

Mount Chocorua, Albany, NH

MASTER PLAN

for

ALBANY, NEW HAMPSHIRE

2014

Albany 2020

A Vision and Land Use Plan for Albany, New Hampshire

Developed by the Albany Planning Board Master Plan Committee:

Steve Knox, Planning Board Chairman (2013)

Mike Helmers, Chairperson (2014)

Josephine Howland, Vice Chairperson

Adrian Simons

Tara Taylor

Sara Young Knox, Board of Selectmen Representative (2013)

Rob Nadler, Board of Selectmen Representative

Adopted by the Albany Planning Board

2014

Table of Contents

THE ALBANY MASTER PLAN 2014	3
1. History of Albany	5
2. Planning for Future Land Use - The Vision of the Future	8
3. Albany Community	9
3.1 Economic Base	9
3.2 Albany Demographics.....	10
3.3 Housing and Affordable Housing.....	11
4. Land Use Today	12
4.1 White Mountain National Forest	12
4.2 The Albany Town Forest.....	13
4.3 Non-Profit Organizations.....	13
4.4 Recreational.....	14
4.5 Excavation.....	14
5. The Infrastructure	15
5.1 Transportation.....	15
5.2 Town Government.....	16
5.3 Contracted Services.....	17
5.4 Town Buildings	17
5.5 Cemeteries	17
5.6 Utilities.....	18
5.7 Emergency Assistance	19
5.8 Social.....	19
5.9 Cultural and Historic Resources	19
6. The Tax Base	20
7. The Plan "Moving forward in changing times over the next ten years"	21
7.1 Future Land Use.....	21
7.2 Water.....	21
7.3 Agriculture	22
7.4 Energy	23
7.5 Natural Resources	24
7.6 Albany Town Forest.....	25
7.7 Albany's Role in the Region	25
8. Implementation of the Plan	25
9. Protection of the Individual Rights of the Citizens of Albany	25
APPENDIX	26

THE ALBANY MASTER PLAN 2014

The 1970s was a decade of great change in the Mount Washington Valley region, as an influx of new residents brought with it a growth in infrastructure that had not been seen in the area since the heyday of the timber industry.

Though much of Albany was protected from this population boom, due to White Mountain National Forest, it was not immune. In December 1979, the Albany School District sent sixty-five students to Conway schools, up from forty-eight in 1969.

In 1979 at the town meeting the residents of the town of Albany voted to establish a planning board. Members were to be appointed by the selectmen and their duties were to be in compliance with RSA (Revised Statutes Annotated) 673:1-2, The planning board was authorized to develop a master plan.

A master plan provides information and makes recommendations. It guides the development of the town; it is not intended to be a rigid directive for future planners. New Hampshire statutes advise, indeed instruct, planning boards to review and modify it "from time to time" (recommended that it be done every ten [10] years at a minimum). By statute, the conservation protection section must be updated every five years.

In March 1980, after an in-depth analysis of the responses to a town-wide survey, the first master plan was presented to, and accepted by, Albany voters. The 1980 master plan was adopted by the Albany Planning Board on June 6, 1980 and subsequently filed with the Carroll County Registry of Deeds.

"Citizen input to the Board's efforts was via a Questionnaire everyone had an opportunity to fill out last Summer and early Fall," wrote then-board chair Theodore "Ted" Pettingell in the board's report for the 1979 town report. "This is now history and the results of the Questionnaire were discussed at a public meeting held on December 5, 1979.

"Guided by this input the Board prepared the Albany Master Plan which was presented to the Citizens at a public meeting held on February 20, 1980," Mr. Pettingell continued. "The Master Plan was subsequently adopted by the Planning Board and is presented via this report and Article in the Warrant for acceptance by the Townspeople."

On June 8, 1981, the town voted and approved subdivision regulations and on March 9, 1982, adopted a zoning ordinance. The ordinance has since been amended ten times. At the same time, the official zoning map was established. Originally, only segments of property along the White Mountain Highway (Route 16), the main artery through town, were designated for commercial use. In March 1995, the commercial zone was amended, making all properties with a minimum of fifty (50) feet of frontage along Route 16 a part of the commercial zone. In March of 1994, the town established a light industrial zone beginning at Drake Hill Road and running north to the "Coleman property" Tax Map #3, Lot #37, along the easterly side of Route 16. Excluding those parcels set aside for natural preserves, the remainder of the town is zoned residential and agricultural. The Albany Zoning Board of Adjustment was established October 20, 1981. The selectmen appointed five members and one planning board member to the ZBA. Their duties are to be in compliance with RSA 672-677.

In 1982 road specifications were adopted by the Selectmen and are known as the Albany Street Standards. They were amended on July 18, 1989, and are currently in effect. Site plan review regulations became effective October 13, 1987. There is no statewide building code but building permits are required to erect or modify any structure.

In 2010 the planning board surveyed the citizens of the town, just as Ted Pettingill and his fellow board members did in 1979. The survey in 2010 serves as a guide, just as the 1979 did, for the 2014 update of the town's master plan.

Our town faces challenges moving forward into the future and must be innovative to succeed. The planning board made every effort to encourage public participation in the review of the last Master Plan of 2001 and in the development of modifications to that plan. As in the original 1980 presentation, the 2014 plan is intended to be comprehensive, uses the outcomes of the town's survey, and creates a roadmap for Albany into the future.

We are in changing times and must be adaptable. This master plan, along with honoring the wishes of the majority of the town survey respondents, was constructed with that thought in mind.

1. History of Albany

The Town's charter was granted by Colonial Governor Benning Wentworth as Burton on November 6, 1766 to Clement March and others to be divided into sixty-six equal shares. Five hundred acres, or two shares, were reserved for Governor Wentworth, one share for the first settled minister and one share also for the school.

According to A. Bernard Perry in her 1976 book *Albany's Recollections*, the land privileges in the 1800s were given to anyone who would build a sawmill. Town records before 1833 were destroyed in a fire.

Before European colonialists came to the White Mountains, the area was home to Native Americans. From them we have derived many of the names of mountains and river in the region.

Early records show that for three summers in the 17th century a terrible plague raged throughout the northern areas. Along with tribal warfare, this reduced the Native American population to only one-tenth of what it had been. The survivors, including the Pequawkets in the greater Saco Valley region, formed a confederation, naming Passaconaway as chief of the thirteen tribes. Chief Passaconaway resigned as chief in 1685 because he could no longer restrain his warriors from warring against the colonists. His son, Wonalancet, became chief and was succeeded by his grandson, Kancamagus, who was described as an able statesman as well as a brave and skillful warrior. Unable to maintain friendly relations with the English, he planned and personally conducted the historic attack on Dover in 1686. This attack proved to be disastrous to both the Indians and the white man, alike.

According to legend, Chocorua, who was friendly with the white settlers, was chief of the Confederate Tribes until he found his son dead from poisoning. Thinking that Cornelius Campbell, who had set out tainted food to kill foxes, had deliberately killed his son, Chocorua went to Campbell's cabin and killed his wife and child. When Cornelius discovered the tragic scene, he thought only of vengeance and set forth after Chocorua, tracking him to the top of the mountain that now bears his name.

The story is that in his grief, rather than face Campbell's gun, Chocorua jumped to his death, but not before uttering a curse upon this valley: "All cattle," he said, "would sicken and die from this day onward."

Cattle did, indeed, sicken and die for many years. Since the disease occurred in Burton, it was called Burton's Ail, which was shortened to "Burntnail" in common speech. Mud and water from the Swift River was found to have a moderating effect on the illness, but in later years research at University of New Hampshire established that the condition was caused by a deficiency of cobalt in the diet of the cattle; no cobalt was present in the area's water or grazing fields. It is believed that the association of the town's name, Burton, with the curse and the cattle disease was the reason that, in 1833 the New Hampshire legislature was petitioned to approve the change of the Town's name from Burton to Albany.

In 1781 after the Town was settled, iron ore was discovered by Orlando Weed, who erected a crude smithy. In time, he made a coarse steel which was used to make springs for traps. It was

also reported that he forged ships' anchors that he took to Portsmouth by drawing them on a cart made of two poles.

Colonel Jeremiah Gilman, commander of the New Hampshire 2nd Regiment during the Revolution, came to Albany in 1780. He built the first power spinning mill in the country. At that time, the Saco River Valley produced great amounts of flax which was woven into cloth in this area and carried on horseback to Dover and other coastal towns for trading.

Albany is more wooded today than it was in the early years when the land was cleared for farming, most often done by burning. Much of the land was rocky. The growing season was short for corn, explaining the dependency on beans, potatoes and turnips. Early houses were drafty log cabins with fireplaces and much firewood was consumed during the cold winters. The settlers tapped maple trees to get sweetener. The women made their soap, clothing and even shoes.

In the 1880s, a mountain trail was cleared on Mount Chocorua by Jim Liberty. He built the Liberty House on the mountain and charged a toll for the use of the trail. The Jim Liberty Hut is now on the site of the old inn and the trail is still known as the Jim Liberty Trail.

In 1884, the Peak House, a two story building, was built near the Chocorua summit by Davis Knowles of Silver Lake. Due to the high winds common to the mountain, it was anchored down with chains to prevent it from blowing away. However, on a stormy night in 1915, it disappeared. Only pieces of it were ever found.

The Albany Covered Bridge crosses the Swift River just east of the Lower Falls and is accessible from either the Kancamagus Highway or from West Side Road in Conway via the Passaconaway Road. The first covered bridge was built by John Douglas and his brother, but it was washed away by flood waters. In 1857, Amzie Russell and his brother rebuilt the bridge, but it was destroyed by high winds the following year. The existing bridge was built in 1858 by Amzie Russell and Leander Moulton. Over the years the bridge has become a popular tourist attraction. About 1785 a Freewill Baptist Church was organized. The members met in homes or in schoolhouses. A century later a group of citizens met in the "red schoolhouse" at Lord's Mill and organized the Chocorua Sunday School Association. Its growth was so rapid a chapel was erected in 1889.

By 1922, the use of the chapel for religious services had become sporadic; it was served by itinerant preachers and was used only for weddings and funerals. Finally, in 1931 surviving members of the Sunday School Association offered the building to the town for town meetings and all other meetings which would benefit the town. By a court decree, the terms of the continued ownership by the Town included provisions that the chapel would never be changed; that it would be available for religious services if and when the Sunday School Association members ever required it.

There were three one-room school houses in 1820. In 1882, money was appropriated for ten school districts. As there were only three teachers, some districts were without school buildings. By 1887, seven schoolhouses were maintained. In North Albany, the Canada Street School was maintained until the 1920s. The Lord's Mill School on Route 16 was operating until the end of World War II.

Around the middle of the 19th century, the logging industry was at its peak in the Passaconaway Valley area. It has been estimated that about 1500 men were employed there at that time. It has

also been estimated that the lumber output from Albany was one to three million board feet per year, most of which went to the Bartlett Land and Lumber Company. By 1889, several saw mills were being operated along the Swift River including Haven Quint's of Conway.

In the Passaconaway Valley, there were three logging railroads. The Sawyer River RR, begun in 1877, was operated by the Saunders Outfit until 1928. The Saunders were known for their early adoption of sustainable forestry practices.

In 1887, the Bartlett Land and Logging Company constructed and operated the Bartlett & Albany RR. The Swift River RR, built by the Conway Lumber Company, was in operation between 1906 and 1916. In the 1930s, Bear Notch Road was built on the rail bed of the Bartlett and Albany RR. The Kancamagus Highway from Conway to Rocky Gorge was built on the rail bed of the Swift River RR.

In the early years, there were two fairly large inns in Albany. The Swift River Inn was built in 1917 in the Passaconaway Valley. When the Swift River Inn closed, it was given to the University of New Hampshire for its forestry school. They later abandoned it and it was eventually destroyed by fire. The Clement Inn, built in 1890 and originally known as the Piper House, was located in the southern part of Albany. It burned down in 1940. It was located on Route 16 opposite what is known as Piper Trail today.

The Darby Field Inn on Bald Hill Road was originally constructed in 1866 as the home of Samuel Littlefield and his family. It became an inn in the 1960s and is still run as one today. The Weeks Act of 1911 radically changed the ownership and use of the land Albany. This legislation, named for its prime sponsor, Congressman John W. Weeks of Massachusetts, authorized the federal purchase of forestlands in the eastern United States surrounding the headwaters of navigable streams. Weeks understood the need to wisely use the resources in the northern mountains of New Hampshire. A native of Lancaster, New Hampshire, he had no doubt seen what happens when the land is ill-used, as the large lumber companies of yesteryear didn't always practice good forestry, causing wide-spread erosion of sentiment and more into the watershed, and creating a very clear danger of forest fires from the slash left to decay on the hillsides.

Albany was spared from the worst of the forest fires, either through luck or better forestry practices and handling of the logging trains. Sparks from these trains were often the cause of fires in other parts of the White Mountains, and a particularly devastating one in 1903 at JE Henry's operation in the Zealand further gave activists proof their conservation fight was necessary.

Weeks's efforts were bolstered by the growth of the tourism industry, which brought thousands of urban residents from southern New England to the mountains. These tourists brought another revenue stream, and a great appreciation of the mountain vistas coupled with support for conservation efforts.

The purchase of so much of the town's land by the federal government made a huge impact on Albany, with the land in private ownership and available for residential, commercial and industrial use shrunk down to under 7,000 acres. Today, 41,359 acres in Albany are part of the White Mountain National Forest. The total town acreage is approximately 48,299.

2. Planning for Future Land Use - The Vision of the Future

The town-wide survey that was completed in May of 2010 made the following very clear:

- Residents and taxpayers want to preserve the rural character of the community.
- Residents and taxpayers want to see limited future growth.
- The focus of future economic development should be home occupations and home businesses.
- The respondents envision Albany as primarily a rural residential community.

The White Mountain National Forest represents a predominant portion of Albany's land, with approximately 85 percent of our land within its boundary. This will ensure that most of the land will remain undeveloped. The survey, by wide margins, made it clear that both residents and taxpayers did not want to see a much development on the remaining privately owned land. Preserving the rural character has broad support.

The conclusions drawn from the survey were confirmed by the community's support of the 2012 purchase of 311 acres of land along the Kancamagus Highway and on Bald Hill. That land has almost a mile and a half of frontage on the Swift River.

It will be in the best interest of the town of Albany to plan for a future where some of the resources we have come to depend on may not be readily available or affordable. That planning should be to recognize the basic needs of our community, which are the following: food, water, energy, shelter, basic healthcare and education. Many of these needs depends on the protection of our natural resources.

If we are unable to meet these basic needs, or what we call building blocks, then no amount of planning in other areas will have any meaning or chance of success.

- a) Food: Town zoning and ordinances should allow for and support agricultural uses of the land.
- b) Water: The Albany Town Forest sits on one of the finest stratified drift aquifers in the state, as it is part of the Saco River basin. Water availability and its quality have not been an issue in the past, but commercial use and environmental issues could easily challenge this resource. Future planning should ensure that we protect our water, aquifers, and their recharge so that this resource is available to us well into the future.
- c) Energy: The town should encourage the development and use of renewable and alternative energy, such as solar, wind, biomass, geothermal, hydro and others. We should encourage better stewardship and conservation of those resources available to us.
- d) Shelter: All Albany residents should have safe, healthy and adequate housing. Albany should promote the use of local material.
- e) Basic Health Care: It says much about our society and lifestyle that healthcare is one of the few "growth" industries. It is also a tragedy that it has become unaffordable for millions of Americans. Our planning should recognize that fact, and be receptive to local solutions. Affordable healthcare should be available to all Albany residents. It also means that Albany should be working towards a healthier lifestyle for all its residents.
- f) Education: A quality education prepares our youth for a productive, independent future.
- g) Protecting Natural Resources: Our lives and the lives of future generations and all living things are dependent on clean air and water to survive. Protecting the air and water should be a priority. We will promote stronger stewardship to preserve our water.

What we are envisioning is a new more localized economy, an economy in which Albany residents have greater control. It is also an economy where we should strive to meet as many of our needs as possible. One of the unanswered questions is, "How does a community promote economic opportunity in an age of diminishing resources, and a more localized economy?" The response will require a new way of thinking. It is not the intention of this vision statement to provide precise answers, but to recognize a broader framework or parameters to work within.

3. Albany Community

3.1 Economic Base

Albany employers

AJ Coleman & Sons	Construction
Discount Beverage II	Convenience store
Profile Subaru/RV	Vehicle sales & service
Albany Service Center	Garage
Almost There	Restaurant
Leonard Builders	Construction
Darby Field Inn	Inn & restaurant
Perm-A-Pave	Paving
Ambix	Manufacturing
World Fellowship Center	Nonprofit
Tin Mountain Conservation Center	Nonprofit
White Mountain Waldorf School	Nonprofit school
Pine Knoll Campground	campground
Albany Auto Tire Transmission	Auto repair

*data from 2014 Economic & Labor Market Information Bureau, NH Employment Security, February 2014

There are also several smaller businesses located along Route 16 which are one-person shops.

Only 11 percent of Albany working residents work in Albany, with 86.6 percent commuting to other communities, primarily Conway, which is the economic hub of Mount Washington Valley.

Albany's employment numbers are included in the data for the Conway-Maine Labor Market. (Quarterly Census of Employment and Wages Annual Averages 2012) below.

	<u>Employment</u>	<u>Average weekly Wage</u>
Total Private Plus Government	14,175	\$ 592.59
Total Private	12,419	\$ 581.76
Manufacturing	802	\$ 769.60
Service Providing Industries	10,869	\$ 551.99
Retail Trade	3,062	\$ 456.48
Healthcare & Social Assistance	1,744	\$ 722.97
Lodging & Restaurants	3,314	\$ 355.05

The employment hours offered to workers in the region's service sector vary widely during the year, due to the tourism based economy. These swings in hours worked often make it hard for employees to achieve full-time status, and difficult for them to qualify for health insurance benefits from national companies. Albany residents are heavily employed in the construction industry. Employment hours in that industry are heavily dependent on the weather and season, and are very sensitive to the condition of the local, state and federal economy. The largest employer, AJ Coleman & Sons, works on state and local highway projects which depend on government funding.

Goals:

- Build an economy that gives resident an opportunity to meet their basic needs by promoting sustainability-resilience.
- Promote Home Businesses-Home Occupations. Home occupations and home businesses are encouraged by the town of Albany to provide economic opportunity and diversity in the employment available to town residents. Allowing these types of businesses also supports the variety of uses characteristic of small towns, and allows for reasonable growth. At the same time, Albany intends to ensure that the quiet, uncrowded, and scenic features of the town are preserved, and that neighborhood character is maintained. Both types of businesses will not alter the character of the neighborhood or reduce the value of any surrounding property.
- Create opportunities for cooperatives to locate in Albany including but not limited to: food co-operatives, forestry resource co-operatives and energy co-operatives.
- Promote the development of professional organizations to locate in Albany to stimulate business opportunities and brings commerce in the Mount Washington Valley. With a large percentage of Albany's land a part of the White Mountain National Forest there may be opportunities to partner with the Forest Service. These should be explored.
- The Town should review the current zoning ordinances for the commercial/residential area along route 16 and clarify the allowed uses and the question of dual use for the area.

3.2 Albany Demographics

From 1960 to 2010 Albany's population grew from 146 residents to 735 residents, an increase of over 400 percent 589 over that fifty year period.

This is reflective of the overall growth in Carroll County and the state of New Hampshire as a whole. The county saw its population go from 15,829 in the 1960 census to 47,818 in 2010. The 2012 county population estimate is 47,567, a drop of 0.5 percent.

The 1970s saw the biggest jump, from 18,548 at the beginning of the decade to 27,931 in the 1980 U.S. Census.

The 1960 population in New Hampshire was 606,921. By 2010 that number had risen to 1,316,470, with the largest increase in the 1970s when the state grew by almost 200,000 residents, or 24.8 percent.

Albany's demographics have followed this trend. In 1970 the population was 259, by 1980 it was 383, further rising to 538 in 1990. The latest census 2012 estimate is 728, a decrease of seven residents.

The median age of the population in Albany is 45.4 years, according to the 2008-2012 American Community Survey (ACS).

There are 9.9 persons per square miles of residential land area (residential is a land use in which housing predominates, as opposed to industrial and commercial areas). Housing varies significantly between, and through, residential areas. Albany contains 74.6 square miles of land area, of which 0.6 square mile is an inland water area, and 65.6 square miles is National Forest.

The per capita income of Albany residents is \$28,191. The median four-person family income is \$70,875, the median household income \$62,000. The town's poverty rate is 14.2 percent of the residents. This information is also from the ACS 2008 - 2012.

3.3 Housing and Affordable Housing

Seventy-nine percent of those who responded to the master plan survey favored single family housing, with smaller percentages favoring moderate income (37 percent) housing and elderly (32 percent) housing. Cluster housing was supported by a slight majority.

According to ACS (2008-2012) .com the 2012 estimated median home value in Albany was \$190,900.

Albany has 632 total housing units, 510 of which are single-family units. Twenty homes have two to four units. Mobile homes or other housing units make up the rest of the total at 102. 338 occupied, 50 of which are renters. Due to the low number of housing units, the new construction of high end homes coupled with the destruction of substandard housing and the volatility of the housing market can change the statistics in a short time.

The results of the 2010 survey also showed that by a large margin (84 percent), respondents wanted Albany to maintain its rural character and open space. Albany now has a two-acre minimum per family unit as part of its zoning. The survey also made clear that respondents did not want to see a lot of growth in Albany, with a majority wanting no growth to growth at present levels.

Affordable housing is an Albany issue.

The town of Albany recognizes that there is a need for affordable housing for the residents in Mount Washington Valley. While the town's housing stock includes a manufactured home park and several neighborhoods with lots smaller than two acres, and 22 percent of the town's families are below the federal poverty level (according to 2007-2011 ACS), these factors do not necessarily release Albany from its obligations under NH State Law RSA 674:58-61.

This law requires that New Hampshire towns provide reasonable and realistic opportunities for the development of workforce housing. Workforce housing is not to be confused with substandard housing that is not maintained or built without the highest regard for the health and safety of its residents.

Federal housing criteria states that affordable housing is housing which is designed for moderate income individuals and families who make 50 percent to 120 percent of the Area Median Income, and low income households who earn less than 50 percent of the AMI. The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing.

For an affordable housing project to be financially viable (see *Great Bridge Properties, LLC v. Town of Ossipee*, Stratford County Superior Court) it is necessary for the developer to construct multifamily housing. Access to municipal water and sewer further contributes to the long-term financial success of such projects.

In review, the 2005 court decision regarding Ossipee housing is a good standard to go by. The Master Plan also has to distinguish between affordable housing and substandard housing.

How should the Albany Master Plan address housing in addition to affordable housing? As mentioned, the survey results did not see this as an urgency, but it is a need that cannot be ignored, operating within the overall survey results. Two possibilities that should be looked at are an in-law apartment or an accessory apartment.

The apartment shares common services, such as water, utilities and heating. This satisfies the two acre minimum on a substandard lot. Zoning proposals can make that acceptable. The question is, what is the status of the in-law apartment when the in-law leaves? Does it now become housing for a separate family unit? There are many questions to answer and the zoning has to define its status.

Cluster housing meets the minimum two acres per housing unit, and preserves the open space the town wants. While, cluster housing may not necessarily be affordable housing, the housing units will take only a small percentage of the land available, with the balance left as open space. Presently our zoning prohibits cluster housing, and that should be reviewed.

4. Land Use Today

4.1 White Mountain National Forest

The acquisition of land in Albany for the White Mountain National Forest changed the nature of the town, as the large scale logging operations became a thing of the past. Here we again take from Perry's 1976 book *Albany's Recollections* in a chapter written by Verland Ohlson, then Saco District chief ranger.

"Following passage of the Weeks Law, the Federal, State and local authorities agreed upon, established, and fixed by law, a purchase-area boundary inside which purchases could be made. With the establishment of the White Mountain National Forest came proposals for the sale of land in New Hampshire and Maine from willing sellers to a willing buyer – the U.S. Forest

Service. During the period 1914-1919, the major portion of the 40,148 acres of National Forest land in the Town of Albany was acquired.

“The public lands in the Town of Albany are administered by the Forest Service, U.S. Department of Agriculture, through a system of multiple-use management which brings into harmony the several uses of our natural resources – water, timber, recreation and wildlife. ‘The greatest good for the greatest number in the long run’ is the principle by which the Forest Service guides itself in the land management decisions.”

4.2 The Albany Town Forest

Land for a new town forest was purchased and conserved for the town of Albany in 2012. The town worked with the Trust for Public Land to create a 311 acre town forest on the eastern edge of the White Mountain National Forest.

Protecting the land from development preserves the backdrop of part of the scenic Kancamagus Highway, an American Scenic Byway. In January 2012, the TPL transferred the land to the Town. The Upper Saco Valley Land Trust holds an easement which allows sustainable timber harvests and agriculture for the community. The Town Forest provides community access to the forest's trails and protects over a mile of frontage on the Swift River, a popular area for hunting, fishing, kayaking, and swimming. The land at the junction of two intersecting national scenic byways preserves the view of the Presidential Range entering the Mount Washington Valley. The region attracts over six million visitors a year.

The land supports aquifer protection, diverse habitat types, and productive forestland. The forest also sits on one of the largest aquifers in the state. Conserving the property protects important wildlife habitat and water quality in the Swift River. The Town Forest also maintains a significant cold water fishery by protecting more than 8,000 feet along the Swift River, and the property conserves valuable wildlife resources with its floodplain forest, grassland, and woodland habitats. One-hundred and thirty acres of the Albany Town Forest are located in the neighboring town of Conway. The project also sets aside 6.7 acres for use as a potential Albany town center for future town needs.

4.3 Non-Profit Organizations

The town is home to several nonprofit corporations. Many are 501(c)(3) type corporations which by its very nature, represents a certain surety that they will survive with continued strong management. We shall continue to encourage nonprofit corporations to take sites in our town or to be created here from their inception. The future nonprofits might include co-operative associations that enable local and responsible use of our town resources for energy, food, and other basic necessities.

Tin Mountain Conservation Center

The Nature Learning Center on Bald Hill is the headquarters of the Tin Mountain Conservation Center. TMCC moved to Albany in 2004-2005. The center provides educational programs that foster greater awareness and understanding of the natural environment for school children, adults, and families. The TMCC and boasts solar electric and solar thermal energy, local woods and craftsmanship, as well as many innovative environmental education programs. TMCC owns 138 acres in Albany.

World Fellowship

Since 1941, the World Fellowship Center on Drake Hill Road in Albany has provided opportunities for people of different backgrounds to meet and discuss the issues of the day. They are secular, not-for-profit, multicultural, and inclusive with a commitment to peace, social justice and the environment. World Fellowship owns about 455 acres in the town.

White Mountain Waldorf School

The White Mountain Waldorf School is an independent school that offers the choice of a Waldorf education, pre-kindergarten through eighth grade, to the Mount Washington Valley and its surrounding communities. Located off of Route 16, the school moved to its new Albany campus on 78 acres in 2005-6.

4.4 Recreational

The Albany Town Forest contains 311 acres of wooded land along the Kancamagus Highway and serves as the gateway to the White Mountains for the 2 million people who drive on the Kancamagus. The Albany Conservation Commission has enhanced old trails and blazed new trails in the eastern section, or riverside section, of the forest. The trails, in particular the trails constructed for mountain bike use, have garnered much praise in local and statewide press. The White Mountain Forest is a multi-use forest and as such provides hiking, swimming, fishing, snowmobiling, hunting and other recreational activities on its land holdings in Albany.

4.5 Excavation

The town of Albany has two permitted excavation sites which are classified as gravel pits operated for the production of gravel and sand. The town is fortunate to have these resources which are not renewable and as a consequence must be managed by the town's selectmen.

While the planning board has the responsibility to evaluate and issue permits in accordance with zone ordinances in place, the Select board has the responsibility to manage the external appearance, noise generated from, improper use, and reclamation of unused (spent) portions of each excavation site.

The town regulates and monitors gravel pits and excavations in accordance with RSA 155-E, the state regulation that sets regulatory minimums for the planning, opening, operation, and closing of gravel pits. The town survey showed that 79 percent of all respondents want a quiet rural community, 57 percent want excavations away from roads and houses, and 35 percent of respondents do not want any gravel pits or mining operations anywhere within the town.

Embodied in the RSA 155-E regulations are standards which include but are not limited to the plan size, environmental protection, and periodic, partial reclamation of excavation sites during and after the resource areas in a gravel pit are exhausted or are no longer active. None of the pits were bonded when they were begun. Only two pits are currently permitted, all other have lapsed. All future applications for continued pit activity or reactivation of old pits shall require bonding for the purposes of site reclamation. Each gravel pit shall be monitored for closure as phases of pit activity end. Restoration in accordance with RSA 155-E shall be required with each permit renewal. The town shall emphasize the appropriate use of and closure of these excavation sites in

order to preserve the rural and pristine nature of our town thus fulfilling the wishes of the majority of the town's population.

With regards to excavations for building and alteration of site topography, The town shall carefully monitor those excavations sites for the purposes of safety, removal of material, and the final plans upon completion of the excavation. Calculations and reporting of materials to be excavated shall be reported to the town before excavation activities are initiated. Where applicable, consideration shall be given to visual barriers, proximity to local and state roads, drainage, methods of removal, traffic, safety, noise, final topography and the concerns of the abutters.

Moving forward, the town of Albany believes that there are sufficient old and active sites to meet the future needs for the town. While many sites listed below are inactive or abandoned, the town of Albany shall shift emphasis towards the reclamation of past and present sites. The reclamation process will include holding the owners responsible for partial reclamation for parcels larger than five acres that are no longer in use even though the permitted site may still be active. The town shall strive to reach the goal of timely and aesthetically appealing, closure of excavations and gravel pits in order to reduce the number of inactive and abandoned sites.

5. The Infrastructure

5.1 Transportation

The principle form of transportation for Albany residents is the automobile. Albany has approximately 18 miles of town maintained roads.

The town's major roadway is Route 16, which is a state highway. Much of the eastern half of the state-owned and maintained Kancamagus Highway is in Albany. Route 16 is a Class I road with 5.264 miles in Albany. The Kancamagus, a Class II state road, has 13.882 miles of road in town. There are two other sections of Class II state roads in town: Bear Notch Road (2.43 miles) and Route 113 (0.196).

Most of the town's neighborhoods are off of Route 16, but not all. Because the town's borders were drawn without regard for geographical features long before roadways were laid out, some residents must drive through abutting towns in order to reach town hall.

Drake Hill Road and Bald Hill Road both begin and end on Route 16, with north and south accesses from the state highway. Each road has shorter residential roads off of it.

Two of the town's residential neighborhoods have only one access point onto Route 16. These two neighborhoods, Wildwood and Brookside, were developed after the motor vehicle became the principal mode of transportation, but before the town had subdivision regulations.

Piper Meadows was originally developed with a single access road off of Drake Hill Road. The town changed that in 2008, when it built a road accessing Route 16 for the manufacturing housing park. The Drake Hill access was closed.

Passaconaway Road and High Street are in the northern section of town. The Passaconaway Road runs from the West Side Road in Conway to the Kancamagus Highway. The private road serving the Johnson Development is off of Passaconaway Road.

Albany is also responsible for its section of road in the town's portion of Wonalancet. The town contracts out the winter maintenance of that road.

There are also several miles of private roads that are maintained by the property owners. Few of the town roads are built to town road specs as they predate town rules and regulations. This presents a challenge if there is an increase in traffic due to further residential development. Roads built since the 1980s are built to the town road spec.

The town's road agent, with input from the selectmen, determines the maintenance schedule for the roads.

Public transportation is new to Albany. At the 2010 town Meeting, Albany joined other towns in Carroll County to approve a public transportation system. The Blue Loon, operating under auspices of the Tri-County Community Action Program (CAP), offers transportation on an on-call basis. There are also fixed routes from North Conway to Wolfeboro. The fixed route for the transportation system does not service Albany, bypassing the town and going through Madison instead.

If approved at the town meeting, the town will support the public transportation effort through a \$3,000 appropriation. There also is a door-to-door demand service available to Albany residents.

5.2 Town Government

The town of Albany is governed by a three-member board of selectmen that administers the budget approved by the legislative body at the traditional town meeting. The selectmen are elected for staggered three-year terms. The board is responsible for putting together the town budget and overseeing annual expenditures. The board makes management decisions about most town matters and is the enforcing body where town ordinances are concerned. The board's other responsibilities and powers are prescribed in NH RSA 41:8.

The town clerk/tax collector is an elected position with a term of three years. The TC/TC registers vehicles, prepares and mails out property tax bills, and collects taxes and other fees, and carries out other duties as mandated by state law,

The members of the town's five member planning board are appointed by the board of selectmen. The planning board reviews and updates zoning ordinances and the town's master plan. Among the boards other duties are: reviewing minor and major subdivisions; carrying out the steps necessary for site plan reviews of commercial properties; and proposing new or revised zoning ordinances. The Albany Planning Board carries out its duties in line with state RSA 674. The Albany Zoning Board of Adjustment hears the appeals of citizens whose zoning/building applications or parts of applications have been denied by an administrative board, or who have been notified they are in violation of a zoning ordinance.

The other town boards committees include the Albany Conservation Commission, Albany Cemetery Trustees, Albany School District Board, and Trustees of the Trust Fund.

In order for the town to move forward with the vision of the master plan, the town government boards may be called upon to assist with these efforts, and encourage efforts by residents. While this does not mean that the government shall undertake tasks to directly assist the residents with regards to food, water, shelter as an example, our government can put in place facilities and

ordinances that will assist in achieving the master plan vision. Examples might include, encouraging co-operative nonprofits to locate their businesses in Albany; partnering with the White Mountain National Forest Service to make firewood tailings from forestry activities available to townspeople; and the creation of a community garden on the agricultural acreage of the Albany Town Forest.

With regards to energy, the town could encourage pilot study work with regards to alternate and renewable sources of energy.

5.3 Contracted Services

The Albany School District has two long-term contracts with the Conway School District for the public education of its children in grades K through twelve. The twenty-year tuition contract for the middle school and high school students was approved in 2003. The contract covering the elementary students was approved by district voters in 2006.



Albany contracts with the Conway Fire Department for fire and rescue services. The town has a year-to-year contract with the Carroll County Sheriff's Department for patrolling. The Sheriff's Department charges on a per hour basis for this service. The board of selectmen administer the funds approved at town meeting for this purpose. In 2014 voters approved \$20,000.

5.4 Town Buildings

Albany's only two buildings are the Albany Town Hall. The hall houses a general assembly room, the planning board room, and the offices of the selectmen/town administration and town clerk/tax collector. There is also a kitchen. It is assessed at \$291,100. The town hall was built in the early 1990s, replacing the Albany Chapel as the gathering place for the town's annual meetings.

The Albany Chapel served as the town hall from the 1930s until the construction of the new building. The chapel is assessed at \$77,900 and is now home to the Albany Historical Society Museum.

5.5 Cemeteries

Albany has five town-owned cemeteries: Jewell Cemetery in Wonalancet; Hammond Cemetery on Drake Hill Road; Moody Cemetery on Drake Hill Road; Canada Street Cemetery on Passaconaway Road; and Smith Cemetery on High Street. There are other private/governmental cemeteries in town, including, but not limited to, the Covered Bridge Campground cemetery. For a historic perspective on the town's cemeteries we refer again to *Albany Recollections*. "In 1958 the Townspeople of Albany, aware of the deteriorating condition of the town's cemeteries, set up a committee of four people to make recommendations as to future care.

Clifford Pratt, Eleanor Wilson, Bernice J. Lane, and Therna Sanborn were elected. These people spent long hours looking over cemeteries, deciding the most urgent need. They checked old deeds, wrote letters and made trips to Ossipee to determine which were Town Cemeteries and which were private burial grounds.”

Five cemeteries were considered to be Town Cemeteries – Passaconaway, Canada St., High St. in the valley, Mood Cemetery on the Iona Lake Road, and Jewell Cemetery in Wonalancet. Further in Perry’s chapter on cemeteries she writes, “January 14, 1961, Mr. and Mrs. Arnold Williams granted a tract of land on which is known as Drake Hill to the town to be used for a public cemetery, primarily by the townspeople of Albany. This is known as the Charles Hammond Cemetery, in memory of Mrs. Arnold Williams’ father.”

5.6 Utilities

Albany’s utilities consist of the following:

Electric: PSNH

Natural Gas: None

Water Supplier: Private wells

Sanitation: Private septic

Curbside Trash Pickup: Private

Solid Waste Disposal: Member of the Albany

Conway Eaton Solid Waste District

Recycling is mandatory.

Telephone: FairPoint, Time Warner, VOIP

Cable television service: Time Warner Cable, Dish Satellite, Internet TV

Cell Towers: Two located on Bald Hill Road, and one cell tower is on Route 16



High speed internet is available throughout most of the town, except for some isolated areas. Most if not all high speed internet services are cable based and not fiber optics. Several of the neighborhoods in town have no access to grid-supplied electricity or telephone service. These areas, most notably the Johnson Development on Passaconaway Road and the cabins in the Albany Intervale off the Kancamagus Highway, are surrounded by White Mountain National Forest land.

These areas rely on generators or other onsite energy sources. The town continues to encourage and promote alternative renewable energy practices, not only for these areas but for throughout the town as well.

The town shall continue to encourage efficient use of the utilities available to our residents. Our focus shall include:

Appropriate and competitive franchise fees

Active solicitation for competitive Fiber Optic communications upgrades

Searches for energy efficiency programs for homeowners

Disseminating information to home owners regarding effective utility co-operatives

For further information regarding Utilities and energy, please review section 7.3 The Plan

5.7 Emergency Assistance

The town contracts with the Conway Village Fire District for fire and emergency services. The Carroll County Sheriff's Department and the New Hampshire State Police also respond to emergencies. The town has no emergency assistance of its own.

5.8 Social

Albany has three social events during the year. In July the town holds a picnic on the Albany Town Forest land which is free and open to all full and seasonal residents.

In the fall the Albany Civic Group puts on a turkey dinner to raise money for the Lora Johnson Pierce Scholarship Fund.

In December, town volunteers host a holiday party for the younger residents who get to meet Santa Claus and enjoy gifts and treats.

5.9 Cultural and Historic Resources

The Russell-Colbath House, on the Kancamagus Highway in Albany, is a 19th century farmhouse with period furnishings which is owned and operated as a historic house museum by the U.S. Forest Service, with an on-site historic interpreter. Visitors can learn about the history of the Passaconaway Valley, the families who lived in the house, domestic life in the 19th century, and view artifacts uncovered in recent archaeological excavations. The house, which is listed on the National Register of Historic Places, is open to the public seasonally.

The Albany Historical Society has been in existence since 1979. The society curates historical artifacts, genealogies and historical texts.

The Albany Covered Bridge is located in the White Mountain National Forest, off the scenic Kancamagus Highway. It carries Dugway Road over the Swift River just a short distance from the Covered Bridge Campground. The bridge was built in 1858 by Almzi Russell and Leandre Morton. The covered portion of the bridge is 120'-0" long and the clear span of 100'-0" between abutments. The bridge width is 21'-0", the roadway width is 15'-3". The truss is a Paddleford with added arches. The U.S. Forest Service modified the structure in 1981-1982, replacing the wooden floor timbers with steel. This bridge replaces a bridge built in 1857 that was destroyed in a windstorm.



The Albany Chapel, which is now home to the Albany Historical Society Museum, was built in 1889 by the Chocorua Sunday School Association. When the numbers of the association dwindled the building was offered to the town. In 1931 voted to accept the chapel for use as a meeting hall. The building was used for town meeting until the 1990s, when the town outgrew the space.

6. The Tax Base

It is difficult to talk about community tax base in New Hampshire without first acknowledging that the state has no broad based taxes, income or sales. Thus the state is limited in the amount of revenue sharing with municipalities, and passes many costs on to the communities. Property taxes become the main source of revenue in town budgets. This is not intended to be a political statement, but rather a fact of life.

Growth can be a two edged sword. How does a community grow its tax base while keeping the costs of that growth down? This is where the role of the planning board becomes crucial. No other town board has the responsibility of balancing these two objectives. For a positive outcome, planning is everything.

So what does Albany's tax base look like, and how does that compare with the survey results?

Albany's 2013 Town Report reports the following:

Land in Current Use:	\$ 298,424
Residential land & buildings:	\$ 90,842,800
Commercial land & buildings:	\$ 13,210,000
<u>Public Utilities:</u>	<u>\$ 1,103,500</u>
Gross Total:	\$ 105,454,724

To break the totals down further into taxable land & buildings we get the following:

Land:	\$ 38,625,924
Buildings:	\$ 65,725,300
<u>Public Utilities:</u>	<u>\$ 1,103,500</u>
Gross Total:	\$ 105,454,724

There are also several tax exempt & tax exempt properties

Tax Exempt & Non Taxable Land:	\$ 48,391,200
Tax Exempt & Non Taxable Buildings:	\$ 1,535,900

From a tax base perspective, and the demand for town services based on the three categories land-residential-commercial, what does this all mean? Land by far has the lowest tax impact, with residential having the highest. Commercial is close to break even.

The survey indicated that what respondents wanted is pretty much what we have, a residential community with limited commercial activity. Over the last decade our tax rate has been fairly stable, probably due to a combination of a declining school population and limited town spending.

7. The Plan “Moving forward in changing times over the next ten years”

7.1 Future Land Use

The small town character of Albany is an important part of the lifestyle of its residents. As Albany faces future plans, it is essential to protect the quality of life that the townspeople favor while allowing flexibility in design. Albany's future growth will focus on:

- Home businesses and home occupations should be promoted in order to help the tax base, but they should be developed in a way that is not detrimental to the small Town character.
- The continuation of 2 acre lot sites for residential development in order to support sustainable clean water and septic systems.
- The continuation of mixed use of residential and commercial development along Route 16, the major egress and ingress through Albany providing goods and services. There should be consideration in certain areas for road improvements for safety precautions and access management by the NH Department of Transportation.
- The continuation of preserving existing conservation lands throughout Albany.
- In a survey that was taken in 2010, there was support from Albany residents for cluster housing. This is something that the Planning Board will address in the future.
- Continued use of agricultural land throughout the Town which is vital to the sustainability of the Town of Albany.

The survey respondents indicated that they wanted Albany to keep its rural character and open space. Since 85 percent of Albany's land area falls within the White Mountain National Forest, that leaves use of only 15 percent of the land area that the planning board can influence.

How do you plan land use in a changing world? As mentioned earlier, our goal is to create a sustainable, resilient community, and thus our land use plan should be focused on achieving that goal. The vision statement outlines seven basic needs that our community will have to meet to achieve that goal. These basic needs are food-water-energy-shelter-education-healthcare-natural resources.

We live in a world where everything is interconnected, so in dealing with one issue, you have to understand how that affects other issues as well. To ignore that truth creates unintended consequences. Looking at land use is no exception.

Some examples of “The Plan” regarding Water, Agriculture, and Energy and how they are interconnected with future land use follows:

7.2 Water

Being a rural community, Albany has no town water infrastructure and it is unlikely that it ever will. With some exceptions, Albany residences provide their own water with private wells located on their property. The Conway Village Fire District has run a water line along Route 16 for about half a mile from the town line to connect with another of their water lines. Several Albany businesses will be tied in to this line. Several developments in Albany also have their own water infrastructure. These are Wildwood and Piper Meadows (which is a mobile home park off of Rte. 16 in South Albany).

With 85 percent of Albany within the National Forest boundary there is little risk of residential or commercial pollution of our waterways. Most of the waterways originate within the national forest.

This is not to say that Albany doesn't have water issues. According to the state, the Albany Town Forest sits on one of the finest aquifers in the state. This location is populated above by an area designated as both residential and commercial. This presents challenges for the town and the aquifer below. The Planning Board must maintain vigil with regards to the protection of ground water and recharge.

Conway village has two wells abutting Albany's Town Forest which provides water to Conway Village. Test wells done by the Village District have shown a rapid recovery rate, opening the door for future water development. Some think that water is going to be in the 21st century what oil was in the 20th century. Thus the protection of the aquifer and other water resources should be of prime concern to the town. Albany presently has few water regulations, relying on the state for aquifer and watershed protection, and no data of our water inventory. Both of these issues the planning board needs to address. Moreover, this is another area where the planning board may want to partner with the conservation commission.

7.3 Agriculture

In the vision portion of the Town Master Plan, food, water, and energy are recognized as important basic needs. In this section of the Master Plan we want to focus on food. It needs to be understood that food-water-energy are inseparable. We cannot grow, harvest, process, and distribute food without water and energy. Thus the Master Plan has to and shall address and plan for both water and energy as well.

If Albany does not encourage its citizens, and work with them to meet our basic food need, then our planning will have failed. Our town survey revealed that 78 percent of our town's population wants to preserve the rural character, 87 percent want woodlands, and 53 percent want visible agriculture. Gardening at all levels, as well as raising livestock, is an integral part of that plan and should be encouraged throughout the town. It is a permitted use which requires no additional action by the town. Encouragement by our town should include family farms of all sizes, as well as the sale of food through seasonal farm stands. Home businesses and home occupations should also be encouraged to process food for sale. Community Supported Agriculture (CSA) and farmer's markets should also be encouraged, with the Planning Board creating necessary ordinances on their behalf. Working with the conservation commission, the planning board should explore establishing an agricultural incubator on the town property.

The Albany Town Forest has approximately 60-65 acres of prime agricultural land. The planning board, working with the conservation commission should take the lead in creating community gardens, town raised livestock, orchards, and where helpful, direct town involvement and investment. Committing town resources to specific agricultural projects such as those noted here could go a long way to creating more economic activity. It will also help meeting the town's food needs. To feed all of our residents should be the ultimate goal. Agricultural development also preserves the rural character and open space that Albany residents desire and was clearly communicated in the Town Survey. (see survey result above)

A regional food system will also play a role. Several surrounding communities may be better suited to grow some crops and Albany should pursue partnerships with them. Albany's planning board should make it a policy to work with other planning boards in meeting common goals associated with agriculture.

When looking at meeting Albany's food needs, the planning board may want to explore food buying clubs. Food clubs allow residents to expand their diet, and by combining purchases with others, get better prices. The planning board should explore their availability. The planning board may have to lead in this effort.

These efforts recognize the vulnerability of the industrial agriculture system that has become dominant in the U.S. over the past sixty years. Coupled with the consolidation of food processors and retail food outlets, consumers have lost control of "food to plate." By localizing our food system we hope to level the field and give Albany residents more say in how their food is grown, processed and its pricing. As stated above, the goal is to create a localized food system that can meet our food requirements and be a system that we control.

7.4 Energy

In the vision section of the Master Plan, energy is mentioned as one of Albany's Basic Needs. We use energy for lighting, heating, transportation, and communication. We use it in every walk of life. Energy is defined as "the ability to do work." It thus stands to reason that the more energy you have, the more work you can do. Almost all of our energy comes from fossil fuels, (oil, coal, natural gas), and while not considered a fossil fuel, uranium. Some of our heating energy is derived from wood which is a renewable resource. Most in our town resides in the White Mountain National Forest which keeps that resource availability limited. Moreover, the days of easily obtainable and cheap fossil fuels are gone. As a result, we are already experiencing mild shortages and price volatility.

What steps should be taken to respond to that inevitability? The failures of our electric grid system, home heating resources, and transportation would pose severe hardship for all. Are there affordable renewable energy systems presently available, and are there new technologies emerging? The goal should be to minimize, if not eliminate our dependence on fossil fuels. How do we do that? What should be our strategy?

When one speaks of renewable energy, the current focus is, and has been solar, wind, hydro, and geothermal. All of these require significant capital input. Nationally, there has been a continuous study to determine the practicality and affordability of each. As our energy costs rise, new technologies become feasible since they generally are of higher cost. We need to bear in mind that the sun doesn't always shine, and the wind doesn't always provide sufficient flow to generate electricity. A study of potential sites and potential partnerships would determine their practicality. The town forest also is a resource for our renewable energy asset for home heating, that being wood. Does our easement allow for developing both hydro and geothermal? Can we manage the production of hardwoods in order to meet some of our heating needs? Would emerging technologies lessen the impact of energy development in those areas? Can we attract partners to work with us to develop new sources of energy? There are many questions that need answers. The planning board must maintain constant vigil in search for answers.

To that end, both home owners and businesses should be encouraged to pursue their own energy sources. The planning board should pass ordinances encouraging and protecting them in developing their own power systems. Energy independence should be the goal for both our homes and our town. As a second point, there are two other immediately accessible areas that the planning board should be investigated. One is a buyer's cooperative for purchasing home heating oil and propane. Residents would combine their purchases, and the volume buying should mean better pricing for all.

There is much research going on in the area emerging energy technologies. While their availability and cost are unknown, Albany should be in the forefront of identifying those that have practical applications both at home and community wide. Integrated with emerging technologies, another possibility is for Albany to become its own electric company. Several years back the state passed a law allowing municipalities and regions to buy the poles and lines from their utility, and negotiate prices for electricity. Have any communities in this region done this? If so, what has been their experience and if successful would they assist our town in such a pursuit?

There certainly are numerous opportunities to address the ever expanding energy challenge. The planning board must focus on meeting our energy needs. Energy is too important to be left to others to deal with. The Albany Planning Board feels it should take a pro-active stance towards meeting town's future energy needs.

7.5 Natural Resources

The 2010 survey made it clear that respondents wanted to preserve the rural character and open space in their community. They liked the open fields and forests that represents. Protecting Albany's natural resources was important.

It will be impossible for Albany to achieve its goals of sustainability and resilience without those natural resources. The land and water needed to grow food, and meet our everyday needs, our forests for buildings and biomass for energy are what makes those goals possible. It is clear that we need to conserve and ground water protection and water conservation will be part of our plan.

Fortunately Albany has lakes, rivers, wetlands, agricultural lands and forests. Besides the aquifer, the town also has approximately a mile and a half frontage on the Swift River. There is 55-60 acres of prime agricultural land on the town forest as well as extensive timber. There may also be geothermal potential.

The master plan does not depend on the town forest alone to meet our natural resource needs.

We do not know what is our natural resource base, so the first step should be a town wide inventory of our natural resources. This would also help us in determining our population goals. There is a direct link between population and sustainability. If our population's needs exceed the annual renewal of our resource base then we are unsustainable, and sustainability is one of our primary goals. The key question is, what steps can Albany take to protect and preserve our resource base, not just for us, but for future generations?

The White Mountain National Forest has a major presence in Albany, with over 85 percent of our land area within its boundary. This includes much of the natural resource base that is crucial

to Albany. Albany should explore all avenues to partner with the Forest Service to see about accessibility to those resources. This partnership must be a two way street.

7.6 Albany Town Forest

The newly acquired Albany Town Forest complements the Town of Albany and its desire to be sustainable. For the people here, the Albany Town Forest provides one of several very important land tracts available to our town that will enable us to achieve our goals in “The Plan.” From water, to agriculture, and even wood harvesting, the 311-acre parcel will play an important role in sustaining a vibrant local economy.

7.7 Albany's Role in the Region

The town is the gateway to Mount Washington Valley from the south and the east. From its very start as a town rich in timber and other resources, Albany’s role in the development of the region lay in the harvesting of these natural resources, and in the harnessing of the power of the people of Albany. For generations, the trees that grew on the mountains and hillsides, and that flourished in the intervalles, supplied the raw material for mills in Conway and beyond.

Today, much of the wood that grows in the forest is still marketable timber, and though that timber is not harvested at the rate it once was, it still provides an economic benefit for the whole region.

Albany is located in the southeast corner of the White Mountain National Forest, and as such plays an important, though largely unnoticed, role in promoting the well-being of both the people and the land in the region. Most of the land within the town is under the management of the U.S. National Forest Service and as such, the town has no control over the use of more than 85 percent of the acreage within its borders. But, it does have jurisdiction over the development of the land at the southern gateway to Mount Washington Valley and at the eastern gateway to the Kancamagus Highway.

The townspeople take that responsibility seriously, and the zoning ordinances reflect that.

8. Implementation of the Plan

Maintaining the high-quality natural and recreational resources of Albany and improving the economy of the town shall require residents to support community programs and the local boards endeavoring to accomplish positive change. The planning board will annually review the policies and recommendations contained in this plan and report to the community on achievements and next steps.

9. Protection of the Individual Rights of the Citizens of Albany

Although it is important to have standards to regulate such issues that may be detrimental to the safety, health and general welfare of the people, it is just as important to protect the individual rights of the citizens. The Town of Albany has a small town character that people enjoy. Creating regulations that do not allow citizens flexibility is not the intent of the Master Plan.

APPENDIX

Copy of painting on cover page by William F. Paskell (1866 - 1951)

2010 Survey Results.....	27
2010 Survey Summary.....	37
Map of the Albany Town Forest.....	39
USVL Resource Data Models for Albany:	
Focus Areas- Weighted.....	40
Aquifers.....	41
Ponds and Wetlands.....	42
Natural Community Map.....	43
Productive Forest Soils.....	44

PLANNING BOARD 2010 MASTER PLAN SURVEY

NUMBER OF SURVEYS DISTRIBUTED	1120	100%
--------------------------------------	-------------	-------------

NUMBER OF RESPONDENTS	193	17%
------------------------------	------------	------------

COMMUNITY GOALS

1 In past surveys many Albany residents have expressed a desire to maintain the rural character of their community. What does rural character/atmosphere mean to you

Respondents	Percentage
-------------	------------

a	Open space	160	83%
b	Large lot size	113	59%
c	Visible agriculture	101	53%
d	Woodlands	168	87%
e	other		

2 How important is preservation of rural character/atmosphere to you?

a	Very important	151	78%
b	Somewhat important	36	19%
c	Not important	4	2%

3 Would you consider supporting zoning changes to preserve the rural character/atmosphere of the community

a	Yes	162	84
b	No	18	9%

COMMUNITY GOALS

4 Rate the importance to you of the following aspects of our community on a scale of 1-5 with 5 being the most important

a	Rural atmosphere and scenic beauty	Respondents	Percentage
	1	4	2%
	2	2	1%
	3	11	6%
	4	16	8%
	5	153	79%
b	Peace and quiet		
	1	1	1%
	2	3	2%
	3	11	6%
	4	26	13%
	5	144	75%
c	Outdoor recreation		
	1	18	6%
	2	12	6%
	3	45	23%
	4	31	16%
	5	70	36%

COMMUNITY GOALS

4 Rate the importance to you of the following aspects of our community on a scale of 1-5 with 5 being the most important

d	Property tax levels	Respondents	Percentage
	1	0	0%
	2	8	4%
	3	35	18%
	4	30	16%
	5	99	51%
e	Historical and cultural resources		
	1	2	1%
	2	25	13%
	3	57	30%
	4	46	27%
	5	40	21%
f	Employment opportunities		
	1	24	12%
	2	37	19%
	3	49	25%
	4	26	13%
	5	41	21%

COMMUNITY GOALS

4 Rate the importance to you of the following aspects of our community on a scale of 1-5 with 5 being the most important

g	Educational opportunities for adults & children	Respondents		Percentage	
		1		2	
	1	18	9%		
	2	23	12%		
	3	34	18%		
	4	49	25%		
	5	44	23%		
h	Shopping and entertainment options	3		16%	
		4		12%	
	1	68	35%		
	2	37	19%		
	3	30	16%		
	4	8	4%		
	5	24	12%		
i	Available/affordable housing	1		19%	
		2		13%	
	1	37	19%		
	2	26	13%		
	3	51	26%		
	4	24	12%		
	5	32	17%		

COMMUNITY GOALS

4 Rate the importance to you of the following aspects of our community on a scale of 1-5 with 5 being the most important

		5	
		Respondents	Percentage
j	Municipal services		
	1	29	15%
	2	31	16%
	3	51	26%
	4	30	16%
	5	37	19%
k	Availability of public transportation		
	1	61	32%
	2	41	23%
	3	24	12%
	4	20	10%
	5	16	8%
l	Other		

COMMUNITY GOALS**Over the next ten years would you like to see Albany**

		Respondents	Percentage
a	Be primarily a residential community	120	62%
b	Encourage home occupation/cottage industry	108	56%
c	Encourage development of seasonal residences	49	25%
d	Encourage growth of existing businesses	77	40%
e	Encourage new businesses	51	26%
f	Encourage non-polluting light industry	74	38%
g	Encourage outdoor recreation related businesses	92	48%
h	Encourage tourist related businesses	41	21%
i	Not encourage any industry or business	43	22%
j	Other		

GROWTH**6 How would you like to see Albany's population change?**

a	Decrease	10	1%
b	Stay the same as present (approximately 720)	59	31%
c	Continue to grow at the same rate as in recent years	91	47%
d	Moderate growth	20	10%
e	Unlimited growth	3	2%
f	Other		

GROWTH**7 Which of the following businesses would you like to see in Albany?**

		Respondents	Percentage
a	Small home based	130	71%
b	Small craft industries	103	53%
c	Technology	68	35%
d	Retail shops	20	10%
e	Factory outlets	8	4%
f	Restaurants	57	30%
g	Motels/Inns	237	14%
h	Recreation areas	86	45%
i	Service stations	12	6%
j	Shopping centers	7	4%
k	Professional services	71	37%
l	Other		

8 What type of commercial and business enterprises would you prefer NOT to see in Albany?

Shopping Malls/Strip Malls/Big Box Stores/Factory Outlets	79	41%
Large Manufacturing Plants/Heavy Industry/Chemical Plants	45	23%
Service/Gas Stations	28	15%
Pollution/noise related businesses including Race Tracks	26	13%
Hotels/Motels/Restaurants	18	9%
Adult Entertainment and related Businesses including Tattoo Parlors	11	6%
Car Dealerships/Secondhand Car Dealers	10	5%
Trailer Parks/Mobile Homes	6	4%
Gravel Pits/Mining	4	2%

GROWTH

9 Do you feel that certain areas in town should be designated for?

		Respondents	Percentage
a	Industrial use	50	26%
b	Commercial activity	72	37%
c	Town recreation	108	56%
d	Commercial recreation	40	21%
e	Agriculture and forestry	104	54%
f	Scenic and/or conservation purposes	132	68%

RENEWABLE ENERGY

10 With the rising cost of energy some residents are looking at solar, wind and hydro power as alternative energy resources.

Do you think these should be allowed?

a	Alternative energy structures to primarily serve individual residents or commercial buildings	162	84%
b	Commercial alternative energy generation facilities that produce power to sell	79	41%

11 Where in Albany would you prefer to see excavation of minerals (sand gravel and soil etc) permitted

a	Anywhere	8	4%
b	Only in specifically designated areas away from roads and houses	110	57%
c	Nowhere	68	35%

12 Do you feel that the town should purchase land for?		Respondents	Percentage
a	Preservation of open spaces	133	69%
b	Recreational facilities	67	35%
c	Future town center	60	31%
d	Potential income generation for the town	67	35%

HOUSING

13 Which of the following types of housing do you think we need to meet current and future needs in Albany?		Respondents	Percentage
a	Single family	151	79%
b	Two-family (duplex)	41	21%
c	Apartment complexes	18	9%
d	Condominiums	21	11%
e	Housing for the elderly	62	32%
f	Nursing homes	27	14%
g	Low income housing	30	16%
h	Moderate income housing	72	37%
i	Other	0	0%

HOUSING**14 If you feel that there is a need for two family style housing where would you like to see it built**

	Respondents	Percentage
a Anywhere	27	14%
b Along state roads only	40	21%
c Elsewhere (specify)	6	3%

15 If you feel that there is a need for apartment buildings and/or condominiums where would you like to see them built

a Anywhere	21	11%
b Along state roads only	39	20
c Elsewhere	8	4%

16 Would you support the concept of Cluster Design Development to be part of future planning for Albany

a Yes	100	52%
b No	105	54%

RESPONDENT INFORMATION**17 Are you?**

a Year round residents	107	55%
b Part-time residents	62	32%
c Non-residents	20	10%
d Other (Specify	4	2%

18 Do you heat with wood as a PRIMARY heat source

a Yes	50	26%
b No	131	68%

2010 Survey Results

Surveys Distributed 1,120

Respondents 193

There was a 17percent response from those people surveyed

Community Goals

Approximately 85percent of respondents consider **Open space and Woodlands** to be the dominant features of Rural Character. **78percent** of respondents believe that the preservation of Rural Character is very important. **19percent** consider it to be somewhat important. Only **2percent** of respondents considered Rural Character to be unimportant. **84percent of respondents would consider supporting Zoning changes to preserve Rural Character.**

In considering the different aspects of our community respondents were asked to rate the importance to them personally of each aspect using a scale of 1-5 with 5 being the most important. **79percent** of respondents rated **Rural Character** most important. **75percent** of respondents rated **Peace and Quiet** most important.

Other than Property Taxes, which 51percent of respondents rated most important, none of the other aspects of our community received any significant ratings in terms of importance. In terms of the future respondents indicated a clear preference in continuing the **Rural Character** of Albany with the following choices: **62percent** Want it to be primarily a residential community. **56percent** Encourage home occupation/cottage industry. **48percent** Encourage outdoor recreation related businesses

Growth

Changes in population - Respondents indicated a clear preference for limited controlled growth. **47percent** Preferred growth at the same rate as at present. **31percent** Preferred to stay at the same level as today or no growth.

Business growth

71percent of respondents prefer to see Small Home Based business. **53percent** would like to see Small Craft Businesses. **45percent** want to see Recreation related businesses and **37percent** want to see more Professional Services available. **41percent** were opposed to shopping malls/strip malls/big box stores and factory outlets. **23percent** were opposed to large manufacturing plants/heavy industry and chemical plants. **15percent** were opposed to gas stations. **Again there was a clear preference for businesses that reflect the Rural Character of Albany.**

In response to the question, “should certain areas in town be designated for specific purposes”; **68percent** of respondents felt that areas should be set aside for **scenic and or conservation purposes.**

56percent of respondents want space for **town recreation** and **54percent** of respondents want **agriculture and forestry.**

Renewable Energy

84percent of respondents favor alternative energy resources for residential purposes. A margin of two to one over those favoring commercial purposes **41percent.** **57percent** of respondents felt that excavation of minerals should be limited to specially designated areas. **35percent** felt that it should not be allowed. Only **4percent** felt there should be no limitations.

Land Purchase

69percent of respondents felt that the town should purchase land to preserve open space. Preferences for recreational facilities/town center and income generation purposes were equally divided at approximately **35percent** each

Housing

79percent of respondents favor single family housing. **37percent** and **32percent** favor Moderate income and Housing for the elderly respectively. **Support for Cluster Housing** was equally divided. **54percent** against **52percent** in favor

Respondent Information

55percent year round **32percent** part time **24percent** non-resident and other. **26percent** heat with wood as a primary source. **34percent** heat with wood as a secondary source. **31percent** grow food produce on the property two thirds of whom preserve some of their harvest. **4percent** raise animals for food purposes.

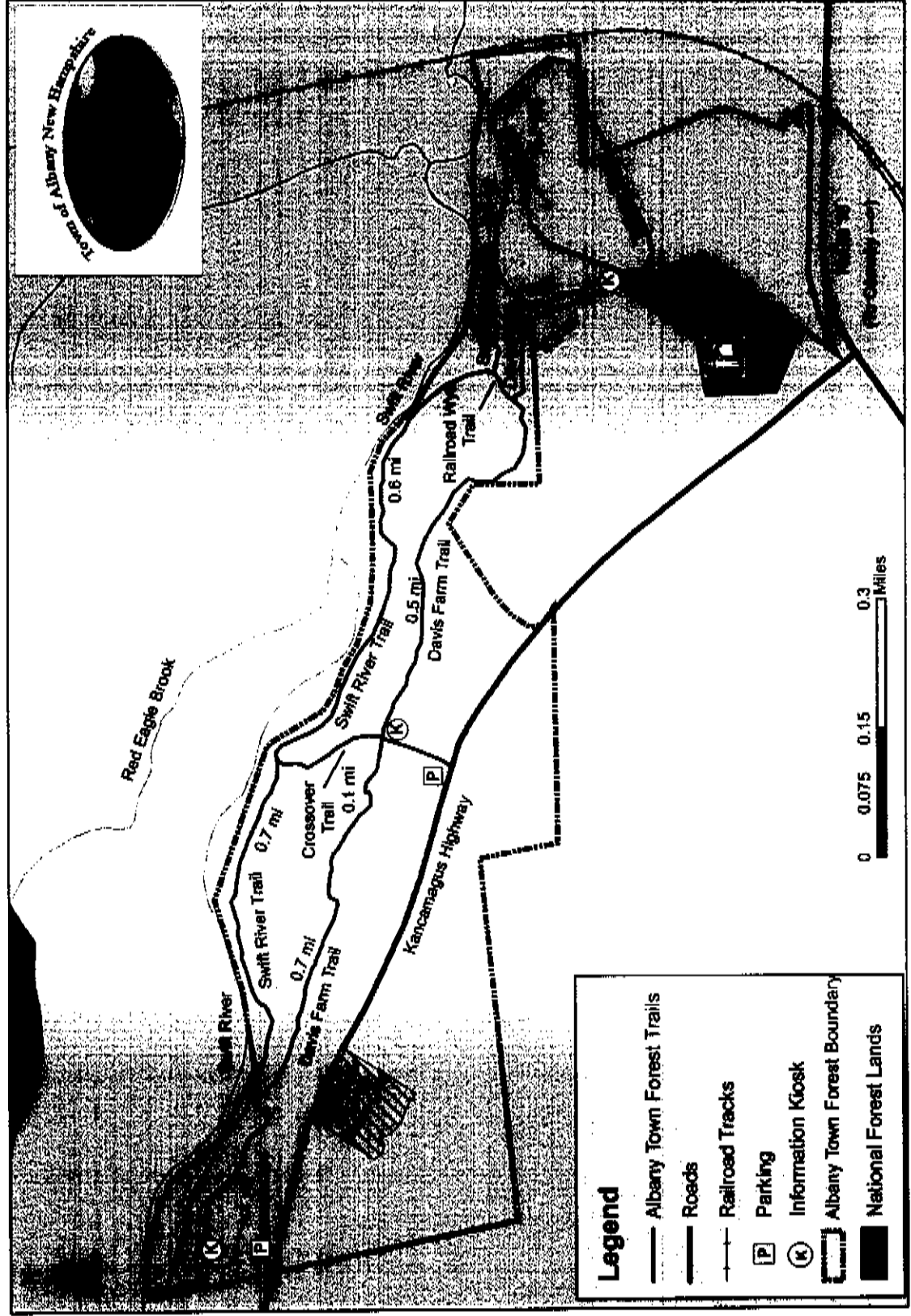
81percent of respondents grow less than 5percent of their food. **13percent** of respondents grow less than 25percent of their food.

Results of the survey clearly indicate that the residents of Albany are overwhelmingly disposed towards maintaining the rural character of the community and are not only willing to amend the Zoning Ordinances to that end but are also willing to purchase land to preserve and to protect that interest.

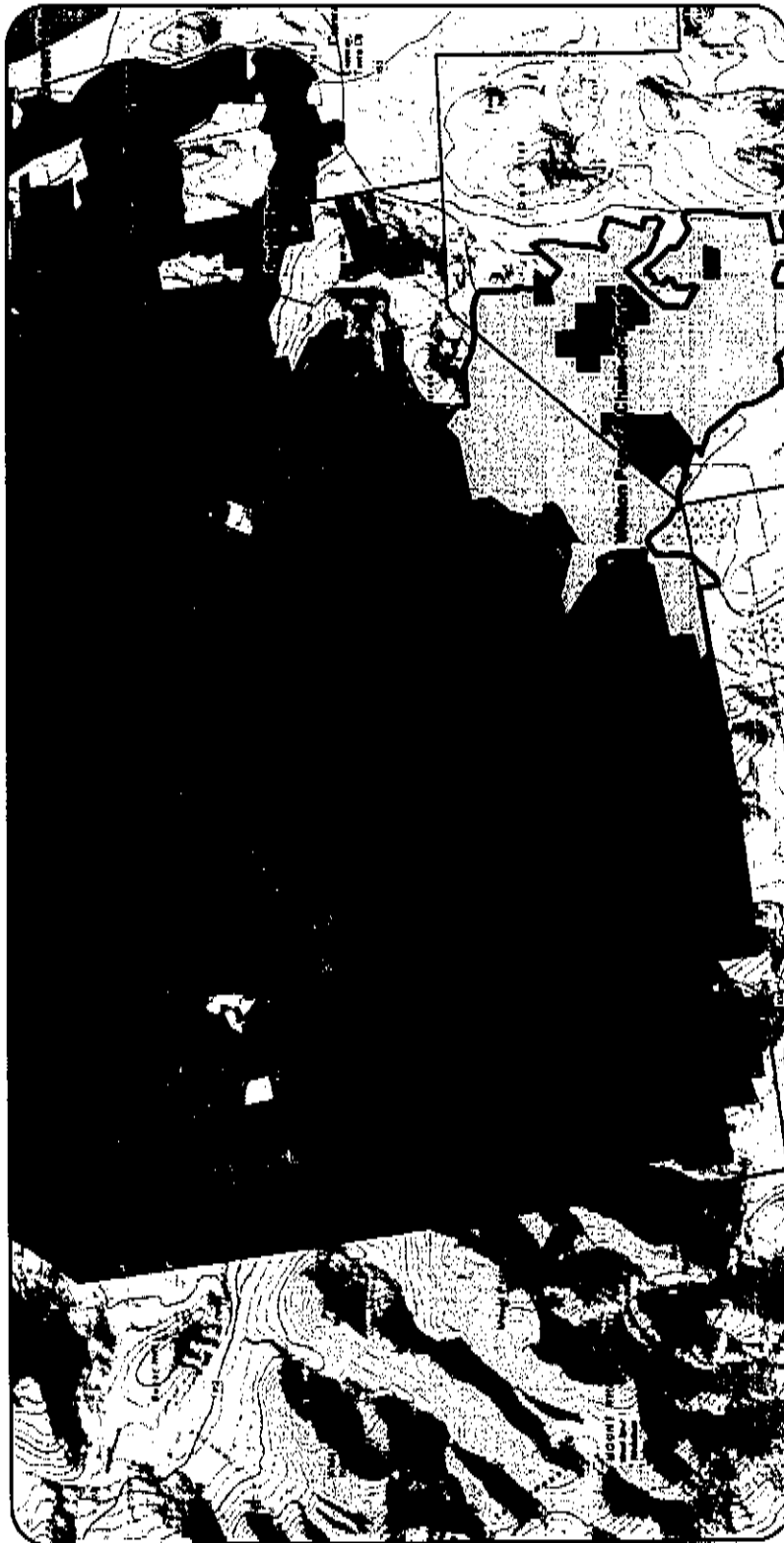
Residents are clearly against large scale commercial development and many respondents expressed a concern over the ongoing deterioration in the outward presentation of those businesses operating along Route 16 which is the gateway to the town.

There is a clear preference for limited growth in both terms of population and businesses in Albany.

Albany Town Forest Trails



The Upper Saco Valley Land Trust Resource Inventory **Resource Data Model for Town of Albany**



- Focus Areas
- Focus Areas by Acre-Weighted Average Score
- 21 - 23
- 24 - 27
- 28 - 30
- 31 - 33
- 34 - 35
- 36 - 44
- Conservation Lands

0 0.5 1 2 3 4 Miles

The Upper Saco Valley Land Trust Resource Inventory Resource Data Model for Town of Albany

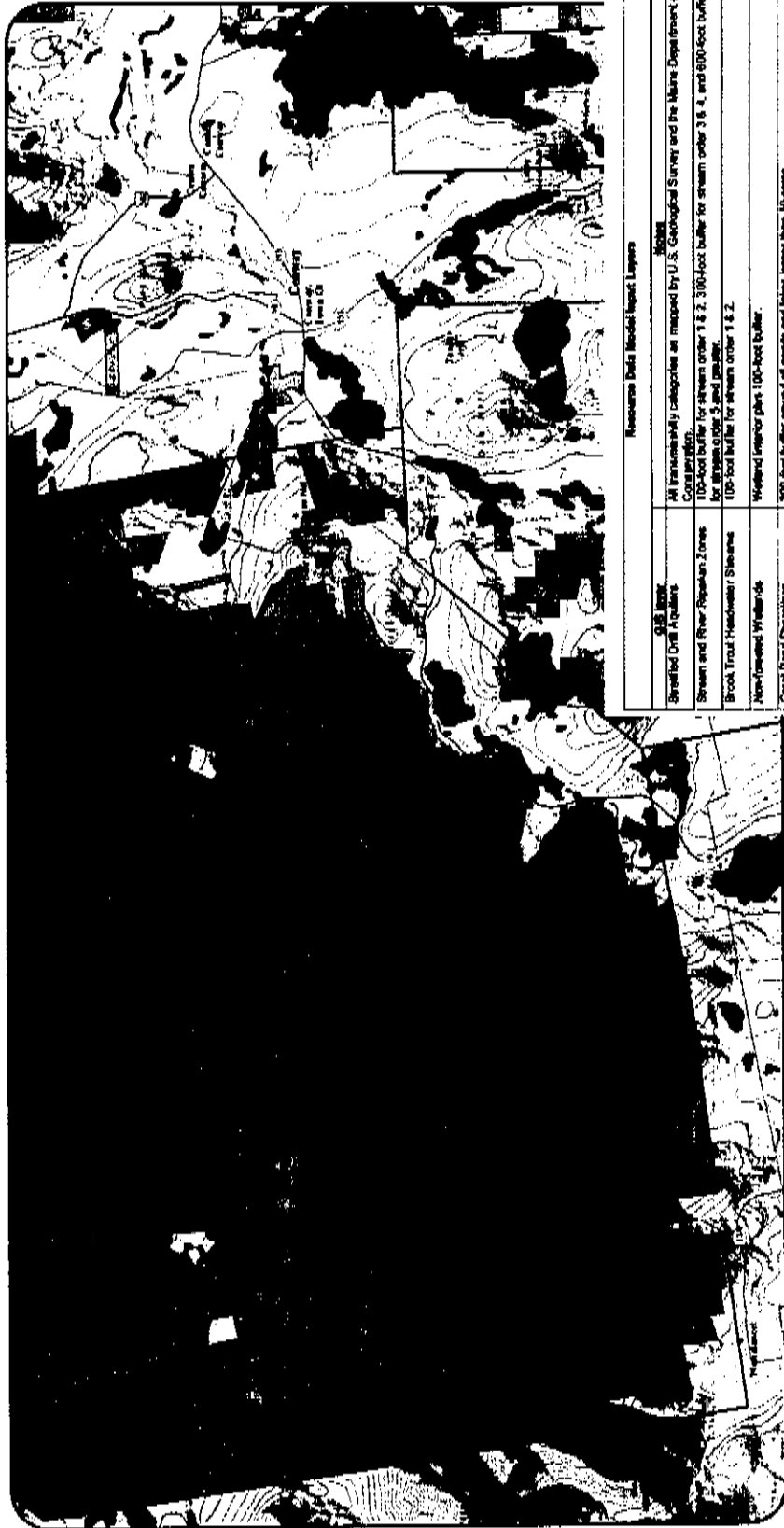


- Streams and Rivers
- Aquifers
- Riparian Zones
- Important Bird Areas
- Conservation Lands



Resource Data Model Input Layers	
Soil Type	Soil
Shrubby Oak Aquifers	All transmissibility categories are mapped by U.S. Geological Survey and the Maine Department of Conservation.
Streams and River Riparian Zones	100-foot buffer for stream order 1 & 2, 300-foot buffer for stream order 3 & 4, and 600-foot buffer for stream order 5 and greater.
Brook Trout Headwater Streams	100-foot buffer for stream order 1 & 2.
Non-Timber Wetlands	Wetland Interior plus 100-foot buffer.
Great Pond Shoreline	300-foot buffer around all ponds and lakes larger than 10 acres.
Un-fragmented Forest Blocks	Spacially contiguous forest blocks larger than 800 acres un-fragmented by roads or development, as identified by the Maine Natural Areas Program (MENAP) and the National Heritage Bureau (NHB).
Endangered Natural Communities	As identified by the Maine Natural Areas Program, the National Heritage Bureau, and the Maine Department of Inland Fisheries and Wildlife, ranked by conservation priority.
Rare Species	As identified by the Maine Natural Areas Program, the National Heritage Bureau, and the Maine Department of Inland Fisheries and Wildlife, ranked by conservation priority.
Important Bird Areas	Identified by the Audubon Society.
Prairie Farmland Soils	As mapped by the Natural Resources Conservation Service.
Farmland and Other Openings	As identified by state Land Cover Assessments, the New Hampshire Wildlife Action Plan, and the Maine Department of Agriculture, Forestry and Fisheries.
Productive Forest Soils	Natural Communities identified as having the highest potential for growing high-quality timber.
Natural Communities	Derived from an interpretation of MDCS soils, National Wetlands Inventory data, and other action plan data to identify the Maine Department of Inland Fisheries and Wildlife, ranked by conservation priority.

The Upper Saco Valley Land Trust Resource Inventory Resource Data Model for Town of Albany



- Open Wetlands
 - Fen > Marsh
 - Bog
 - Fen
 - Isolated Basin Wetland - Undifferentiated
 - Drainage Marsh
 - Sand Plain Basin / Pond Shore Marsh
 - Open Wetlands Buffer
- Great Ponds
- Great Ponds Shorelines
- Conservation Lands



Resource Data Model Report Layers	
State Route	As mapped by the Maine Department of Transportation
Stream and River Riparian Zones	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Brook Trout Headwater Streams	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
New England Wetlands	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Great Pond Shoreline	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Unfragmented Forest Blocks	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Exemplary Natural Communities	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Rare Species	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Important Bird Areas	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Prime Farmland Soils	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Farmed and Other Openings	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Productive Forest Soils	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment
Natural Communities	As mapped by the Maine Department of Conservation, the Maine Department of Agriculture, Forestry and Fisheries, and the Maine Department of the Environment

The Upper Saco Valley Land Trust Resource Inventory

Resource Data Model for Town of Albany



Narrowing Land for Community Benefit



Natural Community Map

Rocky Ground

Subalpine

Rocky Ridge

Cliff and Talus

Matrix Forests

Spruce - Fir

Hemlock - Spruce and Lowland Spruce - Fir

Hemlock - Hardwood - Pine and Northern Hardwoods

Northern Hardwoods

Large to Small Patch Forests

Rocky Oak - Hardwood - Spruce

Pitch/Mixed Pine Plains

Semi-Rich to Rich Woods

Open Wetlands

Fen > Marsh

Bog

Fen

Isolated Basin Wetland - Undifferentiated

Drainage Marsh

Sand Plain Basin / Pond Shore Marsh

Swamps

Semi-rich to Rich Swamp

Poor Swamp

Floodplains and River Channels

Floodplain Forest

Threaded River Floodplain and Terrace

Minor River Floodplain or Swamp

River Channel

Aquatic

Aquatic

Human

Maintained Clearing

Early Successional Thicket

Developed

Gravel / Sand Pit

Conservation Lands

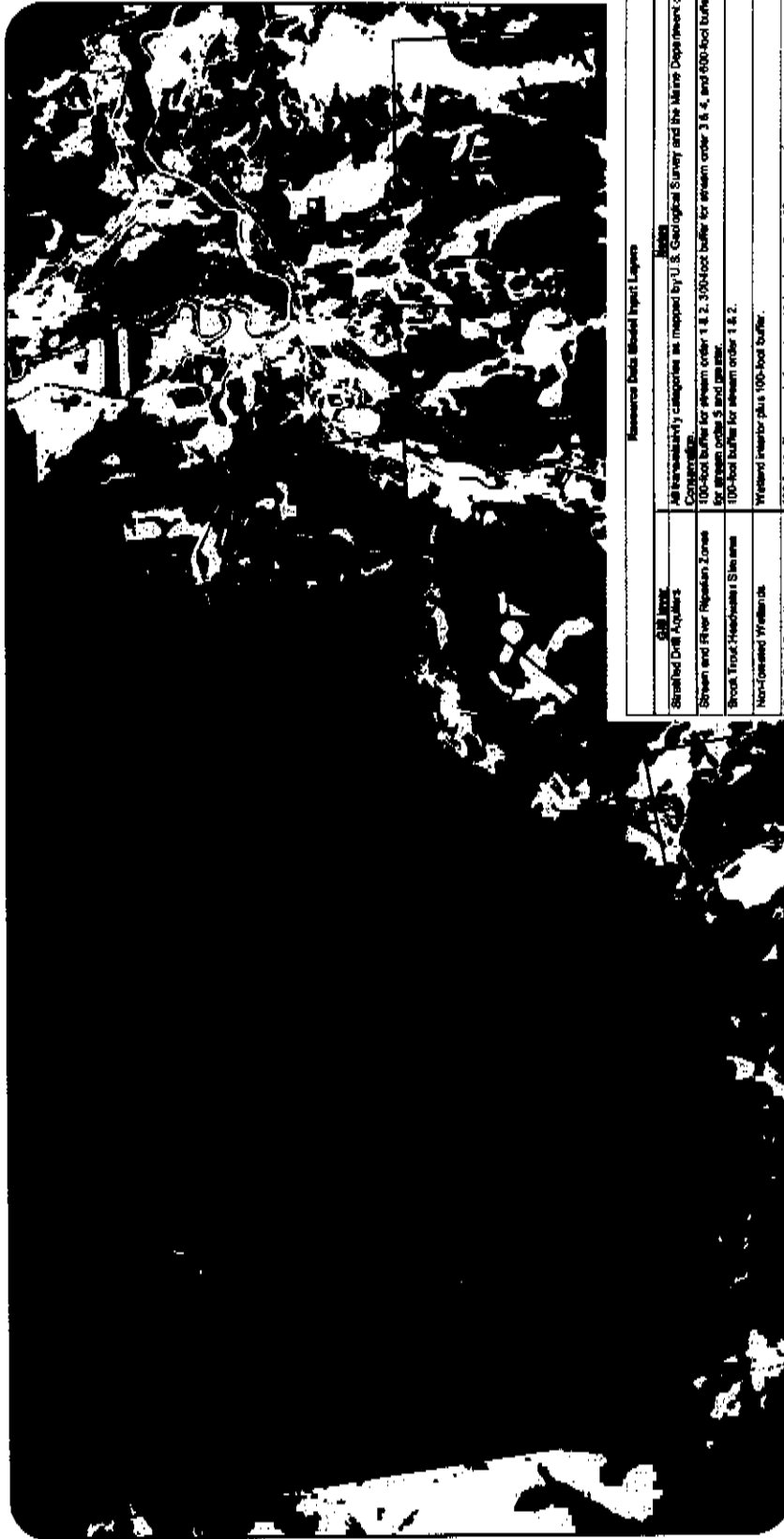
Resource Data Model Project Layers

Category	Description
Wild Area	Wild Area
Stratified Drift Aquifers	Stratified Drift Aquifers as mapped by U.S. Geological Survey and the Maine Department of Environmental Protection. Includes all areas mapped as stratified drift aquifers.
Stream and River Riparian Zone	Stream and River Riparian Zone as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as stream and river riparian zones.
Brook Trout Headwater Stream	Brook Trout Headwater Stream as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as brook trout headwater streams.
Non-Covered Wetlands	Non-Covered Wetlands as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as non-covered wetlands.
Great Pond Shoreline	Great Pond Shoreline as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as great pond shorelines.
Undeveloped Forest Blocks	Undeveloped Forest Blocks as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as undeveloped forest blocks.
Emergent Natural Communities	Emergent Natural Communities as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as emergent natural communities.
Rare Species	Rare Species as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as rare species.
Important Bird Areas	Important Bird Areas as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as important bird areas.
Pine Forested State	Pine Forested State as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as pine forested state.
Farmland and Other Openings	Farmland and Other Openings as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as farmland and other openings.
Productive Forest Soil	Productive Forest Soil as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as productive forest soil.
Natural Communities	Natural Communities as mapped by the Maine Department of Environmental Protection. Includes all areas mapped as natural communities.



The Upper Saco Valley Land Trust Resource Inventory

Resource Data Model for Town of Albany



Productive Forest Soils

- Low Productivity
- Moderate Productivity
- High Productivity
- Conservation Lands

Resource Data Model Input Layers	
GIS Layer	Notes
Stratified Drill Aquifers	All renewability categories as mapped by U.S. Geological Survey and the Maine Department of Conservation.
Stream and River Riparian Zones	100-foot buffer for stream order 1 & 2, 300-foot buffer for stream order 3 & 4, and 600-foot buffer for stream order 5 and greater.
Brook Trout Headwater Streams	100-foot buffer for stream order 1 & 2.
Non-Grassed Wetlands	Wetland wetlands plus 100-foot buffer.
Great Pond Shovelnet	300-foot buffer around all ponds and lakes larger than 10 acres.
Unfragmented Forest Blocks	Specialty contiguous forest blocks larger than 100 acres unfragmented by roads or development, verified by site.
Exemplary Natural Communities	As identified by the Maine Natural Areas Program (MEDNAP) and the NH Natural Heritage Bureau.
Rare Species	(MEDNAP) verified by site and study.
Important Bird Areas	As identified by the Maine Natural Areas Program, the NH Natural Heritage Bureau, and Maine Department of Inland Fisheries and Wildlife, verified by conservation priority.
Prime Farmland Soils	Identified by the Audubon Society.
Farmstead and Other Openings	As mapped by the Natural Resources Conservation Service.
Productive Forest Soils	As identified by state Land Cover Assessments, the New Hampshire Wildlife Action Plan, and NH 2006 Interpretation.
Natural Communities	Natural Communities identified as having the highest potential for growing high quality timber.
Natural Communities	Derived from an interpretation of NRCS soils, National Wetlands Inventory, state Wetlands Action Plan, state Inland, the Nature Conservancy's Ecological Land Unit, data from NHNHIS and MESAIP, aerial photo interpretation, and field work, verified according to average rarity of grouped natural communities.

