disabilities can reach the upstairs hall via an elevator that was installed in 1998 to replace the chair lift devices. A fire escape was constructed at the rear of the building in the early 1990s.

In 2003 a new fire protection system was installed in the Town Hall, including sprinklers throughout the building. A pump house was built behind the Town Hall to house the wet well and pump supplying water for the sprinkler system in the Library and Village Fire Station as well as Town Hall. A hydrant was also installed near the lower parking lot next to the Town Hall.

The original second floor windows were repaired and repainted in 2006 to conserve energy and restore their

beauty. The exterior of Town Hall was repainted in stages and completed in 2009. Restoring windows on the first floor, painting the interior and renovating the Upper Hall stage are on the Capital Improvement Plan for future work. Finding storage space for day to day document storage and to comply with records retention schedules is a challenge. Older records are stored offsite.

This beautiful building is the centerpiece of historic Fitzwilliam. Standing on the east side of the Village Common, this iconic New England building attracts photographers from near and far. The land and building was valued at \$300,000 in 1980 and nearly thirty years later in 2009 was valued at \$1,483,276.

Fitzwilliam is governed by a three member elected Board of Selectmen. Each Selectman serves for three years and can be re-elected without term limits. "The selectmen shall manage the prudential affairs of the town and perform the duties by law prescribed. RSA 41:8. The selectmen are the executive, managerial and administrative body that does what is necessary to carry out the votes enacted at town meeting. Fitzwilliam has a Town Administrator and an Assistant to manage the day-to-day activities of the Selectmen's Office.

An appointed Tax Collector and elected Town Clerk, both of whom have deputies, have offices in the Town Hall. The Land Use Office, also in the Town Hall, staffs the Planning Board, which is elected, and the Zoning Board of Adjustment and Historic District Commission, both of which are appointed. The work of these boards is regulated by state RSA, local zoning ordinances, subdivision and site plan regulations, and historic district guidelines.



## PUBLIC SAFETY

### ■ POLICE DEPARTMENT

The Fitzwilliam Police Department shares its quarters with the Fitzwilliam Fire Department in the Public Safety Building, located in the Depot section of Town. This situation poses several challenges for the Police Department: among them maintaining confidentiality, storing evidence and separating juvenile and adult offenders. Funds are allocated for a feasibility study to explore expansion of the present building and siting options for a new safety complex.

The Police Department is taking a more proactive role in the Community, creating a greater police presence. A police officer is on duty from 5 AM to 2 AM every day. The department has a full-time Chief and two full-time officers. Two part-time officers round out the current force. The Animal Control Officer is part-time, under the direction of the Chief. One secretary is employed twenty hours per week. Telephone calls are answered 24 hours a day. Emergency and after-hours calls are directed to E-911 in Concord, NH or to the Cheshire County Sheriff's Department in Keene, NH.

In 2008, the police installed a new office computer system and laptops for the cruisers were added with grant funding. The Department is seeking funding at this time for a voice activated control system to enable police communication in areas where portable radio is ineffective.

Fitzwilliam is equipped with three marked police patrol vehicles; two sedans and one four wheel drive SUV. Police vehicles are replaced every four years or as needed. The Police Department handles more than 3500 calls for service annually, handles more than 190 criminal cases, arrests or detains approximately 90 people and responds to more than 60 accidents. These numbers have been on the rise for the last several years and are anticipated to continue to rise. The majority of crimes are violation or misdemeanor offenses, but there has been an increase in felony level offenses in the past couple of years, including fraud and domestic disputes.

The Chief noted that commercial growth, which can



broaden the tax base and bring new services to the town, may also bring an increase in the crime rate.

The cost to operate the Police Department has also continued to rise over the years. In 1980 the department operated on a \$60,000 budget. In 1992 the budget was \$123,000 and in 2003 the budget was \$220,000. As the need for services grows, so does the budget. The budget for 2011 is \$317,831. The cost of other necessary items like fuel and safety equipment continue to rise and are a large factor in the increased budget.

In 2009, working with NH DOT and SWRPC, Fitzwilliam assembled a local team to perform a safety audit of the intersection of NH Route 12 and NH Route 119. The team was qualified and experienced in public safety, emergency management, road maintenance and planning with a rich local knowledge of the town. In a town-wide survey in November 2007, 29% of respondents felt this intersection was hazardous. Motor Vehicle accident data from January 2006 to April 2009 showed a total of 19 collisions, including seven with injuries. Nine of the 19 accidents involved rear end collisions on NH Route 119.

Historically, most accidents have involved another motor vehicle on a clear day during daylight hours on dry roads. Initial findings indicate possible causes of accidents include: speeding on NH Route 12; skewed geometry of the intersection causing or resulting in awkward turning movements and aggravates already poor sight distance; Jaffrey Road and its extension create dangerous traffic

at the northern approach to the intersection; and access management to commercial businesses adjacent to the intersection may contribute to safety issues. The team will continue to meet with SWRPC and NH DOT to develop effective, low cost solutions to increase safety of this intersection. Using Federal Safety Funds, NH DOT will be making improvements to the intersection in 2012.

### ■ FIRE DEPARTMENT

The Fitzwilliam Fire Department was established in 1825 as Eagle Company No.1 and the Depot Chemical Company in 1908. The department maintains two fire stations, one in the Village between the Town Hall and Library which houses one Class A pumper and the state owned forestry truck. The main station is located in the Depot and houses one Class A pumper, a Tanker, rescue boat, and ambulance.

An historic structure in use today, the Village station was built in the nineteenth century and renovated in 1990. A sprinkler system was installed in 2004, at the same time the Town Hall and Library were fitted with a sprinkler system. There are no rest room facilities in the Village Station, however, it is heated.



The Depot Station (above) was built in 1973, replacing a two bay station. The current Public Safety Building houses

the Fire and Police Departments, who share the training room/meeting room, kitchen and restrooms. Fire apparatus, a workstation for the members, storage facilities and one office are located in the front portion of the station. Above the kitchen and rest rooms is additional storage space, accessible by a 12-foot stepladder. This area is used to store equipment, protective clothing, and all paperwork processed by the department.

An elected three-member Board of Firewards manages the Fire Department and is responsible for Fire Department and Ambulance budgets, development of policies to ensure safe operation of the department, and appointment of officers.

The Fitzwilliam Fire Department currently has thirty-one members on the roster; the majority are cross-trained and serve as emergency medical technicians and firefighters. There are some members who serve as EMS or fire only. The department is a charter member of the Southwestern NH Fire Mutual Aid System. All fire, rescue, and EMS calls are dispatched through Mutual Aid in Keene, NH.

The number of calls for the department has grown in the last fifteen years, with the least amount of calls being 171 in 1996 and the most in 2007 with 301. These calls include medical emergencies, structure, chimney and brush fires, motor vehicle accidents and public assists, to name a few, as well as mutual aid responses to surrounding towns. Recently, the department has seen the largest increase in motor vehicle collision and medical emergency categories. The Board of Firewards is working to maintain a roster of 30 to 35 members even with the increase in the number of incidents. When incident numbers reach 350 – 400 per year, the Board of Firewards will begin to look at how best to increase staffing.

The department's successful grant applications have secured significant equipment at no cost to the taxpayers. These include specialized rescue equipment, a hydraulic cutter/spreader, used at motor vehicle accidents, 16 new self-contained breathing apparatuses with an air compressor and cascade filling station, and a new 2009 Mack Tanker to replace the 1978 tanker.



Future growth of the department, personnel, facilities and apparatus depends on the growth of the town. Current trends are showing that while the population of the community is staying relatively constant, the town's population is aging, which will impact the number of calls for needed services. According to the Census Bureau, between 2000 and 2006 Cheshire County experienced a 26% increase in the number of people aged 55-69, a 3.4% increase in the number of people aged 70-84, and a 23.8% increase in the number of people over 85. Additionally, larger single family homes are being built, which may increase the need for more fire suppression, water and special operations, and a greater reliance on mutual aid. In the future, the town may consider shared services with other towns in the region for budgetary reasons.

Fire Department priorities remain the community's most urgent fire, rescue and EMS needs. However, water conditions within the main fire station and space needs for both the police and fire departments must be addressed immediately. Currently the well supplying water to the building has tested at a much higher than acceptable level for sodium content, which damages water pipes and furnace and affects vehicle life. The building housing the fire and police departments is at its designed capacity. Planning for future storage and office space for both departments is imperative.

All agree that the Mutual Aid system is working well for Fitzwilliam residents, providing coverage and supporting the work of our fire and rescue volunteers.



## PUBLIC WORKS

### ■ HIGHWAY DEPARTMENT

"From the arrival of the first settlers, road layout and maintenance has been most important to the town. Colonial law required that all adult males, with few exceptions, were to work a certain number of days each year on the roads. In the 1790s a highway tax, or penny tax, was voted to help pay for road maintenance. In 1771 there were eleven roads covering 35 miles; today the road agent is responsible for 52 miles of roads. Winter roads, as we know them, were not plowed until 1925. By 1930, the road agent was responsible for 85 miles of road; the highway department's land, buildings, and equipment had a total value of \$1,300; the pay per man per day was \$4; the total budget was \$6,000." Taken from *Fitzwilliam 1884-1984, the profile of a New Hampshire town*.

The highway department is responsible for maintenance and repair of the roads in Fitzwilliam, with the exception of the state highways. The highway department is located in Fitz-



william Depot near the Public Safety Building. The Town's highway buildings include a salt and sand storage shed, and 40X60 foot metal building for equipment storage, repair and maintenance work, office and restroom. A small trailer is used to store signs and tires. The present metal building is not large enough to store all the highway department equipment and much of it is stored outside. The road agent is exploring options for a larger cold storage building, which will prolong the life of the highway department vehicles and improve efficiency for the department employees in inclement weather.

The Highway Department employs a Road Agent and three full-time workers. The Road Agent develops and manages a ten-year road maintenance schedule and a five-year Capital Improvement Program plan for equipment maintenance and replacement, oversees an annual budget of \$356,000 and supervises employees and contract workers. The Road Agent oversees an additional \$250,000 yearly appropriation for capital road projects.

Currently the highway department equipment includes:

- 2006 International 7400 Dump Truck, plow, wing, and sander, mileage 18,000, excellent condition

- 1997 International 4900 Dump Truck, plow, wing, sander, mileage 65,000, good condition

- 2003 Ford F-550 4-wheel drive Dump Truck, plow, 2009 stainless steel sander, mileage 40,000, good condition

- 2005 Ford F-150 4-wheel drive pickup, mileage



- 68,000, excellent condition

- 1978 Ford L-900 Truck with stainless steel sander, mileage 18,000, excellent condition

- 1978 Mack R Tanker Truck, mileage 100,000+, fair condition

- 2006 John Deere Loader Backhoe Model 310S, 350 hours, excellent condition

- 1987 John Deere Grader Model 570, 10,000 hours, fair condition

- 1985 John Deere 544C Loader; 18,000 hours, fair condition

- 1993 Brush Bandit Chipper, 5,000 hours, good condition

- 1970 MB Pull Behind Sweeper, fair condition

- York Pull Behind Rake, good condition

- Homemade Pull Behind Roller, fair condition

In the future, town roads like Templeton Turnpike, Rhododendron Road and Old Troy Road that pass through environmentally sensitive areas must be considered as the areas surrounding them are developed. Scenic roads designation can provide some protection for these roads, as well as for roads that pass through Fitzwilliam's scenic areas. Creation of biking and walking trails that parallel town roads are options for decreasing vehicle traffic and creating a healthy rural community.

## ■ TRANSFER STATION

Fitzwilliam maintains a transfer station at the site of the old town dump on the west side of NH Route 12N. Here refuse is compacted and picked up by a waste management firm. Fitzwilliam's recycling program, begun in 1989, has reduced the amount of refuse to be hauled away by more than half. At this point there are no plans to change this disposal method, however, in the future single stream disposal opportunities may arise that are more effective and efficient. A Pay to Throw program has also been suggested. The facilities include a recycling building and two container vehicles for hauling recycled paper and materials. The Road Agent supervises three part-time employees at the Transfer Station, which is open three days a week.

In the future, improvement in recycling and trash management technology may offer new options for the way Fitzwilliam manages its waste management program to improve efficiency and save taxpayer dollars.

## ■ CEMETERY

The town has two public cemeteries overseen by a board of three commissioners and a sexton. The Pine Grove Cemetery is located on Royalston Road, southwest of Fitzwilliam Depot. The historic Village Cemetery is located between the Village and the Depot on Richmond Road. There is an equipment storage shed at the Village Cemetery.

The Village Cemetery no longer has plots for sale and there are few burials there. All lot sales are in the Pine Grove Cemetery where a new expansion area was opened in 2008, which will be adequate for approximately 10 years. Pine Grove Cemetery also has a large wooded area available for expansion.

Properties suitable for cemeteries are also in demand for housing and other development, thus unlikely to be available for a reasonable purchase cost. As the popularity of cremation increases, burial area needs decrease. Pine Grove has "cremation-only" lots for the first time in Fitzwilliam. Future use of Pine Grove could include columbariums (cremation walls) to conserve ground



space. Recently there has been regional interest in "green burials." Green burials are a method of interment using a biodegradable casket, shroud or favorite blanket, without embalming fluids or concrete vaults. The goal is to preserve the burial site in a natural state in all ways. This concept is new and there is little state guidance or regulation at this time.

Currently, Fitzwilliam Cemetery fees for lot purchases and services are lower than statewide cemetery fees, based on data from New Hampshire Cemetery Association. These prices are appropriate for a smaller town outside the more developed areas of Manchester/Nashua/Seacoast. Going forward, fees will be monitored and changed as needed.

The Cemetery Commission has brought back the tradition of having local scout groups help place veteran flags prior to Memorial Day. The Sexton led a significant headstone restoration project to clean, repair and straighten historic headstones in the Village Cemetery, which was completed recently. As the appearance and maintenance of the cemeteries has improved, so too has family care of burials lots.

## ■ PUBLIC UTILITIES

Residents and businesses are serviced by private on-site septic systems. Fitzwilliam has no public sewage disposal system, and at the time of this writing, there are no plans for a system to be constructed in Fitzwilliam. The town continues to explore a plan to address wastewater disposal challenges in the three areas of town that are most densely populated, the Village center, the Depot and around Laurel Lake.

Likewise, the town has no public water supply system, but the village area is served by a private system. The Village Water District has been in place since 1965 and now serves 50 residential and business customers in the center of Fitzwilliam. Three elected Water District Commissioners manage the District. The water system infrastructure consists of independent systems with four drilled wells on private properties. Water tanks and controls are located in a well house owned by the Water District, in the basements of two private residences and in the basement of Town Hall. There are several stratified drift and bedrock aquifers in Town that could provide a public water supply in the future.

## COMMUNITY SERVICES

### ■ RECREATION AND OPEN SPACE

In a survey conducted by UNH Survey Center in November 2007, 54% of residents felt it was a priority to expand recreational opportunities in town. The same percentage felt there was need for activities for teenagers; 53% felt there was a need for wildlife preserves; 48% felt a need for a town beach/public swimming; and the same percentage felt there was a need for activities for seniors.

Fifty-six percent of respondents said they hike or run in town; 46% fish; 45% canoe or kayak and 43% boat; 37% enjoy biking, 37% enjoy the town forests and 35% of them rated the town forests as excellent.

Fitzwilliam residents have many recreational opportunities available simply by living in this rural town. In fact, 36% of survey respondents said the rural character was what

they liked most about living in Fitzwilliam and 28% said they liked the small town community feel best.

**The Natural Resources Inventory** documents 438 acres of town owned forests and meadowlands are open for the public's enjoyment. In addition, there are seven private conservation easements in Fitzwilliam, totaling 477.9 acres. The state also owns 694 acres in Fitzwilliam that is open to the public for recreation: the Fitzwilliam Rail Trail, the Grant State Forest, and Rhododendron State Park. Between state ownership and private easement the whole of Little Monadnock Mountain is protected from development. [Please see the Natural Resources Inventory – Appendix A.]

**The Open Space Plan**, created by a sub-committee of the Conservation Commission, is a guide to future protection of Fitzwilliam land with significant conservation value to benefit the public, protect wildlife and preserve our natural resources. Slightly less than 35% of Fitzwilliam's land is developed, with 14% of the town's 24,595 acreage having no access to public highways. [Please see the Open Space Plan – Appendix B.]

**The Recreation Commission**, made up of five appointed members assisted by a part-time staff facilitator, provides the town's many recreation programs. The Commission is committed to promoting activities and events to enhance the physical, creative, social and emotional well-being of all community members. Their objective is to design programs that meet the recreational needs of diverse age and interest groups, and to encourage ideas, feedback and suggestions that allow them to facilitate these needs. Policies are flexible, and as the recreational needs of the community change, programs are developed to meet these needs within the Recreation Department's means and capabilities. Programs are offered for elementary school aged children through adults in the community.

The Recreation Facilitator oversees paid program coordinators for the Summer Recreation, Soccer and Basketball programs, and other individuals who present programs during the year. Most are compensated from proceeds of their programs. Yoga, karate, and children's movement classes are popular offerings.

The Recreation Department offers summer, fall and winter programs. The summer program is a six-week program that takes place at the recreation area adjacent to Emerson Elementary School. Approximately 75 children take part in the summer program, which consists of outdoor activities and games, arts and crafts and field trips. Local residents conduct instructional workshops or performances in their areas of expertise during the summer program.

The Town maintains trails on private property and has cross-country ski equipment for use by both adults and children free of charge. This arrangement is made possible in part by a state statute (RSA 508:14) that removes liability for personal injury or property damage from a property owner who

permits the recreational use of his or her land without charge. This kind of cooperation between the public and private sectors is a valuable asset that benefits the entire community.

Fitzwilliam and Troy have joint basketball and soccer programs. Fitzwilliam administers both. In 1990, an annual



**TABLE #15: INVENTORY OF RECREATIONAL FACILITIES**

NAME	ACTIVITIES	OWNERSHIP	AREA
Holman Meadow	Nature Study	Municipal	9.5 Acres
Town Forest, Rt. 119	Nature Study	Municipal	69 Acres
Wallace Field	Ball Fields	School	4 Acres
Emerson School	Field Sports, Tennis, Baseball, Basketball	School	15 Acres
Rhododendron State Park	Walking, Nature Study	State of NH	294 Acres
Laurel Lake Boat Landing	Fishing, Boating	State of NH	<1 Acre
Sportsman's Club	Fishing, Camping	Private Non-Profit	80 + Acres, 137 A. Pond
Laurel Lake Campground	Camping	Private Commercial	40 Acres
State Line Camping Area	Camping Commercial	Private	15 Acres
Fleur-De-Lis	Girl's Camp Commercial	Private	29 Acres
Sports Field, Rt 12 South	Recreation	Municipal	59 Acres
Katie Metzger Town Forest	Hiking	Municipal	244 Acres
Widow Gage Town Forest	Hiking, X-Country Skiing	Municipal	59 Acres
Gaseau Property	Canoeing, Wildlife	Municipal	125.5 Acres
Holman Meadow	Nature Study	Municipal	9.5 Acres
Fitzwilliam Rail Trail	Hiking, Snowmobiles	State of NH	155 Acres

*A map of Fitzwilliam's Recreational Facilities can be found in the Natural Resources Inventory Booklet.*

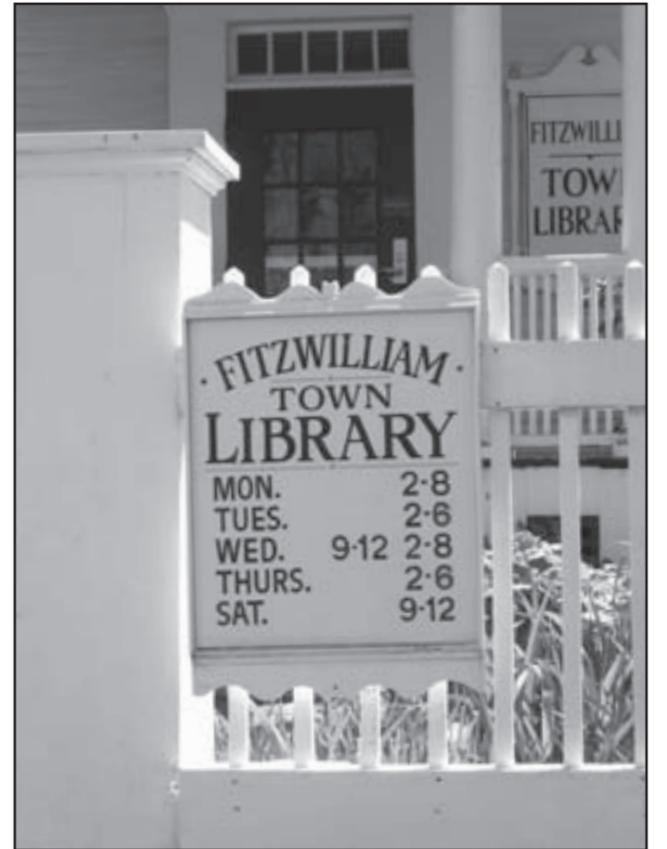
road race was begun in the memory of Charlie Wallace, long time Fitzwilliam resident and former owner of the Fitzwilliam Inn. The 21<sup>st</sup> running of the Charlie Wallace race took place in 2011. This race is a family/community oriented event with refreshments, post race awards and festivities.

Currently, the Charlie Wallace Sports Field, located behind the Emerson Elementary School, and the recreation area adjacent to the elementary school accommodate most of the activities sponsored by the Recreation Department. The Charlie Wallace field is leased to the town by the Morenock School District. This field is used for the soccer program, as well as by the school children during recess and for after school programs. Tennis courts and basketball courts are available in the recreation area adjacent to the elementary school. In 2010-2011 the Recreation Department initiated an improvement project to this recreation area. This improvement project will keep the area in good form for continued use by the community.

Rhododendron State Park represents another important recreational asset to the town, and the town has taken action to preserve the Patch Cottage, which is now on the National Historic Register. Although there has been some talk of using the barn for an environmental education center, nothing has been done on this to date. The park is used mostly for walking, hiking, cross-country skiing, snow-shoeing and picnicking. While not physically connected to Rhododendron State Park, the Whitcomb property (70 acres) is nearby and is also used for hiking and skiing.

The Recreation committee would like to explore the possibility of developing a town swimming area on Laurel Lake and provide swimming lessons for children.

Table 15 at left provides a short description of the various recreational opportunities in Fitzwilliam. Typically, recreational programs change from time to time as public interest changes and as people with different talents and skills offer assistance with programs. This is not meant to be an exhaustive listing of the recreational opportunities in the Town; the reader is referred to the Recreation Commission for more information.



**LIBRARY**

The Fitzwilliam Town Library is located adjacent to the Town Hall. It is housed in a building originally built as a residence in 1804. After being donated to the Fitzwilliam Library Association, the building was remodeled, deeded to the Town and dedicated as a library in 1912. In 2003, a one-story 2,400 square foot addition was added to the building. A renovation of the existing building included a new mechanical system, a fire protection and suppression system, a limited-use lift to the second floor and a revised book stack plan. The addition has a lovely reading porch outfitted with rocking chairs, and houses a meeting room, computer area, book stack, two restrooms, circulation desk and a staff office. The second floor area is used mostly in the summer for art shows, an ongoing book sale, small group meetings and limited stacks.

In 1992, the circulation was 17,000, in 2003 it was 19,000 and by 2010 it was 26,701. Reciprocity agreements among NH Libraries increased the selection of books available to patrons. In 2010 the circulation of downloadable books

increased over 300% with 752 books downloaded. Along with an increase in both circulation and number of registered patrons, the town's financial appropriation has risen as well. In 1993, the town appropriation was \$35,000, in 2003, \$78,988 was appropriated and in 2010 the appropriation was \$108,441. The library receives support from trust funds and donations.

All functions at the library are automated. In November 2010, the library went live with Koha, a new open source platform that put the library's catalog online and allows patrons to place holds, renew and request materials, keep personalized reading lists and to have email messages sent to them. Presently there are three public use computers and three staff computers. In 2010, computer users numbered 1,897, down from the high of 2,219 in 2009, reflecting the fact that more residents have access to high speed internet service at home. Free WiFi is available both in and outside the building. The collection includes books, periodicals, audio books, movies and puppets.

In 2010, the library followed up on its year as 2009 NH Library of the Year, named by the New Hampshire Library Trustee Association, by focusing on its core strengths: customer service, programming and technology. In 2010 the library sponsored 116 programs attended by almost 2,000 people and hosted 61 meetings of local organizations.

In addition to many special programs, the library holds ongoing programs that meet regularly during the year. These include preschool story time, creative movement for toddlers, a junior book club, an after school program for grades four through six and both summer and winter reading programs for children of all ages. Ongoing programs for adults include a book group that has met monthly for over 14 years, a poetry discussion group and a drop-in knitting class. Shows by local artists are featured throughout the summer.

Present staff includes one full-time director and two part-time employees sharing 24 hours a week. The Board of five trustees meets monthly.



## ■ EDUCATION

Fitzwilliam is a member of the Monadnock Regional School District, which consists of seven towns. (The town of Surry withdrew from the MRSD in 2008; Fitzwilliam is studying withdrawal in 2011.) Direct control of the school district rests with a 15 member elected school board, which sets educational and fiscal policy for the district. The Town elects two school board members from Fitzwilliam. The annual school budget is prepared by the school board and school budget committee and is presented to the voters at the annual school district meeting. The school district meeting is conducted according to SB2, with a deliberative session on a Saturday and a ballot vote on Town Meeting day. The cost of operating the school system is assessed to the individual towns based equally on the number of pupils and the equalized valuation of property. The funding formula can be changed by a majority vote on the ballot.

By the 1880s Fitzwilliam's schools were organized in twelve districts of the town. Today the Monadnock Regional School District maintains seven school buildings; three in Swanzey and one each in Fitzwilliam, Troy, Gilsum and Sullivan. The other two towns in the district, Roxbury and Richmond, do not have local schools. Students in the district in grades 7 through 12 attend the Monadnock Regional High School in Swanzey.

In 2011, Emerson Elementary School, the only public school remaining in Fitzwilliam, offers a PreK-6 education for the children of Fitzwilliam as well as some students from Richmond and Troy. Additionally, Emerson School houses a district collaborative Pre-School that services

pre-school students from Fitzwilliam, Troy and Richmond.

Home schooled children in Fitzwilliam can take advantage of Emerson School's art, music and physical education programs. Some home schooled students take standardized tests at Emerson. However, home schooled students are not eligible to participate in the special needs programs.

Emerson School enrollment and staff services in 2010:

- Enrollment - 221 students
- Full time principal, administrative assistant, nurse, 11 classroom teachers (PreK - 6)
- 3 full time certified special education teachers for PreK - 6
- 2 reading specialists (1 full & 1 half time)
- 1 guidance counselor, 1 half-time school psychologist, one 80% time speech/language pathologist
- Half time music teacher, art teacher, physical education teacher
- Support staff including instructional assistants and full-time library aide
- Full time custodial services, food services staff (breakfast and lunch programs are available)
- Related service providers as needed/part time (e.g. occupational therapist).

All classrooms at Emerson School are multi-age classrooms with the exception of PreK and Kindergarten. Our PreK serves special education students from age 3; pre-school aged students who are not in need of special education pay tuition and enroll based on space available. There are no public education facilities for children younger than Pre-K in Fitzwilliam.

Emerson Elementary School, a beautiful white clapboard schoolhouse named in honor of a most loved and respected doctor, George S. Emerson, was completed in 1950, opening in September with 168 students in grades 1-8. Today, in addition to classrooms, the renovated school has

a 5000 square foot multi-purpose room, a fine arts room, a library, a computer lab, and small group instructional spaces. The property includes a nature trail and a sports field that are also used by the Town. Each classroom is equipped with computer(s) and classrooms are networked. All have Internet access. The Town utilizes the multi-purpose room for various town recreation programs.

Emerson students continue to make Adequate Yearly Progress on state tests. Federal 'No Child Left Behind' legislation requires all schools to improve every year. The amount of improvement schools must make each year is called "Adequate Yearly Progress," or AYP. In NH, AYP is mostly judged by how well students do on the statewide New England Common Assessment Program (NECAP) tests. To make adequate yearly progress, it is not enough for the school as a whole to improve. All categories of students including, but not limited to, students with disabilities, students who are just learning English, and minority students, must improve.

## ■ POST OFFICE

The post office is a federal institution that often serves as a community gathering place where information is exchanged, plans shared and activities scheduled. It is also one of the places the Town posts official notices.

The first post office was established in 1805 with postmasters serving from their homes or businesses until 1944, when the Village post office was officially established in Fred Starkey's market on NH Route 119 E. A substation operated in the general store in Fitzwilliam Depot in 1868 and was merged with the Village post office in 1959. Another post office was established in 1896 at State Line, which was closed in 1968. In 1987, the post office was moved to its present location on NH Route 12, just south of the intersection with NH Route 119.

The current full-time Postmaster is assisted by one part-time clerk. The Post Office is open six days a week. Two rural mail delivery routes serve Fitzwilliam and PO boxes can be rented in the main post office. Widespread use of email challenges the economic viability of the US Postal System.



# HISTORIC & CULTURAL RESOURCES

# HISTORIC AND CULTURAL RESOURCES



## FITZWILLIAM'S EARLY HISTORY

In 1752 a group of land speculators, the Masonian proprietors, granted the territory in which Fitzwilliam is now incorporated to 42 men from Massachusetts. The region was known as Monadnock No. 4 and settlers of English and Scottish ancestry arrived in 1762. By 1767, Monadnock No. 4 called itself Reedstown after Colonel James Reed, but in 1773 a petition was presented to Governor John Wentworth for incorporation of the township to be known as Fitzwilliam, so named in honor of the Governor's kinsman and friend, the Earl of Fitzwilliam.

At first there were only two roads in Fitzwilliam, one the military road dating back to the French and Indian War and the other "Great Road" now known as Fullam Hill Road. Settlers came in steadily and in 1770 there were enough people to build a meeting house located near the Village Cemetery. The first public house (the Fitzwilliam Inn) was built by James Reed and was the first framed building in town. It stood near the old military road to the north on what is now Upper Troy Road.

Fitzwilliam began its life under the growing shadow of the revolution. At a special town meeting on February 23, 1775 the town voted to abide by the proceedings of the Continental Congress. Colonel James Reed raised a regiment in June and marched to Medford, MA leading to the battle of Bunker Hill on June 17, 1775. Throughout the Revolutionary War eighty-eight Fitzwilliam men took part in various battles and eleven gave their lives.

By 1775, the population of the town had risen to 250 and the end of the war brought an increase in population. The people were farmers clearing the land to grow flax

and raise sheep. With the end of the American Revolution, cottage industries sprang up making palm leaf hats and wooden hoops for buckets. At the beginning of the 19<sup>th</sup> century the town had sawmills, gristmills, tanneries, stores, twelve schools and a singing school.

To meet the needs of the growing population, a new meeting house was built in 1816 on the Common. Nine weeks after it was consecrated, it was hit by lightning and destroyed. The people took the same plans and reproduced it and in November 1817 it was completed and dedicated. Today it serves as the Town Hall and government center.

In 1848 the Cheshire railroad was built and a granite industry developed, becoming one of southern New Hampshire's most active and prosperous industries between 1850 and 1900. It attracted nearly 400 new residents as workmen and by 1865 there were nearly 1,300 residents.

The population began to decline and by 1940 it was at its lowest point of 824 people. The 2010 Census puts Fitzwilliam's population at 2,396 residents living within Fitzwilliam's 36.5 square miles of hilly, forested country in New Hampshire's Monadnock Region. The New Hampshire Office of Energy and Planning estimates the population will grow by an additional 300 people in the next ten years.

## HISTORIC DISTRICT COMMISSION

Demonstrating their interest in preserving the beauty and character of the town, the townspeople voted at Town Meeting on March 10, 1970, to establish an historic district commission, in accordance with state law. Its purpose was



to lay out and define one or more historic districts and adopt rules and regulations to be approved by people living in those districts. Their charge was to preserve structures and places of historic and architectural value; to preserve a district in the municipality which reflects elements of the cultural, social, economic, political and architectural history; to conserve property values; to foster civic beauty and to maintain the existing architecture of the district. Current boundaries of the District were set at the annual town meeting in March 1992, downsizing and confining the District primarily to the current village center. In late 2007, the Commission adopted Historic District Guidelines and in March 2008, a Historic District Overlay Ordinance was passed by Town Meeting, fully articulating the purpose of the historic district. Also that year an inventory of all historic homes in town was completed; 40 homes were built between 1750 and 1799; 77 were built between 1800 and 1849; 128 were built between 1850 and 1900.

The Fitzwilliam Historic District Commission oversees the historic structures within its boundaries in part as an effort to maintain links to the past. Any exterior construction or alteration work within the District must come before the Commission for approval. Preserving the architecture of centuries ago doesn't just provide for a picturesque view; it also impacts the community, economically, environmentally and culturally. Renovating with traditional materials, stone, brick, plaster and timber; rehabilitating instead of razing; executing labor-intensive renovations; all contribute to the overall sustainability of our community.

By their very nature historic neighborhoods embody the principles of smart growth and sustainable development. Fitzwilliam's historic district is a compact mixed use village centered on a Town Common dominated by the Town Hall, which along with seventeen other village buildings and lots, is on the National Register of Historic Places. For more than two and a half centuries Fitzwilliam has invited homes, farms, businesses, municipal buildings and community organizations to exist side by side in a rural village setting.

In this day of concern for energy use, historic neighborhoods demonstrate the concept of embodied energy,

which is the total expenditure of energy involved in the creation of a building and its constituent materials. Because these costs were paid by past generations, and today's materials are vastly more consumptive of energy, the Historic District Commission encourages repair rather than replacement, reuse rather than new construction. Labor used in repair and renovation is usually local, boosting the local economy.<sup>1</sup>

Commissioners plan to identify old school houses and buildings that reflect the history of Fitzwilliam's businesses; identify and inventory old barns for preservation; formally recognize antique homes that are not in the Historic District, and use the Inventory of Antique Homes as an education tool to sensitize young people and new residents to the historic nature of Fitzwilliam.

## THE HISTORICAL SOCIETY

The Historical Society was formed in 1961 to accept a generous gift of one of Fitzwilliam's twelve original school houses, which was subsequently sold. The proceeds supported the establishment of the current museum in the former law office of Amos Blake. Blake opened his law offices in 1863 and was active in town and state affairs until his death in 1925. In 1965, Mrs. Ida Northup, a relative of Amos Blake, gave the current property on NH Route 119 to the Historical Society as a Blake family memorial. With the generous support of members and friends, the Historical Society restored and furnished the Blake House, home today of the Fitzwilliam Historical Society and Blake House Museum. The society's major function is to discover and collect material that illustrates the history of the area.

While the Society focuses on its educational role in preserving the history and culture of Fitzwilliam, Officers acknowledge the difficulties of running this non

<sup>1</sup> Donovan D. Rypkema, economic development consultant, in a speech entitled Economics, Sustainability, and Historic Preservation to the National Trust for Historic Preservation Conference, October 1, 2005.



profit organization with fewer volunteers, greater financial constraints and a building without the necessary infrastructure to grow. The Society also sponsors two of Fitzwilliam's most beloved annual traditions supporting our historical and cultural tourist economy, a Strawberry Festival in June and an Antiques Show in July. The Society also invites members to the annual traditional Christmas party. A museum docent is available from Memorial Day to Labor Day and special educational events are planned throughout the year.

## CELLULAR AND HIGH SPEED INTERNET SERVICE

The Town of Fitzwilliam adopted its Wireless Communication Facility Ordinance and Overlay District in 2000. Around the same time, the Planning Board received an application from a tower development company to construct two cell towers. The Board approved the application to construct one tower on Rte. 12 South, but denied another to construct a tower in a rural area near Rockwood Pond. The Rte.12 tower was never constructed. Shortly thereaf-



ter, the Planning Board received an application from Saga Communications to construct an FM tower on the site of the "Bard Building" on Rte.12 North. The Board approved the application, and after a legal challenge regarding the height of the tower, Saga constructed it. This tower currently has a US Cellular antenna located on it. There is room for co-location of additional antennae. In August 2010, AT&T Cellular filed an application with the town to construct a new cellular tower on Rte.119 East and a second application to co-locate on the Saga tower. Both applications were approved in 2011.

Cell service in town is spotty. When the Ordinance was originally written, few owned cell phones, and the primary use of these "mobile phones" was by the traveling public. The wireless communications district corridor was designated as Rte.12 and Rte.119 to provide service primarily for this audience. Today, almost everyone owns a cell phone and people expect service at their homes but they don't want towers in their viewshed. The topography of Fitzwilliam challenges line of sight technology and the ordinance may be reviewed with this in mind.

At a Community Forum held in 2006 residents indicated

that the lack of High Speed Broadband Internet coverage was a serious concern. A Telecommunications Committee was formed as a result. The Committee surveyed existing services in town and concluded that only a small fraction of households had service. The Committee contacted Verizon to extend DSL and the request was declined.

Fairpoint purchased Verizon's land lines and was required by the Public Utilities Commission to extend service to 26 rural communities. In 2009, when Pine Tree Cable abruptly closed their doors, Fairpoint upgraded their remote terminals and now many other areas of town have DSL access. Residents without access to fiber optic infrastructure use satellite services.

The Telecommunications Committee was also successful in attracting WiValley, a Wireless Internet Service Provider, to consider providing service in Fitzwilliam. WiValley applied to the Planning Board to construct a tower on the Pinnacle which would provide Internet service via radio signals to households within a "line of sight". The Planning Board approved the WiValley application, and after a legal challenge regarding the waiver to locate outside the wireless overlay district, the company installed a permanent monopole in 2011. WiValley serves the Town Hall and Library, and many residents. The Board of Selectmen signed an agreement in 2010 with WiValley to locate an antenna in the Town Hall tower to expand service and speed in the Village area.

The future of Internet in the Town of Fitzwilliam looks a bit brighter today than it did just a couple of years ago.

In 2010-2011 the New Hampshire FastRoads, LLC was created as a collaboration of the New Hampshire Community Development Finance Authority, the Monadnock Economic Development Corporation and thirty-five towns in Southwest New Hampshire. NH FastRoads, in partnership with Network New Hampshire Now (NNHN), is building an open access middle mile and last mile network to bring broadband to large and small businesses, government offices and agencies, and residents. NH FastRoads and NNHN were awarded an economic stimulus grant from the National Telecommunications and Information Administration to install 'middle mile' fiber in portions of

the State. The fiber will run through Fitzwilliam, and connections will be made to Community Anchor Institutions, including the Emerson School, Town Hall, Public Safety Building, and Library. It is hoped that the availability of middle mile fiber will enable current service providers and encourage new service providers, to expand their service for residential and business users. FastRoads is also planning a trial project for 'last mile' fiber in two nearby communities, which may serve as a business model for future build-outs in others such as Fitzwilliam.

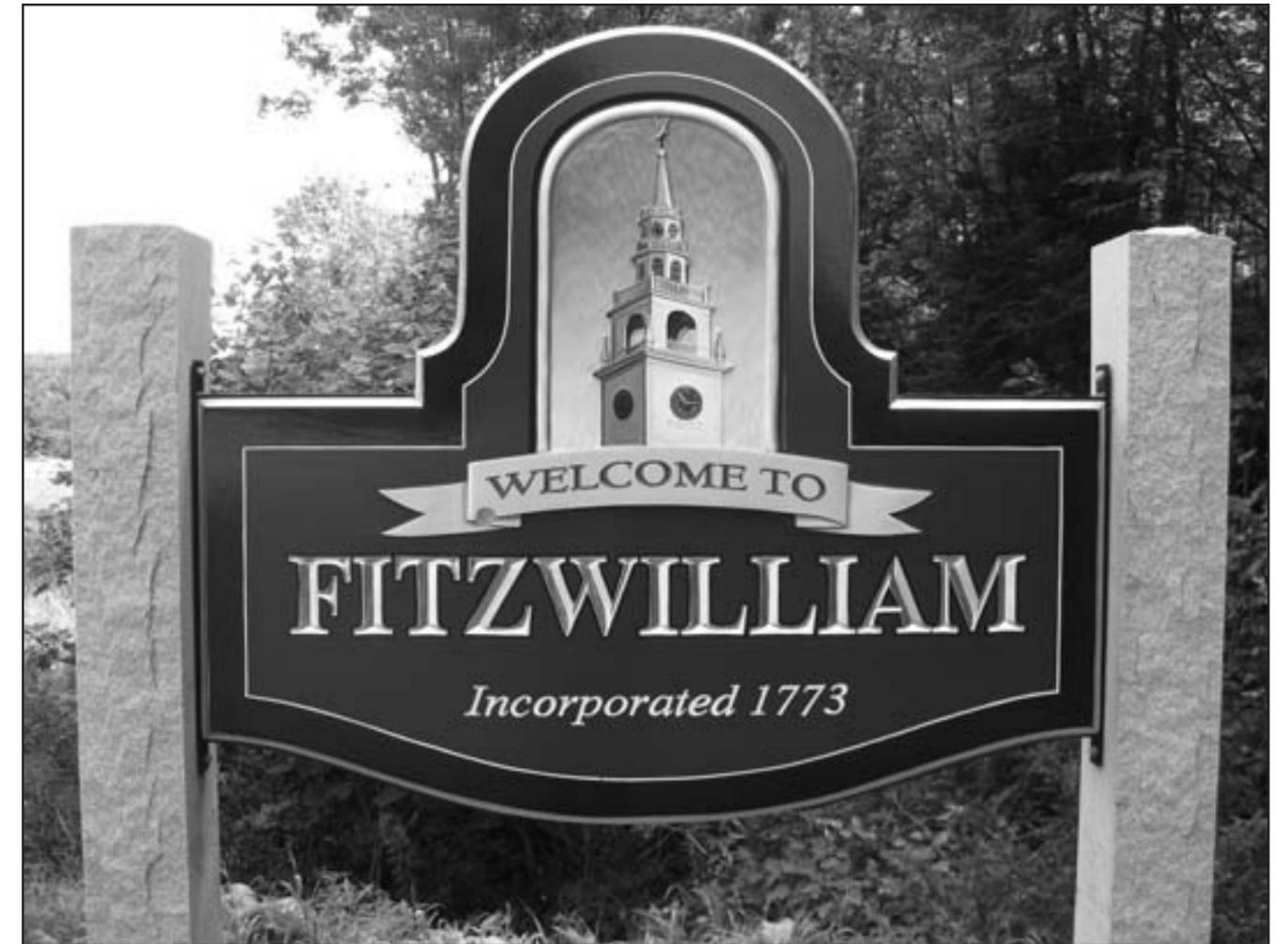
## ECONOMIC DEVELOPMENT

It has been said that for a community to be viable there needs to be a link between environmental responsibility and economic responsibility; for a community to be livable there needs to be a link between environmental responsibility and social responsibility; and for a community to be equitable there needs to be a link between economic responsibility and social/cultural responsibility.\*

In Fitzwilliam, economic development and historic preservation go hand in hand. Historic Fitzwilliam has all the elements necessary to foster economic revitalization: historic neighborhoods demonstrate the essence of how to preserve environment; rehabilitation of old buildings brings local jobs and renovation can provide new business space; heritage tourism has a measurable economic impact; older houses contribute significantly to the affordable housing stock; and antique homes clustered in a historic district generally appreciate at rates greater than the local market overall.

Whether Fitzwilliam wants or needs local job opportunities, whether Fitzwilliam is a retirement community or a bedroom/commuter community are questions to be deliberated.

Without industrial and business development, Fitzwilliam will continue to have a residential-based tax base; without new businesses Fitzwilliam will become a commuter town, a bedroom community; without community support the home businesses and small businesses in town will not flourish. In a town wide survey conducted by UNH in



November 2007, more than 50% of the residents responding said they strongly favor or favor somewhat the following business development: medical offices, home businesses, restaurants, light manufacturing and technology business, professional offices and tourism related businesses. Seventy-one percent opposed large retail stores, but small local grocery stores and retail stores were supported by at least 40% of respondents.

The survey indicated support for economic development in certain sectors. The Historic Fitzwilliam Economic Development Association met with the Planning Board in 2010 and the following recommendations to support economic development were made:

- Generally to support local businesses and nurture the concept of small business as mentor and source of training for future business people.

- Inventory the number of actual jobs/businesses in town currently, with a goal to maintain these jobs and businesses.
- Inventory available commercial sites with a goal to fill those spaces with new businesses.
- Work with the Monadnock Development Corporation to identify and relocate new business to town.
- Convene a committee of local business people to help recruit new businesses.
- Create an official economic development committee for Fitzwilliam.
- Insure that the Capital Improvement Plan includes planning for future infrastructure changes that

support economic development.

- Develop a plan to support the work of the Historical Society as a part of a larger plan to encourage heritage tourism.
- Recognizing that agricultural operations are the foundation for a sustainable community, create an official Agricultural Commission to support local farm businesses and farmers.
- With the goal of reusing rather than razing, create a re-development plan for the empty commercial buildings on NH Route 12 North.
- With the goal of providing the technology services necessary to support economic development and educational success, develop a realistic plan for reliable broadband and cell service in town.
- Investigate transportation options to bring people and jobs together.

The Selectmen convened a group of citizens interested in economic development and in 2011 a warrant article was approved to officially organize an Economic Committee. Members were appointed by the Board of Selectmen. The newly formed Economic Committee will work closely with HFEDA to investigate expansion and/or relocation of businesses in Fitzwilliam and act as an advocate for existing Fitzwilliam businesses.

## ENERGY CONSERVATION

In January 2010, the Fitzwilliam Energy Committee was officially recognized, implementing a warrant article passed in 2007 in support of effective government action addressing climate change. As an advisory committee to the Town, the committee has focused on evaluation of



municipal energy usage. The Committee was one of the first in Cheshire County to complete an energy audit of all town buildings through Cool Monadnock. The “Municipal Greenhouse Gas and Energy Use Baseline Report for Fitzwilliam” details the different types of energy use in the town including electricity, fuel for buildings, fuel for vehicles and tons of waste. Sectors covered by this report include buildings, vehicle fleet, street lighting, water, sewage, and waste.

The Energy Committee also sought a PSNH audit of all municipal buildings. This electrical audit, completed in April 2009, outlines current electrical expenses for each building and provides recommendations for energy saving in all municipal buildings. To realize immediate energy savings, Energy Committee members replaced light bulbs in Town Hall with energy efficient bulbs, saving the Town labor costs. The Committee sponsors an annual arts and energy fair, with the first held in November 2009, “CommonWalk Arts Festival: art, energy and shared ideas,” designed to educate the public about residential audits and energy retrofits, recycling awareness, alternative pathways

for transportation, green products and walkable communities. The second successful arts and energy festival was held at the Fitzwilliam Inn in September 2010 and the third annual CommonWalk EcoArts Festival will be held in September 2011 focusing on alternative energy, ecology and global warming.

The Energy Committee’s long term goals are to: 1) actively seek grants to complete full energy audits and retrofit all town buildings appropriately to make them more energy efficient and provide cost savings; 2) retrofit all street lights in town after determining whether any lights can be eliminated; 3) create pedestrian-friendly paths or sidewalks to encourage connection between the town centers and the school, rails to trails, post office. This step will also encour-

age a reduction in carbon emissions; 4) offer workshops and encouragement to residents to make their homes more energy efficient.

## AGRICULTURE

In March 2011, the Agricultural Commission was officially established in Fitzwilliam. The Agricultural Commission serves as an advisory body to the Selectmen and other boards on agriculture related issues. Its purpose is to protect agricultural lands, preserve the rural character of our town, provide a voice for farmers on the local level, and encourage agriculture-based business or pursuits.





**A  
NATURAL  
RESOURCES  
INVENTORY**

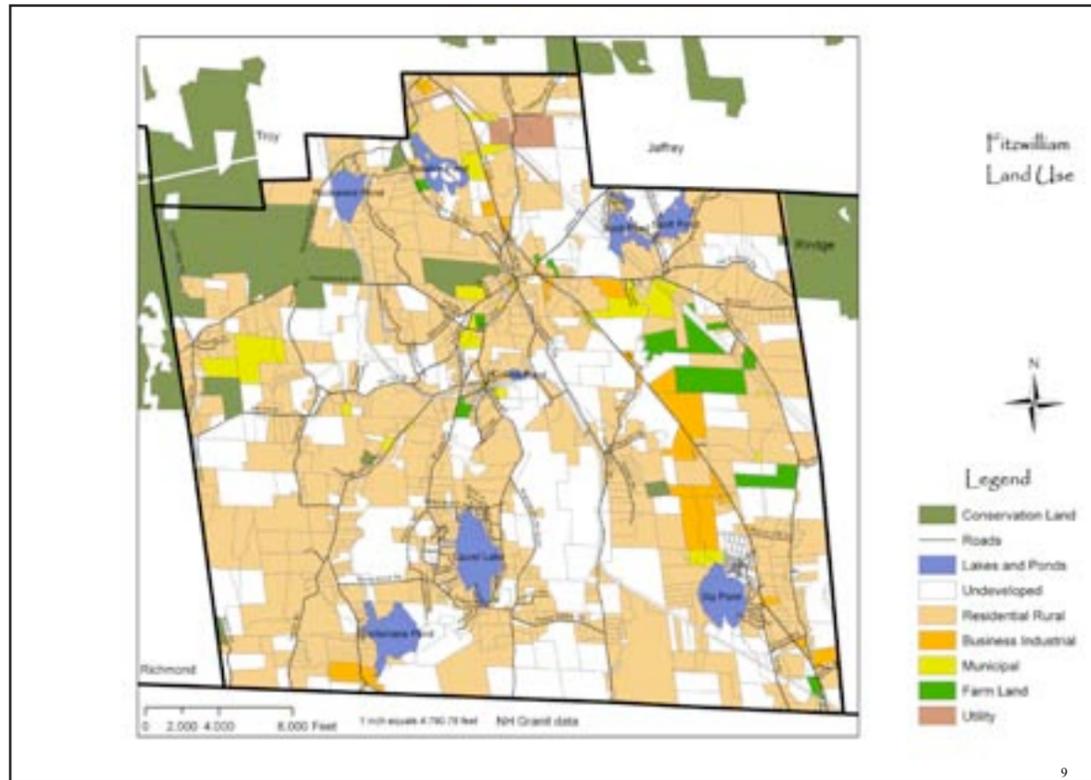
**B  
OPEN SPACE  
REPORT**

**C  
UNH MASTER PLAN  
IMPLEMENTATION  
SURVEY**

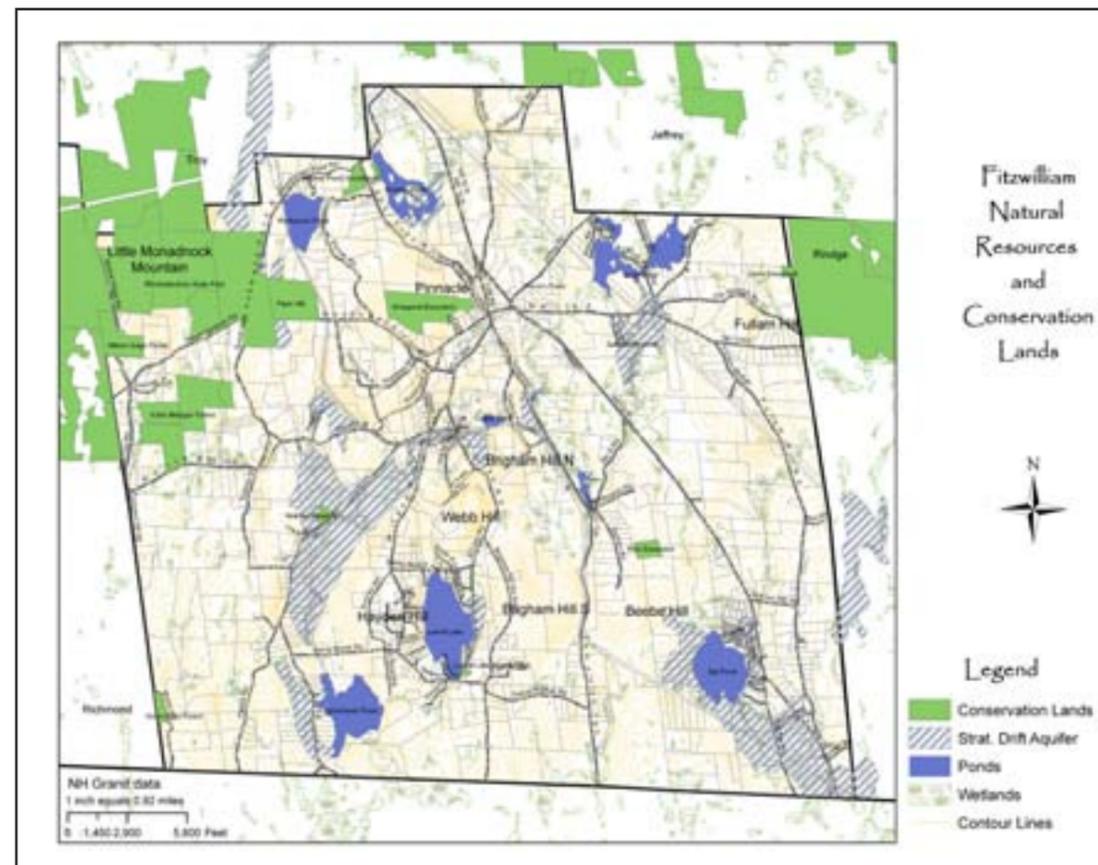
# APPENDICES

# FITZWILLIAM, NEW HAMPSHIRE NATURAL RESOURCES INVENTORY

## Appendix A, Selected Sections



*Fitzwilliam  
Land Use Map*



*Fitzwilliam  
Natural Resources and  
Conservation  
Lands Map*

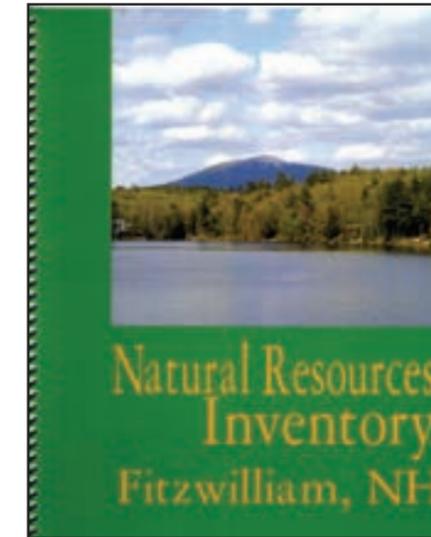
### ■ PURPOSE AND SCOPE OF STUDY

At the Town Forum of 2006, residents of Fitzwilliam selected a new Natural Resources Inventory as a first step in developing a plan to preserve the rural features of the town. The plan was a top priority.

Steeply rising population figures at the end of the 20th century and development in neighboring towns warn that we must have a vision of what we want to preserve and take action to insure that what we love about Fitzwilliam endures.

A Natural Resources Inventory begins as a listing and mapping of the natural features of the town, including wetlands, aquifers, soils, wildlife, habitats, views, and conservation lands. These data provide a basis for natural resources conservation, and they can be used by the town to evaluate the environmental value of various parcels, aid in land-use decisions, and protect essential surface waters, aquifers, and soils. The goals of this report are (1) to define and record the town's natural resources and (2) to outline a plan for their protection.

Fitzwilliam's ecosystems were here long before humans arrived. The town will likely grow, but by planning growth in areas that do not heavily impact natural resources, soil and water are protected for future generations. In the process, the natural beauty of Fitzwilliam will be preserved while retaining a healthy environment and a vital community.



### ■ OVERVIEW OF NATURAL RESOURCES INVENTORIES

The New Hampshire Planning and Land Use Regulations, RSA 36-A:2, tasks town. Conservation Commissions with keeping an index of all its open space and natural, aesthetic, and ecological areas within a town. A Commission may recommend to the Selectmen and the Planning Board a program for the protection, development, or better utilization of all such areas. This Natural Resources Inventory meets that directive.

The inventory is designed to be a tool for the town to use. As shown in the Table of Contents, sections 5 through 9 comprise a list of all the natural resources included in the Natural Resources Inventory. Each of those sections is organized as follows:

- 1) definition of the environmental feature(s)
- 2) description of its ecological importance
- 3) description relative to Fitzwilliam
- 4) recommendations
- 5) map(s) locating the feature in Fitzwilliam
- 6) sources of data and information

In short, the Natural Resources Inventory presents a current picture of Fitzwilliam while looking to the future.

■ THE FITZWILLIAM NATURAL RESOURCES INVENTORY COMMITTEE

The Natural Resources Inventory Committee was formed at the conclusion of the Fitzwilliam Community Forum in May 2006. Its task was to create a new Fitzwilliam Natural

Resources Inventory, per RSA 36-A:2. The Committee began monthly meetings, and in September 2006, it became an official subcommittee of the Fitzwilliam Conservation Commission in order to establish lines of authority and acquire funding.

**FACT SHEET FOR FITZWILLIAM, NH**

*The town of Fitzwilliam is located in the Southwestern part of New Hampshire in an area known as the Monadnock Region. It is hilly, forested country dominated by Grand Monadnock (3,165 ft.) in neighboring Jaffrey. One can see that peak from many spots in town, and the climb up Little Monadnock (1,883 ft.) is rewarded with an impressive view of Grand Monadnock.*

**Location:** Cheshire County, New Hampshire. Latitude: 42°42'30" - 42°47'40"N, Longitude: 72°5' - 72°14'W.

**Size:** Approximately 23,360 acres or 36.5 square miles.

**Population:** estimated to be 2,292 in 2009.

**Transportation:** 75 miles of roads, 64 miles of which are approved public streets, maintained either by town or state. These include 15.7 miles of state highways and 48.6 miles of town maintained roads. About 10.5 miles of road are not maintained. These Class VI roads are not approved public roads, although they are right-ofways.

**Adjoining Towns:** Troy, NH; Richmond, NH; Royalston, MA; Winchendon, MA; Rindge, NH; Jaffrey, NH.

**Topography:** The town varies in elevation from approximately 885' above sea level at Sip Pond in the south to 1,883' at the top of Little Monadnock in the northwest corner. The terrain is generally higher and more rugged along the western and northern boundaries. Most of the surface waters drain to the south via Kemp, Scott, and Priest Brooks to the Millers River in Massachusetts.

**Climate/Weather:** Average Temperatures: January, 20° F; July, 69° F. Average

**Precipitation:** 37.2" annually.

**Geology:** Bedrock of fine-grained Fitzwilliam granite in

eastern three quarters of town; rusty schists and granulates to the west.

**Watersheds:** Principal watershed is the Connecticut River. Secondary watersheds include Ashuelot River, Tully Brook, Scott Brook, Tarbell Brook, Priest Brook, and Kemp Brook.

**Water Bodies:** Laurel Lake, Sip Pond, Scott Pond, Bowker Pond, Collins Pond, Rockwood Pond, Sportsman Pond, and Stone Pond. Undocumented, but locally known: Boyce (Horseshoe) Pond and Children's Pond.

**Wetlands:** Approximately 2,000 acres of wetlands, including bogs, marshes, and swamps.

**Forests:** Mostly second and third growth of mixed hardwood, white pine, and hemlock. Red maple, red spruce, balsam fir, and tamarack occur in wetter areas.

**Land Use:** Residential (improved and unimproved), 5,757+ acres; Commercial, 90+ acres; Industrial, 40+ acres; Recreational Uses, 550+ acres; Agriculture, 175 acres; Institutional, including churches, schools, and cemeteries, 35 acres; Governmental, 5+ acres; Roads and Highways, 500 acres.

**Land Protection:** Current use, 13,748 acres; Rhododendron State Park, 294 acres; top of Little Monadnock Mt., 277 acres; Conservation easements, 471 acres; Town lands, 369 acres.

**FITZWILLIAM, NEW HAMPSHIRE OPEN SPACE REPORT**

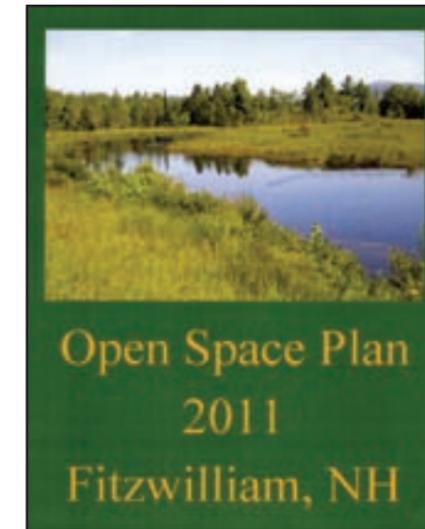
*Appendix B, Selected Sections*

■ OVERVIEW

Open space has been directly linked to the quality of life by residents of Fitzwilliam. It is a significant component of the rural character people like most about living in town. In a 2007 UNH survey, 78% of respondents say maintaining rural character is a very high priority and 54% say preserving open space is also a very high priority.

The Open Space Plan is a first step in undertaking a comprehensive strategy for protecting open space in town. The Open Space Committee, formed as complement to the Natural Resources Committee, seeks to protect the character of the town through conserving lands identified as contributing to the Town's rural character; to further Fitzwilliam conservation goals by reaching out to land owners and providing incentives to encourage conservation of high priority lands; and to broaden the community base of understanding about land conservation: what it is, how it works and why it is valuable.

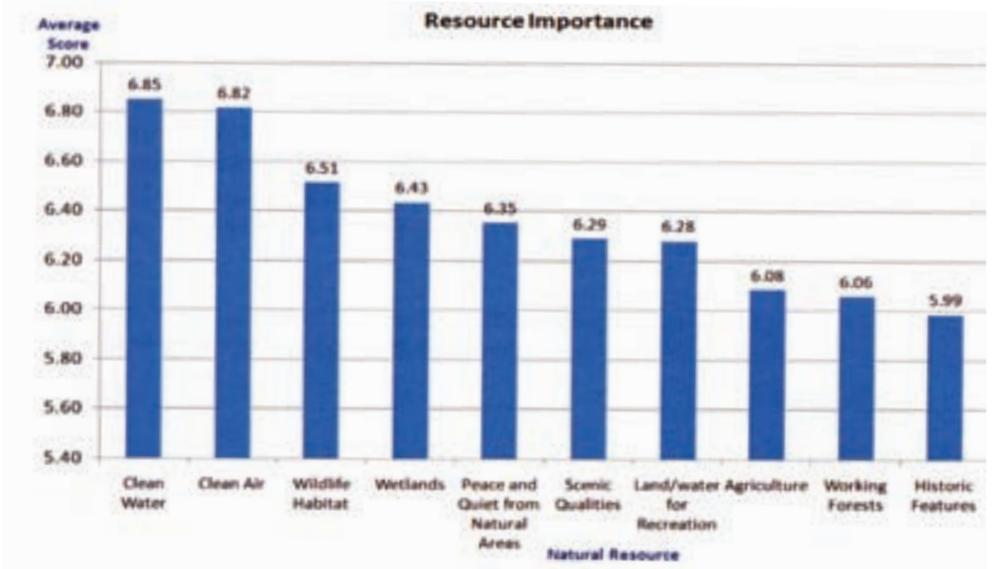
Through a comprehensive public input process, the Committee developed focus areas that, when combined, created a green



belt around Fitzwilliam. Focus areas are those in which four or more natural resources are located. These areas will serve as the locations where the Open Space Committee will direct its primary land conservation, landowner outreach and educational activities.

Information developed by town residents and local officials, using tools created by the Natural Resources Inventory Committee that support the Open Space Plan, will serve as a foundation for setting priorities for land protection in town, documenting areas that may be sensitive to distur-

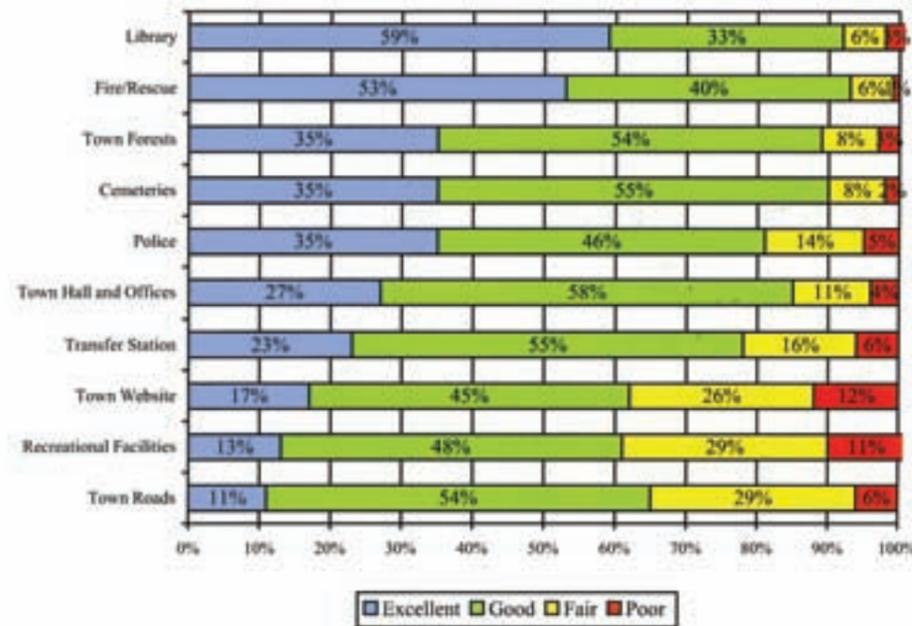
bance and providing a basis for land use regulation that will facilitate wise use while protecting important town features.



# UNH MASTER PLAN IMPLEMENTATION SURVEY

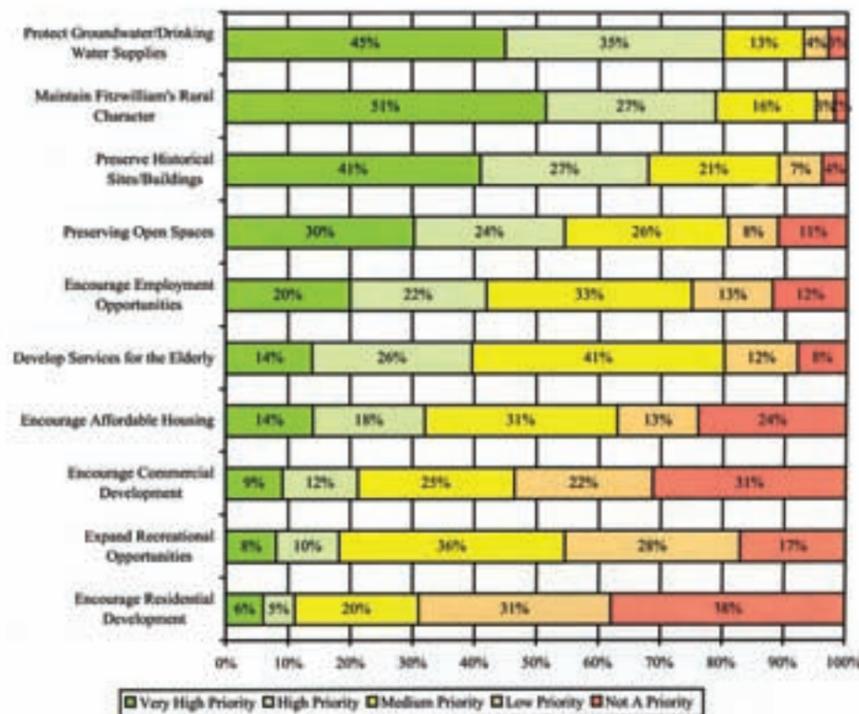
## Appendix C, Selected Sections

Figure 3: "Please rank the following Town facilities that you have used."



UNH Survey-generated graph, rating resident's interaction with Fitzwilliam Town Facilities

Figure 5: "Please indicate how high a priority you place on each of the possible goals/activities for Fitzwilliam."



UNH Survey-generated graph, prioritizing the Goals and Activities for Fitzwilliam



### EXECUTIVE SUMMARY

The University of New Hampshire Survey Center conducted a survey for the Town of Fitzwilliam. The specific areas of interest are the attitudes about the Town of Fitzwilliam and future planning initiatives for Fitzwilliam. Eighteen hundred and ninety-six (1896) surveys were mailed to all Fitzwilliam postal patrons and property owners on October 11, 2007 and a reminder was sent October 26, 2007. Four hundred seventy-five (475) Fitzwilliam residents responded to the survey between October 15 and November 30, 2007; the response rate is 25 percent which is a respectable rate for a survey of this type. The respondents to this survey are representative of the population on gender and age as compared with the 2000 census data for the Town of Fitzwilliam (this survey reflects an older sample which is typical of most mail surveys). The results of this survey can confidently be used to represent the larger population of Fitzwilliam residents.

The following figures display survey results, detailed tabular results can be found in Appendix A, Appendix B contains the open ended responses, and Appendix C contains the survey instrument.

### ATTITUDES ABOUT FITZWILLIAM

Fitzwilliam residents like the rural, small town country atmosphere but they do not like the high taxes or lack of

technology such as cell service and high speed internet.

- Over a third of Fitzwilliam adults (36%) say what they like most about living in Fitzwilliam is its rural character, 28 percent say the small town community feel, 18 percent say its quiet and safe, 9 percent say open space and nature, 2 percent say Town amenities, 1 percent say its location, 4 percent give some other reason, and 3 percent say they don't know.

- One quarter of Fitzwilliam adults (26%) say what they like least about living there are the high taxes, 16 percent say the lack of internet and cell reception, 13 percent say the increased population and development, 12 percent say the lack of Town amenities such as shopping, medical services and employment, 10 percent say the town politics, 4 percent say the lack of activities, 3 percent say Town aesthetics, 3 percent say lack of community feeling, 2 percent say poor schools, 8 percent give some other reason, and 3 percent say they don't know.

- Older residents (65 or older) and those with a high school education or less, those who earn \$30,000 or less, those who live north of 119 and West of 12, and seasonal residents are most likely to say high taxes are what they like least.

- Younger residents (18 to 44) and those earning between \$60,000 and \$99,999, and those who have lived in Fitzwilliam for 5 to 9 years are most likely to say the lack of high speed internet/cell reception is what they like least.

- Residents with postgraduate educations and those earn-

ing \$100,000 or more are most likely to say town politics are what they like least.

*The majority of Fitzwilliam residents who have used the listed Town facilities rate them as good or excellent. However a considerable number of residents did not answer this question.*

- Residents were asked to rate only the services they have used and the majority of residents (59%) who have used the library rate it as excellent, followed by fire/rescue (53%), Town forests (35%), cemeteries (35%), police (35%), Town hall and offices (27%), transfer station (23%), Town website (17%), recreational facilities (13%), and Town roads (11%).
- Residents with postgraduate education, those earning between \$60,000 and \$74,999 and those who attend the annual Town meeting are most likely to rate the library as excellent.
- Older residents (65 or older), those with postgraduate education, those who reside in the Northeast quadrant and those who say they attend the annual Town meeting are most likely to rate fire/rescue as excellent.
- New residents (less than 5 years) are most likely to rate the Town forests as excellent.
- Residents with postgraduate education and those who attend the annual Town meeting are most likely to rate the cemeteries as excellent.
- Residents who have lived in Fitzwilliam for less than 5 years are most likely to rate the police as excellent.
- Older residents (65 or older), those earning between \$60,000 and \$74,999 and those in the Northwest quadrant are most likely to rate the Town website as excellent.
- Younger residents (18 to 34) and those who have lived in Fitzwilliam for less than 5 years are most likely to rate the recreational facilities as excellent.
- A small majority (54%) of Fitzwilliam residents say they are not interested in a “pay as you throw” program for trash disposal and 46 percent say they are interested.
- Residents who attend the annual Town meeting and those

who usually vote in Town elections are most likely to say they are not interested in a “pay as you throw” program.

## ■ GENERAL PLANNING

- The vast majority of Fitzwilliam residents (80%) indicated protecting groundwater/drinking water supplies as a very high priority (45%) or a high priority (35%), followed by maintaining Fitzwilliam’s rural character (78%), preserving historical sites and buildings (68%), preserving open spaces (54%), encouraging employment opportunities (42%), developing services for the elderly (40%), encouraging affordable housing (32%), encouraging commercial development (21%), expanding recreational opportunities (18%), and encouraging residential development (11%).
- Residents with postgraduate education are most likely to rate maintaining Fitzwilliam’s rural character as a very high or high priority.
- Residents with postgraduate education and those who attend the annual Town meeting are most likely to rate preserving historical sites and buildings as a very high or high priority.
- Residents with postgraduate education are most likely to rate preserving open spaces as a very high or high priority.
- Residents with a high school education or less, households earning \$30,000 to \$59,999, and those who rent are most likely to rate encouraging employment opportunities as a very high or high priority.
- Residents earning less than \$30,000 and those who have resided in Fitzwilliam for 5 to 9 years are most likely to rate developing services for the elderly as a very high or high priority.
- Young adults (18 to 34), those with a high school education or less, households earning \$30,000 to \$59,999, and those who rent are most likely to rate encouraging affordable housing as a very high or high priority.
- Young adults (18 to 44), and those with school age children are most likely to rate expanding recreational opportunities as a very high or high priority.

- The plurality of Fitzwilliam residents (48%) would like to see the population of Fitzwilliam grow slightly in the next five years, 39 percent say they would like it to stay the same, 6 percent say it should decrease, and 7 percent say it should grow faster.
- Young adults (18 -34) and those who have lived in Fitzwilliam for 5 to 9 years are most likely to say the population should grow slightly.
- Residents between the ages of 35 and 44 are most likely to say the population should stay the same.
- The majority of Fitzwilliam residents (68%) either strongly favor (31%) or favor somewhat (37%) development in Fitzwilliam that includes medical offices, followed by home businesses (65%), restaurants (65%), light manufacturing/technology business (60%), professional offices (52%), tourism related business (50%), retail stores (46%), grocery stores (43%), fitness facilities (37%), large retail stores (16%).
- Older adults (65 or older) and those who have lived in Fitzwilliam for 30 years or more are most likely to strongly favor or favor somewhat medical offices.
- Residents who have lived in Fitzwilliam for 30 years or more and those who attend the Town meeting are most likely to strongly favor or favor somewhat home businesses.
- Residents who rent their home and those who only own land are most likely to strongly favor or favor somewhat restaurants.
- Older adults (65 or older), those who have lived in Fitzwilliam for 20 years or more and those who attend the Town meeting are most likely to strongly favor or favor somewhat light manufacturing/technology business.
- Residents who have lived in Fitzwilliam for 30 or more years are most likely to strongly favor or favor somewhat professional offices.
- Residents who attend the Town meeting are most likely to strongly favor or favor somewhat tourism related businesses.
- Residents who attend the Town meeting are most likely to

strongly favor or favor somewhat retail stores.

- Older adults (65 or older), those with a high school education or less, those who rent their home, and those who only own land are most likely to strongly favor or favor somewhat grocery stores.
- Residents who have lived in Fitzwilliam for 30 years or more and those who rent their home are most likely to strongly favor or favor somewhat fitness facilities.
- Residents with a high school education or less and those who rent their home are most likely to strongly favor or favor somewhat large retail stores.
- The vast majority of Fitzwilliam residents (80%) are very concerned about increased taxes with regard to growth in Fitzwilliam, followed by the loss of rural character (63%), loss of open space (48%), increased traffic (43%), the too rapid increase in school enrollment (38%), the too rapid increase in Town services (34%), the increased burden on emergency services (27%), and the soil conditions or septic feasibility (27%).
- Residents who attend the Town meeting are most likely to say they are very concerned with the too rapid increase in Town services with regard to growth.
- Residents who earn between \$75,000 and \$99,999 and those who only own land in Fitzwilliam are most likely to say they are very concerned with the loss of open space with regard to growth.
- Residents who have some college or technical school are most likely to say they are very concerned with the too rapid increase in school enrollment with regard to growth.
- Residents with postgraduate education are most likely to say they are very concerned with the loss of rural character with regard to growth.
- Residents who have some college or technical school and those who have lived in Fitzwilliam for 10 to 19 years are most likely to say they are very concerned with the increased burden on emergency services with regard to growth.
- Residents who have lived in Fitzwilliam for 10 to 19 years

and those who reside in the northwest quadrant are most likely to say they are very concerned with the increased traffic with regard to growth.

### ■ TAX IMPLICATIONS

- A majority of Fitzwilliam residents oppose expanding the limited water system (60%) and developing a limited waste water treatment system (59%).
- Young residents (18 to 34), those with a high school education or less, and those who reside in the northwest quadrant are most likely to oppose and say expanding the limited water system is not needed.
- Young residents (18 to 44), those with some college or technical school or less, and those who reside in the northwest quadrant are most likely to oppose and say developing a limited waste treatment system is not needed.
- A majority of Fitzwilliam residents are in favor of improving existing paved roads (58%) and improving gravel roads (52%), but do not want taxes raised to do so.
- Residents with a high school education or less, those earning \$30,000 or less and those who only own land are most likely to favor improving existing paved roads, but do not want taxes raised to do so.
- Residents with a high school education or less and those earning \$30,000 or less are most likely to favor improving gravel roads, but do not want taxes raised to do so.
- The residents of Fitzwilliam are less decisive on purchasing farmlands, forests, etc. for conservation; the plurality favors the purchase of farmlands, forests etc. for conservation (40%) but do not want taxes raised to do so. One third (35%) oppose the purchase of land for conservation and one-quarter (26%) favor it, even with higher taxes.
- Residents with a high school education or less are most likely to oppose the purchase of conservation land.
- Residents with some college or technical school and those earning between \$75,000 and \$99,999 are most likely to favor the purchase of conservation land, but do not want

taxes raised to do so.

- Residents with postgraduate work and those who attend the Town meeting are most likely to favor, even if higher taxes, the purchase of conservation land.
- A plurality of Fitzwilliam residents are not willing to pay any additional property tax per year for the purchase of conservation land, 13 percent are willing to pay less than \$10 per year, 15 percent are willing to pay between \$20 and \$40 per year, 12 percent say they would be willing to pay \$50 a year and 17 percent say they would pay \$100 of additional property taxes per year for the purchase of conservation land.
- Residents with a high school education or less, those earning \$30,000 or less, those who have lived in Fitzwilliam for 20 to 29 years and those in the northwest quadrant are most likely to say they are not willing to pay any additional property tax for the purchase of conservation land.
- Residents with postgraduate education and those earning \$100,000 or more are most likely to be willing to pay \$100 a year in additional property tax for the purchase of conservation land.

### ■ INFRASTRUCTURE

**Fitzwilliam residents are strong supporters of technological additions while showing little support for other additions.**

- Eight out of ten residents (83%) either strongly favor (70%) or somewhat favor (13%) high speed internet service and 77 percent either strongly favor (57%) or somewhat favor (20%) cell phone towers. Other additions to Fitzwilliam garner much less support; 31 percent favor public water recreational facilities, followed by a multifunction community center (30%), a new safety complex (23%) and a new municipal building (14%).
- Young residents (18 to 44) and those with school aged children are most likely to strongly favor or favor somewhat a multi-function community center.
- Residents with a high school education or less are most

likely to strongly favor or favor somewhat cell phone towers.

- Residents with a high school education or less and those earning \$30,000 or less are most likely to strongly favor or favor somewhat a new safety complex.
- Young residents (18 to 34) are most likely to strongly favor or favor somewhat public water recreation facilities.
- Three-quarters of Fitzwilliam residents (74%) think the Town should continue to limit development on a class VI road.
- When asked if there are any intersections, sections of roadways, or bridges that they feel are hazardous or need improvement, two-fifths of residents (40%) had no response, 29 percent said the Route 12 and Route 119 intersection, 15 percent listed some other roadway or intersection, 2 percent said they didn't know and another 15 percent said there are no hazardous roadways or intersections.
- Older residents (65 or older), those who have lived in Fitzwilliam for 20 to 29 years, those attend the Town meeting and those who always vote are most likely to cite the Route 12 and Route 119 intersection.
- Young residents (18 to 34) are most likely to cite some other roadway or intersection.
- Residents who have lived in Fitzwilliam for less than 5 years are most likely to say there are no hazardous roadways or intersections.
- Residents who do not attend the Town meeting and those who never or only occasionally vote are most likely to not have answered this question.
- The majority of Fitzwilliam residents travel between 10 and 25 miles for groceries (52%), shopping (61%), entertainment (62%) and medical care (68%) and the plurality (41%) travel 10 to 25 miles for work.
- Young residents (18 to 34) are most likely to travel 10 to 25 miles for work.
- Residents between the ages of 35 and 44 are most likely to travel 10 to 25 miles for medical care.
- Younger residents (18 to 34), those who have lived in

Fitzwilliam for less than 5 years and those who live in the northeast quadrant are most likely to say they travel 10 to 25 miles for groceries.

- Residents with some college or technical school and those who earn \$100,000 or more are most likely to travel 10 to 25 miles for shopping.
- Residents with school aged children are most likely to travel 10 to 25 miles for entertainment.

### ■ RECREATION

- The majority of residents (54%) feel activities for teenagers are greatly needed (24%) or somewhat needed (30%) in Fitzwilliam, followed by wildlife preserves (53%), swimming and/or town beach (48%), activities for senior citizens (48%), trails for walking and/or snowshoeing (44%), bicycle and bridle paths (40%), activities for adults (38%), boating and/or fishing (30%), and ice skating (24%).
- Young residents (18 to 34) and those earning \$100,000 or more are most likely to think bicycle and bridle paths are greatly needed or somewhat needed in Fitzwilliam.
- Young residents (18 to 34) and those who live in the northeast quadrant are most likely to think walking and snowshoeing trails are greatly needed or somewhat needed in Fitzwilliam.
- Females, young residents (18 to 34), those earning less than \$30,000 and those with school aged children are most likely to think swimming or a Town beach is greatly needed or somewhat needed in Fitzwilliam.
- Residents with a high school education or less and those earning less than \$30,000 are most likely to think boating or fishing is greatly needed or somewhat needed in Fitzwilliam.
- Residents between the ages of 45 and 54 are most likely to think wildlife preserves are greatly needed or somewhat needed in Fitzwilliam.
- Adults between the ages of 35 to 44 and those with school aged children are most likely to think ice skating is greatly

needed or somewhat needed in Fitzwilliam.

- Residents earning less than \$30,000, those who have lived in Fitzwilliam for 20 to 29 years and those with school aged children are most likely to think activities for teenagers are greatly needed or somewhat needed in Fitzwilliam.
- Young residents (18 to 34) are most likely to think activities for adults are greatly needed or somewhat needed in Fitzwilliam.
- Residents earning less than \$30,000 and those earning between \$75,000 and \$99,999 are most likely to think activities for senior citizens are greatly needed or somewhat needed in Fitzwilliam.
- When asked which recreational activities they participated in during the last year in town, two-thirds of Fitzwilliam residents said scenic views (67%), followed by hiking and/or running (56%), fishing (46%), canoe and/or kayak (45%), boating (43%), biking (37%), Town forests (37%), snowmobiling and/or ATVing (17%), hunting (15%), camping (13%), the Town ski area (10%), youth athletics (9%), swimming (5%), horseback riding (3%) and 7 percent said some other activity.

## ■ DEMOGRAPHICS

- Forty-nine percent of residents are female and 51 percent are male.
- Nearly one-tenth of Fitzwilliam residents are between the ages of 18 to 34 (8%), 15 percent are 35 to 44, 23 percent are 45 to 54, 26 percent are 55 to 64, and 28 percent are 65 or older.
- Nearly one-fifth (18%) of Fitzwilliam residents have at least a high school education, 23 percent have technical school or some college, 31 percent are a college graduate, and 28 percent have completed post graduate work.
- Fourteen percent of Fitzwilliam residents have household earnings less than \$30,000, 34 percent earn \$30,000 to \$59,999, 16 percent earn \$60,000 to \$74,999, 15 percent earn \$75,000 to \$99,999, and 22 percent earn over \$100,000.

- The majority of Fitzwilliam residents (80%) do not have school age children and 20 percent do have school age children.
- Two-fifths (41%) of Fitzwilliam residents say they never or only occasionally vote in local elections, 20 percent say they usually vote, and 39 percent say they always vote in local elections.
- Twenty-three percent say they attend the annual Town meeting, 48 percent say they do not, and 30 percent say they attend sometimes.
- The majority of Fitzwilliam residents (70%) live there year-round, 25 percent are seasonal residents, and 5 percent own land only.
- One-fifth (23%) of residents have lived in Fitzwilliam for less than 5 years, 18 percent have lived there for 5 to 9 years, 16 percent have lived there for 10 to 19 years, 22 percent have been there for 20 to 29 years, and 22 percent have lived in Fitzwilliam for 30 years or more.
- Virtually all Fitzwilliam residents (97%) own their home.
- Twelve percent of Fitzwilliam residents live in the “north-east” quadrant, 14 percent live in the “northwest”, 29 percent live in the “southeast”, and 45 percent live in “southwest”.
- Two-thirds (62%) of Fitzwilliam residents live on a paved road while 38 percent live on a gravel road.