

Welcome to **WENTWORTH**  
Chartered 1766 New Hampshire

# MASTER PLAN 2023



# WENTWORTH NH



**Draft  
For Public  
Review**

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**Public Hearing  
February 27,  
2023, 6:30 PM  
at the Town  
Offices**

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

*-Benjamin Franklin*

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

*-Walt Disney*

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Village Common Covered Bridge: John-Scott Sherburne

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## INTRODUCTION & ACKNOWLEDGMENTS

### EXECUTIVE SUMMARY

The Wentworth Master Plan is designed to produce a community-wide document that will guide the growth and development of the community for the next ten years. Building upon the Town's prior Master Plan (Adopted in 1986), the 2022 Wentworth Master Plan will further enhance the ideas envisioned for the Town while considering the changes that have taken place locally, in the surrounding communities, and the world. The resulting plan will help improve development stability and help ensure the community's economic well-being. The Master Plan will also assist in preserving the residents' physical vision for Wentworth.

The Wentworth Master Plan was developed per NH RSA 674:2. RSA 674:2 requires a community's Master Plan (the plan) to include minimally:

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

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

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

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

This Master Plan will guide town officials in performing their duties and aid in designing and developing ordinances in areas under their authority. The Wentworth Master Plan, while not binding, will provide guidance for future actions of Wentworth town officials and will be maintained as a public record.

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

### VISION STATEMENT

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

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

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

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

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

- 1) Preserve the small-town and rural feel of the community.
- 2) Encourage the well-planned development of small businesses, agricultural initiatives, and cottage industries.
- 3) Exercise caution and control over significant commercial and industrial development.
- 4) Maintain and protect the rural landscape, the scenic natural environment, the recreational opportunities, and the overall aesthetics of the community.
- 5) Improve high-speed internet and cell coverage throughout the community.
- 6) Strive to maintain or lower property taxes.
- 7) Promote tourism by encouraging the development of facilities such as restaurants, small retail shops, and recreation opportunities that entice visitors to explore the community.



## GOALS

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

Goals identify what the Town hopes it can achieve. Goals help identify and prioritize the actions required to maintain the vision. Subsequent chapters provide background, specific objectives, and actions to fulfill the goals.

## PLANNING HISTORY

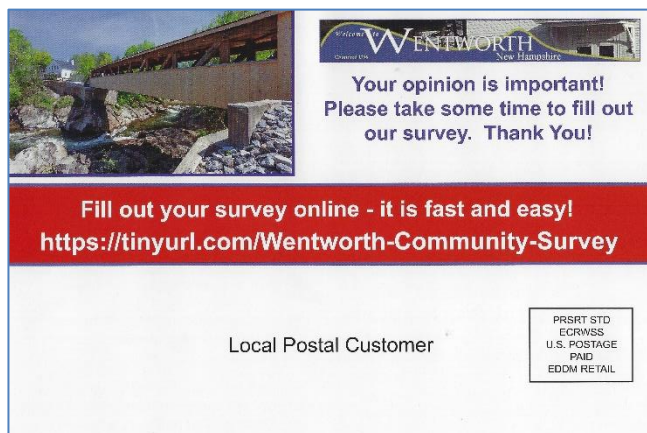
The Wentworth Master Plan was initially developed in 1986. The Planning Board understood that the 1986 plan might no longer provide the guidance necessary to prepare for Wentworth's future and should be updated to comply with the state's 10-year recommendation. Recognizing the need for a new plan, the Planning Board reached out to private contractors to solicit bids for a complete update.

At a Planning Board meeting on December 7, 2020, a motion was made and seconded to accept one of the two proposals received. A Memorandum of Understanding and an initial payment were authorized for release to Mapping and Planning Solutions (MAPS) to proceed with the project. Committee meetings began on March 1, 2021, and continued into 2023.

The first step in the planning process was the development of questions for the Wentworth Master Plan Community Survey. Once completed, these questions were entered into Google Forms for online entry and printed for residents who could not complete the survey online. On August 19, 2021, postcards (see right) were mailed to all taxpayers and residents of Wentworth, promoting their participation in the survey. A second postcard was sent on September 29 to remind residents and taxpayers to fill out the Community Survey and extend the survey deadline to October 15, 2021. The survey was also promoted on the Town's website and the Wentworth Bulletin (Facebook).

Posters were placed in strategic locations throughout the community, such as Shawnee's, the Library, and the Post Office. Although residents were encouraged to complete their surveys online, they could also request paper copies from MAPS and return them to the Town Offices.

The 55-question survey addressed multiple issues, including the vision statement, land use, transportation, community facilities, utilities and public services, population, employment, housing, economic development, natural resources and natural hazards, recreation, history and culture, and regional considerations. In addition to the tabulated survey results, written comments for three questions were prepared for the Planning Board to review.



A total of 254 surveys were returned; 228 were completed online, and 26 were returned as paper surveys. The rate of return was determined using various methodologies, as shown in the chart to the right. Overall, the rates of return were felt to be sufficient enough to provide a good representation of the opinions of Wentworth's residents and taxpayers.

Rate of Return - Three Methodologies			
Returned Surveys vs. Population	254	845	30.0%
Returned Surveys vs. Surveys Mailed	254	799	31.7%
Returned Surveys vs. Housing Units	254	504	50.3%

On November 13, 2021, the Community Survey Results were presented in a public forum at Wentworth Elementary School. Copies of the presentation and written comments were provided to the Planning Board. The survey results presentation was also added to the Town's website. The results of the Community Survey are the base for this Master Plan, focusing on the opinions and concerns of the citizens of Wentworth. The PowerPoint presentation of the survey results is included in Appendix B of this plan.

Meetings were then held to support the development of the Master Plan; community input was encouraged throughout the meeting process. When the final draft was completed, the plan was posted on the Town's website and was followed up with a public hearing held on February 27, 2023, to hear remarks from residents. A final copy of the Master Plan was prepared and adopted by the Planning Board on March 6, 2023. The Town Clerk and the Planning Board hold copies of the Master Plan. In addition, a copy is available at the Town Offices and on the town website.

### CURRENT PLANNING & REGULATORY DOCUMENTS

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

- **Subdivision Regulations - Adopted, March 1986; Latest Revision, February 2020**
  - Flood Management Ordinance ..... Approved March 2007
  - Flood Insurance Rate Maps & Study (FEMA) ..... February 20, 2008
- **Town Ordinances**
  - Parking Ordinance ..... Effective November 14, 2000
  - Open Container of Alcoholic Beverage Ordinance .... Effective July 29, 2003
  - Town Park Ordinance ..... Effective June 15, 2010
  - Racetrack Ordinance ..... Effective 2012
- Capital Reserve Funds (Departmental) ..... Adjusted annually at budget time
- Emergency Operations Plan ..... Adopted; September 1, 2015
- Hazard Mitigation Plan..... Approved; March 24, 2021



ACKNOWLEDGMENTS

The Town of Wentworth would like to thank the following people for their time and effort in completing this Master Plan. This plan would not exist without your knowledge and experience.

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

- John Meade ..... Planning Board Chair
- Duane Brown..... Planning Board Vice-Chair
- Marina Reilly-Collette..... Planning Board Chair (former)
- Sonia Scheller ..... Planning Board Member, Select Board Representative (former)
- Omer C. Ahern, Jr. .... Planning Board Member, Select Board Representative (former)
- Palmer Koelb..... Planning Board Member
- Linda Franz ..... Planning Board Member
- Brian DuBois ..... Select Board Representative, Ex Officio
- Arnie Scheller ..... Select Board, Chair
- Linda Brownson..... Conservation Chair
- Jennifer Meade..... Friends of Wentworth Parks & Recreation Chair
- Frances Muzzey ..... Select Board (former) & Planning Board (former)
- George Morrill..... Planning Board Member, Vice-Chair (former)
- Andrew Lasser ..... Planning Board Member, Select Board Representative (former)
- June Garneau..... Mapping and Planning Solutions
- Olin Garneau..... Mapping and Planning Solutions

THE COMMUNITY OF WENTWORTH, NH

Wentworth is a beautiful community located in Grafton County in west-central New Hampshire. Rumney (east), Dorchester (south), Warren (north), and Orford (west) border Wentworth. Located in the Dartmouth-Lake Sunapee tourism region of New Hampshire, Wentworth is located in the hills and lakes of central New Hampshire.

A three-member Select Board governs the Town of Wentworth. The Town’s departments include, but are not limited to, Fire, Police, Highway, Planning, Cemetery, and Conservation. The largest employer in Wentworth is the Kennebec Lumber Company, with 73+/- employees.

Over the last 30 years, Wentworth’s population has increased; the population change from 1990 (631) to 2020 (845) showed an increase of 214 according to US Census 2020. These statistics represent a growth rate of approximately 33.9%. Wentworth’s population estimate in 2019 was 894, slightly more than reported in the 2020 census. See *Chapter 5, Housing & Population*, for more information.



The Town of Wentworth covers approximately 41.8 square miles of land area and 0.2 square miles of inland water. The lakes and hills of central New Hampshire dominate the community. The lowest elevation in Town is around 630’ above sea level near the town center. The highest peak is Carr Mountain, at 3,453’ above sea level. See *Chapter 7, Natural Resources & Hazards*, for more information.

## Community Snapshot

Town Statistics				
Census Population Data	2020	2010	2000	1990
Wentworth, NH - Census 2020 Population Data	845	911	797	631
Grafton County	91,118	89,118	81,826	74,998
Population Estimate (ACS 2017-2021*)	1,099			
Elderly Population-% over 65 (ACS 2017-2021*)	26.8%			
Median Age (ACS 2017-2021*)	44.3			
Median Household Income (ACS 2017-2021*)	\$79,375			
Individuals below the poverty level (ACS 2017-2021*)	11.7			
Change in Population-Summer Weekends (%)	33%			
Change in Population-Winter Weekends (%)	5%			
Housing Statistics (ACS: 2017-2021)				
Total Housing Units (HU)	563			
Occupied Housing Units	412			
Owner Occupied HU	356			
Renter Occupied HU	56			
Vacant	151 (vacant, seasonal, or occasional use)			
Type of Structure	Assessed structure value (2021-MS1)	Estimated Loss of 1% of Structures	Estimated Loss of 5% of Structures	
Residential	\$71,742,500	\$717,425	\$3,587,125	
Manufactured Housing	\$3,134,100	\$31,341	\$156,705	
Commercial	\$8,234,100	\$82,341	\$411,705	
Tax Exempt	\$3,085,200	\$30,852	\$154,260	
Utilities	\$8,191,400	\$81,914	\$409,570	
Totals	\$94,387,300	\$943,873	\$4,719,365	
The chart above indicates structure value only and the estimated loss from natural hazards based on a loss of 1% or 5% of structures.				
Regional Coordination				
County	Grafton			
New Hampshire Tourism Region	Dartmouth-Lake Sunapee			
Municipal Services & Government				
Town Manager or Administrator	No			
Selectboard (3 members)	Yes, elected			
Planning Board	Yes, elected			
School Board	Yes, elected			
Zoning Board of Adjustment	No			
Conservation Commission	Yes, appointed			
Master Plan	Yes, 1986			
Emergency Operation Plan (EOP)	Yes, September 1, 2015			
Hazard Mitigation Plan (HMP)	Yes, March 24, 2021			
Zoning Ordinances	No			
Subdivisions Regulations	Yes; February 5, 2007/July 2019/February 2020			
Site Plan	No			
Capital Improvement Plan	No			
Capital Reserve Funds	Yes			

Town Statistics	
<i>Building Permits Required</i>	No
<i>Town Web Site</i>	Yes, www.wentworth-nh.org
<i>Floodplain Ordinance</i>	Yes, part of the Subdivision Regulations
<i>Member of NFIP</i>	April 18, 1983
<i>Flood Insurance Rate Maps (DFIRMS)</i>	February 20, 2008
<i>Flood Insurance Rate Study (FIS)</i>	February 20, 2008
<b>Percent of Local Assessed Valuation by Property Type - 2021 (NH Department of Revenue)</b>	
<i>Residential Buildings</i>	84.6%
<i>Commercial Land &amp; Buildings</i>	8.2%
<i>Other (including Utilities)</i>	7.2%
Emergency Services	
<i>Town Emergency Warning System(s)</i>	CodeRED
<i>School Emergency Warning System(s)</i>	Power School
<i>Emergency Page</i>	No
<i>Social Media</i>	Facebook: Highway, Fire & Warren-Wentworth Ambulance
<i>ListServ or Subscription Service</i>	No
<i>Local Newspapers</i>	Record Enterprise
<i>Public Access TV</i>	No
<i>Local TV Stations</i>	WMUR, Channel 9 (Manchester)
<i>Local Radio</i>	WPNH 100.1 FM (Plymouth), WVFM 105.7 FM (Campton), NHPR 97.3 FM (Plymouth)
<i>Police Department</i>	Yes, part-time Chief, three part-time officers
<i>Police Dispatch</i>	Grafton County Dispatch
<i>Police Mutual Aid</i>	Rumney, Warren, Orford, Piermont, NH State Police & Grafton County Sheriff's Office
<i>Animal Control Officer</i>	Yes, Police Department if not available
<i>Fire Department</i>	Yes, volunteer Chief, 16 volunteer firefighters
<i>Fire Dispatch</i>	Lakes Region Fire Mutual Aid
<i>Fire Mutual Aid</i>	Lakes Region Fire Mutual Aid
<i>Fire Stations</i>	One
<i>Fire Warden</i>	Yes
<i>Emergency Medical Services</i>	Warren-Wentworth Ambulance
<i>EMS Dispatch</i>	Lakes Region Fire Mutual Aid
<i>Emergency Medical Transportation</i>	Warren-Wentworth Ambulance
<i>HazMat Team</i>	Team 2 (Campton); Central NH HazMat Team (Capital and Lakes)
<i>Established EMD</i>	Yes
<i>Established Deputy EMD</i>	No
<i>Public Health Network</i>	Central NH Public Health Network
<i>Health Officer</i>	Yes
<i>Deputy Health Officer</i>	No
<i>Building Inspector</i>	No
<i>Established Public Information Officer (PIO)</i>	No
<i>Nearest Hospital(s)</i>	Speare Memorial Hospital, Plymouth (16 miles, 25 beds)
	Cottage Hospital, Woodsville (25 miles, 25 beds)
	Dartmouth-Hitchcock Medical Center, Lebanon (34 miles, 396 beds)

Town Statistics	
<i>Local Humane Society or Veterinarians</i>	Rumney Animal Hospital (Rumney), Plymouth Animal Hospital (Plymouth), NH Humane Society (Laconia)
<i>Primary EOC</i>	Fire Station (no generator)
<i>Secondary EOC</i>	Wentworth Elementary School (generator)
<i>Primary Shelter</i>	Wentworth Elementary School (generator)
<i>Secondary Shelter</i>	Grace Bible Church of the White Mountains (generator)
Utilities	
<i>Highway Department</i>	Yes, full-time Road Agent, one full-time, one part-time
<i>Town Sewer</i>	Private septic
<i>Miles of Class V Roads</i>	GIS: 6.94 paved, 23.70 gravel, 30.66 total miles
<i>Public Works Mutual Aid</i>	Yes
<i>Water Supply</i>	Private wells
<i>Waste Water Treatment Plant</i>	No
<i>Electric Supplier</i>	NH Electric Coop
<i>Natural Gas Supplier</i>	No
<i>Cellular Telephone Access</i>	Limited
<i>Pipelines</i>	No
<i>High-Speed Internet</i>	Limited
<i>Telephone Company</i>	Consolidated Communications & Spectrum
Transportation	
<i>Primary Evacuation Routes</i>	NH Route 25/118 & NH Route 25A
<i>Secondary Evacuation Routes</i>	East Side Road, Buffalo Road, North Dorchester Road
<i>Nearest Interstate</i>	I-93, Exit 26 (16 miles)
<i>Nearest Airstrip</i>	Plymouth Regional Airport (2,380 ft. turf runway)
<i>Nearest Commercial Airport(s)</i>	Lebanon Municipal, Lebanon (40 miles)
	Manchester-Boston Regional Airport, Manchester (76 miles)
<i>Public Transportation</i>	No
<i>Railroad</i>	Multi-use rail trail; snowmobiles and ATVs
Education & Childcare	
<i>Elementary School</i>	Wentworth Elementary School (grades K-8)
<i>Middle/High School</i>	Part of the Pemi-Baker Cooperative School District in Plymouth with Ashland, Campton, Holderness, Rumney, Thornton, and Plymouth
<i>School Administrative Unit</i>	SAU 48
<i>Private School</i>	None
<i>Licensed Childcare Facilities</i>	None (DHHS-Bureau of Child Care Licensing, 2020)
Fire Statistics (NH Division of Forests & Lands, Fire Warden Report, and the Town)	
<i>Wildfire Fires (2015-2019)</i>	No wildfires over one acre have occurred in the past five years
<i>Grafton County Fire Statistics (2019)</i>	2 fires, 1 acre
<i>State Forest Fires Statistics (2019)</i>	15 fires, 23.5 acres
*ACS: The American Community Survey, a five-year average of randomly mailed long-form surveys from the Census Bureau	
Unless otherwise noted, Table 2.1 was derived from the Economic & Labor Market Information Bureau, NH Employment Security, October 2022. Community Response Received 5/12/2022, <a href="https://www.nhes.nh.gov/elmi/products/cp/profiles-pdf/wentworth.pdf">https://www.nhes.nh.gov/elmi/products/cp/profiles-pdf/wentworth.pdf</a> .	

## CHAPTER 1: LAND USE

### INTRODUCTION

The Wentworth Subdivision Regulations were initially approved on March 26, 1986, revised, and approved again on February 5, 2007, and February 3, 2020. The last Master Plan was approved when land speculation and development were unusually high in the region. Wentworth does not have any Zoning at present.

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

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

### COMMUNITY SURVEY RESULTS

*The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.*

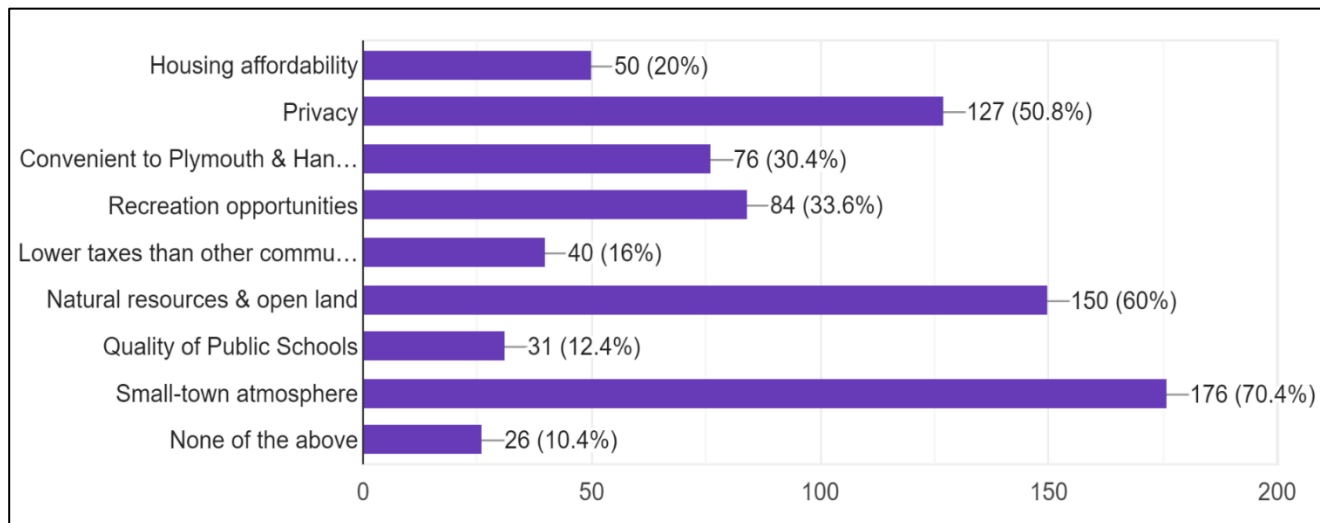
#### **QUESTION #1. A – 1.I: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU.**

Respondents answered these questions by indicating how important each was to them; the possible responses included Not Important, Somewhat Important, Moderately Important, Very Important, and Extremely Important. The most substantial evidence of importance was indicated for the Scenic Natural Environment and the Small Town Atmosphere.

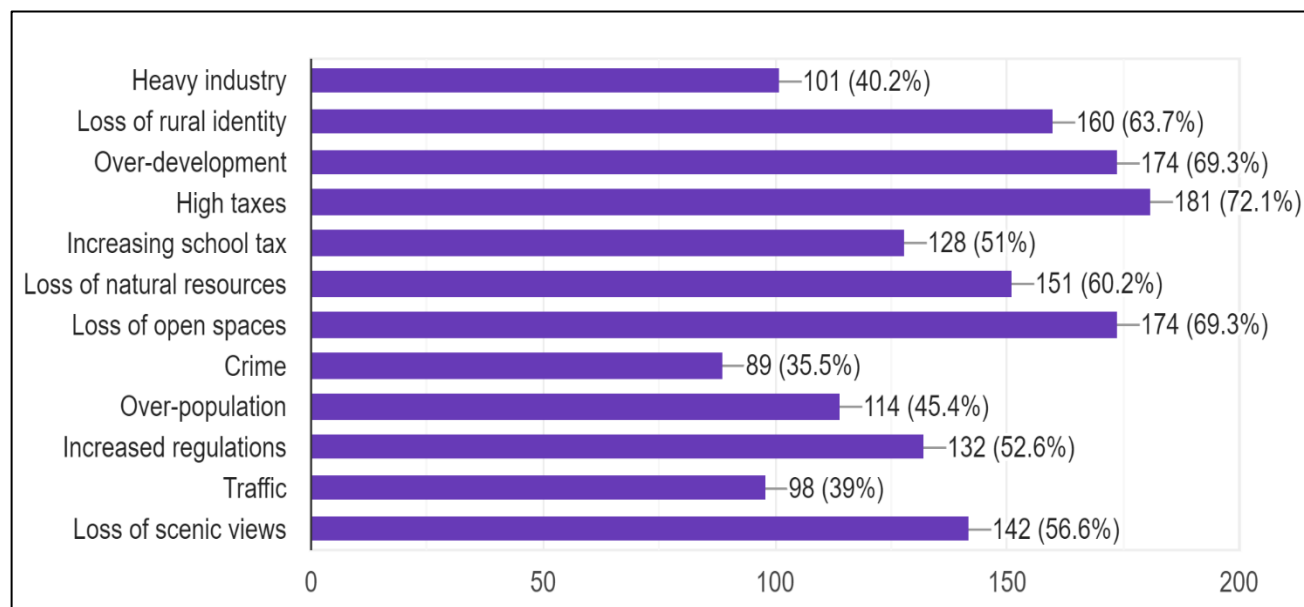
A. The Architecture of the Village	Very Important
B. Arts & Culture	Moderately Important
C. Business & Employment Opportunities	Moderately Important
D. Community Spirit & Civic Organizations	Very Important
E. Outdoor Recreation	Tie – Very & Extremely Important
F. Public School System	Very Important
G. Communications Infrastructure	Tie – Very & Extremely Important
<b>H. Scenic Natural Environment</b>	<b>Extremely Important</b>
<b>I. Small Town Atmosphere</b>	<b>Extremely Important</b>

**QUESTION #2: WHY DO YOU LIVE IN WENTWORTH?**

98.4%, or 250 of the 254 respondents, answered this question. The chart below shows that the Small-town Atmosphere ranked as the number one reason people live in Wentworth; Natural Resources and Privacy followed this.

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

98.8%, or 251 of the 254 respondents, answered this question. High taxes, Over-development, Loss of open spaces, and Loss of Rural Identity were the four most significant concerns for the future.





**QUESTION #4: ARE YOU FAMILIAR WITH THE TOWN'S SUBDIVISION REGULATIONS, WHICH ARE AVAILABLE ON THE TOWN WEBSITE UNDER THE PLANNING BOARD SECTION?**

99.2%, or 252 of the 254 respondents, answered this question.

- **61.1% said No**
- 38.9% said Yes

**QUESTION #4A: IF YOU ARE AWARE OF THE SUBDIVISION REGULATIONS, DO YOU THINK THEY ARE...?**

81.10%, or 206 of the 254 respondents, answered this question.

- 24.8% (51) said the regulations are Adequate
- 14.1 % (29) said the regulations are Inadequate
- 5.8% (12) said the regulations are Excessive
- **55.3 % (114) said I don't know**

**QUESTION #5: WOULD YOU SUPPORT SITE PLAN REVIEW FOR COMMERCIAL, INDUSTRIAL, AND BUSINESS PROPERTIES (I.E., NON-RESIDENTIAL OR MULTI-FAMILY HOUSING)**

93.3%, or 237 of the 254 respondents, answered this question.

- 33.3% said No
- **66.7% said Yes**

**QUESTION #6: WOULD YOU SUPPORT THE DEVELOPMENT AND PROMOTION OF A HERITAGE DISTRICT FROM OLD TOWN HALL OVER THE COVERED BRIDGE, THROUGH THE VILLAGE COMMONS, AND UP ROUTE 25 TO ROUTE 25A?**

93.3%, or 237 of the 254 respondents, answered this question.

- 28.3% said No
- **71.7% said Yes**

**QUESTION #7 ARE YOU SATISFIED WITH THE CURRENT MINIMUM LOT SIZE OF 1 ACRE FOR SINGLE-FAMILY HOMES?**

98.4%, or 250 of the 254 respondents, answered this question.

- 5.2% said Too Big
- 36.8% said Too Small
- **58.0% said Just Right**

**QUESTION #8: SHOULD THE TOWN ADOPT AN ORDINANCE REGULATING LIGHTING ON COMMERCIAL SIGNS?**

93.3%, or 237 of the 254 respondents, answered this question.

- 39.1% said No
- **60.9% said Yes**

**QUESTION #20: WOULD YOU SUPPORT THE DEVELOPMENT OF A SOLID WASTE FACILITY (LANDFILL/COMMERCIAL DUMP)?**

98.0%, or 249 of the 254 respondents, answered this question.

- **64.7% said No**
- 9.2% said Yes
- 26.1% said Maybe

**QUESTION #44: SHOULD THE PLANNING BOARD HAVE THE AUTHORITY TO REVIEW AND APPROVE COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO ALIGN WITH THE MASTER PLAN?**

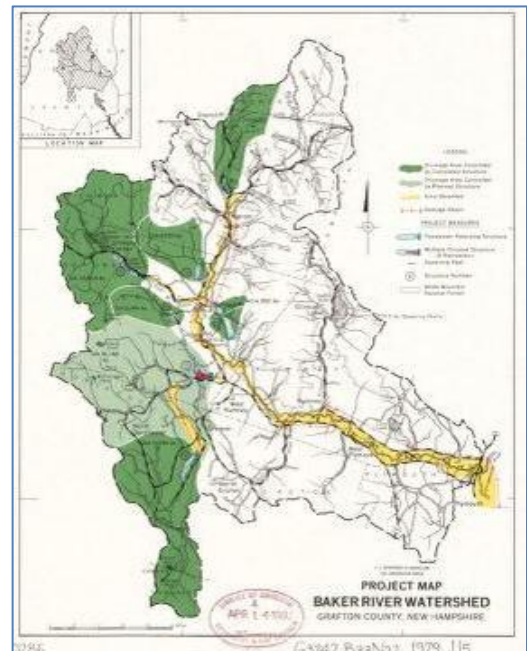
93.3%, or 237 of the 254 respondents, answered this question.

- 27.4% said No
- **72.6% said Yes**

**FACTORS AFFECTING LAND USE****GEOGRAPHY & PHYSICAL FACTORS**

Physical factors influencing land use in Wentworth include its geography and topography. The 42.1 square miles of land and inland water that make up the Town are situated in the lower foothills of the White Mountains of New Hampshire. A 5.81 square mile portion of the southern White Mountain National Forest (WMNF), including the Town's highest peak, Carr Mountain, is located in the northeast corner of the community. The terrain ranges from pleasant and rolling farmlands to moderately-sized mountain peaks. The area is well known for its recreational opportunities.

As stated in Wentworth History, An Overview, *"There is a fall of some height in the course of the river through the town giving rise to some good mill privileges until recent years when more reliable means of power prevailed."*<sup>1</sup> The Baker River watershed<sup>2</sup>, which encompasses the Baker River, the South Branch Baker River, Pond Brook, and the tributaries that flow into these rivers, have helped shape the way land has been and continues to be used in Wentworth. Farmers worked the rich soil along the river banks in the early years, and loggers worked the abundant forest land. Nine sawmills once filled the Town to support the lumber industry until dam breaks on the Upper and Lower Baker Ponds breached in 1856, *"releasing a wall of water down Pond Brook to the Baker River."* The floodwaters raced three miles to join the Baker River, destroying the *"...riverside mills, houses, barns, sheds, and roads. It widened the river by nearly 90 feet (27m)"*.<sup>3</sup>



<sup>1</sup> Wentworth History, An Overview; Francis Muzzey

<sup>2</sup> Baker River Watershed Project Map, 1979 Photo Credit: Library of Congress  
<https://www.loc.gov/resource/g3742b.ct005509/?r=-0.758,-0.441,2.517,1.379,0>

<sup>3</sup> [https://en.wikipedia.org/wiki/Wentworth,\\_New\\_Hampshire](https://en.wikipedia.org/wiki/Wentworth,_New_Hampshire)

Flooding has been a reoccurring natural hazard in Wentworth's history, contributing to the loss of businesses, homes, valuable farmland, and how people use the land. However, *"A study by the Army Corps of Engineers (USACE) in 1954 proposed 14 flood control structures along the Baker River and its major tributaries."*<sup>4</sup> The Baker River Dam Control program has diminished, but not eliminated, the reoccurrence of significant flooding events in Wentworth.

The physical factors of Wentworth continue to shape land use. Today, the dam control program and the reclamation of the Baker River watershed have increased opportunities for fishing, hiking, hunting, camping, snowmobiling, and other recreational activities. More information on natural resources, recreation, and history can be found in Chapters 7, 8, and 9.

## TRANSPORTATION FACTORS

Development in Wentworth is scattered throughout the Town, although much has occurred along the Town's major highways, NH Routes 25/118 and 25A. Railroads that supported the lumber industry crossed Wentworth, allowing easy access for visitors, residents, and local merchants. Early turnpikes and roadways were commonly traveled by settlers and merchants who traveled between the larger communities in the east and commercial areas along the Connecticut River to the west.

Development often occurs along major highways, particularly if they connect to more populated areas. Decisive and clearly written regulations can help control land use along these highways and help the Town avoid unwelcome development. More information can be found in *Chapter 2, Transportation*.

## ECONOMIC FACTORS

Economic concerns in Wentworth, New Hampshire, and the United States over the past 10-12 years have also impacted land use and development. Although there was a housing boom in the early to mid-2000s, development trends and changes in land use slowed due to a weakened economy, particularly after the stock market crash in 2008. New home construction and major subdivisions in Wentworth have been notably absent.

During the Covid-19 pandemic, real estate interest and investment increased in virtually every community in the state; it is expected that as the economy continues to recover from Covid-19, subdivision development and requests for land-use changes may increase. One consequence of Covid-19 in Wentworth and other New Hampshire communities is that some part-time residents are permanently moving to live in once-considered vacation homes. Enrollment at the Wentworth Elementary School has increased from ~50 students to ~70 since the start of the pandemic<sup>5</sup>. Another consequence has been inquiries into subdividing along Class VI and other dirt roads, although no requests for subdivisions have been submitted to the Planning Board.

Today, the wood products industry is the major economic force in Wentworth. Kennebec Lumber, King Forest Industries, and Precision Lumber employ approximately 125 employees when fully staffed. Cottage industries and small farms round out the predominant businesses in Wentworth. The abundance of recreational opportunities in and around Wentworth contributes to a small tourism base.

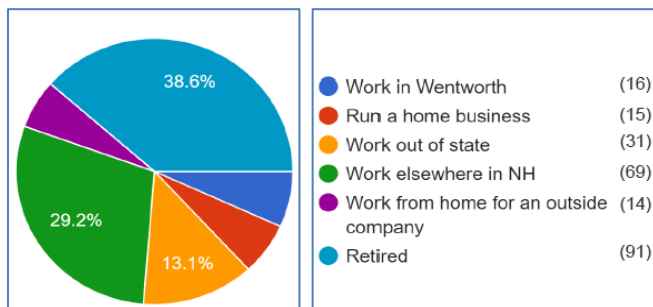
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<sup>4</sup> Baker River Watershed Management Plan; Watershed to Wildlife, Inc.

<sup>5</sup> Provided by the Wentworth Planning Board

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

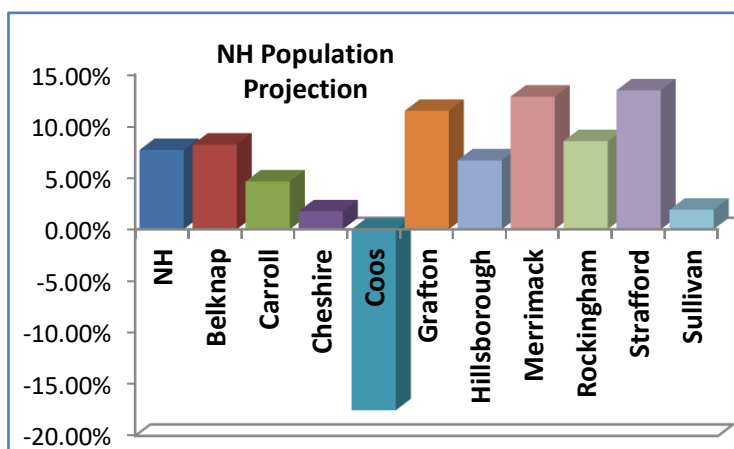
Question #53 asked, “Where do you work?” Survey responses indicated that approximately 38.6% of the respondents were retired, and 29.2% worked elsewhere in NH. A small percentage, 13.1%, worked in Town or ran a home business. Affordable housing remains a problem in Wentworth, as it is throughout most of New Hampshire.



More information can be found in *Chapter 5, Housing & Population*, and *Chapter 6, Economic Development*.

## HUMAN FACTORS

Human factors can also influence how land is used. To sustain continued growth and development, the community should show at least a modest population increase over time and an ability to attract and sustain new community members and businesses. The graph to the right shows that the Office of Strategic Initiatives (OSI) projects a population increase in Grafton County; the rest of NH's counties, except for Coos County, are projected to increase<sup>6</sup>. The OSI report also projects that Wentworth's population will likely increase from 845 in 2020 to 907 in 2050. Should the population in Wentworth increase, more pressure could be placed on town officials to address and regulate land use. Wentworth's population has hovered around 900 for several years. According to Census 2020, the current population is 845, down from 911 in the 2010 census.



As discussed above, Covid-19 has had consequences on local communities. In addition to increased school enrollment, Wentworth is beginning to see an influx of younger families. It is expected that, at some point, new and larger homes may become more desirable than the current stock of older and smaller homes. Increases in subdivision requests could challenge town officials as they try to maintain reasonable taxes (school and property) and still provide adequate town services. More information on population can be found in *Chapter 5, Housing & Population*.

<sup>6</sup> NH Office of Strategic Initiatives (OSI), September 2016, County Population Projections, By Municipality; <https://www.nh.gov/osi/data-center/documents/2016-subcounty-projections-final-report.pdf>

## LAND USE REGULATIONS

### SUBDIVISION PROCEDURES AND REGULATIONS

The Planning Board web page states, “*The Town of Wentworth does not have zoning. The Town of Wentworth does enforce Federal FEMA floodplain regulations and subdivision regulations....*”<sup>7</sup> Following Chapter 36: 19-29 & 34 of the New Hampshire RSAs, the Town of Wentworth Planning Board Subdivision Regulations were approved initially on March 26, 1986, and were most recently revised and approved on February 3, 2020.

The Subdivision Regulations guide the Planning Board in processing requests for new subdivisions, lot line adjustments, and other land-use changes. The “Purpose” for the Subdivision Procedures and Regulations is shown in the box to the right.<sup>8</sup>

The Subdivision Regulations include the following Sections:

#### **Section I. Authority and Administration**

Article 1. ....Adoption and Purposes

Article 2. ....Administration and Enforcement

#### **Section II. Procedure and Submission Requirements**

Article 3. ....General Application Procedures

Article 4. ....Specific Review Procedures and Plats

Article 5. ....Subdivision Submittal Requirements

#### **Section III. Standards for Subdivision Design**

Article 6. ....General Provisions

Article 7. ....Lot and Site Layout

Article 8. ....Open Space Requirements

Article 9. ....Street Layout and Design

Article 10. ....Utilities, Drainage, and Sewage Disposal

Article 11. ....Sediment and Erosion Control

#### **Section IV. Construction after Notice of Action**

Article 12. ....Accessory Dwelling Units

Article 13. ....Procedures for Construction of Improvements

#### **Section V. Definitions**

#### **Section VI. Appendix**

The Floodplain Management Ordinance, limiting construction within the FEMA-designated flood zone, is fully incorporated within the appendix of Wentworth's subdivision regulations.

#### **Subdivision Procedures & Regulations**

##### **1.3 Purpose**

These Regulations are adopted for the purpose of:

(a) Providing against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;

(b) Providing for the harmonious development of the municipality and its environs;

(c) Requiring the proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets or with features of the official map of the municipality;

(d) Providing for open spaces of adequate proportions;

(e) Requiring suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for firefighting and other public safety apparatus and equipment to property, and be coordinated so as to compose a convenient system;

(f) Requiring the extent to which and the manner in which streets shall be graded and improved and to which water, sewer, and other utility mains, piping, connections, or other facilities shall be installed;

(g) Requiring, in proper cases, that plats showing new streets or narrowing or widening of such streets submitted to the planning board for approval shall show a park or parks suitably located for playground or other recreational purposes;

(h) Requiring that proposed parks shall be of reasonable size for neighborhood playgrounds or other recreational uses;

(i) Requiring that the land indicated on plats submitted to the planning board shall be of such character that it can be used for building purposes without danger to health;

(j) Prescribing minimum areas of lots so as to assure the area as may be needed for each lot is available for on-site sanitary facilities; and

(k) Including provisions which will tend to create conditions favorable to health, safety, convenience, or prosperity; and

(l) Providing for efficient and compact subdivision development which promotes retention and public usage of open space and wildlife habitat, by allowing for village plan alternative subdivision as defined in RSA 674:21, VI.

<sup>7</sup> <https://www.wentworth-nh.org/htm/planning.html>

<sup>8</sup> Subdivision Regulations Town of Wentworth, NH, Section I, Item 1.3, Purpose, page

## TOWN ORDINANCES

In addition to subdivision regulations, town ordinances also address land use and other issues within the community. Additional town ordinances are as follows.

### *WENTWORTH TRAFFIC AND PARKING ORDINANCE OF 2000*

A vote of the Select Board established the Wentworth Parking Ordinance on November 14, 2000. This parking ordinance covers a variety of sections, including<sup>9</sup>:

- |                              |  |
|------------------------------|--|
| A. Preamble                  | F. Stopping, Standing, or Parking                              |
| B. Definitions               | G. Parking Meters and Regulations Governing the Use<br>Thereof |
| C. Stop Intersections        | K. *Overnight Parking  |
| D. Authority of Police       | L. Snow Removal  |
| E. Traffic Signs and Signals |  |

*\*Sections H, I, and J are not included in the parking ordinance*

### *WENTWORTH OPEN CONTAINER OF ALCOHOLIC BEVERAGE ORDINANCE*

On July 29, 2003, per RSA 41:11 and 47:17, the Wentworth Select Board established an ordinance prohibiting open containers of alcoholic beverages. The ordinance details the prohibited actions, penalties, exceptions, and definitions.<sup>10</sup>

### *WENTWORTH TOWN PARK ORDINANCE – HAMILTON FIELD, RIVERSIDE PARK AND THE TOWN COMMON*

On June 15, 2010, per RSA 41:11 and 47:17, the Wentworth Select Board established an ordinance detailing restrictions on the use of Riverside Park, Hamilton Field, and the Town Common. The prohibited actions in these public areas include:

- |   |   |
|---|---|
| a. Alcoholic beverages  | e. Pets, including livestock. (working dogs and<br>“seeing eye” dogs are exempt from this<br>ordinance) |
| b. OHRVs  | f. Open fires   |
| c. Littering  | g. All glass containers   |
| d. Bicycles, roller skates, or skateboards<br>on court surfaces |   |

The ordinance details the activities “*permitted only with prior written approval of the Wentworth Board of Selectmen*” within Riverside Park, Hamilton Field, and the Town Common. These details include operating a motorized vehicle, parking from 9:00 PM to 6:00 AM, activities other than those designated, and any changes in these areas.<sup>11</sup>

<sup>9</sup> Wentworth Traffic and Parking Ordinance of 2000; <https://www.wentworth-nh.org/htm/regulations.html>

<sup>10</sup> Town Park Ordinance; <https://www.wentworth-nh.org/htm/regulations.html>

<sup>11</sup> Wentworth Town Park Ordinance – Hamilton Field, Riverside Park & the Town Common; <https://www.wentworth-nh.org/htm/regulations.html>



### WENTWORTH RACETRACK ORDINANCE

Per RSA 31:41-a and 31:39, the Wentworth Select Board established an ordinance, *“For the purpose of protecting the public health, safety and welfare, and to protect the environment and quality of life in the Town, the following Rules and Regulations apply to racetracks in the Town of Wentworth”* in 2012. This ordinance covers a variety of sections, including<sup>12</sup>:

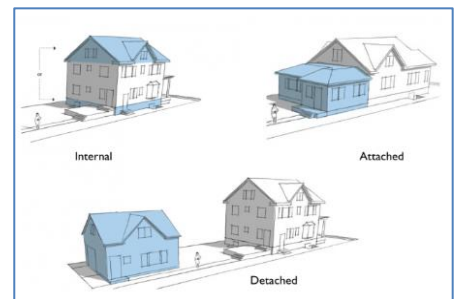
- |  |                                  |
|--|----------------------------------|
| I. Definitions                             | VI. Penalties                    |
| II. Licensing of Motor Vehicles Racetracks | VII. Enforcement and Inspections |
| III. Hours of Operation                    | VIII. Savings Clause             |
| IV. Public Safety                          | IX. Effective Date               |
| V. Operations                              |                                  |

### THE PLANNING BOARD

The Planning Board meets on the first Monday of each month. The Planning Board consists of the Chair, the Vice-Chair, the Secretary, two regular members, and a Select Board Representative; there may also be up to five alternates on the Board. The Planning Board is elected, although they may appoint members and alternates to open seats before the next election.

The Planning Board approves minor and major subdivisions, lot line adjustments and mergers, recommendations for changes to ordinances, and master plan development. However, the Select Board approves driveway permits on town-owned roads, and the state approves driveway permits on state-owned roads. Applications and fees for subdivisions and Detached Accessory Dwelling Units (ADU) are available at the Town Office and on the Town's website. Septic installation plans by a licensed designer are submitted to the Select Board for review; the Planning Board only requires septic plans for a Detached Accessory Dwelling Unit.

**Type of Accessory Dwelling Units (ADUs)**



In Wentworth, a minor subdivision divides a single piece of land on a Class V road into a maximum of three one-acre (minimum) lots. A major subdivision applies to any subdivision larger than three lots. Detached Accessory Dwelling Units regulations require 2.25 acres of land to build a detached ADU on the property; the square footage of the second home must be no more than 1,200 square feet. There are no regulations for ADUs if constructed within an existing home.

The Planning Board has approved three ADUs in the last year and a half, two for senior housing. The Planning Board has also approved eleven lot line adjustments and four minor subdivisions; no major subdivisions have been approved since 2017.<sup>13</sup>

<sup>12</sup> Wentworth Traffic and Parking Ordinance of 2000; <https://www.wentworth-nh.org/htm/regulations.html>

<sup>13</sup> Wentworth Planning Board

## ENFORCEMENT OF ORDINANCES & REGULATIONS

Enforcement of regulations generally falls on the Fire Department, the Police Department, and the Select Board. Although not adopted by the Town, builders are expected to follow the state-adopted International Residential Code (IRC) and the International Building Code (IBC) as well as applicable National Fire Protection Agency (NFPA) requirements. Although there is no zoning in Wentworth, FEMA floodplain regulations are incorporated into the Subdivision Regulations and are enforced.

The Planning Board requires prior approval of subdivisions and driveway installations. However, *“driveway permits are the responsibility of the Select Board on Town roads, and the State on State Highways.”* Lastly, *“All septic installations require the septic designer to be licensed by the State of New Hampshire. Design plans for a septic system for any occupied dwelling should be submitted to the Wentworth Select Board for review. The Planning Board does not approve Septic Designs, but may require review of them before approving a subdivision or Detached Accessory Dwelling Unit.”* Select Board approved plans are submitted to the Department of Environmental Services (DES) *“for their stamp of approval and certification of installation.”*<sup>14</sup>

## CURRENT LAND USE

### TAX REVENUE ASSESSMENT

According to the NH Department of Revenue Administration (DRA), the local assessed valuation of properties in Wentworth in 2021 indicates that 84.6% of taxation is derived from residential land and buildings, 8.2% is derived from commercial land and buildings, and 7.2% is derived from public utilities, current use and other.<sup>15</sup>

The table to the right shows that residential buildings and land generate the highest assessed values, indicating that land use in the community is predominately residential. Wentworth's commercial holdings are substantial, with more than \$10 million in combined land and building value.

2021 Assessed Value – MS1	
<b>Residential Buildings</b>	<b>\$71,742,500</b>
Residential Land	\$36,092,900
Commercial Land	\$2,571,800
Commercial Buildings	\$8,234,100
Utilities	\$8,191,400
Manufactured Housing	\$3,134,100
Current use	\$1,252,565
Discretionary Preservation Easement, Farm Structures, Mature Wood Timber & Other Utilities	\$0

Conserved land is an essential land-use consideration. GIS analysis revealed that 7.59 (4,855.48 acres) square miles, or 18.1% of the community, are conserved in Wentworth. Much of Wentworth's conserved land, 5.81 square miles, or 13.9% of the community, is federally owned and consists mainly of the White Mountain National Forest (WMNF) and four tracts of the Appalachian Trail.<sup>16</sup> In contrast, 81.9% of Wentworth is not conserved. More information can be found in *Chapter 7, Natural Resources & Hazards*.

<sup>14</sup> About the Planning Process; <https://www.wentworth-nh.org/htm/planning.html>

<sup>15</sup> Economic & Labor Market Information Bureau, NH Employment Security, October 2022, Community Response Received, 5/12/2022

<sup>16</sup> Geographic Information System (GIS), analysis by Mapping and Planning Solutions; 2021 Conservation Files; Granit UNH

## WENTWORTH LAND USE APPLICATIONS

As stated above, for the last five years, a small number of land use applications have been approved, including eleven lot line adjustments, four minor subdivisions, and three ADUs.

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

Although land prices in northern New England are comparatively lower than in other parts of the region, affordable housing has increasingly become an issue in Wentworth and throughout the country. In an effort to bring young people to the region, where pay scales are also relatively low, affordable housing should be addressed. More housing information can be found in *Chapter 5, Housing & Population*.

### Wentworth Village Common

The Town's remaining historic structures and architectural treasures are in or near the Village Common. The Village Common, shown to the right<sup>17</sup>, includes a collection of historic buildings, including the Gazebo, the Webster Memorial Library, the Wentworth Congregational Church, the Fire House, the Covered Bridge, the Doll House, and the Post Office. The Old Wentworth Town Hall is located near the Village Common on East Side Road, across the Baker River. More historical information can be found in *Chapter 9, History, Culture & Historic Resources*.



### Commercial/Industrial Development

The Kennebec Lumber Company acquired the mill and location of King Forest Industries in January 2021; the mill was renamed Kennebec Lumber. Kennebec Lumber is the Town's most significant commercial operation producing 30 million board feet of Eastern White Pine lumber annually.<sup>18</sup> After selling its mill yard, King Forest Industries relocated and remains operational. King Forest Industries employs an average of six people, sells firewood, and rents heavy equipment.<sup>19</sup>

The second-largest business in Wentworth is Precision Lumber which also produces Eastern White Pine lumber and various other wood products. Smaller commercial enterprises include a Dollar General discount store and Shawnee's grocery and convenience store. At full staffing levels, these three enterprises employ approximately 150 people.<sup>20</sup> A mix of home businesses and cottage industries can also be found throughout Wentworth. More development information can be found in *Chapter 6, Economic Development*.

<sup>17</sup> <https://s3.amazonaws.com/files.usmre.com/5994/Wentworth%20NH/Center%20of%20Wentworth%20winter.jpg>

<sup>18</sup> <https://www.kennebeclumber.com/softwood-lumber.html>

<sup>19</sup> King Forest Industries; Office Manager; phone and email, 7/13/22

<sup>20</sup> Precision Lumber (45) Dollar General (6) and Shawnees (5); Kennebec Lumber provided employment numbers for King Pine Industries (currently 73; fully staffed, 80); King Forest Industries (6)

## Sand & Gravel Excavations

Although the Town owns a single gravel pit, no aggregate has been removed for 10-15 years. The Town is considering ways to reopen the pit, but no plans have been made.

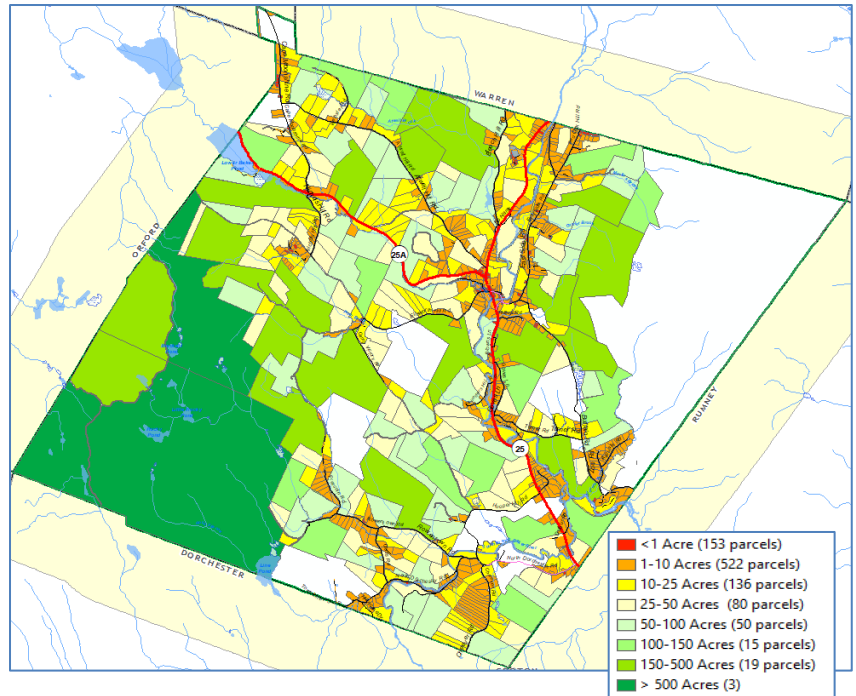
It is worth noting that the state controls excavations under RSA 155-E, but towns retain most powers to regulate the removal of earth to be used as construction aggregate. Most state land use statutes do not give the Planning Board enforcement powers. However, excavations are an exception, where the Planning Board is the “regulator” and is also given enforcement powers under RSA 155-E.

## Open Space

Unique to this area of New Hampshire is the Green Woodlands Foundation. *“Green Woodlands is a multi generational family limited partnership with a goal of preserving a little piece of nature for many future generations.”* Approximately 23,000 acres of undeveloped land is *“under forest management in the towns of Lyme, Dorchester, Orford and Wentworth.”*<sup>21</sup> Within the 23,000 acres are seven ponds and various trails, including cross-country skiing, hiking, snowmobile, horseback riding, and mountain biking trails. Green Woodlands supports wildlife research, conservation, and green building and encourages *“...Firsthand experiences...to discover your own personal connection with the great outdoors.”*<sup>22</sup>

Several large private parcels are scattered throughout the Town. Through parcel and conservation data analysis<sup>23</sup>, 37 unconserved lots of 100 acres or more were found in Wentworth. As shown in the GIS map snip to the right, some larger parcels are land-locked, i.e., not accessible from an existing roadway. Conservation lands have been removed from this map.

The Community Survey identified rural character and outdoor recreation as important elements defining Wentworth. Keeping open spaces in mind while planning land use is essential, particularly if large subdivisions threaten the availability of open space.



<sup>21</sup> Green Woodlands Foundation, About, Facebook; <https://www.facebook.com/greenwoodlandsfoundation/>

<sup>22</sup> Green Woodlands Foundation, Our Vision, <https://www.greenwoodlandsfoundation.org/>

<sup>23</sup> Granit Conservation Public Lands Layer & NH Parcel Mosaic; <https://granit.unh.edu/> &

## Current Use Assessment

New Hampshire RSA 79A, adopted in 1972, provides a property tax incentive to all qualifying landowners (generally owning more than 10 acres) who agree to maintain their land in an undeveloped condition. The assessed value of this land is based on the capacity of the land to produce income in its current use and not its potential use, whether it is managed forest, farm, or unmanaged open space. Current Use Assessment has helped maintain Wentworth's rural character by keeping land open for productive forests and farms, recreational enjoyment, and wildlife habitat. The chart (see right) shows Wentworth's 2020 Department of Revenue (DRA) Land in Current Use report.<sup>24</sup>

Land in Current Use 2020 DRA Current Use Report	
Total Land Acres	26,777.80
Total CU Acres	19,089.72
Percent of Total Land Acres in CU	71.29%
Number of Owners	208.00
Number of Parcels	345.00
Total Acres Receiving 20% Recreation Adjustment	6,807.69
Percent of CU Acres Receiving 20% Recreation Adjustment	35.66%

## Soils

GIS analysis revealed 84 soil types in Wentworth, not including the soils within the White Mountain National Forest<sup>25</sup>. The chart to the right shows the five soil types that cover the most acreage. The table to the bottom right indicates the farmland class of soils, with 14.59% of the soils designated as Farmland of Local Importance.

Soils Data (GIS Analysis)	Acres	% of Total Land Area
<b>Total Area in the Community</b>	26,963.93	100.00%
<b>Area Mapped for Soils (excludes the WMNF)</b>	23,356.14	86.62%
<b>Five most extensive soil types by acreage</b>		
<i>Tunbridge-Lyman-Rock outcrop complex, 25-60% slopes</i>	2,995.13	11.11%
<i>Tunbridge-Lyman-Rock outcrop complex, 15-25% slopes</i>	1,572.69	5.83%
<i>Monadnock &amp; Hermon Soils, 15-25% slopes, very stony</i>	1549.01	5.74%
<i>Marlow-Tunbridge association, hilly, very stony</i>	826.64	3.07%
<i>Saddleback-Ricker-Rock outcrop complex, steep</i>	118.1	0.44%

## FUTURE LAND USE

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

Soils Data (GIS Analysis)	Acres	% of Total Land Area
<b>Farmlands</b>		
<i>Prime Farmland</i>	311.85	1.16%
<i>Farmland of Local Importance</i>	3,934.02	14.59%
<i>Not Prime Farmland</i>	615	2.28%
<i>Farm Land of Statewide Importance</i>	34	0.13%

Potential land use is generally assessed by removing areas of the community that are undevelopable such as roadways, conserved lands, floodplains, steep slopes, surface water, shoreland protection areas, and poorly drained soils, and then assessing the remaining potential. After eliminating only conserved land, GIS analysis revealed the presence of 87 parcels in Wentworth over 50 acres. These large parcels have the potential to become future "Major Subdivisions," although factors such as steep slopes, surface water, accessibility to roadways, and poor soils could limit development. The Town's definition of a Major Subdivision is to the right; complete regulations are available for public review.<sup>26</sup>

### Wentworth Subdivision Regulations

#### Major Subdivision

**"Any subdivision resulting in 4 or more lots or requiring new streets, the extension or upgrade of municipal facilities or the creation of public improvements. Applications for a Major Subdivision are normally processed in three steps: 1) an informal conceptual discussion, 2) a review of the Preliminary Layout, and 3) a review of and public hearing on the proposed Final Plat. (Step 1 is not required but is recommended by the Board.) Procedures and requirements for approval of a Major Subdivision are set forth in Article 4. "**

<sup>24</sup> <https://www.revenue.nh.gov/mun-prop/property/equalization-2020/documents/20-current-use-report.pdf>

<sup>25</sup> GIS Analysis; Soils Data from NH Granit, Soil Survey, Natural Resources Conservation Services

<sup>26</sup> Wentworth Subdivision Regulations, Article 3, 3.5, page 7



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

Survey respondents agreed with the 1-acre minimum lot size outlined in the Subdivision Regulations.<sup>27</sup> Thirteen respondents to the survey said the current minimum is “too big,” while the majority, 58%, felt the minimum requirement is “just right.” Interestingly, 36.8% of the respondents stated that the minimum lot size is “too small”; this further indicates that Wentworth’s residents are eager to prevent future congestion and uncontrolled growth and, more broadly, to keep at least the appearance of open space.

The Planning Board manages future development by balancing the community’s desire to maintain the small-town and scenic nature with protecting opportunities for long-term development. The Wentworth Subdivision Regulations guide the Planning Board in its land-use decision-making. The regulations, along with advice and consent from other town departments and boards, provide recommendations to protect critical areas and the citizens of Wentworth and to conserve the rural setting and the natural environment.

## **CHAPTER SUMMARY**

Wentworth’s general character and land-use priorities have remained the same for years. Residents continue to hope that Wentworth’s small town, rural feel will remain intact while promoting suitable growth for the future. High taxes, over-development, loss of open space, and loss of rural identity were the most significant concerns expressed by the Community Survey respondents.

The Wentworth Subdivision Regulations are the most effective and commonly used tools to affect future land use. Reviewing these documents ensures that they are consistent with the Vision of this Master Plan and what residents value most about living in Wentworth.

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

Balancing the need for community development with the desire to maintain the rural character of Wentworth is essential for its continued growth. Present and future land use should be thoughtfully planned now and into the future to protect the impact on natural resources, the community’s character, the critical infrastructure and key resources, housing affordability, the tax base, and the cost of providing services. The Planning Board, Select Board, Conservation Commission, and other town officials endeavor to work together to keep communication lines open and exchange ideas on land use matters.

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<sup>27</sup> Wentworth Subdivision Regulations, Article 6, 6.9, page 25



## GOALS

### *KEEP THE SMALL-TOWN FEEL*

- Review ordinances, regulations, and other town-adopted plans to ensure they are compatible with the small-town nature of Wentworth
- Promote commercial and agricultural activities that support the small-town feel
- Maintain a tax base that supports the community without burdening residents or commercial ventures
- Continue to maintain and support funding for the local road system
- Maintain the current level of funding and support for town departments and services while recognizing the need to continue maintaining adequate funding for the Fire Department and improving cell service

### *PROMOTE DEVELOPMENT*

- Encourage cottage industries and home-based businesses throughout the community
- Encourage limited development of small retail businesses along Route 25 while discouraging businesses such as big-box stores, storage facilities, chain stores, and fast-food companies
- Require that additions and expansions of the transportation infrastructure and utilities follow existing corridors
- Encourage measured growth and reasonable subdivisions that are in line with the vision of this Master Plan
- Monitor the Town's website and provide robust information for residents and visitors
- Maintain a friendly image for the Town; create an image for name recognition
- Support development in surrounding communities
- Strive to maintain affordable tax rates
- Maintain membership in regional chambers of commerce and other organizations to promote the Town
- Consider incentives to promote businesses that adhere to the principles of the Vision Statement in this Master Plan and which offer long-term benefits for the Town and its residents
- Consider the reopening of the Town's gravel pit to allow local contractors access to construction aggregate

### *ENCOURAGE THE CONSERVATION OF OPEN SPACES*

- Protect sensitive environmental areas to preserve scenic views and natural resources in the community
- Continue to protect open space within the community
- Offer public education programs to encourage residents to consider current use and the conservation of lands to maintain the rural character of the Town

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

- Provide public outreach sessions to familiarize residents with the Subdivision Regulations, Ordinances, and the Master Plan

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## CHAPTER 2: TRANSPORTATION

### INTRODUCTION

The location, diversity, condition, and efficiency of a town's transportation system directly affect the community and the region. The general mobility of residents and visitors and the overall economic prosperity of a community are a function of a town's roads and transportation services.

Good highways, road access, and pedestrian facilities make up the infrastructure that contributes to the quality of life for residents and visitors. Transportation resources are crucial in land-use decisions; specific land uses may produce additional traffic, requiring transportation network expansion.

Potential Transportation Improvements
Using Electronic Speed Signs
Installing Speed Bumps
Changing Class VI roads to Class V
Relocation Parking Facilities
Installing Pedestrian Crosswalks
Redesigning Dangerous Intersections
Paving Gravel Roads

Transportation connections to the outside world provide access to goods and services not typically found in the Town. Good highways are also critical for economic growth – as a community grows, it may need to implement new traffic management systems and procedures. Potential transportation improvements are noted in the box above.

### COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.

#### **QUESTION #9: SHOULD A CROSSWALK WITH TRAFFIC LIGHTS BE INSTALLED IN FRONT OF THE VILLAGE COMMONS ON ROUTE 25?**

98.0% or 249 of the 254 respondents answered this question

- **82.7% said No**
- 17.3% said Yes

#### **QUESTION #10: SHOULD THE TOWN WORK WITH THE STATE TO IMPLEMENT MORE TRAFFIC CONTROL MEASURES, SUCH AS DROPPING THE SPEED LIMIT TO 25 MPH, NEAR THE VILLAGE COMMONS?**

98.0% or 249 of the 254 respondents answered this question

- **59.0% said No**
- 41.0% said Yes

#### **QUESTION #11: SHOULD THE TOWN WORK WITH THE STATE TO INSTALL A TRAFFIC LIGHT AT THE INTERSECTION OF ROUTES 25 AND 25A, BASED ON A NEW TRAFFIC STUDY ON DOLLAR GENERAL?**

98.4% or 250 of the 254 respondents answered this question

- **80.8% said No**
- 19.2% said Yes

**QUESTION #12: WHAT IS THE GENERAL CONDITION OF TOWN-OWNED ROADS?**

97.2% or 247 of the 254 respondents answered this question

- 7.3% said Poor
- 42.1% said Fair
- **50.6% said Good**

**QUESTION #13: WHAT IS THE GENERAL CONDITION OF STATE-OWNED ROADS?**

98.4% or 250 of the 254 respondents answered this question

- 5.2% said Poor
- 39.2% said Fair
- **55.6% said Good**

**QUESTION #14: IS PARKING ADEQUATE AT OR NEAR TOWN FACILITIES?**

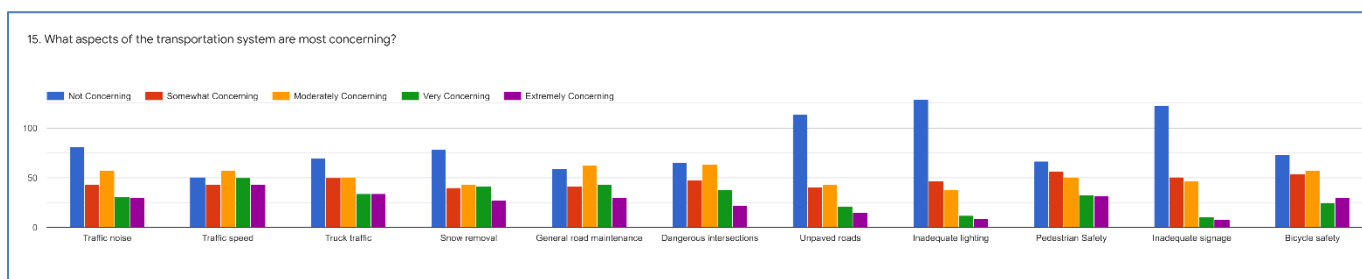
97.2% or 247 of the 254 respondents answered this question

- **90.3% said Yes**
- 9.7% said No

**QUESTION #15: WHAT ASPECTS OF THE TRANSPORTATION SYSTEM ARE MOST CONCERNING?**

The percentage of respondents for each of these questions varied. Below are the concerns that had **the most responses** within each category.

- Not concerning ..... Inadequate Lighting
- Somewhat Concerning ..... Pedestrian Safety
- Moderately Concerning..... General Road Maintenance
- Very Concerning..... Traffic Speed
- Extremely Concerning ..... Traffic Speed

**QUESTION #24: SHOULD THERE BE MORE BICYCLE LANES ON ROADWAYS?**

95.2% or 242 of the 254 respondents answered this question

- **60.7% said No**
- 39.3% said Yes

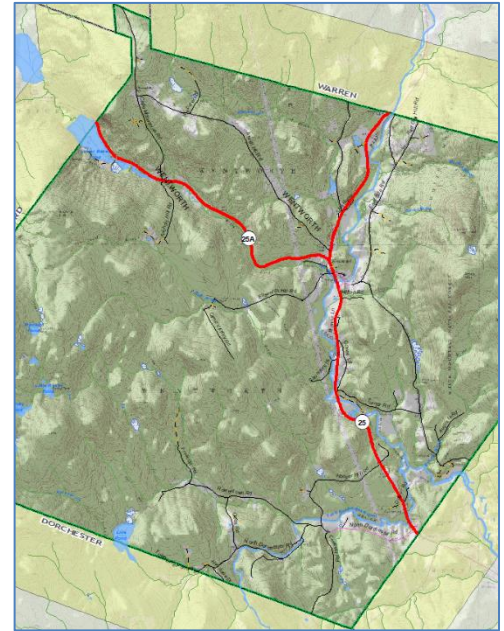
## HIGHWAYS

Wentworth's significant highways include NH Route 25 and NH Route 25A, symbolized by red lines on the map snip to the right. These two highways are the designated primary evacuation routes for the community.

The more traveled of the two is NH Route 25, which begins in Portland, ME, and ends in East Orange, VT, where it joins US Route 302. Route 25 is an essential corridor for northern New England and allows for easy access from Plymouth and Plymouth State University in the east to Haverhill in the west.

NH Route 25A travels from NH Route 25 in the center of Wentworth west into Orford. Route 25A allows quicker access from Wentworth to US Route 10, the Upper Connecticut Valley, Hanover, Dartmouth-Hitchcock Medical Center, and Dartmouth College.

Other significant roadways include North Dorchester Road, East Side Road, and Buffalo Road; all three are designated secondary evacuation routes. Also, there are several lesser highways and private roads throughout the community.



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

Wentworth's state-maintained highways provide easy local and regional access for residents and visitors without impacting the Town's highway budget.

Traffic speed, general road maintenance, and truck traffic were the top three concerns in the transportation system, as expressed in the Community Survey. Busy locations, such as the intersection of NH Routes 25 and 25A near the Dollar General, can strain the community; in some instances, they can also bring commerce and visitors. Truck traffic through Wentworth, mainly on NH Route 25, increases the noise and volume of Wentworth's transportation system. Except for standard mph signs and three electronic speed signs, no additional traffic calming measures have been implemented, and there is a sense that the Town is firmly against them.

Wentworth's road system allows easy access to many of Wentworth's most visited sites, such as Carr Mountain, the Plummer's Ledge Natural Area, the Village Commons, Hamilton Park, Riverside Park, the Webster Library, the South Bank Recreational Area, and the Friendship Covered Bridge.

There has been little change in overall transportation in Wentworth in the last ten years. However, there have been increases in Average Daily Traffic (ADT) for all of Wentworth's primary roads, particularly on NH Route 25 at Rumney Town Line. The traffic report below contains data from the NH DOT taken at several sites in Wentworth.<sup>28</sup>

<sup>28</sup> <https://nhdot.ms2soft.com/tcds/tsearch.asp?loc=nhdot>

NH DOT Average Daily Traffic (ADT) Counts											
Location	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	1-year Change
NH 25/NH 118 at Rumney Town Line	*	3,600	3,611	3,694	3,514	3,560	3,603	3,693	3,398	3,653	255
NH 25/NH 118 South of NH 25A	*	3,200	3,210	3,284	3,150	3,191	3,229	3,430	3,156	3,393	237
NH 25/NH 118 North of NH 25A	*	2,300	2,307	2,360	2,466	2,498	2,528	2,566	3,040	3,268	228
NH 25/NH 118 at Wentworth Town Line	*	2,000	2,006	2,052	2,730	2,765	2,798	2,671	2,457	2,641	184
NH 25A West of NH 25/NH118	*	840	846	862	1,120	1,135	1,149	1,371	1,261	1,356	95
NH 25A at Wentworth Town Line	*	820	822	841	772	782	791	804	740	796	56
East Side Rd North of Currier Hill Rd	*	210	211	216	217	220	223	224	206	221	15
Buffalo Rd East of Eastside Rd		250	251	257	172	174	176	213	196	211	15
No Dorchester Rd over South Branch Baker	*	180	181	185	128	130	132	166	153	164	11
Bickford Woods Rd over Rocky Brook	120	*	*	110	112	113	64	65	60	69	9
Ellsworth Hill Road over Pond Brook	*	150	150	153	151	153	155	114	105	113	8
Saunders Hill Rd over Baker River	*	20	20	20	14	14	14	20	18	19	1
Wentworth Village Rd over Baker River	Recorded only in 2009 (80), 2004 (80) & 2001 (60)										

### ROAD MILES AND CLASSIFICATIONS

The NH DOT legislative road classification system includes all New Hampshire roads. The table to the right shows how roadways are classified generally and indicates the types and miles of roadways in Wentworth<sup>29</sup>.

GIS analysis of NH DOT highways determined that there are 30.6 miles of Class V roadways in Wentworth, including 23.7 gravel and 6.9 paved miles. This combination of roadways, particularly gravel roads, provides a daunting task of upkeep for the Highway Department. Reclassification of Class VI roads to Class V roads may be necessary to accommodate changing land-use patterns.

Highway Miles in Wentworth		
Class	Legislative Class Name	Miles
Class 0	Private Road	5.46
Class I	State Highways (Numbered)	9.94
Class II	State Highways (Named)	1.61
Class III	Recreational Roads	0.00
Class IV	State Streets	0.00
Class V	Town Highways	30.65
Class VI	Unmaintained Highways	2.42
Class VII	Federal Highways	0.00
Total Miles in Wentworth		50.08

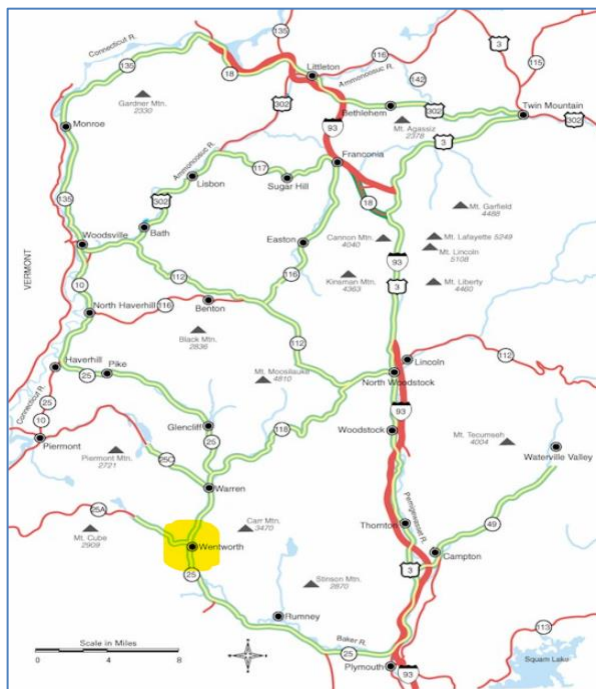
<sup>29</sup> <http://www.gencourt.state.nh.us/rsa/html/XX/229/229-5.htm>



## SCENIC BYWAYS

The River Heritage Trail, a designated trail in New Hampshire Scenic and Cultural Byways, includes a loop through Wentworth, as indicated by the green line in the image to the right. The NH Department of Transportation (DOT) states, *“This route provides views of mountain scenery, working farms and the beautiful Connecticut River Valley. Along the way you’ll pass quintessential New England towns and resorts, as well as forests where you can take advantage of many recreational opportunities.”*<sup>30</sup> This description of the River Heritage Trail aptly describes the “quintessential” Village Common and the abundant forest lands in Wentworth.

Although not directly accessible from Wentworth, there are many other scenic roadways to explore nearby, such as the Presidential Range Trail, the Kancamagus Highway, the Lakes Region Tour, the White Mountain Trail, and the Great North Woods Region.



## PUBLIC TRANSPORTATION

### Air Transportation

Wentworth has one small private airfield, the Wentworth Aerodrome (NH96), a 1,700' turf runway on East Side Road along the Baker River. The nearest public airfield is the Plymouth Municipal Airport (1P1) in Plymouth is approximately 12.6 miles from Wentworth Village. The airport is a publicly-owned facility classified as a Basic airport within the NH State Airport System Plan (NHSASP). Although it is not lit, the airport maintains one turf runway, approximately 2,380' in length, and remains open for winter landing with skis. Services offered include hangars and tie-downs. There is currently no regularly scheduled air service at the airport, and future development is not anticipated.

### Rail

The availability of rail service has decreased substantially in the last 50 years throughout the United States; many lines, particularly passenger rail lines, have been abandoned or are relatively inactive.

Wentworth was once part of a system of rail lines that traversed New Hampshire, primarily in support of the lumber industry. In 1879, the Boston, Concord & Montreal Railroad operated in Wentworth; in 1894, the line became known as the Concord & Montreal Railroad, and from 1906 to 1941, the line was known as the Boston & Maine Railroad.

There are no longer active rail lines in Wentworth; most of the old railbeds in Wentworth have fallen into ruins or have been transformed into rail trails for hiking, walking, ATVs, cross-country skiing, and snowmobiling.

<sup>30</sup> NH DOT, Scenic and Cultural Byways; <https://www.nh.gov/dot/programs/scbp/tours/riverheritage.htm>

## Bus Service

Eleven local transit provider service areas in New Hampshire are primarily in the more populated parts of the state. There is no public transportation available in Wentworth<sup>31</sup>.

Concord Coach Lines provides coach service to and from Concord, Manchester, and Boston. Wentworth's nearest bus stop is in Plymouth, approximately 16 miles away.

## CHAPTER SUMMARY

According to the Wentworth Community Survey results, 50.6% of the respondents felt that Wentworth's town-owned roads and highways are in good condition. A slightly larger percentage, 55.6% of the respondents, felt that state-owned roads are also in good condition.

The primary roads through the town center are state roads maintained by the State of NH Department of Transportation. While there is not much Wentworth can do about those roads, Wentworth maintains communication between the Town and the state authorities. Issues such as traffic and speed through Wentworth Village and along NH Route 25 are matters supporting the enforcement of existing speed limits.

The overall response from the Community Survey provides a positive analysis of Wentworth's transportation. A great majority of respondents felt that there was no need for the following:

- a crosswalk with traffic lights to be installed in front of the Village Commons on Route 25,
- no need to limit the speed limit to 25 mph near the Village Commons,
- no need to install a traffic light at the intersection of Routes 25 and 25A.

In addition, many respondents felt that parking is adequate and that there is no need for additional bicycle lanes on roadways. Lastly, traffic speed is the most concerning issue, with general road maintenance second; however, not an overwhelming majority of respondents felt these were extremely concerning. Traffic speed and inconveniences are typically felt by those living near Wentworth Village than in other, more remote parts of the community.

In Question #55, when asked about the community's vision, some respondents specifically mentioned isolated areas for road improvement; others expressed a desire to keep the transportation system rural and simple. Other than these few instances, there were no mentions of issues in the transportation system.

The conversion of Class VI to Class V highways and future road paving may be pressing issues as land-use patterns change.

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<sup>31</sup> [https://www.nh.gov/dot/programs/rideshare/documents/state\\_transportation\\_map.pdf](https://www.nh.gov/dot/programs/rideshare/documents/state_transportation_map.pdf)

## GOALS

### *CONTINUE THE OVERALL MAINTENANCE OF THE TRANSPORTATION SYSTEM*

- Provide a safe, functional, and well-maintained transportation system and plan. It should include roads, parking, sidewalks, and non-motorized opportunities
- Refer to and maintain consistency with the NH Long-Range Transportation Plan
- Refer to the New Hampshire Statewide Transportation Improvement Plan for the most up-to-date information regarding Wentworth's projects
- Maintain membership and representation in the North Country Council Regional Planning Commission to learn of transportation issues and changes that may affect Wentworth

### *REDUCE TRAFFIC SPEED ALONG NH ROUTE 25*

- Work with the Police Department to seek grant funding to obtain additional portable speed monitoring sign(s); the Town currently has three semi-permanent signs and one portable one
- Work with the state to propose limiting Engine (Jake) Brakes in 30 mph zones

### *INSTALL AND MAINTAIN NEW SIDEWALKS TO ALLOW RESIDENTS SAFE WALKING*

- Consider repairing sidewalks or installing new sidewalks in locations to serve the public better

### *OTHER TRANSPORTATION GOALS*

- Lobby NH DOT to make repairs to Route 25A before the Orford town line

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## CHAPTER 3: COMMUNITY FACILITIES & SERVICES

### INTRODUCTION

Like many small towns, Wentworth owns and operates a standard collection of community facilities. These facilities include the Town Offices, the Fire Station, the Police Station (in the Town Offices), the Transfer Station, the Highway Garage, and the Webster Public Library. These entities and their operating facilities are funded primarily by property taxes. See *Chapter 12, Map #3*, for more detail.

The Wentworth Elementary School is on NH Route 25 near the Warren town line. School Administrative Unit (SAU) 48 oversees Wentworth Elementary and other schools within the Pemi-Baker Cooperative School District. Wentworth's share of school operations is raised through property taxes.

Wentworth has established numerous Capital Reserve Funds, enumerated later in this chapter; voters regularly add money to the Capital Reserve Funds by vote at Town Meetings.

### COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.

#### **QUESTION #16: SHOULD THESE DEPARTMENTS OR FACILITIES RECEIVE MORE OR LESS FUNDING, OR IS THE CURRENT FUNDING ADEQUATE?**

Service or Facility	More	Less	Keep Current	Number of Respondents	% Who Wanted More Spending
<b>Cell Service</b>	<b>123</b>	<b>19</b>	<b>81</b>	<b>223</b>	<b>55.16%</b>
Fire Department/Rescue	119	7	104	230	51.74%
Ambulance Coverage	97	6	125	228	42.54%
Police Coverage	81	15	133	229	35.37%
Highway Department	69	24	129	222	31.08%
Recreation Facilities & Programs	60	21	142	223	26.91%
Public Meeting Rooms/Old Town Hall	46	37	142	225	20.44%
Library	43	30	153	226	19.03%
Handicap the Library	35	26	163	224	15.63%
Conservation Commission	30	27	161	218	13.76%
Animal Control	25	39	161	225	11.11%
Welfare Administration	23	51	145	219	10.50%
Town Clerk	23	15	185	223	10.31%
Planning Board	22	33	167	222	9.91%
Cemetery care	19	24	180	223	8.52%
Select Board	14	33	176	223	6.28%
Tax Collector	12	26	185	223	5.38%

**QUESTION #17: WOULD YOU LIKE TO SEE THE SELECT BOARD EXPLORE THE POSSIBILITY OF INCREASING ITS SIZE FROM THREE MEMBERS TO FIVE MEMBERS?**

94.4% or 240 of the 254 respondents answered this question

- Yes (100 – 41.7 %)
- No (140 – 58.3%)

**QUESTION #18: WOULD YOU FAVOR REGIONALIZING THE WENTWORTH ELEMENTARY SCHOOL WITH WARREN AND/OR RUMNEY?**

92.9% or 236 of the 254 respondents answered this question.

- Yes (161 – 68.2 %)
- No (75 – 31.8%)

**QUESTION #21: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, OR FACILITIES SERVE THE TOWN?**

Question 21 asked respondents to provide their opinion on town services as *Excellent*, *Good*, *Poor*, or *No Opinion*. The service with the highest “Excellent” rating was the Fire Department, followed by Ambulance Coverage, Police Coverage, and the Highway Department. The services ranking lowest when analyzing “Poor” ratings were the Old Town Hall, SAU 48, and the Select Board.

Service or Facility	Excellent	Good	Poor	No Opinion	Number of Respondents	% Who thought service is Excellent	% Who thought service is Poor
Fire Department/Rescue	142	64	6	27	239	59.41%	2.51%
Ambulance Coverage	88	96	17	36	237	37.13%	7.17%
Police Coverage	82	111	20	27	240	34.17%	8.33%
Highway Department	80	117	19	22	238	33.61%	7.98%
Transfer Station	49	140	21	29	239	20.50%	8.79%
Tax Collector/Town Clerk	48	143	7	39	237	20.25%	2.95%
SAU 48	37	93	40	65	235	15.74%	17.02%
Cemetery care	37	124	13	62	236	15.68%	5.51%
Planning Board	20	18	20	74	132	15.15%	15.15%
Select Board	31	117	27	59	234	13.25%	11.54%
Animal Control	24	107	20	86	237	10.13%	8.44%
Old Town Hall	11	67	49	103	230	4.78%	21.30%
Conservation Commission	11	105	18	97	231	4.76%	7.79%
Library	4	111	17	59	191	2.09%	8.90%

**QUESTION #36: SHOULD THE OLD TOWN HALL BE REBUILT BY THE TOWN, IN THE MOST ECONOMICAL WAY POSSIBLE, AS A LOCATION FOR PUBLIC MEETINGS AND AN EVENT VENUE, OR SHOULD THE OLD TOWN HALL BE TORN DOWN/SOLD?**

89.3% or 227 of the 254 respondents answered this question.

- Rebuilt (171 – 75.3 %)
- Torn Down/Sold (56 – 24.7%)



## COMMUNITY FACILITIES & SERVICES

### THE TOWN OFFICES

The Town Offices include office space, restrooms, and a meeting room for conducting town business. The Police Department also operates out of the Town Offices. In 1998, the Town Offices were moved from the Old Town Hall to the new facility on Atwell Hill Road, just off NH Route 25.

The Town Office houses office space for the Select Board's Administrator, the Town Clerk/Tax Collector, the Deputy Town Clerk, the Assistant Clerk, and the Police Chief. The Treasurer, the Planning Board, and the Conservation Commission also work out of the Town Offices.

Office furniture and equipment are adequate for the needs of the Town. A new printer has been purchased, and computers have been updated. The Town Offices, including the Police Department, would benefit significantly from installing a permanent generator. Continuity of Government and Continuity of Law Enforcement Operations could be hampered at the time of a disaster without emergency backup power.

The Town Office's normal operating hours are Tuesdays, 9:00 AM to 7:00 PM, and Wednesdays and Thursdays, 9:00 AM to 2:00 PM.

2021 Schedule of Town Property (2021 Annual Report)				
Name	Land Value	Building Value	Value of Other	Total
Wentworth School	\$52,900	\$996,300	\$11,500	\$1,060,700
Town Office	\$39,300	\$138,500	\$1,200	\$179,000
Grave Pit	\$115,000	\$0	\$0	\$115,000
East Side Cemetery	\$31,600	\$0	\$1,300	\$32,900
Camp Victory Parking	\$26,800	\$0	\$0	\$26,800
Village Cemetery	\$34,700	\$0	\$2,500	\$37,200
Route 25 & Village Green	\$28,400	\$0	\$0	\$28,400
Riverside Park	\$105,500	\$0	\$0	\$105,500
Webster Library	\$122,200	\$168,000	\$40,200	\$330,400
Fire Station	\$0	\$60,600	\$0	\$60,600
Plummer Lot	\$161,300	\$0	\$0	\$161,300
Van Deusen Lot	\$28,100	\$0	\$0	\$28,100
Town Hall	\$28,000	\$238,400	\$700	\$267,100
Hamilton Field	\$52,800	\$0	\$0	\$52,800
Turner Road & Buffalo Road	\$94,200	\$0	\$0	\$94,200
Highway Garage	\$84,000	\$88,600	\$18,500	\$191,100
North Dorchester Road	\$7,700	\$0	\$0	\$7,700
<b>Totals</b>	<b>\$1,012,500</b>	<b>\$1,690,400</b>	<b>\$75,900</b>	<b>\$2,778,800</b>



**Wentworth Town Offices**  
Photo Credit: MAPS

## WENTWORTH FIRE DEPARTMENT & WARREN-WENTWORTH AMBULANCE

### WENTWORTH FIRE DEPARTMENT



The Wentworth Fire Department operates as an all-volunteer, 24-hour-a-day department. The department staff includes a volunteer Chief and approximately eighteen volunteer firefighters. The Fire Chief is responsible for the administrative and command duties of the Fire Department, which operates one fire station on the Wentworth Village Common. Elected Fire Commissioners handle financial and major decisions for the department.

Lakes Region Fire Mutual Aid dispatches fire and emergency medical services; the fire department is a member of Lakes Region Fire Mutual Aid. Warren-Wentworth Ambulance provides emergency medical services and transportation. Lastly, Wentworth is part of the automatic response for any structure fires in Rumney and Warren.

The Wentworth Fire Department responds to roughly 100-110 calls for service annually. These calls vary by type – in 2021, multiple calls were for wildfires, while in 2022, there were very few. Also, as younger families are moving into Wentworth, the call type becomes even more varied, ranging from calls for pets up trees to large structure fires.

As is the concern in many New Hampshire communities, the size of new apparatus often dictates the need for a new fire station. The current fire station, built as a one-bay station in the early 1960s, was later increased to roughly 50' x 30', what it is today. The fire station, although structurally sound, is no longer adequate for a modern fire department and apparatus.



**Wentworth Volunteer Fire Department**  
**Photo Credit: Facebook, Wentworth Fire Department**

The Fire Station is the Town's designated Emergency Operations Center (EOC). However, it does not provide the standard components of an EOC, such as backup power, a kitchen, and a meeting space. Renovations to rectify the inadequacies are impossible, as there is no physical room for expansion.

Planning for a new fire station is underway. The Fire Chief is working with the Fire Commissioners and the Town to finalize land acquisition for the new station. Current planning objectives are to build an 80' x 120' station with three working bays; an additional bay is designated for office space, a meeting room (EOC), and a kitchen. The building is expected to have backup power and to be capable of facilitating the operational elements of a modern EOC. The design and the location will allow for future expansion if necessary.

The eighteen volunteer members of the department are highly trained and dedicated to their work. Although the current roster is adequate, one ongoing issue remains the availability of department members during daytime hours to respond. This issue could be alleviated by adding more members to the department, although it is becoming a regional problem finding young people willing to join. The Fire Department's bylaws allow up to 25 members, which the department hopes to achieve when the new fire station is built.

In order to promote more active members, the bylaws were revised in 2022 to allow non-residents living close to Wentworth's boundaries the opportunity to join the department. Future considerations to attract new firefighters, particularly after the new fire station is built, may include exploring a different type of pay schedule.

Engine #1 and Engine #2 pumpers are in excellent shape; both engines are 4-wheel drive and are expected to be replaced in 10-15 years. Engine #1 recently had restoration work completed. Engine #3, the 2008 Freightliner is in good condition; however, although it meets current specs, it shows some weaknesses and should be restored. The replacement dates for all three pumpers are dependent on restoration. The department repairs and restores as long as it is possible.

Fire Department - Equipment Inventory			
Equipment	Engine 1	Engine 2	Engine 3
Type	Engine Pumper	Mini Engine Pumper	Engine Pumper
Year/Model	1996 International	2014 Ford 550	2008 Freightliner
Replacement	10-15 Years	10-15 Years	20+ years

Future equipment needs are part of the department's long-term goals. In addition to the new fire station, these goals include possibly adding a forestry engine and a backup rescue truck. Long-term goals also include increasing staffing overall and perhaps increasing EMT status among its members. The Town maintains a Capital Reserve Fund for new equipment and an Expendable Trust Fund for a new fire station to address the department's future needs.

The Fire Department holds various events and activities yearly to fundraise for the Firemen's Fund. From the annual plant sale to racetrack duty and other events, the department has raised money to purchase essential equipment such as turn-out gear. They even purchased a \$9,000 thermal-imaging camera through these fund-raising efforts. Wentworth has become an excellent regional asset for winter rescues. Working with other agencies and clubs, such as the Pemi-Baker Lions Club and the Baker River Valley Snowmobile Club, the department now has new rescue equipment, including a trailer, snowmachine, and a Rescue Boggan (rescue toboggan).

The Wentworth Fire Department is a well-run and respected fire department. The members are respected as being highly trained and dedicated to the Town and the region. Wentworth is one of the quickest response stations in the region and will send multiple firefighters to a scene, even if only as a backup.

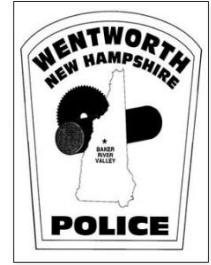
The Wentworth Fire Department greatly appreciates town officials and the citizens of Wentworth for their continued support.

#### **WARREN-WENTWORTH AMBULANCE SERVICE**

Warren-Wentworth Ambulance Service is a private non-profit entity that provides medical, trauma, and transfer services for six towns, including Wentworth. Warren-Wentworth Ambulance services include emergency medical response, interfacility transfers, training, and continuing education for its staff, home checkups, medical supply/equipment rentals, and reflective 911 house signs. The organization is staffed 24 hours a day, 365 days a year. Local towns provide funding, with the lion's share being paid by Warren and Wentworth.

## WENTWORTH POLICE DEPARTMENT

The Wentworth Police Department consists of a full-time Chief, one part-time officer, a part-time assistant, and an animal control officer. Although the current staff is adequate, an additional officer would be welcome, provided their certification and training were up-to-date. The Police Department is responsible for all law enforcement activity and animal control.



Law enforcement is dispatched from the Grafton County Sheriff's Office. Mutual aid is provided by the NH State Police and the neighboring towns of Orford, Rumney, Warren, and Piermont and with the larger communities of Haverhill and Plymouth. The Police Department maintains office space in the Town Office building; space at this facility is adequate for the department's needs.

Rolling equipment at the Police Department is in good shape. The Police Department helps manage traffic and speed issues with two portable radar speed signs. In addition, a radar speed dolly is set up at the Wentworth Elementary School. The current rolling equipment inventory includes the three speed radar signs and a new cruiser, a 2022 Ford Expedition. Expectations are that, like the previous cruiser, the Expedition will need to be replaced in five to seven years or before the cruiser reaches 100,000 miles.

The Town provides uniforms, protective equipment, and funding for continued training for the Police Department. The department owns up-to-date radios and state-of-the-art firearms, upgrades office equipment every two to three years, and undergoes qualifying training as required. The Police Department remains proactive rather than reactive to meet current and future challenges.

The Police Chief reported that the annual budget for the department is adequate for the services rendered. In addition, the current staffing and equipment are sufficient. The Town maintains a Capital Reserve Fund (CRF) for cruiser replacement and a revolving fund for the department. Other than a desire to have a certified and additional trained officer, no long-term needs were identified. The Police Department appreciates the ongoing support given by the Select Board.

In the 2021 Town Report, 906 calls for service were reported; 502 were self-initiated. The Chief of Police stated, *"This supports how important it is that we have a police presence in our community."*<sup>32</sup>

## WENTWORTH HIGHWAY DEPARTMENT

The Wentworth Highway Department works a regular 40-hour schedule but is available 24/7 as needed; the department estimates that they are called out after-hours 20-25 times a year. The department is seeking an additional full-time employee and may need part-time assistance during the winter. The department staffs a full-time Highway Road Agent and one additional full-time employee.

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

<sup>32</sup> 2021 Wentworth Town Report, Police Department, page 53



Good, durable equipment is vital to the department's operations and the upkeep and maintenance of highways. Overall, the equipment used by the Highway Department is adequate to meet its needs. The department's equipment is in good condition; some equipment, particularly the newly purchased tractor/mower, is in excellent condition. A long-term goal of the department would be to purchase a new grader, but this is not on the immediate radar. The Highway Department maintains approximately 7.0 miles of Class V paved roads, 24 miles of gravel roads, and more than 400 culverts.<sup>33</sup>

Highway Department - Current Rolling Equipment Inventory			
Equipment	Model	Year	Time Frame For Replacement
6-Wheel Dump Truck	Freightliner	2014	2025
6-Wheel Dump Truck	Western Star	2021	2035
550 Dump Truck	Ford 550	2019	2028
Grader	John Deere 672	2008	2030
Backhoe - Yard Machine	John Deere 310sj	2010	NA
Backhoe	John Deere 310sl	2021	2035
Tractor/Mower	John Deere 6410 / boom	2001	2033
York rake/Broom	York 10'	2020	2035

The Wentworth Highway Garage is a 53' by 32' structure located on Turner Road near the intersection with Buffalo Road. The garage is large enough to meet the department's requirements and is in good shape, although adding a new bay would help keep all of the equipment indoors. One concerning issue for the garage is the condition of its roof, which will need to be replaced within the next one or two years.

Except for a new roof and human resource issues, no significant challenges are impacting the work done by the Highway Department. The Highway Department strives to support the citizens of Wentworth through the safe operation, proper maintenance, and future development of highways and supporting infrastructure in a cost-conscious manner without sacrificing quality. The department appreciates the support received from town officials and the efforts taken to improve the department and Wentworth's roads.



*Trucks ready -2022-2023 snow season*

*Photo Credit:  
facebook.com/wentworthwydept/*

## WENTWORTH TRANSFER STATION

The Wentworth Transfer Station, located on Turner Road off NH Route 25, is open from March 1 to October 31 on Wednesdays from 3:00 PM to 6:00 PM, Saturdays from 9:00 AM to 3:00 PM, and Sundays from 9:00 AM to 3:00 PM. Winter hours, November 1 to February 28/29, are Wednesdays, 1:00 PM to 4:00 PM, Saturdays from 9:00 AM to 3:00 PM, and Sundays from 9:00 AM to 3:00 PM. The Town is a member of the Pemi-Baker Solid Waste District.

The Select Board manages the transfer station, which a part-time Supervisor operates with the assistance of two helpers. Equipment at the transfer station includes a compactor and containers to hold the Town's refuse. In 2021, municipal waste equaled 1.49 tons of portable electronic devices, 23.50 tons of scrap metal, and 1.36 tons of tires.<sup>34</sup> The transfer station also has one shed for local trading of slightly used items. The annual budget for the transfer station is approximately \$83,000.

<sup>33</sup> GIS road data; NH DOT

<sup>34</sup> 2021 Wentworth Town Report, Northeast Resource Recovery Association report, page 66

The long-term goals of the transfer station are to increase the Capital Reserve Fund for future recycling and equipment maintenance. Future considerations may be given to purchasing a small baler and revamping the station to create an enclosed area for cardboard recycling. The public is encouraged to pre-sort the items they bring to the transfer station and arrive better prepared to reduce delays during open hours.

## CEMETERIES

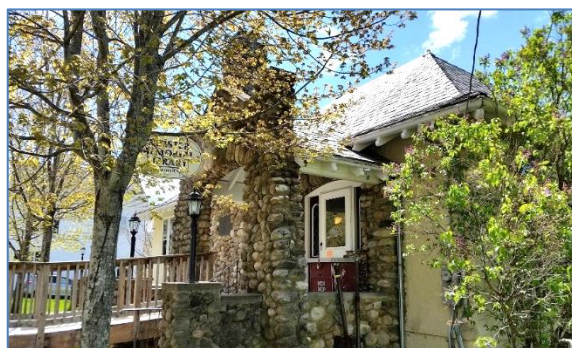
There are three cemeteries in Wentworth; each is privately owned, incorporated, and managed by a separate association under the Wentworth Cemetery Association. The Wentworth Cemetery Association, Inc., was “*Formed to provide common insurance and service to the three Town Cemetery Associations.*”<sup>35</sup>. These associations are listed in the table to the right. A Trust fund for the perpetual care of Wentworth's cemeteries is in place, holding close to \$10,000.

Cemetery
East Side Cemetery Association
Foster Cemetery Association
Village Cemetery Association

## WEBSTER MEMORIAL LIBRARY

The Webster Memorial Library is located on Wentworth Village Road within the Village Common. The Webster Memorial Library maintains a collection of adult fiction, audiobooks, non-fiction, young adult fiction, DVDs, periodicals, STEM kits, and children's books. In addition, the children's program offers unique activities, story hours, and craft projects planned to benefit Wentworth's younger population. Regular hours at the library have been established and are posted on the library's website.

The library is part of the Inter-Library Loan program, allowing users to borrow from other NH libraries. Audiobooks, e-books, and periodicals are available to Wentworth residents through the New Hampshire Downloadable Books Consortium.



**Webster Memorial Library**

**Photo Credit:**

<https://www.facebook.com/WebsterMemorialLibrary/photos>

Programs at the library include an adult book group, a weekly preschool story time, a LEGO Engineers program, and a summer reading program. The Webster Memorial Library Board of Trustees meets on the fourth Monday of the month at 6:00 PM. Additional meetings are held “as needed” to deal with current issues. *Chapter 9, History, Historic Resources, & Culture*, provides more information on the Webster Memorial Library.

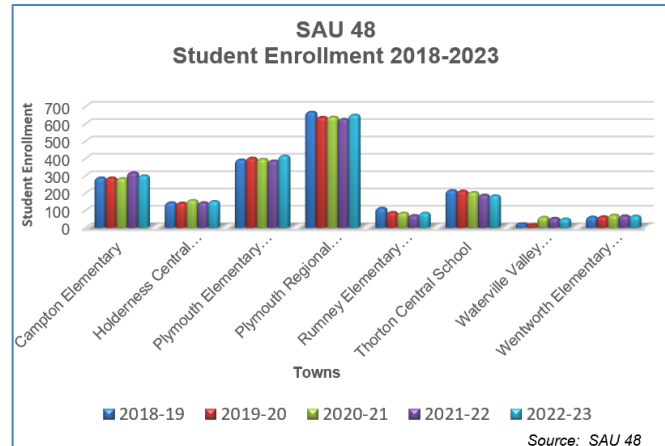
## SCHOOLS

As stated in the introduction to this chapter, the Wentworth Elementary School is part of SAU 48 and the Pemi-Baker Regional School District. Wentworth students in grades K-8 attend the Wentworth Elementary School; students in grades 9-12 attend the Plymouth Regional High School.

<sup>35</sup> 2021 Wentworth Town Report, Wentworth Cemeteries and Officers, page 62



The graph to the right shows enrollment trends over the past five years. The data indicate that enrollment has remained relatively steady, although Rumney and Thornton show a more downward trend than the other elementary schools. Waterville Valley shows an increase for the 2020-21 school year, as numbers rose from 17 to 61. Wentworth shows fairly steady numbers, ranging from a low of 62 in 2018-19 to a high of 73 in 2020-21. The current enrollment at Wentworth Elementary School is 68.



SAU 48 and the Pemi-Baker School District operate eight schools, Campton Elementary, Holderness Central, Plymouth Elementary, Rumney Elementary, Thornton Central, Waterville Valley Elementary, Wentworth Elementary, and the Plymouth Regional High School. SAU 48's Mission Statement states, *"The mission of SAU 48 is to support an overriding endeavor to improve student achievement through the development of intellectual, social, emotional, and physical strengths to enable students to become lifelong learners and productive citizens."*<sup>36</sup>

Although data for Wentworth does not show a marked increase in student enrollment, based on census data and other indicators, there is an expectation that enrollment will increase over the next five to ten years. Younger families are beginning to live in more rural communities as remote working has become the new norm for some. New families will likely build larger homes, triggering a change in the tax base.

Based on a town's evaluation, school taxes are already a concern in most rural communities; increasing student enrollment and the tax base could significantly impact school taxes. The cost to educate each student continues to rise; it now costs the Town \$23-24,000 per student per year to be educated in the public school system.

### WENTWORTH HISTORICAL SOCIETY

The Wentworth Historical Society Museum is located on East Side Road. The museum is open every Saturday from 10:00 AM to 2:00 PM from the Saturday before Memorial Day to the Saturday before Labor Day. The Society holds monthly meetings on Thursdays at 5:30 PM from April to December at the museum.

The Wentworth Historical Society Museum is housed in the former historic train depot that was moved to its current site. The museum houses a collection of genealogy exhibits and other local memorabilia. The Society operates as a 501c3 non-profit organization.

Visitors are invited to explore the museum and learn about the rich history of Wentworth and the region.



**Wentworth Historical Society Museum**  
Photo Credit:

[google.com/https://www.google.com/search?q=wentworth+nh+historical+society](https://www.google.com/search?q=wentworth+nh+historical+society)

<sup>36</sup> Welcome to SAU48, <https://sites.google.com/pemibaker.org/sau48/about-us/mission-statement>

### CAPITAL RESERVE FUNDS

Although Capital Reserve Funds are not considered a community facility, it is essential to discuss them as evidence of the Town's forward-looking position on maintaining adequate funding for all town facilities. Wentworth maintains a variety of Capital Reserve and Expendable Trust Funds, as shown in the table to the right.

Capital Reserve or Expendable Trust Funds allow a town to set aside money for future construction projects, equipment purchases, or other significant projects. As stated in the 2021 Annual Report by the Trustees of the Trust Funds, *"2021 was the first full year that all of the funds held in trust were managed by Bank of New Hampshire. The wealth management team there is very experienced, informative and easy to work with. They have conservatively invested the various capital reserves and expendable trust funds in money markets and corporate bonds that generate steady earnings. The other trust funds are invested with about half of the principle in slightly higher risk equity markets that will generate larger earnings to benefit the library and cemeteries. Overall, we are very pleased with their service, reporting, communication, and fund performance."*<sup>37</sup>

### CHAPTER SUMMARY

In summary, the Town of Wentworth adequately provides its citizens with the services and facilities needed to maintain a robust and healthy lifestyle. While improvements in some areas are recognized, the overall consensus is that Wentworth's Community Facilities and Services are expected to continue and improve as planned goals and projects are achieved. A new Fire Station, which is currently being planned, will be part of the Town's long-term goals.

Concerning funding, cell service was the focus of many citizens who answered the Community Survey. When asked about spending more money on the Town's services and facilities, 55.16% of the respondents wanted more on cell service, and 51.74% wanted more on the Fire Department. Overall, the remaining facilities in Wentworth were seen as having adequate funding.

The Town's boards and commissions also fared well in the survey regarding funding. Respondents indicated that funding was adequate for most town boards and commissions and that there was no need to increase the size of the Select Board from three to five.

Concerning the service provided, the Fire Department ranked highest, with 59.41% claiming excellent service. Of the respondents that shared an opinion, most were excellent or good.

CAPITAL RESERVES	Balance as of 12/31/2021
Webster Memorial Library	\$90,014.04
Fire Truck- CR	\$142,411.10
Highway Equipment- CR	\$39,065.08
Police Cruiser-CR	\$63,019.20
Reappraisal-CR	\$24,799.19
School Building-CR	\$32,962.85
Town Hall Maintenance-ET	\$55,576.72
Property Map-ET	\$12,878.54
Road Paving-CR	\$177,544.07
Fire Station Site-ET	\$233,384.19
Fire Dept Grant Initiation-ET	\$21,630.88
Town Hall Repair-ET	\$10,251.14
Bridge Expendable Trust-ET	\$137,172.18
Transfer Station Recycling-ET	\$29,328.19
Town Office-ET	\$76,595.56
Celebration Fund-ET	\$471.66
Emergency Lanes-ET	\$5,041.70
<b>Total Capital Reserves</b>	<b>\$1,152,146.29</b>
Turner Memorial Trust	\$12,062.45
Perpetual Care-Cemeteries	\$9,634.74
John Peters Trust	\$1,605.81
Mar Pillsbury Trust	\$734.75
Plummer Memorial Trust	\$604,163.29
<b>Total Other Funds</b>	<b>\$628,201.04</b>
<b>Total Funds held in Trust</b>	<b>\$1,780,347.33</b>

<sup>37</sup> 2021 Annual Report; Trustees of the Trust Funds Report, 12/31/2021, page 30

Question #18 of the Community Survey asked whether the respondents favored regionalizing Wentworth Elementary with Warren or Rumney. A relatively large majority, 75.3%, of respondents to the survey indicated that they would favor a regional option.

Lastly, although not a currently usable town facility, respondents to the Community Survey overwhelmingly indicated that the Old Town Hall should be rebuilt. More information on the historic Old Town Hall can be found in *Chapter 9, History, Historic Resources & Culture*.

## GOALS

### *WENTWORTH TOWN OFFICES*

- Prepare to use the Old Town Hall when it is rebuilt for voting and other such functions
- Consider moving the Police Station to the new Fire Station when it is built

### *WENTWORTH FIRE DEPARTMENT*

- Complete the planning and seek funding for a new Fire Station
- When a new Fire Station is built
  - Include a Chief's office, training room, and modern-day space for an Emergency Operations Center (EOC)
  - Include backup emergency power
  - Increase staff levels, including EMTs
  - Add a forestry engine and a backup rescue truck to the current equipment inventory
- Purchase and install a cistern at the Wentworth Elementary School to provide water for fire suppression

### *WENTWORTH POLICE DEPARTMENT*

- Hire an additional full-time officer when credentials are met and as the budget allows
- Plan for a possible move to the new Fire Station/Public Safety Building

### *WENTWORTH HIGHWAY DEPARTMENT*

- Install a new roof
- Increase the gravel/paving budget to allow for more road improvements and repairs
- Consider adding another bay to allow all vehicles to be brought inside
- Maintain approved staff levels

### *WENTWORTH TRANSFER STATION*

- Work towards recycling
- Provide public education to residents to be better prepared when bringing their refuse to the transfer station; promote better trash sorting

*WEBSTER MEMORIAL LIBRARY*

- Seek grants to repair stucco walls and bathrooms
- Seek grants to make alterations to the building to create public space

*SCHOOL*

- Consider regionalizing WES with either Rumney or Warren or both

## CHAPTER 4: UTILITIES, PUBLIC SERVICES & ENERGY

### INTRODUCTION

Wentworth's utility infrastructure includes several characteristics of public services, including reliable electric lines, clean and dependable water sources, access to energy resources to heat homes, and communication systems that allow for communication across the Town using landlines, as cell and broadband service is still limited. Utilities help enhance the quality of life for Wentworth's residents, businesses, public safety, and tourists who visit the community.

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

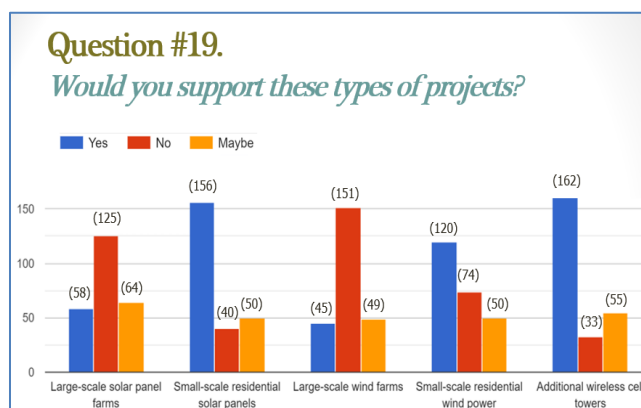
### COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.

Question #19 was the only Community Survey question that directly addressed alternative sources of energy and communications. Respondents were asked to indicate their support in developing energy/communications projects. The supporting data for the image on the right from the survey is below.

Question #1 asked respondents to rank community characteristics; within this question, there was a sub-question about the Communications Infrastructure. Most respondents indicated that the communications infrastructure was either "very important" or "extremely important." Respondents to this question also overwhelmingly indicated that the scenic natural environment is "extremely important,"; perhaps signaling their desire to keep Wentworth's clear skies and scenic views free of powerlines and wind turbines.

Question #22 asked which characteristics of the Town should be better protected; once again, scenic vistas ranked high, ranking fourth out of nine characteristics. Although not always directly related to utilities, public services, and energy, the survey responses indicate that protecting scenic views and developing better cell and internet services were very important.



#### **QUESTION #19A: WOULD YOU SUPPORT...LARGE-SCALE PANEL FARMS?**

97.2% or 247 of the 254 respondents answered this question

- 23.48% said Yes (58)
- **50.61% said No (125)**
- 25.91 said Maybe (64)

**QUESTION #19B: WOULD YOU SUPPORT...SMALL-SCALE RESIDENTIAL SOLAR PANELS?**

98.4% or 250 of the 254 respondents answered this question

- **62.40% said Yes (156)**
- 16.00% said No (40)
- 21.6% said Maybe (54)

**QUESTION #19C: WOULD YOU SUPPORT...LARGE-SCALE WIND FARMS?**

96.5% or 245 of the 254 respondents answered this question

- 18.37% said Yes (45)
- **61.63% said No (151)**
- 20.00% said Maybe (49)

**QUESTION #19D: WOULD YOU SUPPORT... SMALL-SCALE RESIDENTIAL WIND POWER?**

96.1% or 244 of the 254 respondents answered this question

- **49.18% said Yes (120)**
- 30.33% said No (74)
- 20.49% said Maybe (50)

**QUESTION #19E: WOULD YOU SUPPORT... ADDITIONAL WIRELESS CELL TOWERS?**

98.4% or 250 of the 254 respondents answered this question

- **64.80% said Yes (162)**
- 13.2% said No (33)
- 22.0% said Maybe (55)

**SURVEY COMMENTS**

After analyzing the survey's written comments, particularly from Question #55 (the "vision" question) and Question #46 (what is needed most in town), the predominant threads included better cell and internet coverage. However, the number of requests for improved cell and internet coverage was relatively low; each had fewer than ten written responses to both questions combined. Of the 254 surveys returned, there were no other written comments regarding other public services, such as water, solar energy, hydropower, wind turbines, and electricity, perhaps indicating that these services are adequate or unneeded.



### ELECTRICITY

The Town of Wentworth receives electricity from NH Electric Co-op, headquartered in Plymouth, NH. The Co-op crosses 115 communities, servicing 5,600 miles of energized lines. The Co-op states they are “...*not-for-profit, owned by our customer-members, and governed by the democratic process, so our members are at the center of everything we do*”.<sup>38</sup>

### TELEPHONE, CELL & CABLE SERVICE

Telephone service is provided to the Town through Consolidated Communications and Spectrum, although other services are available for long-distance phone service. Landline phone service is available throughout the community. However, cell phone and internet coverage are limited.

Verizon, Spectrum, US Cellular, AT&T, and other small carriers provide wireless phone service. As noted above, cell telephone access is limited in Wentworth. However, as new cell towers are installed in Grafton County and other carriers extend to existing towers, there is hope for improvement.

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

### WATER & WASTEWATER

Wentworth's residents rely on private wells for their water supply; no public water systems exist. Likewise, private septic systems are standardly installed in Wentworth. There are no water or wastewater treatment plants in the community.

### OTHER ENERGY PROJECTS

No significant energy-related projects, such as solar, wind, and hydro-power, are planned in Wentworth. The Kennebec Mill uses biomass to generate steam and electrical power. In addition, there is no expectation that new pipelines or transmission lines will be constructed in the community in the near future.

### CHAPTER SUMMARY

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

Community Survey respondents did not support large-scale solar projects and large-scale wind farms - survey respondents did support small-scale residential solar panels and small-scale residential wind power. However, the one type of project with the most support was additional wireless cell towers. The survey results indicate that Wentworth's primary needs are better cell coverage and internet service, as expressed in the survey questions and the respondents' comments. Increasing broadband and cell capabilities can enhance the quality of life for residents, public safety, local businesses, and visitors. Better cell and broadband coverage could position the Town to encourage new businesses aligned with the Master Plan to move to Wentworth.

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<sup>38</sup> <https://www.nhec.com/>

## GOALS

### *GOAL 1 – INCREASE WIRELESS CELL COVERAGE*

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

### *GOAL 2 – INCREASE BROADBAND CAPABILITIES*

- Endeavor to increase broadband capabilities throughout the community by lobbying utility companies, such as NH Electric Coop and Consolidated Communications, to include Wentworth in broadband infrastructure

### *GOAL 3 – ALTERNATIVE ENERGY PROJECTS*

- Investigate the cost-benefit of including solar power in constructing any new critical infrastructure and key resources
- Before their approval, consider the long-term impact of other energy projects, such as hydro-power, small-scale wind, and geothermal projects
- Ensure that new energy projects reflect the community's overwhelming desire to retain its small-town atmosphere, scenic vistas, and beauty

### *GOAL 4 – INTEGRATION WITH OTHER PLANS*

- Obtain and install a permanent generator at the Wentworth Town Office/Police Station to protect the continuity of law enforcement operations and the continuity of government (2021 HMP)
- Until a time at which a new station is constructed, obtain and install at least a temporary generator at the current fire station for the protection of this critical facility (2021 HMP)
- Work with Lakes Region Mutual Fire Aid to determine where new repeaters can be installed to eliminate dead spots in emergency response communication (2021 HMP)
- Pre-identify the critical public facilities which require uninterrupted power or priority restoration (2015 EOP)
- Maintain the school generator for emergency backup (2015 EOP)
- Develop advance agreements (MOUs) with utility providers to ensure that critical facilities have priority in restoration efforts (2015 EOP)
- Develop advance agreements (MOUs) with local fuel suppliers (2015 EOP)
- Develop protocol with utility providers to ensure information is shared during an emergency; identify a single point of contact at NH Electric Coop (2015 EOP)
- Work with NH Electric Coop to ensure rights of way are maintained to minimize power disruptions (2015 EOP)
- Ensure an adequate fuel supply for emergency response vehicles and equipment during a shortage

## CHAPTER 5: HOUSING & POPULATION

### INTRODUCTION

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

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

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

### COMMUNITY SURVEY RESULTS

*The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.*

#### **QUESTION #47: WHAT IS YOUR AGE?**

96.8% or 246 of the 254 respondents answered this question

- 16-25 years (6) - .02%
- 26-45 years (52) – 21.1%
- **46-65 years (100) – 40.7%**
- 66-85 years (84) – 34.1%
- 86+ years (4) - .02%

#### **QUESTION #48: WHAT BEST DESCRIBES YOUR RESIDENCY?**

97.26% or 248 of the 254 respondents answered this question

- 16.9% (42) responded that they are Year-round residents: 1-5 years
- 10.9% (27) responded that they are Year-round residents: 6-10 years
- 14.9% (37) responded that they are Year-round residents: 11-20 years
- **21.0% (52) responded that they are Year-round residents: 20+ years**
- 12.5% (31) responded that they are Year-round residents: Lifelong
- 12.1% (30) responded that they are Seasonal resident
- 11.7% (29) responded that they are Non-resident property-owner

**QUESTION #49: IN WHICH TYPE OF HOUSING DO YOU CURRENTLY LIVE?**

97.2% or 247 of the 254 respondents answered this question

- 28.7% (71) indicated they live in a Single-family house on <2 acres
- **56.7% (140) indicated they live in a Single-family house on >2 acres**
- .4% (1) indicated they live in an Apartment
- .4% (1) indicated they live in a Condominium
- 5.3% (13) indicated they live on a Farm
- 3.6% (9) indicated they live in Manufactured Housing (mobile home)
- 1.2% (3) indicated they live in a Multi-family home
- 0.0% indicated they live in Subsidized housing
- 0.0% indicated they live in an Accessory dwelling unit
- 3.6% (9) indicated they live in a Season Camper

**QUESTION #50: DO YOU OWN OR RENT?**

97.6% or 248 of the 254 respondents answered this question

- **94.4% (234) responded that they own**
- 5.6% (14) responded that they rent

**QUESTION #51: WHAT IS YOUR HIGHEST LEVEL OF COMPLETED EDUCATION?**

96.1% or 244 of the 254 respondents answered this question

- 24.2% (59) indicated they have attended graduate school
- **28.3% (69) indicated they are a 4-year college graduate**
- 19.3% (47) indicated they are a 2-year college graduate
- 26.6% (65) indicated they are a high school graduate
- 1.6% (4) indicated they have a GED
- 0.0% (0) indicated they have less than high school

**QUESTION #52: WHAT IS YOUR EMPLOYMENT STATUS?**

97.6% or 248 of the 254 respondents answered this question

- 39.5% (98) indicated they are employed full-time
- 5.6% (14) indicated they are employed part-time
- 0% (0) indicated they are employed seasonally
- 12.9% (32) indicated they are self-employed
- 2.0% (5) indicated they are unemployed
- **39.9% (99) indicated they are retired**

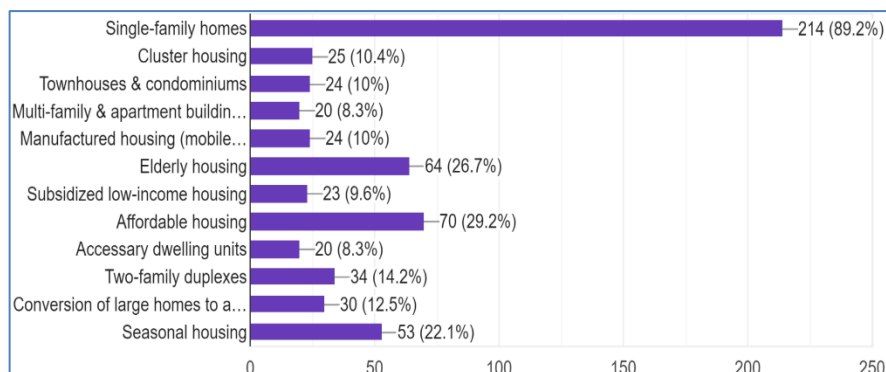
**QUESTION #53: WHERE DO YOU WORK?**

92.9% or 236 of the 254 respondents answered this question

- 6.8% (16) indicated they work in Wentworth
- 6.4% (15) indicated they run a home business
- 13.1% (31) indicated they work out of state
- 29.2% (69) indicated they work elsewhere in NH
- 5.9% (14) indicated they work at home for an outside company
- **38.6% (91) indicated they are retired**

**QUESTION #54: WHAT TYPES OF HOUSING WOULD YOU LIKE THE TOWN TO ENCOURAGE?**

The chart to the right represents the respondents' desired housing types; at 89.2%, single-family homes are the majority. Affordable housing is second at 29.2%, and elderly housing is third with 26.7% of the responses. All other housing types are less desirable and fall between 8.3% and 22.1%.

**SURVEY COMMENTS**

Individual comments regarding housing in the Master Plan Community Survey were similar to the answers provided above; most respondents felt housing should remain the same and include primarily single-family housing. However, some respondents expressed a desire for more affordable yet suitable housing. At least one respondent said, *“There is a housing shortage. So adding some multifamily (4 family or less) properties would be helpful.”*

Senior housing did not seem to be a concern in the written comments. A few respondents mentioned the trend of transforming current housing into vacation rentals, further limiting housing affordability. People enjoy the 1-acre minimum lot size, as shown in Question #7. Most respondents (58%) indicated that the 1-acre minimum is “Just Right.” In the comments, one respondent indicated that they preferred a 5-acre minimum as it was when they moved to Wentworth.

It should be noted that the results of the Community Survey may be skewed by the predominance of older citizens who participated in the survey. Census data may reveal a more exact picture of housing and population in Wentworth.

## HOUSING

### Housing History

Of the 254 respondents to the Master Plan Community Survey, 248 answered *Question #48: What best describes you?* After combining three answers to Question #48 (11-20 years, 20+ years, Lifelong), it was revealed that 48.4% of Wentworth's year-round residents have lived in Town for more than ten years. The highest single answer to this question was a year-round resident for 20+ years; conversely, the second-highest single answer was a year-round resident for 1-5 years. This data may indicate a slight increase in new residents moving to Wentworth.

Data representing “move-in” years for Wentworth's residents are shown to the right. The table indicates that more people moved into Wentworth in the 15 years from 2000 to 2014 than in other periods. This trend shows more growth than state and national trends, particularly since the Great Recession of 2008. However, the table also shows a diminished number of new householders since 2015.

Year Householder Moved into Unit	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
Moved in 2019 or later	23,352	4.3%	1,827	5.2%	2	0.5%
Moved in 2015 to 2018	142,695	26.5%	9,811	27.9%	70	17.4%
Moved in 2010 to 2014	103,148	19.1%	6,392	18.2%	103	25.6%
Moved in 2000 to 2009	123,569	22.9%	7,346	20.9%	103	25.6%
Moved in 1990 to 1999	70,484	13.1%	5,013	14.3%	49	12.2%
Moved in 1989 and earlier	75,868	14.1%	4,752	13.5%	76	18.9%
<b>Total Occupied Housing Units</b>	<b>539,116</b>		<b>35,141</b>		<b>403</b>	

(ACS 2016-2020 Table DP04)

The ACS revealed that more housing units were built in Wentworth from 1980 to 1989 and that only a very small portion of Wentworth's current housing stock was built since 2010. New housing units built in NH and Grafton County also peaked from 1980 to 1989 (see right).

In Wentworth, 209 housing units were built before 1970; these 50+-year-old housing units represent 36.5% of the current housing stock. This data confirms the presence of aging housing stock in Wentworth.

Housing Units/Year Built	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
Built 2014 or later	13,927	2.2%	702	1.3%	3	0.5%
Built 2010-2013	13,146	2.1%	1,188	2.2%	0	0.0%
Built 2000-2009	74,152	11.6%	6,439	12.1%	111	19.4%
Built 1990-1999	68,064	10.7%	5,712	10.7%	68	11.9%
Built 1980-1989	125,093	19.6%	11,997	22.6%	121	21.1%
Built 1970-1979	95,348	14.9%	7,430	14.0%	61	10.6%
Built 1960-1969	55,398	8.7%	3,754	7.1%	29	5.1%
Built 1950-1959	43,748	6.9%	2,747	5.2%	15	2.6%
Built 1940-1949	23,465	3.7%	1,826	3.4%	0	0.0%
Built 1939 or earlier	126,270	19.8%	11,354	21.4%	165	28.8%
<b>Total Housing Units</b>	<b>638,611</b>		<b>53,149</b>		<b>573</b>	

(ACS 2016-2020 Table DP04)



## Current Housing Stock

The table to the right represents housing tenure. 89.1% of Wentworth's 403 occupied housing units are owner-occupied; 10.9% are renter-occupied. The vacant housing percentage is 29.7%, more than the state but less than the county. Vacant housing data suggests the presence of units used for recreational, occasional, or seasonal use.

Housing Tenure	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
Occupied housing units	539,116		35,141		403	
Owner occupied	383,839	71.2%	24,556	69.9%	359	89.1%
Renter occupied	155,277	28.8%	10,585	30.1%	44	10.9%
Vacant housing units	99,495	15.6%	18,008	33.9%	170	29.7%
<b>Total Housing Units</b>	<b>638,611</b>		<b>53,149</b>		<b>573</b>	

(ACS 2016-2020 Table DP04)

The current housing supply in Wentworth consists of primarily 1-unit detached homes, representing 81.5% of all housing units in town. The table to the right indicates that this is also true for New Hampshire and Grafton County.

Type of Housing Units	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
1-unit, detached	404,224	63.3%	32,128	60.4%	467	81.5%
1-unit, attached	35,052	5.5%	5,892	11.1%	25	4.4%
2 units	35,803	5.6%	1,894	3.6%	8	1.4%
3 or 4 units	34,566	5.4%	2,677	5.0%	25	4.4%
5 to 9 units	29,646	4.6%	3,159	5.9%	0	0.0%
10-19 units	19,532	3.1%	1,308	2.5%	0	0.0%
20 or more units	43,337	6.8%	2,274	4.3%	0	0.0%
Mobile home	36,177	5.7%	3,752	7.1%	48	8.4%
Boat, RV, van, etc.	274	0.0%	65	0.1%	0	0.0%
<b>Total Housing Units</b>	<b>638,611</b>		<b>53,149</b>		<b>573</b>	

(ACS 2016-2020 Table DP04)

The number of rooms in each housing unit is mixed in Wentworth; however, homes with six rooms or three bedrooms are the most common, as shown in the tables below.

Housing by Number of Rooms	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
1 Room	11,668	1.8%	1,237	2.3%	25	4.4%
2 rooms	18,571	2.9%	2,383	4.5%	21	3.7%
3 rooms	56,003	8.8%	5,248	9.9%	53	9.2%
4 rooms	103,866	16.3%	9,851	18.5%	67	11.7%
5 rooms	114,613	17.9%	9,083	17.1%	99	17.3%
6 rooms	111,303	17.4%	8,373	15.8%	116	20.2%
7 rooms	83,620	13.1%	6,185	11.6%	96	16.8%
8 rooms	60,254	9.4%	4,813	9.1%	45	7.9%
9 rooms	78,713	12.3%	5,976	11.2%	51	8.9%
Median Rooms	5.6		5.4		5.7	
Housing by Number of Bedrooms	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
No bedroom	12,811	2.0%	1,281	2.4%	25	4.4%
1 bedroom	70,001	11.0%	6,978	13.1%	44	7.7%
2 bedrooms	190,583	29.8%	16,674	31.4%	152	26.5%
3 bedrooms	241,507	37.8%	18,216	34.3%	284	49.6%
4 bedrooms	100,277	15.7%	8,041	15.1%	66	11.5%
5 or more bedrooms	23,432	3.7%	1,959	3.7%	2	0.3%
<b>Total Housing Units</b>	<b>638,611</b>		<b>53,149</b>		<b>573</b>	

(ACS 2016-2020 Table DP04)

An analysis of ACS data for housing values reveals that of the 359 owner-occupied housing units in Wentworth, 196, or 54.6%, are valued at more than \$200,000. The remaining 163, or 45.4%, are valued at less than \$200,000. The median value of owner-occupied units is \$212,500, significantly less than the state and Grafton County. This data shows that housing affordability is better in Wentworth than in the rest of the state.

Value of Owner-Occupied Housing Units	State		County		Wentworth	
	HU	Percent	HU	Percent	HU	Percent
Less than \$50,000	15,371	4.0%	1,226	5.0%	4	1.1%
\$50,000 to \$99,999	17,509	4.6%	1,664	6.8%	37	10.3%
\$100,000 to \$149,999	27,515	7.2%	2,758	11.2%	65	18.1%
\$150,000 to \$199,999	49,725	13.0%	4,617	18.8%	57	15.9%
\$200,000 to \$299,999	114,567	29.8%	6,518	26.5%	104	29.0%
\$300,000 to \$499,999	117,994	30.7%	4,586	18.7%	90	25.1%
\$500,000 to \$999,999	35,372	9.2%	2,453	10.0%	0	0.0%
\$1,000,000 or more	5,840	1.5%	734	3.0%	2	0.6%
Owner-Occupied Housing	383,893		24,556		359	
Median (dollars)	\$272,300		\$230,700		\$212,500	
<b>Total Owner-Occupied Housing Units</b>	<b>383,839</b>		<b>24,556</b>		<b>359</b>	

(ACS 2016-2020 Table DP04)

According to the ACS, of the 32 occupied housing units paying rent in Wentworth, 34.4% pay between \$500 - \$999, 46.9% pay between \$1,000 - \$1,499, and 18.1% pay between \$1,500 - \$1,999. The median rent for these 32 rented housing units is \$1,114. Twelve housing units do not pay rent. The median rent paid in Wentworth is similar to the rest of the state.

Lastly, the ACS data reveals that 52.9% of Wentworth's housing units are without mortgages. This number is considerably higher than NH at 35.0% and Grafton County at 41.9%. This lack of mortgages is another indication of housing tenure, assuming that the longer the tenure, the more likely the mortgage would be paid; the elderly are more likely to have paid off their mortgages.

#### Housing Tenure

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

#### Median Household Value

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

## Senior Housing

Housing availability for the elderly has increasingly become an issue due to the aging population in the state. ACS data estimates that in 2020, 283 or 25.9% of Wentworth's population was over 65, and 48.7% was over 45. People younger than 25 make up 28.8% of the population. The three most common age groups are under five years (14.0%), 25 to 29 years (11.0%), and 65-69 years (11.42%). This data indicates a possible need for future elderly housing, although it also indicates a possible increase in younger families.

There are no senior citizen housing, elderly facilities, or 55+ communities in Wentworth; senior housing is available in nearby communities. Respondents, who answered Question 54 of the Master Plan Community Survey, indicated that elderly housing was their third choice for housing types after single-family homes and affordable housing.

## Future Housing Needs & Affordable Housing

The US Department of Housing and Urban Development (HUD) "...defines an *"affordable dwelling"* as one that a household can obtain for 30 percent or less of its income."<sup>39</sup> Based on Grafton County's median household income of \$77,917 and HUD's 30% formula, the income spent on housing needs should be \$23,375 annually or approximately \$1,947.93 per month, including taxes and insurance.

To meet HUD's spending guidelines for affordable housing in Grafton County, home values should be less than \$324,000<sup>40</sup>, and gross earning capabilities should be \$37.46 an hour or more<sup>41</sup>. As expressed in the Master Plan Community Survey and communities throughout New Hampshire, affordable housing is one of the future's primary concerns. New Hampshire's median household income is \$77,923, Grafton County's is \$67,476, and Wentworth's is \$77,917. Wentworth's earning capabilities are similar to the rest of the state.

As stated above and in Question 54, most respondents said they would encourage the future development of single-family homes; however, affordable housing was the second most likely to be encouraged. The availability of affordable housing for young people is vital for the growth of any community. With the preponderance of single-family homes, large parcel owners, high building costs, and vacation rentals, a deficit in affordable housing for vulnerable populations and young people remains.

Permissive subdivision regulations may also contribute to the manner in which housing is built and its affordability. The Town has no zoning, does not require a building permit, and has no Building Inspector or Code Enforcement Officer. The Select Board approves driveway permits, and a certified engineer must prepare sewerage system plans to obtain the necessary DES permits. However, without more stringent regulations, property owners can build any size home, provided it is on at least a one-acre lot with road frontage.

An alternative to buying an existing home is purchasing land and building a new home. Building costs, however, often prevent young people and the elderly from building. The HomeBlue contractor network estimates standard-grade building costs to be \$120 to \$160 per square foot, premium-grade building costs to be \$160 to \$210 per square foot, and luxury-grade building costs to be \$210 to \$260 per square foot.<sup>42</sup> It would cost \$190,000 to build a 1,000-square-foot home on existing land, using a median building cost of \$190 per square foot.

Available Real Estate in Wentworth		
Land		
Listed Price	Acres	Cost Per Acre
\$78,000	3.50	\$22,286
\$98,000	14.14	\$6,931
\$61,000	6.97	\$8,752
\$55,000	2.80	\$19,643
\$499,000	7.36	\$67,799
<b>\$158,200</b>	<b>6.95</b>	<b>\$25,082</b>
Single-family Homes		
Listed Price	Acres	Home Square Feet
\$229,900	1.03	1,890
\$425,000	1.16	3,953
\$355,000	1.70	1,634
\$294,900	1.52	1,663
\$900,000	3.70	4,892
\$135,000	5.25	128
<b>\$389,967</b>	<b>2.39</b>	<b>2,360</b>
Commercial		
\$0	0.00	0
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>39</sup> <https://www.vox.com/2014/4/10/18076868/affordable-housing-explained>

<sup>40</sup> Assumes a property value at \$324,000, a 10% down payment, an interest rate of 4.0%, and a 30-year term; also assumes \$4,000 a year for taxes and \$800 a year for homeowners insurance; resulting in a monthly payment of \$1,946.83

<sup>41</sup> \$77,917 divided by 2080 (the number of work hours in a year) = \$37.46 per hour

<sup>42</sup> Cost to Build a House in Manchester, NH; <https://www.homeblue.com/home-building/manchester-nh-cost-to-build-a-house.htm>

The current average price for land in Wentworth is a little over \$25,000 per acre. Adding \$25,000 for land costs to build a 1,000-square-foot home would result in a total cost of \$215,000. Although this falls within HUD's affordability range, it is noted that current building costs could be considerably higher due to human resource and supply chain difficulties caused by Covid-19; building estimates have been as high as \$350 per square foot during this period.

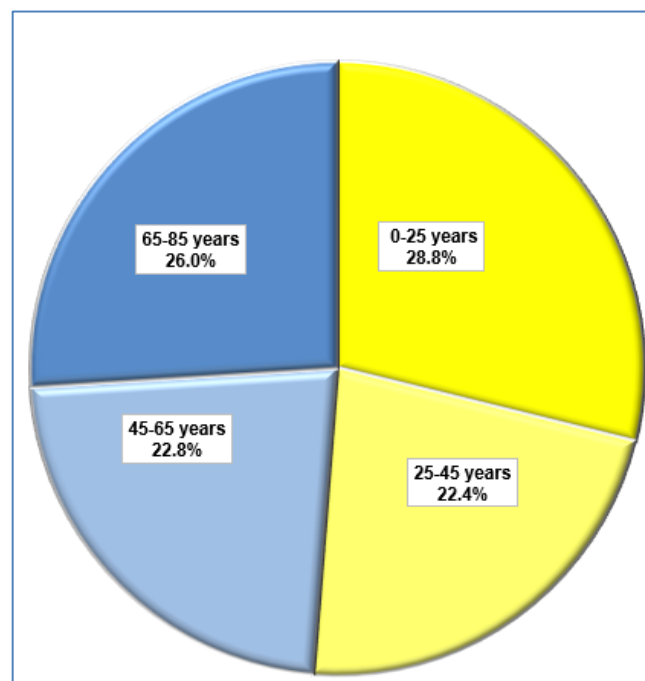
As of early June 2022, there were eleven real estate listings in Wentworth; five were for land and six for single-family homes. There were no commercial listings on Realtor.com.<sup>43</sup> Numbers in blue font in the table above represent averages.

### POPULATION

According to the ACS, the 2020 estimated population in Wentworth is 1,089; there are 11.2% more males than females, and the most common age bracket is under five years, followed closely by 25 to 29 and 65 to 69. Additional analysis takes this one step further - the population under 45 is 51.2% (yellow), and the population over 45 is 48.8% (blue); this is shown in the pie graph on the right. The Census data clearly shows that the population of Wentworth is virtually split 50/50 between those younger than 45 and those older.

Population	Wentworth	
	Population	Percent
<b>Male Population</b>	<b>605</b>	<b>55.6</b>
<b>Female Population</b>	<b>484</b>	<b>44.4</b>
<b>Under 5 years</b>	<b>152</b>	<b>14.0%</b>
5 to 9 years	52	4.8%
10 to 14 years	23	2.1%
15 to 19 years	25	2.3%
20 to 24 years	62	5.7%
25 to 29 years	120	11.0%
30 to 34 years	31	2.8%
35 to 39 years	45	4.1%
40 to 44 years	48	4.4%
45 to 49 years	38	3.5%
50 to 54 years	63	5.8%
55 to 59 years	70	6.4%
60 to 64 years	77	7.1%
65 to 69 years	124	11.4%
70 to 74 years	64	5.9%
75 to 79 years	47	4.3%
80 to 84 years	21	1.9%
85 years and over	27	2.5%
<b>Total Population</b>	<b>1,089</b>	

(ACS 2016-2020 Table DP05)



<sup>43</sup> Realtor.com; [https://www.realtor.com/realestateandhomes-search/Wentworth\\_NH](https://www.realtor.com/realestateandhomes-search/Wentworth_NH)

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

- The average household size is 2.67 (Table S1101)
- There are about 23.1 persons per square mile (Economic & Labor Bureau)
- The total number of families is 316 (Table S1101)
- The average family size is 3.01 (Table S1101)
- The number of households with no children (own) under 18 is 221 (Table S1702)
- 23.6% of households have one or more people under 18 years (Table S1101)
- 20.1% of householders live alone; of those, 12.4% are over 65 (Table S1101)
- 54.8% of households have one or more people 60 years and over (Table S1101)
- 51.1% of occupied housing units have two vehicles (Table DP04)
- 2.7% of occupied housing units have no vehicles (Table DP04)
- 41.4% of occupied housing units heat with petroleum products such as fuel oil and kerosene, and 38.0% heat with wood (Table DP04)
- Of the population over 15 years, 68.8% were married, 9.0% were widowed, 6.0% were divorced, 0.0% were separated, and 16.1% were never married (Table S1201)
- 136 or 12.5% of Wentworth's residents were below the poverty line in the past 12 months; poverty levels in New Hampshire and Grafton County are 7.4% and 10.3%, respectively (Table S1701)
- 54% of the workers 16 and over who live in Wentworth commute for work; Plymouth and Hanover are the major hubs to which they commute (DP03)
- The median housing value in Wentworth (\$212,500) is lower than in Grafton County (\$230,700) and New Hampshire (\$272,300), making Wentworth more affordable than other parts of the state. The median housing value in Hanover (\$542,500) is significantly higher than in Wentworth but lower than in Plymouth (\$193,700). These values support the idea that Wentworth is an affordable suburb for Hanover; however, the same may not be true for Plymouth. (DP04)

## CHAPTER SUMMARY

Data in the table to the right, developed by the NH Office of Planning and Development in 2022, indicates the municipal, state, and county forecasts from 2020 to 2050. This projection shows that Grafton County and Wentworth will likely gain population, at least until 2040<sup>44</sup>.

Projected Population	NH	Grafton	Wentworth
2020	1,337,533	91,118	845
2025	1,430,601	94,984	881
2030	1,473,286	98,030	909
2035	1,501,045	99,463	922
2040	1,511,770	99,711	925
2045	1,509,955	98,998	918
2050	1,501,909	97,777	907

<sup>44</sup> <https://www.nh.gov/osi/data-center/documents/2022-state-county-municipality-projections-tables.pdf>

A gain in the population may result from many factors, including increased employment opportunities, relaxed and permissive local regulations, more housing affordability than in the Upper Valley and Hanover or Plymouth regions, the arrival of a younger workforce, and more recreation and outdoor opportunities.

The majority of Wentworth's current residential housing stock consists of single-family homes. This chapter indicates that housing in Wentworth is adequate for the population currently living in the community and may be adequate for new home buyers and builders based on HUD requirements. However, affordable housing may be elusive to some if home prices and building costs continue to rise.

A summary of factors to be considered when envisioning future regulatory changes include:

- Growth has statistically been sluggish in most areas of the state since 2008-2009, although some communities have rebounded during Covid-19.
- Wentworth has an aging housing stock. 36.5% of the housing stock was built before 1970, although there was a building boom between 1980-1989.
- 89.1% of current housing units are owner-occupied, while renter-occupied units make up 10.9%, indicating perhaps a limited rental housing inventory.
- The number of vacant housing units is higher than reported for the state but lower than the county, suggesting a relatively high number of seasonal or recreational use properties.
- Wentworth's median rent payment of \$1,114 is less than the state (\$1,145) and more than the county (\$1,045).
- ACS and other data generally imply that Wentworth's population may be changing. The indicators include increased school enrollment, second homes as primary residences, and an evenly split population between the young and the old.
- Although it is desirable for more young people to move to Wentworth, several additional factors may limit housing growth and prohibit an influx of young people:
  - Many parcels are over 100 acres, and very few buildable parcels are for sale.
  - There are a limited number of available housing units on the market.
  - The median housing price in Wentworth is less than in the state and the county. However, housing units valued at more than \$324,000 would not be affordable based on HUD's formula.
  - The current cost to build remains high. Although \$190 per square foot was used in this chapter to estimate building costs, local contractors are more likely to quote \$250-350 per square foot.



It is vital to consider how to increase the development of homes and businesses in a manner consistent with the Vision Statement of this Master Plan. Maintaining the small-town feel of Wentworth, preparing for an increased need for community services, protecting the natural resources, and preparing the Wentworth Elementary School should an influx of new residents with school-age children occur are important to keep in mind.

The Town may need to encourage new businesses and creative housing options to entice a new generation to live in Wentworth. Agencies such as the USDA Rural Development Agency, Rural Housing Services, the Housing Assistance Council, and others may assist in approving affordable housing options.

## GOALS

### *HOUSING*

- Continue to support the development of Detached Accessory Dwelling Units (ADUs), to promote viable options for senior housing
- Monitor and support development in surrounding communities to understand its impact on Wentworth
- Strive to maintain affordable tax rates; encourage new businesses that can add tax revenue without compromising the goals and vision of this plan
- Strive to limit local regulations to coincide with the desires of Wentworth's citizens
- Keep Wentworth's citizens informed regarding Planning Board activities, housing opportunities, regulatory considerations, and proposals
- Endeavor to make residents aware of the challenges facing the Town and the state and let them manage personal challenges based on this awareness

### *POPULATION*

- Support existing businesses and encourage new businesses to attract young people with good-paying jobs
- Support the development of services, recreation, and facilities to entice young people and families to live in Wentworth
- Support the quality of educational services in SAU 48 and work to improve the Pemi-Baker Cooperative School District's overall ranking
- Work with SAU 48 to predict and manage an anticipated influx of students and growth within the school system
- Promote Wentworth as a small town with low taxes, minimal regulations, and relatively inexpensive real estate to make the district more attractive to prospective new residents and businesses
- In coordination with the Select Board, explore options to expand community and recreation programs

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## CHAPTER 6: ECONOMIC DEVELOPMENT

### INTRODUCTION

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

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

The Wentworth Master Plan Survey identified the community's desire to develop small businesses, primarily in the farming, restaurant, tourism, small retail, and wood-products industries. The majority of respondents to the survey did not wish to develop large-scale commerce and industry or any businesses that would attract a large number of persons and cause traffic issues.

As expressed earlier in this plan, two of the seven vision statement principles are maintaining the small-town feel and encouraging well-planned small businesses, tourism, and cottage industries. Within the confines of the law, the Town should continue to encourage new growth based on the community's desires and the regulatory guidelines that are already in place.

### COMMUNITY SURVEY RESULTS

*The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.*

#### **QUESTION #42: WOULD YOU LIKE TO SEE MORE COMMERCIAL DEVELOPMENT IN TOWN?**

97.6% or 248 of the 254 respondents answered this question

- **Maybe in designated areas (120 – 48.4%)**
- Yes (23 – 9.3%)
- No (105 – 42.3%)

#### **QUESTION #45: WOULD YOU LIKE TO SEE MORE INDUSTRIAL DEVELOPMENT IN TOWN?**

97.2% or 247 of the 254 respondents answered this question

- Maybe in designated areas (95 – 38.5%)
- Yes (17 – 6.8%)
- **No (135 – 54.7%)**

**QUESTION #43: WOULD YOU SUPPORT THE FOLLOWING TYPES OF BUSINESSES? (CHECK ALL THAT APPLY)?**

The table below represents potential businesses in Wentworth, as listed in the Community Survey (Q#43). These potential businesses are sorted by “favorable” answers, indicating that farming and agri-businesses received the highest favorable percentage, followed closely by restaurants. Gambling facilities and big box or chain stores score the lowest favorability rating.

43. Would you support the following types of businesses? (check all that apply)				
	Yes	No	Total Respondents	% Who Said Yes Favorability
Farms/agri-businesses	203	29	232	87.5%
Restaurants	202	34	236	85.6%
Cottage industries/home occupations	162	58	220	73.6%
Small retail sales	166	60	226	73.5%
Forestry & wood products industry	164	62	226	72.6%
Recreation-based businesses	163	68	231	70.6%
Personal services	146	62	208	70.2%
Auto service & repair	151	72	223	67.7%
Campgrounds	153	76	229	66.8%
Arts & crafts store or gallery	140	76	216	64.8%
Professional offices/health practices	135	83	218	61.9%
Motels/Inns/Bed & Breakfasts/Air B&B	129	90	219	58.9%
Tourism-based businesses	97	115	212	45.8%
Light industry	94	114	208	45.2%
Construction businesses	97	123	220	44.1%
Gas stations	90	133	223	40.4%
Storage units	49	174	223	22.0%
Major grocery chain	37	188	225	16.4%
Industrial park	29	195	224	12.9%
Heavy industry/manufacturing	28	196	224	12.5%
Fast food franchises	24	199	223	10.8%
Shopping centers/outlets	20	202	222	9.0%
Big box or chain stores	13	213	226	5.8%
Gambling facilities	10	212	222	4.5%

**QUESTION #46: WHAT BUSINESSES OR SERVICES ARE MOST NEEDED IN TOWN? (PLEASE LIST THREE)****Common threads were**

- Restaurants
- Gas Station
- Small Grocery Store
- None
- Better Cell & Internet Service
- Bed & Breakfasts
- Auto Repair
- Hardware Store

**QUESTION #52: WHAT IS YOUR EMPLOYMENT STATUS?**

97.6% or 248 of the 254 respondents answered this question

- **Employed full-time (98 – 39.9%)**
- Employed part-time (14 – 5.6%)
- Employed seasonal (0 – 0.0%)
- Self-employed (32 – 12.9%)
- Unemployed (5 – 2.1%)
- Retired (99 – 39.5%)

**QUESTION #53: WHERE DO YOU WORK?**

92.9% or 236 of the 254 respondents answered this question

- Work in Wentworth (16 – 6.8%)
- Run a home business (15 – 6.4%)
- Work out of state (31 – 13.1%)
- Work elsewhere in NH (69 – 29.2%)
- Work from home for an outside company (14 – 5.9%)
- **Retired (91 – 38.6%)**

**EMPLOYMENT STATISTICS****Employment Status**

Of the approximately 1,089 persons residing in Wentworth, it is estimated that 862 are sixteen years or older, as shown in the table below. Of those sixteen years or older, 512, or 65.2%, are in the civilian labor force. The 2016-2020 American Community Survey (ACS) estimates Wentworth's civilian unemployment rate as 1.0%, below the state and county.

Employment Status	State		County		Wentworth	
<b>Total Population</b>	<b>1,355,244</b>		<b>90,331</b>		<b>1,089</b>	
<b>Population 16 years &amp; over</b>	<b>1,130,008</b>	<b>Percent</b>	<b>77,838</b>	<b>Percent</b>	<b>862</b>	<b>Percent</b>
In labor force	761,007	67.3%	47,982	61.6%	512	65.2%
Civilian Labor Force	758,702	67.1%	47,945	61.6%	512	65.2%
Employed	730,223	64.6%	46,570	59.8%	507	63.2%
Unemployed	28,479	2.5%	1375	1.8%	5	1.9%
Armed Forces	2,305	0.2%	37	0.0%	0	0.0%
Not in the labor force	369,001	32.7%	29,856	38.4%	350	34.8%
<b>Unemployment Rate</b>		<b>3.8%</b>		<b>2.9%</b>		<b>1.0%</b>

(ACS 2016-2020 Table DP03)

## Employment by Occupation

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

Occupation	State		County		Wentworth	
Civilian Employed 16 & over	730,223	Percent	46,570	Percent	507	Percent
Management, business, science, and arts	306,308	41.9%	19,747	42.4%	208	41.0%
Service occupations	116,785	16.0%	9,062	19.5%	52	10.3%
Sales & office occupations	155,896	21.3%	8,930	19.2%	80	15.8%
Natural resources, construction & maintenance	63,592	8.7%	3,919	8.4%	46	9.1%
Production, transportation & material moving	87,642	12.0%	4,912	10.5%	121	23.9%

(ACS 2016-2020 Table DP03)

## Class of Workers

The table below indicates the estimated number of employed residents by the Class of Worker. In Wentworth, private wage and salary workers are the highest at 74.0% of the civilian workforce.

Class of Worker	State		County		Wentworth	
Civilian Employed 16 & over	730,223	Percent	46,570	Percent	507	Percent
Private wage and salary workers	584,560	80.1%	36,181	77.7%	375	74.0%
Government workers	96,015	13.1%	6,564	14.1%	68	13.4%
Self-employed in own not incorporated business workers	48,466	6.6%	3,716	8.0%	39	7.7%
Unpaid family workers	1,182	0.2%	109	0.2%	25	4.9%

(ACS 2016-2020 Table DP03)

## Employment by Industry

The table below indicates the estimated number of employed residents by industry. "Educational services, health care, and social assistance" hold the highest percentage in the state, county, and Wentworth.

Industry	State		County		Wentworth	
Civilian Employed 16 & over	730,223	Percent	46,570	Percent	507	Percent
Agriculture, forestry, fishing and hunting, and mining	5,551	0.8%	992	2.1%	4	0.8%
Construction	50,085	6.9%	2,754	5.9%	20	3.9%
Manufacturing	92,104	12.6%	4,125	8.9%	123	24.3%
Wholesale trade	19,060	2.6%	1,145	2.5%	0	0.0%
Retail trade	89,094	12.2%	4,950	10.6%	42	8.3%
Transportation and warehousing, and utilities	27,227	3.7%	1,521	3.3%	23	4.5%
Information	14,217	1.9%	647	1.4%	0	0.0%
Finance and insurance, and real estate and rental and leasing	46,048	6.3%	1,739	3.7%	35	6.9%
Professional, scientific, and management, and administrative and waste management services	82,008	11.2%	3,847	8.3%	48	9.5%
Educational services, and health care and social assistance	180,390	24.7%	15,601	33.5%	146	28.8%
Arts, entertainment, recreation, and accommodation and food services	63,270	8.7%	5,561	11.9%	33	6.5%
Other services, except public administration	31,592	4.3%	2,147	4.6%	15	3.0%
Public administration	29,577	4.1%	1,541	3.3%	18	3.6%

(ACS 2016-2020 Table DP03)



## Commuting Statistics

The mean commute time for Wentworth residents, 24.2 minutes, is estimated to be more than Grafton County but less than the state. Most Wentworth working residents, 80.3%, drive to work alone; only 8.9% carpool. The ACS also estimates that 3.5% of Wentworth's residents work at home, and 1.5% walk to work.

Commuting to Work	State		County		Wentworth	
Mean travel to work (minutes)	27.4		23.2		27.2	
<b>Car, truck, or van-drove alone</b>	<b>569,140</b>	<b>79.50%</b>	<b>3,313</b>	<b>72.60%</b>	<b>371</b>	<b>80.30%</b>
Car, truck, or van - carpooled	54,771	7.70%	4,406	9.70%	41	8.90%
Public transportation	5,646	0.80%	489	1.10%	0	0.00%
Walked	18,117	2.50%	2981	6.50%	7	1.50%
Other Means	8,603	1.20%	1178	2.60%	27	5.80%
Worked at home	59,287	8.30%	3,443	7.50%	16	3.50%

*(ACS 2016-2020 Table DP03)*

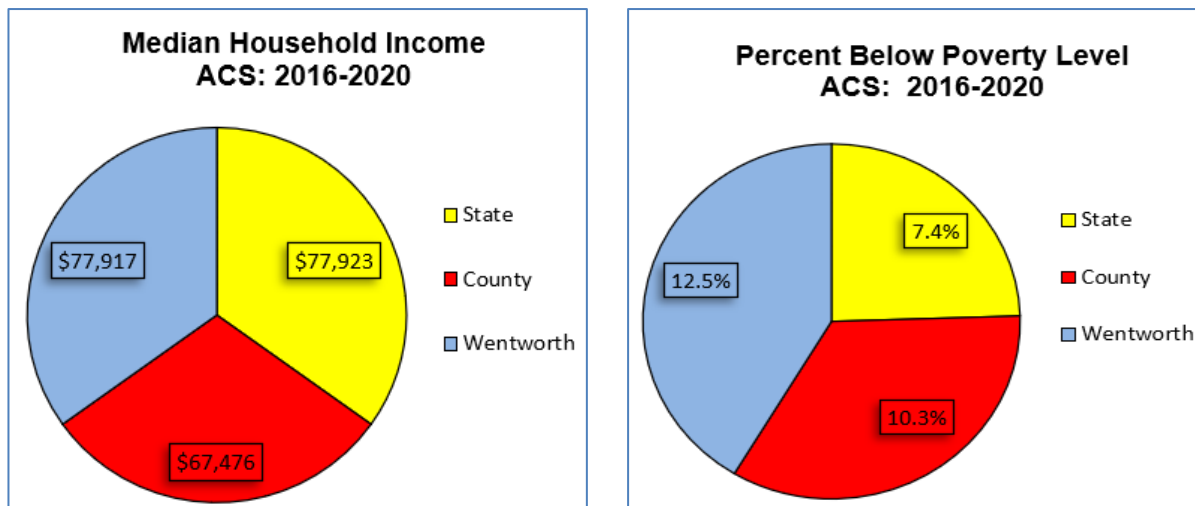
## Income & Poverty

Household income levels are also estimated in the American Community Survey. In Wentworth, 19.10% of its residents fall within the \$100,000 to \$149,999 household income range. Wentworth's second-highest household income range is the \$75,000 to \$99,999 bracket, representing 15.10% of its residents. The highest percentage of workers within an income range for the state, county, and town are below, indicating that Wentworth is more in line with state wages than county wages.

- State .....\$100,000 to \$149,000 (18.9%)
- Grafton County .....\$50,000 to \$74,999 (18.1%)
- Wentworth.....\$100,000 to \$149,000 (19.1%)

Annual Household Earnings	State	County	Wentworth
Less than \$10,000	3.70%	5.20%	8.40%
\$10,000 to \$14,999	3.00%	4.90%	1.70%
\$15,000 to \$24,999	6.70%	7.90%	6.50%
\$25,000 to \$34,999	7.50%	8.20%	5.20%
\$35,000 to \$49,999	10.20%	11.40%	11.90%
\$50,000 to \$74,999	17.10%	<b>18.10%</b>	13.90%
\$75,000 to \$99,999	14.10%	14.10%	15.10%
\$100,000 to \$149,999	<b>18.90%</b>	15.70%	<b>19.10%</b>
\$150,000 to \$199,999	9.20%	6.00%	8.20%
\$200,000 or more	9.70%	8.60%	9.90%
<b>Median income (dollars)</b>	<b>77,923</b>	<b>67,476</b>	<b>77,917</b>
<b>Percent below poverty level</b>	<b>7.4%</b>	<b>10.3%</b>	<b>12.5%</b>
<b>Total Households</b>	<b>539,116</b>	<b>35,141</b>	<b>403</b>

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



### RETAINING & GROWING THE EXISTING BUSINESS BASE IN WENTWORTH

Town officials and residents eagerly support local businesses. In addition to the wood products, logging, and lumber industries, a variety of other local businesses operate in Wentworth. These enterprises range from an at-home cottage industry that makes draperies and slip covers to a general store that keeps residents supplied between trips to supermarkets miles away.

Below is a list of the types of businesses found in Wentworth. Other small businesses and cottage industries are also likely to exist.

- Auto repair & auto body shops
- A small general store & gas station
- Nurseries & farms
- Technology & insurance consultants
- Light manufacturing
- Wood-products Industries
- Small food vendors (ice cream & BBQ)
- A small national-franchise general store
- Builders, contractors, excavator operators & home improvement specialists
- A gas station, speedway & campgrounds

Some of Wentworth's businesses' success depends on weather conditions and, to some degree, on tourism. Wentworth's businesses do particularly well during the busy summer and autumn months and the busy winter snowmobile and ski season. Local and regional support is vital to the growth and success of these local businesses.

Many factors affect the retention of Wentworth's business - these may include but are not limited to local road conditions, housing affordability, internet and cell service, the minimum wage, and the local tax rate. Addressing these factors will support the growth and retention of businesses in the community. New business ventures could help the local economy grow and stabilize the tax base.

The longevity of Wentworth's businesses is a testament to their local and regional support; when local governments support local businesses, the entire community wins. The longer a business has been established in a community, the more likely similar or complementary businesses will emerge. On the other hand, new business ventures can convey excitement and a revitalized interest in a community, bringing an abundance of new ideas to improve the way of life for everyone. Retaining current and attracting new businesses is critical to a community's success.

### ATTRACTING NEW BUSINESS

Creating an atmosphere to welcome new business enterprises is essential for attracting new businesses. These efforts should include robust promotion of the community and the region to be most effective. New development, however, should be recommended only in designated areas when supported by the Town's citizens and the vision of this Master Plan.

Attracting new businesses to Wentworth requires a concerted effort to create an inviting business environment and market the community as a desirable business location. These efforts should balance the community's desire to retain Wentworth's rural, small-town character while favoring environmentally sensitive and low-impact businesses.

As expressed in the Community Survey, Wentworth residents undoubtedly desire limitations on business development, chiefly commercial and industrial. However, to maintain and build the community's tax base and be a welcoming port for young people moving into the region, it is essential to consider smart, reasonable growth and to welcome new businesses that will complement Wentworth and its values.

### CHAPTER SUMMARY

The current economy of Wentworth appears to be stable – the unemployment rate is 1%, housing is moderate compared to the rest of the state, and median household incomes are higher than in the county.

However, the reality is that Wentworth's economic development depends upon multiple factors, many of which are discussed in this and other chapters in this plan. Economic development is affected by what the community does or does not do, by the functions of government, transportation systems, local and regional perceptions, current trends, the weather, and local and regional events (*see Chapter 10, Regional Considerations*).

Upon further analysis of Question #43, the data indicates that the most desirable businesses (pink shading, page 66) are non-intrusive, small, personal businesses that would unlikely attract large crowds and cause minimal disruption but would serve a practical purpose for the community. Those businesses that would likely create a more significant footprint (yellow shading, page 66), more traffic, crowds, and moderate disruption would likely have pros and cons for acceptance by the Town's residents.

Finally, those least desirable businesses (green shading, page 66) would likely have a large footprint and be more visible and obtrusive to the community, in contrast to the small-town atmosphere that is so loved now. The least

desirable businesses would result in not only physical changes to the transportation system and the aesthetic beauty of the Town but a need for new regulations, which would likely change the perception of Wentworth.

It is essential to consider factors outside of the community and to work with agencies that can provide expertise and guidance in local matters. Small towns like Wentworth generally do not have the personnel, expertise, or financial resources to implement far-reaching development initiatives; therefore, the Town should coordinate with established agencies to improve business opportunities in Wentworth and the region itself.

## **GOALS**

### ***GOAL 1 – SUPPORT LOCAL BUSINESS***

- Maintain an open dialogue with existing businesses to determine better how to support their efforts
- Consider and develop river access and picnic areas for residents and visitors to capitalize on the natural resources in the community
- Develop and promote additional walking, hiking, biking, snowmobiling, and other trail systems
- Further, develop the recreational opportunities within Wentworth, and improve the Town's ballfields, basketball courts, tennis courts, and other amenities for young people's enjoyment
- Work with local business leaders to encourage business and community participation in the open-air market, Christmas on the Common, annual cleanups, market day, picnics, and other town activities

### ***GOAL 2 – ATTRACT NEW BUSINESS***

- Promote the Town through local organizations
- Invite small businesses to establish services in locations recommended in the Community Survey
- Consider ways to draw attention to the Town by developing such activities as competitions, lecture series, sporting events, themed events, craft shows, flea markets, food festivals, art, and postcard shows
- Encourage the development of tourism-related businesses such as campgrounds, inns, hotels, motels, and B&Bs
- Increase broadband and cell phone capabilities to improve internet services to attract and retain new and current businesses

### ***GOAL 3 – OVERARCHING GOALS***

- Create and keep a list of town-owned properties and land suitable for development
- Utilize new technologies to establish the condition and uses of the Town's buildings, properties, and natural resources
- Research and promote areas and facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation-based, farms, and agri-business
- Monitor the current tax rate and evaluate methods for keeping it stable
- Consider regulations impacting the traffic, light, noise, and dust pollution that new businesses may create
- Invite and involve the public in all development deliberations and planning sessions
- Continue to establish capital reserve funds for known or anticipated needs
- Establish a process for the Planning Board review of commercial development
- Consider establishing a Heritage District in the Wentworth Village Commons

## CHAPTER 7: NATURAL RESOURCES & HAZARDS

### INTRODUCTION

Essential elements of a Master Plan include recognizing and protecting natural resources within the community. Natural resources shape our lives by providing jobs, wood products, and places to unwind to enjoy the natural environment, whether through vigorous recreational activities or relaxing strolls in the forest. The land and its many features have formed our infrastructure and influenced our work and life.

New Hampshire's earliest settlers followed waterways and mountain passes, locating farms, homes, sawmills, and grist mills along the colony's many rivers and streams. Early settlers in Wentworth settled along the Baker River and Pond Brook, where mill lots and saw and grist mills used river power to establish the community's beginnings. The mill, lumber, and railroad industries in Wentworth's early days were a result of the abundance of natural resources in the region. See *Chapter 9, History, Historic Resources & Culture*, for more information on Wentworth's pioneer days.

Due to Wentworth's geographic location, an abundance of natural resources adds to the beauty of this rural community. Elevations range from approximately 630' above sea level to 3,453' above sea level at Carr Mountain in the northeast part of town. With about 23 people per square mile, much of the natural environment remains unspoiled.<sup>45</sup>

This chapter of the Master Plan is meant to provide a summary of Wentworth's natural resources and a brief discussion on hazards; it is not a comprehensive Natural Resource Inventory (NRI). However, some content in this chapter is indicative of what may be found in an NRI.

The Wentworth Conservation Commission is in the process of planning its approach to developing a detailed NRI. For more information on the Wentworth NRI and its expected completion date, please refer to the Wentworth Conservation Commission.



*Baker River joins the South Branch from Dam #8.*

*Photo Credit: <http://www.bakerriverwatershed.org/Floodingphotos.html>*

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<sup>45</sup> Community Profile, Economic & Labor Market Bureau; January 2021, Community Response Received, 6/14/2018

## COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.

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

98.0% or 249 of the 254 respondents answered this question

- Not Important (13 – 5.2%).
- Somewhat Important (13 – 5.2%).
- Moderately Important (23 – 9.2%)
- Very Important (72 – 29.0%)
- **Extremely Important (128 – 51.4%)**

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

98.4% or 250 of the 254 respondents answered this question

Natural resources ranked second (*listed in order by percent*)

- 1) **Small-town atmosphere (176 – 70.4%)**
- 2) Natural resources & open land (150 – 60.0%)
- 3) Privacy (127 – 50.8%).
- 4) Recreation opportunities (84 – 33.6%)
- 5) Convenient to Plymouth & Hanover (76 – 30.4%)
- 6) Housing affordability (50 – 20.0%)
- 7) Low taxes than other communities (40 – 16.0%)
- 8) Quality of public schools (31 – 12.4%)
- 9) None of the above (26 – 10.4%)

### **QUESTION #16: SHOULD THESE DEPARTMENTS OR FACILITIES RECEIVE MORE OR LESS FUNDING, OR IS THE CURRENT FUNDING ADEQUATE (CHECK ALL THAT APPLY)**

85.8% or 218 of the 254 respondents answered this question regarding the **Conservation Commission**

- 30 respondents (14.5%) indicated that the Conservation Commission needed additional funding
- 27 respondents (13.0%) indicated that the Conservation Commission needed less funding
- **161 respondents (77.8) indicated that the current funding is adequate for the Conservation Commission**



**QUESTION #21: WHAT IS YOUR OPINION OF HOW WELL THESE DEPARTMENTS, SERVICES, OR FACILITIES SERVE THE TOWN?**

90.9% or 231 of the 254 respondents answered this question regarding the **Conservation Commission**

- Excellent (11 – .05%).
- **Good (105 – 45.5%).**
- Poor (18 – 7.8%)
- No opinion (91 – 39.4%)

**QUESTION #22: SHOULD THE TOWN DO MORE TO PROTECT...? (CHECK ALL THAT APPLY)**

81.1% or 206 of the 254 respondents answered this question (listed in order by percent)

- 1) Wildlife corridors & habitats (166 – 79.6%)**
- 2) Surface water: rivers, streams, brooks & ponds (157 – 76.2%).
- 3) Forested lands (155 – 75.2%)
- 4) Scenic Vistas (125 – 61.2%)
- 5) Agricultural lands (117 – 56.8%)
- 6) Prime wetlands (111 – 53.9%)
- 7) The Aquifer (100 – 48.5%).
- 8) Steep slopes & hillsides (82 – 39.8%)
- 9) Riparian buffers (77 – 37.4%)

**QUESTION #23: SHOULD THE TOWN ACTIVELY PROMOTE MORE CONSERVED LAND PROTECTED FOR...? (CHECK ALL THAT APPLY)**

81.8% or 208 of the 254 respondents answered this question (listed in order by percent)

- 1) Open space for wilderness & wildlife habitat (159 – 76.4%)**
- 2) Recreation (hiking, fishing, hunting, etc.) (150 – 72.1%)
- 3) The protection of wetlands & surface waters (128 – 61.5%)
- 4) Town-owned forested & open space land (126 – 60.6%)
- 5) Forestry (103 – 49.5%)
- 6) The protection of steep slopes & hilltops (81 – 38.9%)

**QUESTION #55: IN 25 WORDS OR LESS, PLEASE DESCRIBE YOUR “VISION” OF WHAT THIS TOWN SHOULD BE LIKE TEN YEARS FROM NOW.**

67.7% or 172 of the 254 respondents answered this question

Overwhelmingly, the comments expressed the desire to maintain the small-town atmosphere and to keep the Town the way it is now, which would, by implication, mean the desire to preserve the Town’s natural resources. One comment stated, *“A rural community that has kept its beauty, preserves its natural resources, and embraces the arts and innovation”*. Another respondent stated, *“small town, arts and recreation orientated community with emphasis on maintaining natural resources, geography, and vistas”*. Below is a short list of other comments relating to natural resources. These and many others can be found in the Community Survey’s answers to Question #55.<sup>46</sup>

- *“A beautiful, scenic town along the Baker River with protected forests and wetlands and affordable housing....”*
- *“Quiet, Rural, with forested land dominating the landscape.”*
- *“Small town with open spaces and agriculture.”*
- *“All industrial and housing development should be reviewed in relation to impact on the Town's natural beauty, noise, and light pollution.”*

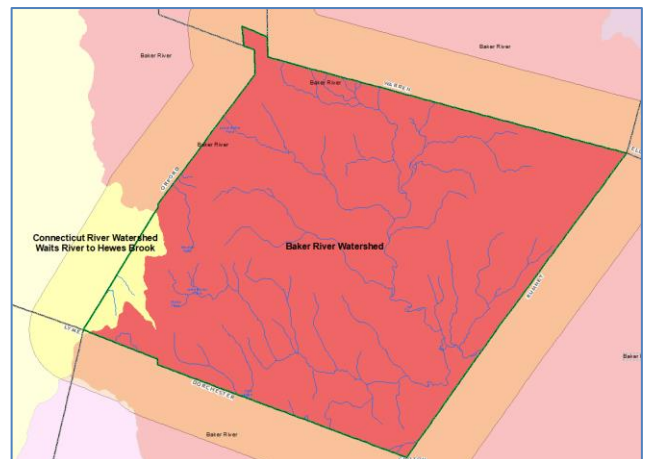
## **NATURAL RESOURCES**

Identifying the community's natural resources is essential before determining how to protect them. To that end, this plan separates natural resources into categories and briefly describes each.

### **SURFACE WATERS & WETLANDS**

#### ***RIVERS, STREAMS, BROOKS & THE WATERSHED***

The Baker River, named for Lieutenant Thomas Baker, who scouted the area in 1712, flows for approximately 7.5 miles through Wentworth. The river begins at Mount Moosilauke and runs south and east to form a confluence with the Pemigewasset River in Plymouth. As indicated in the most current GIS hydrography layers, the Baker River is designated as a 4<sup>th</sup> or 5<sup>th</sup>-order stream, depending on the location. The Baker River Watershed is part of the larger Pemigewasset River Watershed and the even larger Merrimack River watershed. Nearly all of Wentworth is in the Baker River watershed; however, a small portion in the southwest corner of the community is in the Connecticut River watershed.



<sup>46</sup> Written survey comments; Question #55; available on request from the Planning Board

The Baker River Watershed Association (BRWA) states that the watershed covers 136,581 acres or 214 square miles. The BRWA further states, *“Starting as a steep mountain stream, the Baker gradually flattens, eventually meandering across a broad flood plain through Rumney and Plymouth...Over 90% of the Baker River watershed is forested, with a large diversity of vegetation species, and logging and timber provide a viable part of the local economy.”*<sup>47</sup> Watershed information from the BRWA discusses, among other things, the diversity of wildlife, the excellent habitats for fishing, the hilly topography, and the broad flood plains along the Baker River.

As part of the Baker River watershed, several tributaries enter the Baker River. One of the more significant in Wentworth is Pond Brook which flows from Upper Baker Pond (Orford) to Lower Baker Pond (Orford and Wentworth) and finally meets the Baker River southwest of the Village Common. Elevation changes in the Brook created the right conditions for early development; water power along the brook was used to power grist and saw mills by early settlers, creating the first commercial area in Wentworth. Other named rivers and brooks are listed in the table to the right, along with their stream order (relative size) and approximate miles.<sup>48</sup> There are approximately 43 miles of smaller unnamed rivers, streams, and brooks.

#### About BRWA

*The Baker River Watershed Association (BRWA) is a non-profit that promotes education, preservation, conservation, and improvement of the ecology of the Baker River Watershed in New Hampshire for the benefit of the residents and the general public. The Association achieves this mission through the following educational, scientific, ecological, and protective objectives:*

1. *Promotion of educational and scientific aspects of watershed planning to include:*
  - *Native flora, fauna, forests, wetlands, soil, fish and game.*
  - *Water Quality of surface and ground waters.*
  - *Soil conservation.*
2. *Protection of the natural assets of the watershed for the enjoyment of future generations.*
3. *Cooperation with other associations, organizations, towns, conservation commissions, and state and federal agencies to improve and conserve the watershed and promote the general welfare of its citizens and the public.*<sup>1</sup>

River Name	Stream Order	Miles
Baker River	4 & 5	7.5
South Branch Baker River	4	4.6
Pond Brook	3	4.3
Atwell Brook	2 & 3	4.4
Rocky Brook	1, 2 or 3	2.6
Tural Brook	1 & 2	4.6
Stevens Brook	1 & 2	2.9
Martins Brook	1 & 2	2.5
Currier Brook	1	1.8
Brackett Brook	1	1.5
South Branch Jacobs Brook	1	0.6
Unnamed-small brooks/streams	UNK	43.4

#### PONDS

There are several ponds in Wentworth. Named ponds and lakes include Lower Baker Pond, Brackett Pond, Little Rocky Pond, Rocky Pond, and Town Line Pond. The water bodies in Wentworth provide a habitat for many plant and animal species. Conserving these areas and the riparian buffers helps protect these natural resources and habitats.

#### WETLANDS

Wetlands are generally divided into six types:

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

<sup>47</sup> [http://www.bakerriverwatershed.org/watershed\\_info/index.html](http://www.bakerriverwatershed.org/watershed_info/index.html)

<sup>48</sup> GIS shapefiles; UNH; hydrography data set; the larger the stream order number, the larger the river

Palustrine wetlands are the dominant type in Wentworth, with approximately 430 acres. These areas are spread throughout the community in marshy and wet areas. The second most dominant is lacustrine at 136 acres; lacustrine areas are primarily around Lower Baker Pond, Town Line Pond, and a boggy area along Tural Brook. Riverine wetlands are the final identified wetlands comprising approximately 30 acres. Riverine wetlands are sporadically located along the banks of the Baker and the South Branch Baker Rivers. Based on the National Wetlands Inventory, approximately 2.21% or 596 total acres of Wentworth's land is considered wetlands.

Wetlands are in a state of continual change. Without severe weather, wetlands eventually fill in and transform into swampy areas of balsam fir, red maple, and gray birch. However, with the increased intensity of natural hazards, wetland areas could be threatened in a much shorter time. For example, flooding rains could increase wetland size, while drought could drastically diminish wetland areas. Human activities such as damming, excavation, logging, and landscaping could all impact the size of wetlands, thus also impacting the wildlife that depends on them. See *Chapter 12, Map #5*, for more detail.

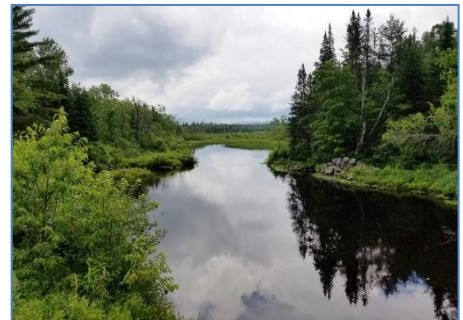
## DAMS

The abundance of water resources and historical flooding events is notable in Wentworth. This abundance has led to the need for flood control. As part of the Baker River Water Flood Control Project, dam sites have been established to control flooding and manage water throughout the watershed. Flood-control dams are located along the Baker River and Pond Brook, although others are also in the community. Four of the twenty total dams in Wentworth are classified as High Hazard Dams by the Department of Environmental Services (DES), as shown in the chart to the right.

High Hazard Classification Dams
Baker River Site 5 Dam (Swain Brook)
Baker River site 11 Dam (Baker River)
Baker River Site 11A Dam (Baker River)
Baker River Site 6A Dam (Tural Brook)

## THE RIPARIAN HABITAT

A riparian buffer is generally referred to as a “*vegetated area near a stream, usually forested, which helps shade and partially protect the stream from the impact of adjacent land uses.*”<sup>49</sup> Like the image to the right, riparian buffers also support mammals and birds.



Vegetation consisting of scrub grass, grassland, small plants, trees, meadows, and forests along the Baker River and other Wentworth surface water help support birds, ground nesters, ducks, and a variety of other avians. Animal migration corridors are often found in riparian buffers; these buffers provide “*shelter, food, and birthing places for numerous terrestrial mammals such as beaver, muskrat, river otter, white-tailed deer, moose, black bear, raccoons, skunks, red and gray fox, coyote, weasel, mink and smaller mammals.*”<sup>50</sup>

Protecting and adding to existing riparian buffers will ensure water quality, prevent erosion and flooding, and protect the existing fish, avian, and wildlife habitats and corridors.

<sup>49</sup> Riparian Buffer, [https://en.wikipedia.org/wiki/Riparian\\_buffer](https://en.wikipedia.org/wiki/Riparian_buffer)

<sup>50</sup> Ibid

## FLOODPLAINS

Wentworth has a relatively minor floodplain with approximately 2.05 square miles of land in the 100 and 200-year floodplain<sup>51</sup>, which includes 0.3 square miles of inland water. Wentworth's floodplain areas are primarily along the Baker River, the South Branch Baker River, and Pond Brook; other small streams and brooks may also experience flooding throughout the Town. The latest Flood Insurance Rate Studies (FIRS) and Digital Flood Insurance Rate Maps (DFIRMS) are dated February 20, 2008.

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

Recognizing the floodplain's importance and managing flood-prone areas through mitigation is essential. Developing the floodplain can increase stormwater runoff by increasing impervious surfaces and decreasing absorption. To this end, the Town of Wentworth has established the Floodplain Management Ordinance as part of the subdivision regulations. This ordinance is designed to reduce or eliminate construction in the floodplain and to regulate any building or substantial improvements that do take place. The Town included several flood-related action items in the 2021 Wentworth Hazard Mitigation Plan Update; these have been incorporated into the goals for this chapter of the Master Plan. See Goals in this chapter and *Chapter 12, Map #5*, for more detail.

## OPEN SPACE (PERMANENT OPENINGS)

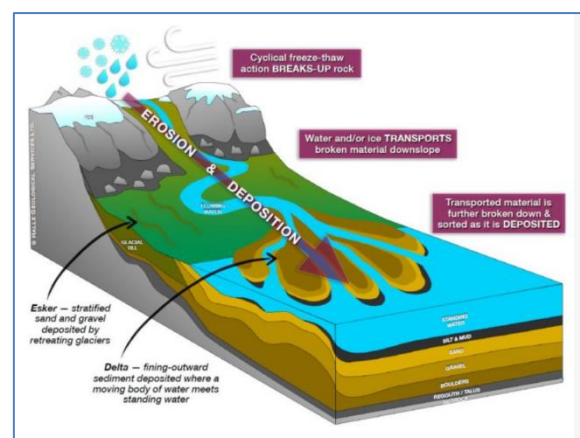
As working farms have decreased throughout the state, open space has also decreased; farmland has often been turned into subdivisions or developments. Open space or permanent openings create an “edge” habitat for flora and fauna. Edge habitat is where the forest and open areas meet, a habitat that attracts a wide range of both plants and animals.

Protecting and increasing open space will not only support wildlife and vegetation but also add to the scenic beauty of the community.

## SAND & GRAVEL

Sand and gravel deposits are common in New England, particularly near and within floodplains along river banks. Glacial retreat and the sediment left behind formed layers of material, as shown in the image to the right<sup>52</sup>. Wentworth soils have the potential to yield substantial quantities of sand and gravel through excavation.

*Chapter 1, Land Use*, mentions that the Town owns one inactive gravel pit. No plans are underway, but the potential exists for the pit to open under either town or private management.



<sup>51</sup> GIS Analysis of Grafton County DFIRM (Digital Flood Insurance Rate Map)

<sup>52</sup> <https://shawresources.ca/blog/2019/04/23/difference-sand-gravel/>



## SOILS

Studying soils to assist the Town with land use decisions is essential. By examining soil types, informed predictions about erosion, forest management, excavation, and development opportunities can be made.

*Chapter 1, Land Use*, goes into some detail on the type of soils that are found in Wentworth. The most common soil type is the Tunbridge-Lyman-Rock outcrop complex on 25-60% slopes, found in 11.11% of the community. It was also noted in Chapter 1 that farmland of local importance consists of 14.59% of the land. Refer to *Chapter 12, Map #2*, for more information.

## FOREST RESOURCES

As with many central NH towns, Wentworth contains large tracts of forested land. GIS and the NH Land Cover dataset determined that 5,746 acres, or approximately 22% of Wentworth's land area, are classified as "Other Hardwood". Another 5,561 acres or 21 acres are considered "Mixed Forest". When the seven largest categories are added together, nearly 89% of Wentworth's land is shown to be forested.

The impact of Wentworth's abundant forest resources cannot be overstated. This wealth of timber resources formed Wentworth's history, economy, recreation, development, and land use as it is today.

Forested lands support flora, fauna, and an abundance of plant species. Also, wildlife, including insects, fish, reptiles, birds, invasive species, and mammals, including black bears, deer, moose, and other large and small animals, reside in woodlands. Animal habitat is depicted in *Chapter 12, Map #6, and Map #7*.

Land Cover Code (GIS)		
Land Cover	Acres	Code
1. Other Hardwood	5,746	419
2. Mixed Forest	5,561	430
3. Beech/Oak	4,585	412
4. Spruce/Fir	2,643	422
5. White/Red Pine	1,817	421
6. Paper Birch/Aspen	1,786	414
7. Hemlock	1,293	423
8. Other Cleared	1,066	790
9. Hay Pasture	781	212
10. Water	380	500
11. Transportation	308	140
12. Open Wetland	211	620
13. Res/Comm/Ind	135	110
14. Forested Wetland	49	610
15. Disturbed	18	710
16. Row Crops	1	211

## GROUND WATER & THE AQUIFER

According to the NH Department of Environmental Services (DES), "*Groundwater is the water below the surface of the land that is replenished by rain and melting snow seeping into the ground. Groundwater fills the innumerable small spaces that make up the materials, such as sand and gravel, that lie on top of bedrock; or it occupies openings formed by fractures in the mostly solid bedrock.*"<sup>53</sup>

DES states, "*An "aquifer" is said to exist wherever pumping of groundwater can be sustained over time without drastically depleting the supply.*"<sup>54</sup> Protecting the aquifer is essential to ensure the safety of water systems, such as private wells.

There are three groundwater aquifer types - stratified drift, till, and bedrock. Stratified drift aquifers are primarily sand and gravel deposits deposited by meltwater streams from the retreating glacial ice. Stratified-drift aquifer is the prevalent type in Wentworth, as determined through GIS. Till aquifer is also found in smaller quantities; bedrock

<sup>53</sup> NH Department of Environmental Services, Groundwater; <https://www.des.nh.gov/water/groundwater>

<sup>54</sup> Ibid



aquifer is not found. Wentworth's aquifer lies predominately beneath the Baker River and the South Branch Baker River; a small portion is shown under Pond Brook. See *Chapter 12, Map #5*, for more detail.

## AGRICULTURAL RESOURCES & FARMS

Several farms in Wentworth produce various products such as corn, hay, and poultry; however, most Wentworth farms are family or boutique enterprises.

*Chapter 9, History, Historic Resources, & Culture*, details one exception – Shin-Boku. Shin-Boku is a 10-acre nursery focusing on Japanese Garden Trees. The Shin-Boku website states, *“These Japanese Garden Trees are grown for a few years in the ground, periodically transplanted or root pruned, and then planted into large containers, some up to 5 feet in diameter. The trees of Shin-Boku Nursery are painstakingly trimmed to produce a shape and personality consistent with the finest trimmed trees found in Japanese gardens. Most of the larger trees at the Nursery are at least 25 years old.”*<sup>55</sup>

As discussed in Chapter 1, nearly 4,300 acres, or 16% of land in Wentworth, consists of either Prime Farmland, Farmland of Local Importance, or Farmland of Statewide Importance. The most fertile areas for conventional farming are along the Baker and South Branch Baker Rivers.

Farms directly offer goods and services - they also offer indirect benefits. The open space created by farmland is vital for wildlife and the avian population and may even protect scenic views. While making very few demands on the community, farms contribute to the tax base.

## SCENIC RESOURCES

Riverside Park, Hamilton Field, and Plummer's Ledge Natural Area are just three of the scenic resources in Wentworth. These facilities are further outlined in other chapters of this plan, including *Chapter 8, Recreation & Trails*, and *Chapter 9, History, Historic Resources, & Culture*. Although there are no official scenic “overlooks” in the community, an abundance of rural, pastoral, and forest splendor is to be seen along all roads in Wentworth.

## OTHER NATURAL RESOURCES

Water power is a natural resource that once played a substantial role in Wentworth's economy. However, even with the Baker River Water Control Project, the river is unsuitable as a reliable source of hydropower. The swift currents, flash floods, and swelling of the Baker River make it improbable that hydro-power would be considered in Wentworth.

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<sup>55</sup> <https://shin-bokunursery.com/about.shtml>

## PROTECTION OF NATURAL RESOURCES

A town's natural resources are necessary for residents' quality of life. From the ability to obtain good drinking water to the pursuit of recreational activities, residents and visitors alike rely on natural resources found in a community.

The protection of natural resources can take many forms, including but not limited to: forest management, the protection of rare species and deer yards, the management of trails and scenic vistas, maintaining and developing riparian buffers, and the identification and management of invasive species. Comprehensive measures and planning to protect water quality, wetlands, vernal pools, and roadless areas will strengthen the community and protect its resources. Organizations whose mission is to conserve also protect natural resources.

Conserved Land as a Percent of Land in the Community	Square Miles	Percent of Town Land
<b>Square Miles in Community</b>	<b>41.80</b>	<b>100.0%</b>
<b>Total Un-Conserved Land</b>	<b>34.21</b>	<b>81.9%</b>
<b>Total Conserved Land</b>	<b>7.59</b>	<b>18.1%</b>
Municipal/County Land (1)	0.29	0.7%
Federal Owned Land (2)	5.81	13.9%
State-Owned Land (3)	0.61	1.5%
Quasi Private(4)	0.00	0.0%
Private Land (5)	0.88	2.1%

Reliance on natural resources ranges from obtaining adequate drinking water to simply pursuing recreational activities, such as hunting, fishing, hiking, snowmobiling, mountain biking, and cross-country skiing. Wentworth's economy relies heavily on abundant forested land, particularly the wood products industries. Managing and conserving natural resources can reduce unwanted development and further the Town's dedication to protecting open space, forests, waterways, and scenic views.

The NH Department of Natural and Cultural Resources (DNCR) was established *"to protect, preserve, promote and manage the State's natural and cultural resources, supporting New Hampshire's high quality of life and strengthening the experiences of our residents and guests."*<sup>56</sup> The NH Forest Action Plan (2020), created by NH Forest & Lands, guides government agencies and other entities on best practices for protecting forested lands.<sup>57,58</sup>

## CONSERVATION

A conservation easement is a voluntary, legal agreement that permanently limits uses of the land in order to protect its natural resources and conservation values for future generations. It allows property owners to put limitations on their property when an easement is sold or set limitations upon a new owner when purchased. Landowners' efforts in many NH towns are to conserve and connect smaller parcels into one larger, contiguous area for conservation.

Name of Conserved Parcels	Square Miles	Acres
White Mountain National Forest	5.69	3,641.34
Wolf	0.42	270.09
Foster & Colburn State Forest	0.37	238.53
Fraser	0.32	206.81
Wentworth Town Forest (Ellsworth + Plummer Lots)	0.27	173.73
Baker River Sites (11, 11A, 6A)	0.23	148.88
Brownson (2 sites)	0.13	83.86
Appalachian Trail Parcels	0.12	74.55
Plummer Bequest	0.02	14.47
Plummer's Ledge Natural Area	0.01	3.21
<b>Totals</b>	<b>7.59</b>	<b>4,855.48</b>

<sup>56</sup> NH Department of Natural & Cultural Resources, homepage, <https://www.dnrcr.nh.gov/>

<sup>57</sup> <https://www.nh.gov/nhdfl/natural-heritage/current-projects-and-events/2020-forest-action-plan.htm>

<sup>58</sup> [https://www.nh.gov/nhdfl/documents/nh-stateforestactionplan\\_2020.pdf](https://www.nh.gov/nhdfl/documents/nh-stateforestactionplan_2020.pdf)

Through analysis, 2021 GIS conservation data determined that approximately 7.59 square miles, or 18.1% of the land in Wentworth, are conserved, as shown in the tables above. Much of the conserved land is part of the White Mountain National Forest, which covers 3,641.34 acres, as shown in the breakdown of conserved parcels.<sup>59</sup> See *Chapter 12, Map #4*, for more detail.

## GREEN WOODLANDS FOUNDATION

We must also mention the Green Woodlands Foundation when discussing protecting natural resources. This limited family partnership preserves “a little piece of nature for many future generations”<sup>60</sup>. Twenty-three thousand acres encompass four towns, Wentworth, Orford, Lyme, and Dorchester. Several ponds and various trails are maintained for recreation and the public's enjoyment. See *Chapter 1, Land Use*, and *Chapter 8, Recreation & Trails*, for more information.

## HAZARDS: NATURAL, TECHNOLOGICAL & HUMAN-CAUSED HAZARDS

### HAZARDS

Attention should be given to the natural, technological, and human-caused hazards that affect the region. These hazards, particularly natural hazards, can significantly impact a community - downbursts, pandemics, severe drought, flooding, ice storms, hurricanes, tropical storms, and wildfires can potentially cause significant damage to a town's natural resources. Technological hazards, such as aging infrastructure and hazardous materials storage, and human-caused hazards, such as cyber events, may also impact a community.

Because natural hazards can impact land use and natural resources in the community, hazards are discussed in this Master Plan. The natural, technological, and human-caused hazards detailed in the 2021 Wentworth Hazard Mitigation Plan Update are shown below. Inland flooding, high wind events, and severe winter weather were determined to be the most concerning.<sup>61</sup>

#### NATURAL HAZARDS

- |                                      |                         |
|--------------------------------------|-------------------------|
| 1) Inland Flooding                   | 7) Wildfires            |
| 2) High Wind Events                  | 8) Infectious Diseases  |
| 3) Severe Winter Weather             | 9) Extreme Temperatures |
| 4) Landslide & Erosion               | 10) Earthquakes         |
| 5) Tropical & Post-Tropical Cyclones | 11) Drought             |
| 6) Lightning                         |                         |

#### TECHNOLOGICAL HAZARDS

- |                             |                         |
|-----------------------------|-------------------------|
| 1) Long Term Utility Outage | 3) Aging Infrastructure |
| 2) Hazardous Materials      | 4) Dam Failure          |

#### HUMAN-CAUSED HAZARDS

- |                         |                            |
|-------------------------|----------------------------|
| 1) Cyber Events         | 3) Mass Casualty Incidents |
| 2) Terrorism & Violence | 4) Transport Accidents     |

<sup>59</sup> GIS analysis; 2021 conservation shapefiles, NH Granit, <https://granit.unh.edu/>

<sup>60</sup> <https://www.facebook.com/greenwoodlandsfoundation/>

<sup>61</sup> Wentworth Hazard Mitigation Plan Update, 2021; available at the Town Office

Mitigation action items were established as part of the hazard mitigation plan to diminish or reduce the impact of the identified hazards. These strategies ranged from public outreach encouraging residents to complete mitigation actions at their homes and properties to encouraging more consistent E911 house address signage. Annual review of the hazard mitigation plan and following up on the mitigation action items by department heads can better protect the natural resources in Wentworth.

## **CHAPTER SUMMARY**

Natural resources are abundant in Wentworth, ranging from ever-changing riparian buffers to pastoral scenic vistas. These assets contribute to the quality of life and the continued existence of the existing plant and wildlife.

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

In summary, based on the results of the Master Plan Survey, the citizens of Wentworth have expressed a desire to maintain the community's natural resources and beauty and endeavor to promote recreational opportunities. It is good planning for landowners to conserve their land, particularly along the Baker River, to protect the natural resources that flourish along the riverbanks. By taking a preemptive approach to deal with future development and a potential population increase, the natural resources of Wentworth will remain as extraordinary tomorrow as they are today.

## **GOALS**

### ***PROTECT CONSERVED LAND FOR RECREATION, SCENIC VIEWS & AESTHETICS***

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

### ***PROTECT AQUIFERS & OPEN BODIES OF WATER***

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

### ***MAINTAIN INVENTORIES OF NATURAL & SCENIC RESOURCES***

- Identify, and keep current inventories of natural and scenic resources, wetlands, floodplains, groundwater, and essential habitat areas

- Work with the Conservation Commission to encourage the update and completion of the Natural Resource Inventory (NRI) for the Town of Wentworth<sup>62</sup>

#### *HAZARD MITIGATION*

- Fund and support tree and brush trimming to reduce the debris that can clog drainage systems and culverts
- Fund and support drainage system maintenance and improvements
- Fund and support bridge replacement and improvement projects

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<sup>62</sup> The Wentworth Conservation Commission is beginning the process of developing a Natural Resource Inventory (NRI)

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## CHAPTER 8: RECREATION & TRAILS

### INTRODUCTION

The respondents' top four reasons why they live in Wentworth were the small-town atmosphere, natural resources and open land, privacy, and recreation opportunities, in that order. Also, within the survey, the scenic natural environment, small-town atmosphere, and outdoor recreation were noted as “important” to respondents. It is clear from the survey results that outdoor recreation, although not the most important reason people live in Wentworth, is considered very important.

Like many communities in the Dartmouth-Lake Sunapee tourist region of New Hampshire, Wentworth attracts visitors partly because of the recreation opportunities within the Town and in part because of recreation opportunities in the region. Located in the foothills of NH's White Mountains and containing a portion of the White Mountain National Forest, recreational opportunities are abundant in or near Wentworth.

Wentworth is just a short distance from nearly every type of outdoor recreation imaginable. Within easy reach are world-class skiing (both alpine and Nordic), kayaking, canoeing, boating, swimming, hiking, mountain and road biking, fishing, birdwatching, rock climbing, ice climbing, and snowmobile and ATV trails. The hundreds of miles of snowmobile trails maintained, generally by local snowmobile clubs, stretch across the entire region and are linked to Wentworth's trail system.

Wentworth provides many local recreation opportunities, ranging from lakes and ponds within or partially within its boundaries to an active race track. Fishing, swimming, and boating are among the local activities. Indoor recreation, such as book clubs and card tournaments, are also found in Wentworth and most small communities. Regional recreation and trails are also in abundance near Wentworth.

### COMMUNITY SURVEY RESULTS

*The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.*

#### **QUESTION #24: SHOULD THERE BE MORE BICYCLE LANES ON ROADWAYS?**

95.2% or 242 of the 254 respondents answered this question

- Yes (95 – 39.3%)
- **No (147 – 60.7%)**

#### **QUESTION #25: SHOULD THERE BE MORE NON-MOTORIZED MULTI-USE TRAILS THROUGHOUT THE TOWN AND THE TOWN FOREST?**

96.0% or 244 of the 254 respondents answered this question

- **Yes (145 – 59.4%)**
- No (99 – 40.5%)

**QUESTION #26: SHOULD THE TOWN ALLOW ATV ACCESSIBILITY THROUGHOUT THE TOWN?**

96.4% or 245 of the 254 respondents answered this question

- Yes (92 – 37.6%)
- **No (153 – 62.4%)**

**QUESTION #27: SHOULD CLASS VI (6) ROADS BE DISCONTINUED (REMOVED AS PUBLIC RIGHTS OF WAY) TO PROTECT PROPERTY OWNERS?**

88.9% or 226 of the 254 respondents answered this question

- Yes (88 – 38.9%)
- **No (138 – 61.1%)**

**QUESTION #28: SHOULD THE TOWN PROMOTE THE STATE-OWNED PLUMMER LEDGE NATURAL AREA AS A TOURIST DESTINATION?**

87.7% or 223 of the 254 respondents answered this question

- Yes (108 – 48.4%)
- **No (115 – 51.6%)**

**QUESTION #29: SHOULD THE TOWN ALLOW NON-MOTORIZED TRAILS AND OTHER PARK AMENITIES WITHIN THE TOWN-OWNED LAND OF THE PLUMMER FOREST?**

90.1% or 229 of the 254 respondents answered this question

- **Yes (167 – 72.9%)**
- No (62 – 27.1%)

**QUESTION #30: HAMILTON PARK IS TOWN-OWNED AND HAS ACCESS TO THE BAKER RIVER. FEMA FUNDING REQUIRES THIS TO BE OPEN TO THE PUBLIC. SHOULD THE TOWN INCREASE PARKING TO ALLOW FOR OPEN PUBLIC USE OF THIS AREA FOR MORE THAN JUST BASEBALL?**

94.4% or 240 of the 254 respondents answered this question

- Yes (96 – 40.0%)
- **No (144 – 60.0%)**

**QUESTION #31: THE TOWN OF WENTWORTH OWNS THE SMALLER PARKING AREA AND TENNIS COURTS AT RIVERSIDE PARK WITH LIMITED ACCESS TO THE BAKER RIVER. THE WEBSTER LIBRARY OWNS THE REMAINING PROPERTY; THE REST OF THE PROPERTY TO THE BRIDGE IS PRIVATE. SHOULD THE TOWN LIMIT THE PARKING ACCESS TO RESIDENTS ONLY WITHIN THIS LIMITED AREA?**

94.0% or 239 of the 254 respondents answered this question

- **Yes (165 – 69.0%)**
- No (74 – 31.0%)

**QUESTION #32: THE HISTORICAL SOCIETY CONTROLS THE SOUTH BANK OF THE BAKER RIVER BEHIND THE HISTORICAL SOCIETY. THERE IS PARKING ACROSS AT THE OLD TOWN HALL. SHOULD THE TOWN OF WENTWORTH NEGOTIATE WITH THE HISTORICAL SOCIETY TO POTENTIALLY GAIN ACCESS TO THE LOWER SECTION OF THE PROPERTY TO DEVELOP AN AREA OF OPEN ACCESS FOR PICNICS AND SWIMMING?**

93.3% or 237 of the 254 respondents answered this question

- Yes (145 – 61.2%)
- No (92 – 38.8%)

**QUESTION #33: IF THE SOUTH BANK AREA BEHIND THE HISTORICAL SOCIETY IS OPENED FOR PUBLIC ACCESS, SHOULD THE TOWN INVESTIGATE INSTALLING PUBLIC TOILETS AT THE OLD TOWN HALL FOR USE BY PATRONS OF THE SOUTH BANK RECREATIONAL AREA?**

94.4% or 240 of the 254 respondents answered this question

- Yes (134 – 55.8%)
- No (106 – 44.2%)

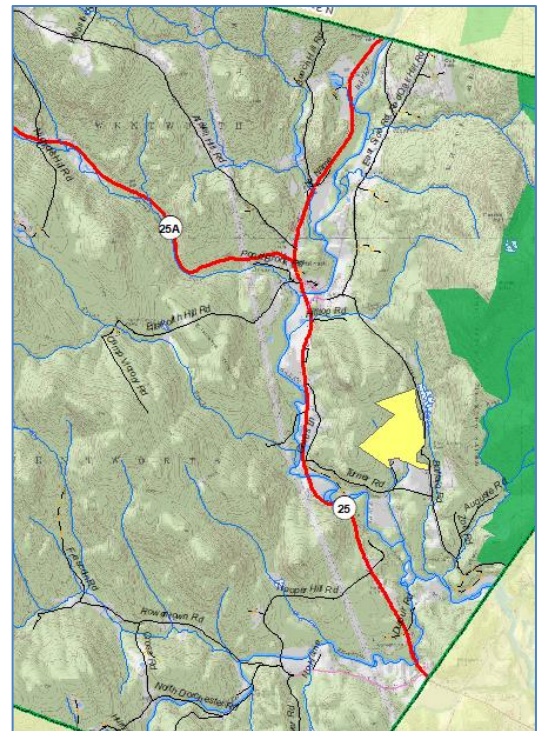
## RECREATION VENUES - LOCAL

### WENTWORTH TOWN FOREST (THE PLUMMER LOT )

As discussed in *Chapter 9, History, Historic Resources & Culture*, George F. Plummer is well known in Wentworth for his book, *History of the Town of Wentworth, New Hampshire*. George Plummer is also the benefactor of Plummer's Ledge Natural Area and the Plummer Lot, which were bequeathed to the state and Town in 1938. The Plummer Lot is better known as the Wentworth Town Forest.

The Wentworth Town Forest is located “...on the west side of Buffalo Hill Road, just north of Turner Road, across from the first flood control dam”<sup>63</sup>. The GIS map snip to the right shows the Wentworth Town Forest (yellow), its proximity to the White Mountain National Forest (green), and Wentworth's roadways.

The Wentworth Town Forest is cared for and managed by the Conservation Commission “...to encourage wise and sustainable forest stewardship, protect wildlife habitat, improve recreational access, and provide natural resource education”<sup>64</sup>. The Mission Statement of the Conservation Commission supports the vision of this master plan. It states, “We will strive to help preserve the rural character of Wentworth and encourage our townsfolk to enjoy nature and work together in maintaining the beautiful surroundings in which we are so fortunate to live.”<sup>65</sup>



<sup>63</sup> <https://www.wentworth-nh.org/html/conservationcommission.html>

<sup>64</sup> Conservation Commission, Mission Statement; <https://www.wentworth-nh.org/html/conservationcommission.html>

<sup>65</sup> Ibid

In response to Question #25, respondents indicated they would like more non-motorized multi-use trails in the Town Forest. This response is supported by Question #29, where 72.9% of the respondents felt the Town should allow non-motorized trails and other park amenities.

According to GIS analysis, the Town Forest is approximately 136.5 acres. Recognizing the value of the Town Forest, the Conservation Commission is working with area residents to improve and create a robust trail system in the forest, following old skidder trails where possible.

## HAMILTON FIELD

The Friends of Wentworth Parks & Recreation carry the management responsibilities for Hamilton Field, a gift to the Town from a local family named Hamilton with ancestral roots to Alexander Hamilton. As a non-profit organization and not a part of town government, the Friends state, “...over the past twenty years the organization has been dedicated to the betterment of the public spaces that the townspeople enjoy...”<sup>66</sup>

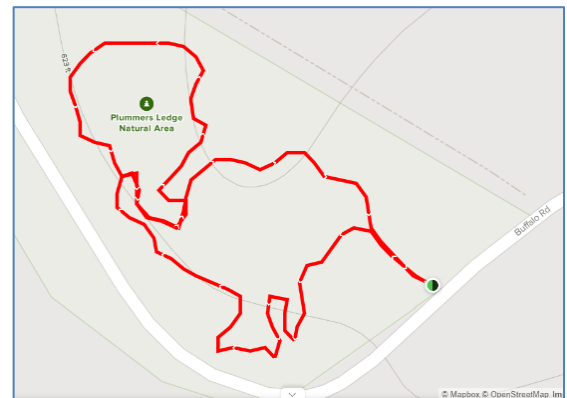
Hamilton Field is accessed from Route 25, east of the Village Common. The property is a venue for ball games and other activities; there is also access to the Baker River. Question #30 in the Community Survey asked whether parking at the field should be increased to allow for open public use of the area. Although the responses were relatively close, 60% provided no for the answer. Due to its proximity to the Baker River, Hamilton Field is subject to flooding, as shown in the photo to the right taken from the 2021 Hazard Mitigation Plan Update.



## PLUMMERS LEDGE NATURAL AREA

Plummers Ledge Natural Area, as mentioned above, was given to the state by George F. Plummer. This 3.5-acre site has a .4-mile “loop” for hiking that begins off Buffalo Road and loops through the natural area<sup>67</sup>. Three giant glacial potholes can be found at Plummers Ledge Natural area, thought to be the result of “the plunging of meltwater through vertical cracks or crevasses in the glacial ice.”<sup>68</sup>

Question #28 of the Community Survey, “Should the Town promote the state-owned Plummer Ledge Natural Area as a tourist destination?” had a mixed response. 48.4% of the respondents indicated yes, but 51.6% said no.



<sup>66</sup> <https://www.wentworth-nh.org/hm/parksandrecreation.html>

<sup>67</sup> Map taken from AllTrails; <https://www.alltrails.com/explore/trail/us/new-hampshire/plummer-s-ledge-natural-area?mobileMap=false&ref=sidebar-static-map-m>

<sup>68</sup> [https://en.wikipedia.org/wiki/Plummer%27s\\_Ledge\\_Natural\\_Area](https://en.wikipedia.org/wiki/Plummer%27s_Ledge_Natural_Area)



## RIVERSIDE PARK

The Friends of Wentworth Parks and Recreation manages Riverside Park. Arthur Page was the original owner of most of what is known as Riverside Park, but now the park is owned by three entities, the Page Family, the Webster Memorial Library, and the Town. Arthur Page was the original creator of Riverside Park. The area is open to the public as part of the requirements of receiving FEMA funds for past flooding. Riverside Park is commonly known to locals as a great summer watering hole. The photo to the right shows Riverside Park and the Route 25 bridge in the distance<sup>69</sup>.



Question #31 of the Community Survey asked if the Town should limit parking to Wentworth residents. Overwhelmingly, the respondents to this question, 69% of them, felt parking access should be restricted to residents only.

## THE SOUTH BANK RECREATION AREA (BEHIND THE HISTORICAL SOCIETY)

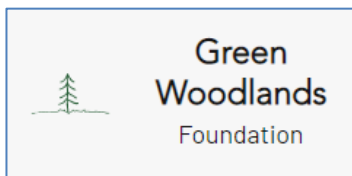
Another area for local escape from hot summer weather is the South Bank of the Baker River behind the Historical Society building. Although the Society maintains control over this area, Question #32 of the Community Survey asked whether the Town should negotiate with the society to open access for picnics and swimming. The respondents indicated by nearly a 60/40 split that they would favor the development of this area. Likewise, Question #33 asked if the Town should investigate the installation of public toilets at the Old Town Hall for use by patrons of the South Bank Recreational Area. 55.8% of the respondents said yes.

## THE APPALACHIAN TRAIL

The Appalachian Trail, which runs from Georgia to Maine, traverses a small portion of Wentworth. In the northeast “jog” of Wentworth, the Appalachian Trail covers slightly more than a third of a mile.

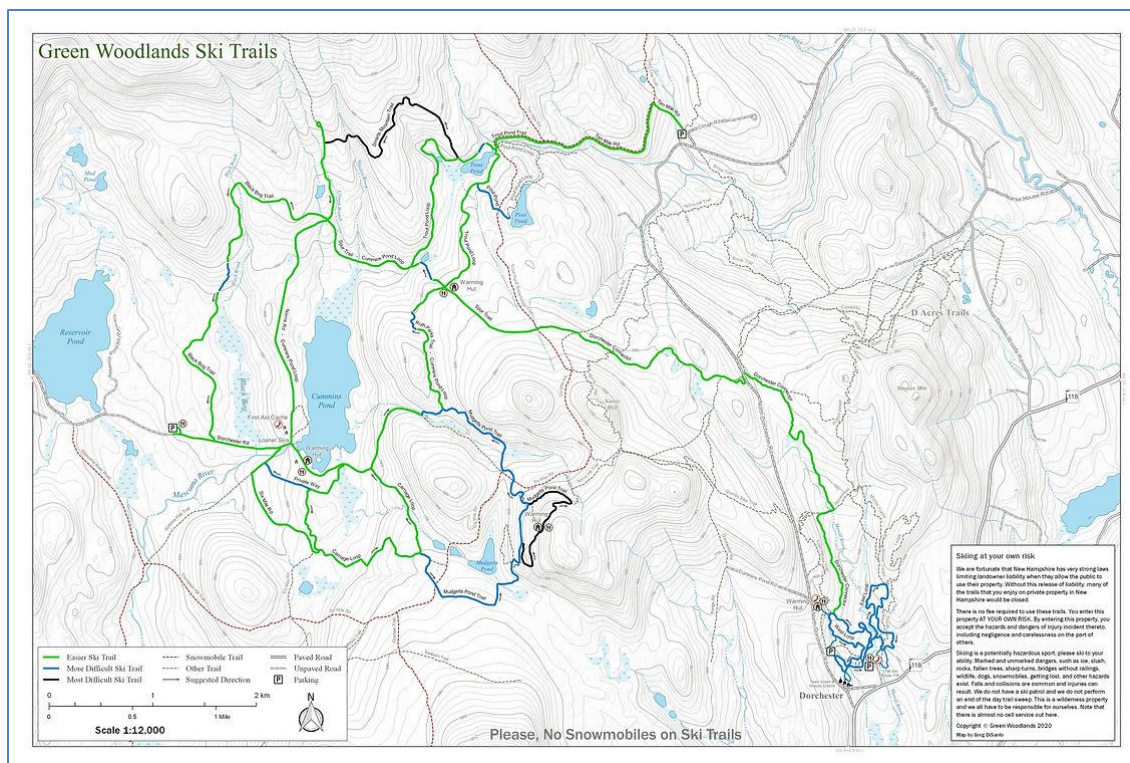


## GREEN WOODLANDS FOUNDATION



As discussed in *Chapter 1, Land Use*, and *Chapter 7, Natural Resources & Hazards*, the Green Woodlands Foundation is unique to this area of New Hampshire. The multi-generational family partnership's goal is to preserve the 23,000 acres managed by the Foundation for public use and future generations. The area of the Green Woodlands Foundation encompasses portions of the towns of Wentworth, Orford, Lyme, and Dorchester. Seven ponds and trails for cross-country skiing, hiking, snowmobiling, horseback riding, and mountain biking are open to the public. See the winter ski trail map on the following page.

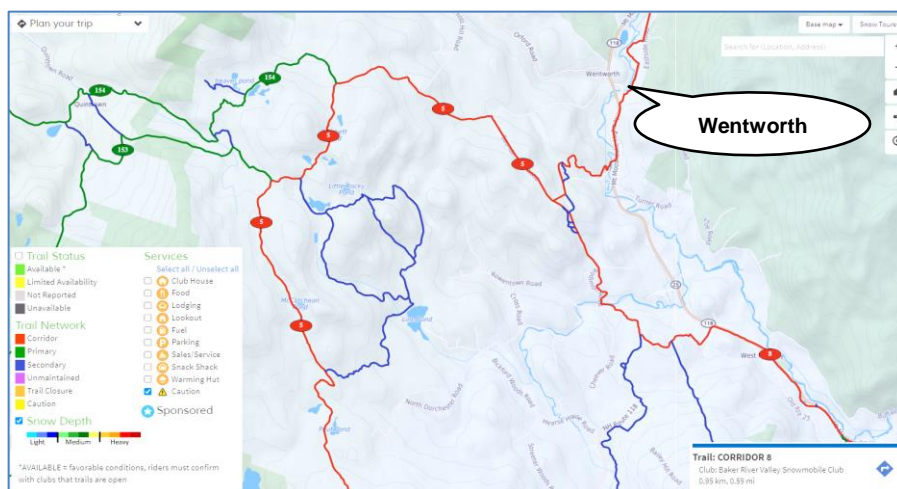
<sup>69</sup> Flickr; Wentworth Swimming Hole; photo by photoman82; <https://www.flickr.com/photos/photoman82/4722954538>



## MULTI-USE TRAILS

The multi-use trail systems in the state connect Wentworth to other more populated areas, particularly the official snowmobile trails, although virtually all of Wentworth's trails are multi-use. Other trail access is gained through gravel, rail trails, woods roads, and two of the state's main snowmobile corridors, Snowmobile Corridors 5 and 8; the bold red line indicates these in the map snip below from the New Hampshire Snowmobile Association 2022-2023 trail map. Corridors 5 and 8 in Wentworth, and other Wentworth snowmobile trails, are maintained by the Baker River Valley Snowmobile Club. ATV trails are available in Wentworth; one trail goes from Hamilton Field to Warren using the old rail bed. There is also a Scenic Bike Route for bicycle enthusiasts.

Accessed via Corridor 8, the Baker River Valley Snowmobile Club takes pride in the quality of the trails they manage, saying, *"Our trail system rivals those further north without the drive!"*. During the snowmobile season, the Clubhouse and Grump's Grill are open on Saturdays and Sundays to provide a warm gathering spot and a hot meal. The club offers a welcoming atmosphere to visitors and residents. See Chapter 12, Maps #8 and #9, for detailed trail maps.





### RECREATION VENUES - REGIONAL

Tourism is an essential part of New Hampshire's economy, and for a good reason. Within a drive of one or two hours, there are many recreation venues for residents and visitors to enjoy. These range from a trip to the top of Mount Washington on the Cog Railway to visiting the Flume Gorge to riding the scenic Hobo or Conway Scenic Railroads. Other attractions nearby include Santa's Village, Storyland, and Clark's Trained Bears.

Camping, hiking, and enjoying local attractions are just some of the recreational pursuits available in Wentworth and the mountains of New Hampshire. Many trails and hikes are available to hikers, no matter the season. Winter hiking and rock climbing are popular in the northern White Mountains, about an hour's drive from Wentworth. Summer hiking ranges from the 6,288' foot hike up Mount Washington and other 4,000 footers to small country walking trails.

Wentworth is conveniently located within an hour and a quarter drive from eight northern New England ski areas. While many ski areas are generally known for their alpine skiing, many also offer extensive Nordic ski trails. The major ski areas within a short drive of Wentworth Village are shown in the chart to the right.

There are far too many venues within a short drive of Wentworth to detail here – NH, particularly the lakes and mountains of the state, offers an exceptional array of recreational opportunities.

Ski Areas Near Wentworth	Town	Miles	Minutes
Bretton Woods Resort	Carroll	48.4	66
Cannon Mountain	Franconia	31.4	50
Loon Mountain Resort	Lincoln	24.1	40
Gunstock Mountain Resort	Gilford	48.4	64
Ragged Mountain	Danbury	36.0	40
Dartmouth Skiway	Lyme	20.1	35
Tenney Mountain	Plymouth	13.7	20
Waterville Valley	Waterville Valley	32.6	44
<i>Distances measured from Wentworth Village using Google Maps</i>			

### CHAPTER SUMMARY

The importance of recreation is shown throughout the community survey, as is the protection of natural resources and maintaining a small-town atmosphere. Recreation was encouraged in the survey results, except for a change in bike lanes and ATVs. Question #24 asked whether there should be more bicycle lanes on roadways; the answer was 60.7% no and 39.3% yes. In Question #26, respondents were asked if the town should allow ATV accessibility on town roads; the answer was again no, 62.4% versus 37.6%.

In contrast, Question #27 asked if Class VI roads should be discontinued (removed as public rights of way) to protect property owners. In this case, the respondents did not want the public right of way discontinued (61.1% vs. 38.9%), indicating that they would like to continue to use the Class VI roads.

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

## GOALS

### *OVERALL GOALS FOR RECREATION*

- Maintain and continue to improve town-run recreational activities
- Promote the Town's parks and other recreational venues, as suggested in the Community Survey
- Support opportunities to expand linked trails for biking, ATVing, snowmobiling, and walking
- Promote regional recreation opportunities to local visitors

### *SNOWMOBILE ACCESS*

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

### *BICYCLING*

- As the State Department of Transportation makes changes to highways in Wentworth, work with DOT to encourage bicycle lanes or wider shoulders, mainly on State routes, to allow for the safer passage of bicycle traffic

### *HIKING & WALKING*

- Support organizations in their exploration of options for creating hiking paths
- Work with the Conservation Commission to develop a trail system in the Wentworth Town Forest.

## CHAPTER 9: HISTORY, HISTORIC RESOURCES & CULTURE

### INTRODUCTION

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

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

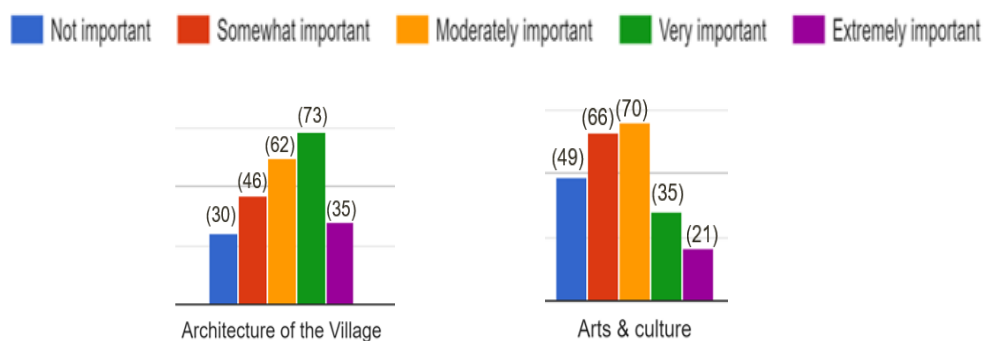
The history of a community provides an identity that separates it from other locations. Lively arts and culture programs and an appreciation of local history add value to a shared quality of life and a sense of belonging.

### COMMUNITY SURVEY RESULTS

The responses below are from survey questions that relate to this chapter. Items in **bold** are those with the highest ratings. Additional survey details can be found in the Community Survey Presentation in Chapter 13, Appendix B.

#### **QUESTION #1: PLEASE RANK THE FOLLOWING ACCORDING TO THEIR IMPORTANCE TO YOU.**

Question #1 asked about a variety of issues. Regarding the architecture of the Village, more respondents indicated that it is very important, with a leaning toward important when looking at the last three columns. Regarding arts and culture, more respondents indicated that it is moderately important, leaning toward unimportant when looking at the first three columns.



**QUESTION #6: WOULD YOU SUPPORT THE DEVELOPMENT AND PROMOTION OF A HERITAGE DISTRICT FROM OLD TOWN HALL OVER THE COVERED BRIDGE, THROUGH THE VILLAGE COMMONS, AND UP ROUTE 25 TO ROUTE 25A?**

93.32%, or 237 of the 254 respondents, answered this question.

- 28.3% said No
- **71.7% said Yes**

**QUESTION #34: SHOULD THE HISTORY OF THE TOWN BE BETTER PROMOTED AND SUBSIDIZED?**

90.9%, or 231 of the 254 respondents, answered this question. The common threads were:

- 35.5% said No
- **64.5% said Yes**

**QUESTION #35: SHOULD THESE HISTORIC SITES IN TOWN BE PROTECTED?**

- Wentworth Historical Society (Old Train Station) ..... 228 Yes/16 No
- Village Town Common & surrounding buildings ..... 205 Yes/35 No
- Old Town Hall..... 189 Yes/52 No
- Congregational Church..... 202 Yes/39 No
- Friendship Covered Bridge ..... 217 Yes/23 No
- Gazebo/Band Stand ..... 199 Yes/39 No

**QUESTION #36: SHOULD THE OLD TOWN HALL BE REBUILT BY THE TOWN, IN THE MOST ECONOMICAL WAY POSSIBLE, AS A LOCATION FOR PUBLIC MEETINGS AND AN EVENT VENUE, OR SHOULD THE OLD TOWN HALL BE TORN DOWN/SOLD?**

89.3%, or 227 of the 254 respondents, answered this question.

- 24.7% said Torn Down/Sold
- **75.3% said Rebuild**

**QUESTION #37: ARE ARTS & CULTURE IMPORTANT TO YOUR LIFESTYLE?**

96.4% or 245 of the 254 respondents answered this question.

- **53.9% said No**
- 46.1% said Yes

**QUESTION #38: DOES THE TOWN PROVIDE ADEQUATE ARTS & CULTURE?**

85.8% or 218 of the 254 respondents answered this question.

- **56.4% said No**
- 43.6% said Yes

**QUESTION #39: SHOULD THE TOWN PROVIDE MORE OPPORTUNITIES FOR ARTS & CULTURE?**

86.2% or 219 of the 254 respondents answered this question.

- 48.4% said No
- 51.6% said Yes

**QUESTION #40: SHOULD AN INDOOR DANCE AND CONCERT VENUE EXIST IN WENTWORTH?**

88.1% or 224 of the 254 respondents answered this question.

- 53.1% said No
- 46.9% said Yes

**QUESTION #41: WHAT ARTS & CULTURE WOULD YOU LIKE TO SEE, OR SEE MORE OF, IN TOWN? (PLEASE LIST THREE)**

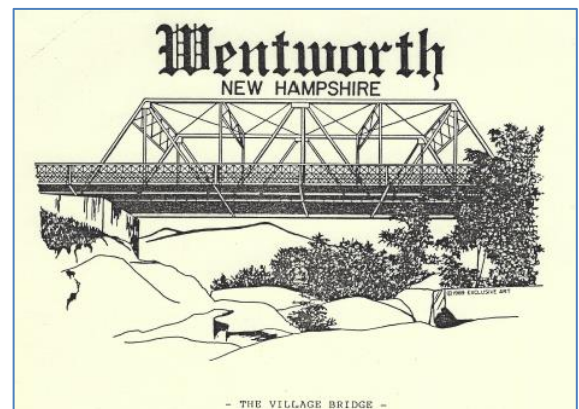
35.4% or 90 of the 254 respondents answered this question.

- Common Threads
  - Theatre/Plays
  - Music Concerts/Band Stand Events
  - Art & Craft Shows
  - Farmers Markets
  - Story Telling
  - Children's Activities
  - Craft Shows & Programs

**HISTORY****AN OVERVIEW**

A Master Plan is not the forum for a comprehensive community history. Books, libraries, local recollections, and museums are the best sources of historical information. However, a Master Plan and its vision often reflect a community's history. Likewise, history can play a role in land-use patterns, as discussed in Chapter 1.

The short history that follows strives to provide the reader with a brief but illustrative connection to Wentworth's past.



## EARLY HISTORY: 1766-1890

Governor Benning Wentworth originally charted Wentworth in 1766, the final year of his 25-year governorship in the state. Sixty original settlers, many from southern New Hampshire and Massachusetts, were granted land in the Town. Grantees of the charter were required to “...plant and cultivate Five Acres of Land within the Term of five Years for every fifty Acres ...”<sup>70</sup> Among other charter stipulations, the grantees were also required to preserve pine trees that were “fit for “masting our Royal Navy” and paying an annual fee of “One shilling Proclamation Money for every Hundred Acres he so owns....”<sup>71</sup>

Significant efforts were taken to clear the land for cultivation in the unforgiving environment of the colony's wilderness. However, the extreme conditions of the frontier resulted in only eighteen of the original proprietors meeting their commitment. The remaining forty-two were forced to forfeit their land, which was granted to other parties in 1772. The Regrant of Shares In Wentworth in 1772 had four similar stipulations to the original grant; perhaps the most significant change is a requirement to participate proportionally in building a road through the Town.



**Governor Wentworth**  
**Artist: Joseph Blackburn**  
**Photo Credit: Wikipedia**

The Baker River, Pond Brook, and a new road became the principal reasons for further settlement and development in Wentworth. The Baker River begins at Mount Moosilauke in Benton and runs through the mountains of Benton and Warren. The river enters Wentworth from the north, running south toward Plymouth and its confluence with the Pemigewasset River. Pond Brook begins in Orford and travels southeast to its confluence with the Baker River near Wentworth Common. The elevation change in these rivers gave rise to lumber and grist mills. Various other businesses and tradespeople set up shop in this growing community. Agricultural endeavors along the fertile riverbanks did well, and granite and limestone quarrying and iron ore mining in other parts of the community also helped create a prosperous village.

A spotted fever epidemic in 1815 and the “Cold Season of 1816” were trying years in Wentworth's early history. The spotted fever epidemic impacted people of all ages, evidenced by a high fever for 10 to 14 days, spots all over the body, and sometimes even death. Indications of these deaths can be found in Wentworth's cemeteries. One year later, the “Cold Season of 1816” brought another challenge to this growing community. As a result of a volcanic eruption in Indonesia, the planet was circled by ash, causing snow every month of the year, a hard frost in July, little daily sunlight, poor crops, and lost herds in Wentworth. The sun finally appeared in the spring of 1817.

Despite hard times and the challenges of the frontier wilderness, the abundant resources helped the community grow and prosper. In 1856 Wentworth was a thriving village with mills, trading companies, and small factories with approximately 300 residents. The Wentworth Lumber Company was formed in 1856 to manufacture lumber in its nine saw and three grist mills. The Boston & Lowell (later Boston and Maine) railroad constructed a station near the falls of the Baker River in the northern part of town. Town buildings consisted of a church (now the Congregational Church), a three-story hotel, three stores, a fine hall, a tin shop, a wheelwright, and a blacksmith shop.<sup>72</sup> A collection

<sup>70</sup> Grants of New Hampshire Territory by the Government of NH; file:///C:/Users/Owner/Downloads/volume25.pdf

<sup>71</sup> Ibid

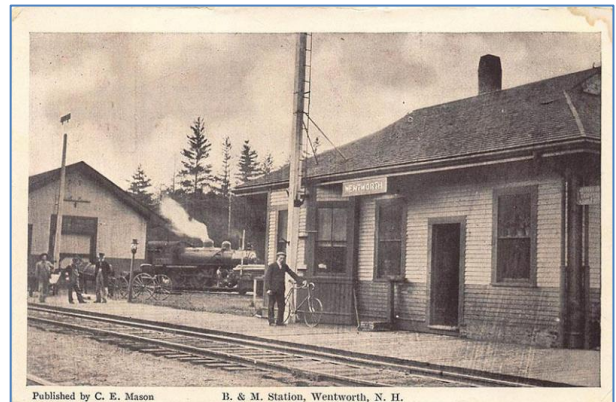
<sup>72</sup> Ibid



of period residences were built around the Village Common, creating what we now see as the quintessential New England common and village. In Austin J. Coolidge's book, *History and Description of New England* in 1859, Coolidge states, "*The village is built on a tongue of land, formed by the union of Mill river and Baker's brook...(the village) presents a very pretty sight, and indicates a good degree of prosperity*".<sup>73</sup>

### THE RAILROAD

Prior to the arrival of the railroad, the stagecoach was the primary means of travel and mail delivery. On May 27, 1851, a new era began. With great excitement, residents and 1,250 people in passenger cars celebrated the arrival of the first passenger train in Wentworth. The first station agent, William McQuesten, lived in what is known today as the Taplin House. Wentworth residents had purchased more than 600 shares of stock, or \$60,000, to help finance this new service in the area. The Town's investment increased business, prosperity, and real estate purchases.



The lumber industry, seeing the opportunity, built several spurs off the main line and used the railroad to its advantage. Lumber was brought off the mountains, milled in Wentworth, or taken by rail to other places.

The railroad lasted until October 31, 1951, when it was announced that the 37-mile route between Plymouth and Blackmount (North Haverhill) would discontinue after 100 years of service. The Boston and Maine ran eight trains daily on the line, often used by students commuting to high school in Plymouth, who now needed to find an alternative way to get to school. Much of the old railroad bed was used to construct the new state highway beginning in 1957.

### FLOOD (FRESHET<sup>74</sup>) OF 1856

Coolidge's book and other historical documents detail a significant flood on August 6, 1856, which changed the course of Wentworth's history and the course of the Baker River and Pond Brook. Two days of heavy rain caused dams on two ponds in Orford to be swept away. Floodwaters flowed "...for three miles, with fury; down a steep, rocky channel...coming within half a mile of this (Wentworth) village..."<sup>75</sup>. The flood waters rushed down Pond Brook and into the Baker River, destroying everything in their path, including parts of the highway, the Town's spring water supply, homes, mills, dams, and barns, "...dashing every thing to pieces, like crushed egg-shells".<sup>76</sup> Nine inches of rain fell in 48 hours, causing near total destruction of Wentworth's busiest commercial area of mills and shops along Pond Brook. The flood waters exposed ledges, demolished bridges, and sent real property and personal belongings, such as furniture and machinery, downstream. The river was estimated to have been widened by 90 feet. In 1856 dollars, the loss estimate was \$20,000.<sup>77</sup>

<sup>73</sup> History and Description of New England; Austin Jacobs Coolidge, John Brainard Mansfield,; 1859; Google Books

<sup>74</sup> A term often used in the 1800s; Definition: "A great rise or overflowing of a stream caused by heavy rains or melted snow"; Merriam-Webster; <https://www.merriam-webster.com/dictionary/freshet>

<sup>75</sup> Ibid

<sup>76</sup> Ibid

<sup>77</sup> <https://www.officialdata.org/us/inflation/1850?amount=20000>

## 1880 TO THE PRESENT

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

After the devastating flood of 1856, the areas along the rivers were rebuilt, and Wentworth returned to its prosperity. In 1885 there were twelve schoolhouses, instructing 191 children. The total population was 939. The lumber industry was the primary business in Town in the late 1800s and early 1900s, as it still is today. However, after the enactment of the Weeks Act protecting forest lands in 1911, the White Mountain National Forest formation in 1918, and the fall of the great lumber barons in the early 1900s, the lumber industry began to decline state-wide.

The railroad closing in 1951 created less demand for goods and services in Wentworth, leaving the community much like it is today.

### FIRES OF 1890 & 1921

According to Francis Muzzey's historical overview, "*A destructive fire of 1890 and another in 1921 destroyed some of the "fine residences..."*"<sup>78</sup>

The fire of 1890 began in the store of Eaton & Davis, a local lumber company. This fire alone would have been significant, but to make matters worse, the Town Clerk's office and the town records were within the Eaton & Davis facility. When the fire struck, the Town's records were destroyed. It was not until 1898 that the Town voted on a warrant to build a new Town House.

The September 5, 1921, fire was one of the more significant disasters in Wentworth's history. At the time, the Wentworth Common was a bustling place with a three-story hotel, a general store, and other commercial establishments.

The fire started in a store basement on the Common on a breezy September evening. First noticed, as residents left a dance at the Town Hall, there was a late-night call for help. However, with no fire equipment available in Wentworth, the fire quickly spread through the south side of the Common along the Baker River, destroying eight buildings and badly damaging another. Warren, Plymouth, and Fairlee (VT) responded to the fire, demonstrating the usefulness of new light-motored fire trucks with pumps for drafting out of local rivers, ponds, and streams. Damaged structures were repaired; for others, it was a total loss. The loss estimate in 1921 dollars was \$50,000.

### FLOOD OF 1927

The flood of 1927 broke previous records for Vermont and Northern New Hampshire. Preceded by a rainy October, the ground was already saturated. Then on November 3<sup>rd</sup>, it began to rain, picking up overnight and dropping seven inches. Flood waters of the Baker River quickly rose, went over the road, and began to consume the railroad depot. By morning, the low-lying areas along the river were flooded. All structures near the depot were in danger of flooding.

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<sup>78</sup> Wentworth History, An Overview, Francis Muzzey

Bridges were washed away or undermined, and, with wires down, communication was cut off. The area around the depot was destroyed; the railroad lost its freight station, the tracks, the turntable, and the telegraph line. Boston and Maine endured the highest losses, but the state highway department estimated that the Town lost \$28,000 worth of roads and bridges. One month after the flood, train service resumed between Plymouth and Woodsville.

## HISTORIC RESOURCES

### **GREAT BRIDGES OVER THE BAKER RIVER**

Along with the construction of the first road, a “Great Bridge,” was constructed over the Baker River in 1783. Bridges over the Baker River were vital to commerce, particularly when the Orford Road was constructed in 1804, allowing access to communities along the Connecticut River. However, in 1785, a rainstorm (freshet) swept away the first bridge that had been built, prompting a local miller to request the bridge's rebuilding as soon as possible. For a cost of \$144, the bridge was rebuilt.

In the fall of 1866, a covered bridge over the river was built for \$1,000; the covered bridge lasted almost 50 years. The old, covered bridge was torn down, and the abutments were repaired before erecting a new iron bridge, brought to the community by rail. The first iron bridge and sidewalk had an overall cost of \$1,133.79 in 1909.<sup>79 80</sup> Eventually, this iron bridge was deemed unsafe for passengers and vehicles.



*The 1909 Steel Bridge and Sidewalk*

In 2016, the private, non-profit Friends of Wentworth Parks and Recreation found an alternative for the location - a covered bridge in Bedford scheduled for demolition. The Friends hired a contractor and engineering firm to inspect the bridge at the Wayfarer Inn for its new purpose and, if suitable, to deconstruct it for reconstruction in Wentworth.

The covered bridge was dismantled, relocated to Wentworth Village, and renamed the Friendship Bridge. This pedestrian bridge connects the two sides of Wentworth Village. The bridge is a “variation of a Pratt truss bridge” with exterior diagonal struts and crossing roof tie beams on the interior. The new bridge is pictured on the front cover of this plan.

### **WENTWORTH VILLAGE HISTORIC DISTRICT**

Wentworth Village Historic District is a collection of older buildings surrounding a typical New England “common”. The common, once a cemetery, was also once home to the town pound (graves were relocated to make this happen) and now includes a historical monument, a flag pole, and a bandstand.

Surrounding the common are historic structures, two of which are on the NH Register of Historic Places, Wentworth Congregational Church and the Webster Memorial Library. The Taplin House, the Eaton House, the Whipple House, the Downing House, and the Doll House, and other structures are also around the common.

<sup>79</sup> Annual Report 2013, inside cover, Francis Muzzey

<sup>80</sup> The 1909 Steel Bridge and Sidewalk Photo credit: <https://www.flickr.com/photos/cmhpictures/4048088074>

## NH REGISTER OF HISTORIC PLACES

Four properties in Wentworth are on the NH Register of Historic Places, the Wentworth Town Hall, the Wentworth Congregational Church, the Webster Memorial Library, and the Stevens-Currier House. There are no entries on the National Register. Below is a brief rundown of the most famous of Wentworth's landmarks.

The **Wentworth Town Hall** was built after the Town recognized the importance of keeping records safe and having a central location for town business. After records were destroyed in the 1890 fire, they appropriated \$1,500 for the project and took in other contributions to get the structure built. The building is 40x60 feet, two stories high, and has a stage. The Grange eventually utilized the upstairs space, and the building became the focal point for social activities such as graduations, box socials, parties, and other functions. The new Town Hall was dedicated by a "grand ball" in January 1899. The Town Hall served the community until the late 1990s when in 1998, a warrant article was approved to build the new Town Office Building.



**The Wentworth Town Hall**  
Photo credit: <https://en.m.wikipedia.org>

The Town Hall is planned for renovations and a reopening, although the process has just begun. By an overwhelming majority, respondents to the Master Plan Community Survey encouraged protecting and rebuilding this important historical structure.

The **Wentworth Congregational Church** is on the NH Register of Historic Places and the focal point of the Village Common. Services continue to be held at the church.

**Stevens-Currier House** is the oldest house in town, built in 1777. The Stevens-Currier house is located on East Side Road.

The **Webster Memorial Library** is essential to Wentworth's citizens. The library was erected and equipped by George and Henry Webster in memory of their parents, Edward Kendall and Betsy Johnson Webster, who lived in Wentworth for over fifty years. The library was built in 1916, although it was not the first in Town - the Flanders House and later the JC Story Building (aka the Doll House) served as libraries.



**The Webster Memorial Library**  
Photo credit:  
<https://www.cardcow.com/420059/webster-memorial-library-wentworth/>



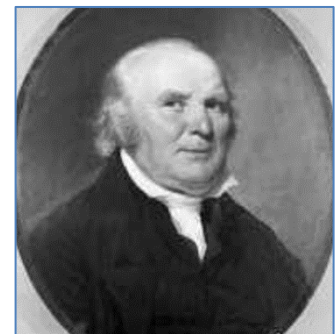
## PEOPLE OF WENTWORTH

### EARLY SETTLERS

**Ebenezer Gove, Uriah Colborn, Jeremiah Smart, and Isaac Clifford** were among the first settlers in Wentworth. Locating in various parts of the Town, all farmed their land and raised large families. **Samuel Currier** was also an early settler and the first minister in town.

Samuel's son **Aaron Currier** ran a tanning business, a grist mill, a sawmill, a cloth-dressing mill, and manufacturing. He was a selectman and raised a family of twelve children. **Samuel Moore** came to Wentworth after running a mercantile business in Dorchester Corners. He remained involved in trade and was a school teacher, selectman, Town Clerk, and the father of seven children. **John Foster** and **Moses Knight** were also early settlers of importance.<sup>81</sup>

**General Absalom Peters (1754-1840)** was born in Hebron, CT, and graduated from Dartmouth College in 1780. Absalom's main business was farming, but he was also actively involved in the War for Independence. Peters was a captain in the Revolutionary War. At the end of his career, his final rank was Brigadier-General of the 6<sup>th</sup> Brigade of the State of New Hampshire. Absalom was also in the state legislature, sheriff of the county, and a Town Selectman. General Peters moved to Wentworth in 1782 after marrying Mary Rogers. Together they had nine children. Absalom lived in Wentworth until his wife died in 1819; Mary is buried in Wentworth. Absalom eventually moved back to Connecticut, remarried, and died in New York City in 1840 at 86. General Peters is buried in Hebron, CT.



*General Absalom Peters  
Linda Brownson, Essay*

Interestingly, Colonel John Peters, Absalom's older brother, was a loyalist. Colonel Peters went to Canada and fought against the Continental Army with the British. In one approaching battle that would put brother against brother, Absalom, the younger brother, came up with a unique solution. Absalom sent an experienced local scout to his brother's camp, where the scout convinced Colonel Peters to follow him; the scout then walked Colonel Peter's troops in circles until they became weary and returned to Canada.

Also of interest, Absalom Peters had a son named Absalom, who also went to Dartmouth College. Absalom the younger made a name for himself, particularly in theology. He co-founded the American Home Missionary Society and was the American Bible Repository editor.<sup>82</sup>

**Thomas Whipple, Jr. (1787-1835)** was born in Lebanon and studied medicine in Haverhill and Hanover before graduating from Dartmouth College in 1814. Whipple began practicing medicine in Wentworth, became a member of the NH house of representatives, and later became a member of the Seventeenth Congress of the US. Whipple died in Wentworth and is buried in Wentworth Village Cemetery.

<sup>81</sup> Much of the information in this section comes from the Genealogy of Wentworth;  
[http://www.nh.searchroots.com/documents/grafon/History\\_Wentworth\\_NH.txt](http://www.nh.searchroots.com/documents/grafon/History_Wentworth_NH.txt)

<sup>82</sup> Taken from: General Absalom Peters of Wentworth, New Hampshire, 1754-1840; Essay by Linda Brownson, Wentworth, NH;

**Dr. Peter L. Hoyt (1814-1871)** graduated from Dartmouth Medical College in 1837, returning to his birthplace, Wentworth, after graduation. Dr. Hoyt began his medical practice in 1839; it continued until his death. Besides his writings about medicine, Dr. Hoyt wrote essays on multiple subjects, including “Natural Scenery” and “Rotation of Forests”. He is remembered for his book, Hoyt’s History of Wentworth, New Hampshire, published locally and available at the Historical Society. Much of this chapter is based on information in Hoyt’s book about Wentworth.<sup>83</sup>

**George F. Plummer (1862-1944)** is well known in Wentworth for his book, History of the Town of Wentworth, New Hampshire. Like Dr. Hoyt’s book, Plummer’s book provides much of the basis for this chapter.<sup>84</sup> George F. Plummer is also the benefactor of Plummer’s Ledge Natural Area, which he deeded to the state in 1938<sup>85</sup>, and the Plummer Lot, which is the Wentworth Town Forest. George’s connection to Wentworth began when his father, also George (1821-1911), was born. In 1851, the senior George ventured off in a covered wagon for the Pacific Coast via the Oregon Trail. After spending seven years on the west coast, George returned to New Hampshire and bought a home on Buffalo Road, moving in with his family in 1862, the year George F. was born. George was a farmer, a good neighbor, and a respected citizen. He was a Town Selectman and a State Representative.

**Charles Henry Turner (1861-1913)** was born in Wentworth and represented New York in congress. Later, Turner practiced law in Washington, DC, where he was appointed special assistant to the US attorney for DC. Turner died in Wentworth in 1913 and is buried in Wentworth Village Cemetery.

**The Hamilton Family**, who are descendants of Alexander Hamilton, have been good friends to the Wentworth community. Alan Hamilton came to Wentworth as a summer resident in 1943 when his parents, Gladys and Jack Hamilton, purchased the Jennie Hall farmhouse on Pond Brook Road. Jack also purchased the property by the town swimming hole, which he donated to the town, later known as Hamilton Field. Al later met and married Aryann (Lewis) Hamilton, whose family summered in one of the first cabins at Stinson Lake. In 2000, they purchased Rockledge on Ellsworth Hill Road from George Evers estate. Aryann was active in the Baker Valley, Lyme, and Center Harbor town bands, while Al supported and often drove the tow vehicle for the bands’ wagon in many parades. They were members of the Wentworth Congregational Church and Wentworth Historical Society and always enjoyed their time there.

**Arthur Page** and his wife had a home overlooking what is known as Riverside Park, which Arthur regularly improved and maintained for public use. Three entities own Riverside Park, the Town, the Webster Memorial Library, and the Page family. Riverside Park is in the FEMA flood zone, and as a requirement of receiving FEMA funds in the past, the area must be open to the public. The area is commonly known as a local watering hole and recreation site.

**Francis Muzzey** has been a long-time resident and friend of the Town of Wentworth. Francis has dedicated many hours to the Town and remains influential. Francis has written many essays and papers about the history of Wentworth and was instrumental in the Town’s celebration of its 250th year. Francis’ love of the community and its rich history resulted in the publication of Peter Hoyt’s book, Hoyt’s History of Wentworth, New Hampshire, for which Muzzey is the noted publisher.

Today, Wentworth is a relatively quiet town, serving as a bedroom community for the Hanover and Plymouth regions

<sup>83</sup> Copies of Dr. Hoyt’s book are available at the Town Offices

<sup>84</sup> The Online Books Pary, History of the Town of Wentworth, New Hampshire, Plummer, George F; <https://onlinebooks.library.upenn.edu/webbin/book/lookupid?key=olbp63053>

<sup>85</sup> [https://en.wikipedia.org/wiki/Plummer%27s\\_Ledge\\_Natural\\_Area](https://en.wikipedia.org/wiki/Plummer%27s_Ledge_Natural_Area)



to the west and east. The main businesses in Town consist of two lumber mills, one national discount chain store, a small grocery store, and several small home enterprises. Geographically, Wentworth remains as it was originally granted, although a part of Orford was annexed to Wentworth in 1837, creating the small, unusual shape in the northwest corner of the Town.

## CULTURE

The Community Survey Results regarding arts and culture were mixed; only a slight majority of respondents made the difference in all culture-related questions. For example, in Question #37, *"Are arts & culture important to your lifestyle?"*, 53.9% answered no versus 46.1% that answered yes. In Question #38, when asked, *"Does the Town provide adequate arts & culture?"* 56.4% answered no versus 43.6% that answered yes. The answer to Question #39 was even closer; 48.4% did not seek more arts and culture versus 51.6% that did. Lastly, in Question #41 regarding an indoor dance and concert venue, the split was nearly even at 53.1% saying no and 46.9% saying yes. These data points suggest that half of the residents of Wentworth find arts and culture important, while the other half do not.

There were common threads in respondents' answers to Question #41, *"What arts and culture would you like to see, or see more of, in town?"* These threads included theatre/plays, music concerts, bandstand events, arts & craft shows, farmers' markets, storytelling, children's activities, and craft shows and programs.

Multiple arts and cultural activities are currently available in Wentworth to engage its citizens. The Webster Library has returned to its regular schedule, including weekly arts and crafts programs for preschoolers and occasional craft classes for adults. A book club meets once a month.

Although there is no set schedule, concerts occasionally are held at the bandstand. At times the civil war era band, the Baker Valley Band, can be found playing on the bandstand or at parades and country fairs. An open-air market is held every Saturday from July to September at Hamilton Field, and every August, "Dinner on the Bridge" is held to benefit the Wentworth Veterans' Memorial. Christmas on the Common has become a popular annual event, seeing more young people each year. The Historical Society strives to provide exciting speakers on the Town's incredible history and region. The Volunteer Fire Department also chips in with annual Bake Sales, Plant Sales, and an Easter Egg hunt on the Common.

Away from town activities, the Shin-Boku nursery states, *"We have over 500 trees in our nursery ranging from 12 inches tall with a 5 foot spread to 45 or more feet tall"*<sup>86</sup>. Shin-Boku also has a Stroll Garden and welcomes visitors. Lastly, the Little Red Barn at the Blueberry Farm holds open art shows for local artists on Sundays.



**The Baker Valley Band**  
Photo Credits:

<https://www.facebook.com/bakervalleyband/photos>

<sup>86</sup> <https://shin-bokunursery.com/gallery.shtml>

Live concerts and theatres are also available within a short drive. Jean's Playhouse in Lincoln, NH, the PSU Silver Arts Center, and the Common Man Flying Monkey in Plymouth provide live shows, concerts, and theatre productions.

### **CHAPTER SUMMARY**

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

The survey results indicated that the Town's history should be better promoted. Among the most commonly mentioned historical sites are

- Wentworth Historical Society (Old Train Station)
- Village Town Common & surrounding buildings
- Old Town Hall
- Congregational Church
- Friendship Covered Bridge
- Gazebo/Band Stand

Wentworth's rich history is a testament to the residents of Wentworth. Early settlers worked hard to turn this part of New Hampshire into a desirable community. Protecting historical treasures and promoting history, arts, and culture allow citizens to learn about and embrace Wentworth's past.

### **GOALS**

#### ***PROVIDE MORE EDUCATION ON THE HISTORY OF WENTWORTH***

- Work with the Wentworth Historical Society and the School Board to encourage the teaching of Wentworth history to students and engage students to learn through local field trips to historical locations/facilities in town
- Provide the Wentworth History to graduating eighth graders
- Maintain a more robust section of the Town's website dedicated to the Town's rich history
- Maintain extended hours and services at the Historical Society and develop programs encouraging visitation and participation
- Digitize the history of Wentworth for future generations.
- Continue to take action to preserve the historic nature of Wentworth by preserving documents and buildings
- Refurbish and reopen the Old Town Hall to make it compatible with future music, arts, and entertainment venues. Work with LCHIP or other grant programs to rebuild the Old Town Hall as a public-friendly and usable place for citizens to gather.

#### ***PROMOTE AND DEVELOP OPPORTUNITIES FOR CULTURAL DEVELOPMENT***

- Invite visiting lecturers, teachers, and artists to Wentworth
- Create local competitions as fundraisers or benefits to encourage participation in cultural arts

## CHAPTER 10: REGIONAL CONSIDERATIONS

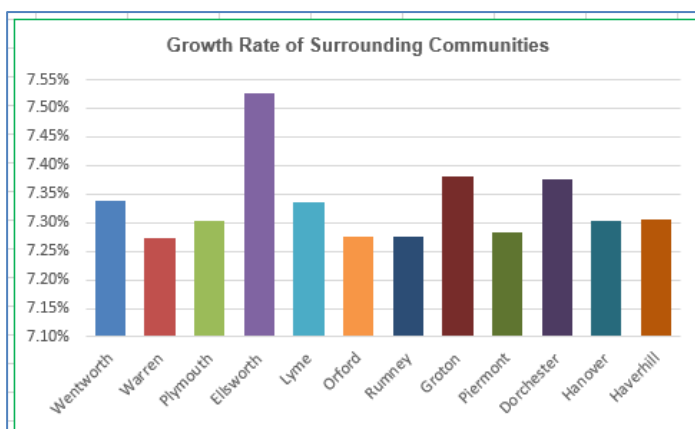
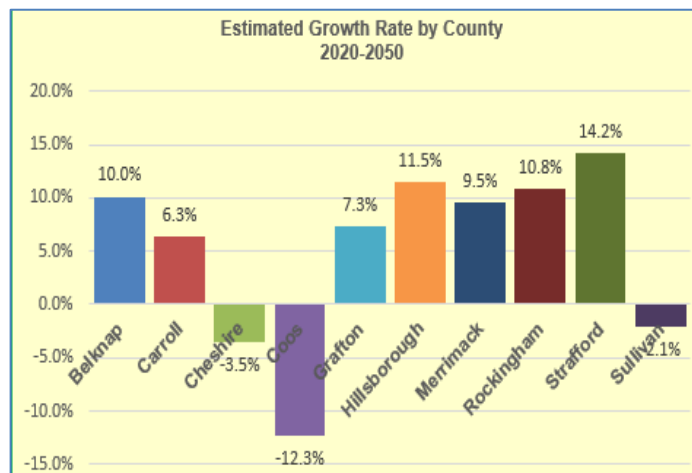
### INTRODUCTION

Historically, Wentworth has been shaped by economics and its abundant resources and natural features. The future will continue to be shaped by these factors; however, growth and development in the broader region will also impact Wentworth's future.

Over the next thirty years, seven of NH's ten counties are expected to realize population growth; three counties are expected to have an overall decline in population, Coos, Cheshire, and Sullivan. The NH Office of Planning and Development estimates an increase in Grafton County from 91,118 in 2020 to 97,777 in 2050, a 7.31% growth rate. The state is expected to have a 9.0% growth rate, and Wentworth is expected to have a 7.34% growth rate.<sup>87</sup>

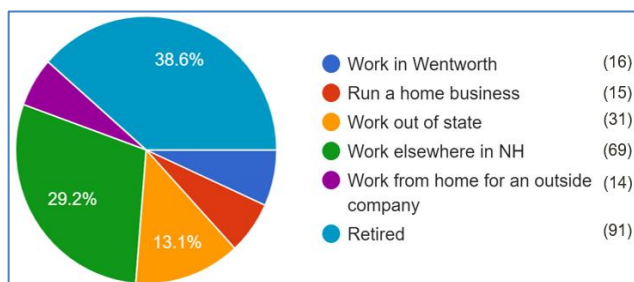
The graph to the right analyzes Wentworth's surrounding towns and the larger nearby towns of Hanover, Plymouth, and Haverhill. Population levels in Wentworth's surrounding towns are also expected to increase; this increase is relatively even, with approximately a 7.3% growth rate throughout the region. The only exception is Ellsworth, but its growth rate is less than eight.

Knowing population estimates in other communities is important to understand the impact on Wentworth.



### COMMUNITY SURVEY RESULTS

Regional concerns were not part of the Wentworth Master Plan Survey. However, Question #53 revealed the Town's reliance on other communities. The question asked, "Where do you work?" The preponderance, or 38.6%, of answers in this single category, indicated that the respondents were "Retired." The data shows that most respondents, including those indicated as retirees, do not leave the Town to work. Less than half, or 42.3%, indicated



<sup>87</sup><https://www.nh.gov/osi/data-center/documents/2022-state-county-municipality-projections-tables.pdf>

they work outside of Wentworth, and half of those work out of state. Reviewing data this way revealed that approximately only 21.1% of the respondents rely on communities in the region for work.

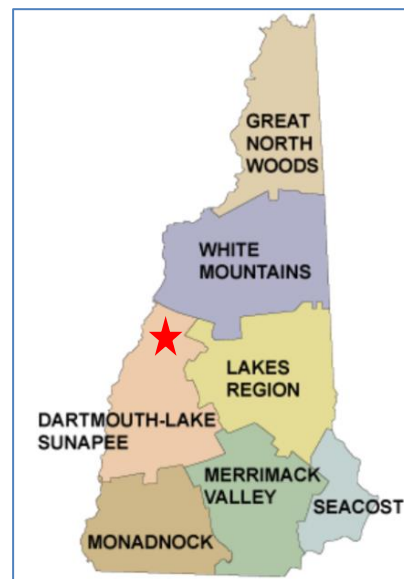
### WENTWORTH'S ROLE IN THE REGION

NH Route 25 is a safe and efficient transportation system that enables commerce, trade, and tourism to flourish throughout the Baker River Valley. Located on a significant crossroad, NH Route 25/118 plays an essential role in intra- and inter-state commerce as it travels from Plymouth in the east to Haverhill in the west. The connection in the center of Wentworth with NH Route 25A also affords easy access to the Hanover and Lebanon region.

Wentworth is located in the Dartmouth-Lake Sunapee Tourist Region of New Hampshire; the Town also borders the White Mountains tourist region. Wentworth is host to part of the Appalachian Trail as it meanders through the White Mountains.

### LOCAL & REGIONAL GROUPS & ORGANIZATIONS

Participation in regional groups, agencies, and organizations is one way to ensure that Wentworth's voice is heard. The following groups and organizations could play an important role in maintaining Wentworth's vision.



### WENTWORTH HISTORICAL SOCIETY (WHS)

The Wentworth Historical Society is housed in the former depot that was moved to its current site on East Side Road. The Historical Society Museum houses a collection of exhibits, particularly genealogy. The Society operates as a 501C non-profit organization.<sup>88</sup>

The society holds monthly meetings on Thursdays at 5:30 PM from April to December. It opens the Museum on Saturdays from 10:00 AM to 2:00 PM from the Saturday before Memorial Day to the Saturday before Labor Day. Visitors are invited to explore the museum and learn about the rich history of Wentworth and the region.

### PEMI-BAKER COOPERATIVE SCHOOL DISTRICT (SAU #48)

The Pemi-Baker Cooperative School District (SAU #48) consists of Plymouth, Ashland, Campton, Holderness, Rumney, and Thornton students. The SAU's mission states, *"The mission of SAU48 is to support an overriding endeavor to improve student achievement through the development of intellectual, social, emotional and physical strengths to enable students to become lifelong learners and productive citizens"*.<sup>89</sup> SAU48, whose offices are in Plymouth, encourages participation in school board meetings to ensure quality education programs. Wentworth maintains representation on the school board.

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

<sup>89</sup> <https://sites.google.com/pemibaker.org/sau48/about-us/mission-statement>

### THE BAKER RIVER WATERSHED ASSOCIATION (BRWA)

The Baker River Watershed Association (BRWA) is a “member-based non-profit organization that promotes education, preservation, conservation, and improvement of the ecology of the Baker River Watershed in New Hampshire for the benefit of its residents and the general public”<sup>90</sup>. Wentworth is a member of the BRWA.

### NORTH COUNTRY COUNCIL (NCC)

Located on Main Street in Littleton, North Country Council (NCC) has operated since 1973. “North Country Council Regional Planning Commission and Economic Development District is one of nine regional planning commissions in New Hampshire established by RSA 36:46. The Commission’s region consists of serving 50 communities and 25 unincorporated places in the northern third of New Hampshire. The Commission serves in an advisory role to local governments in order to promote coordinated planning, orderly growth, efficient land use, transportation access, and environmental protection.”<sup>91</sup>

Active committees at NCC include the Transportation Advisory Committee (TAC), the North Country Scenic Byways Council, the North Country Economic Development Comprehensive Strategy Committee, and Regional Coordinating Councils (RCCs).

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

### WHITE MOUNTAINS ATTRACTIONS OFFICE OF TOURISM

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

Currently, no Wentworth businesses are listed as members of WMA. The surrounding towns of Warren and Rumney are members of WMA, but Wentworth is not a member.

### CHAMBERS OF COMMERCE

Several Chambers of Commerce, including but not limited to the Lakes Chamber of Commerce, the Central NH Chamber of Commerce, and the Lake Sunapee Region Chamber of Commerce, are available to Wentworth. Chambers strive to develop support among communities so they can learn from one another. Chambers also promote good citizenship and good neighbor policies. Wentworth is not a member of any chambers at this time.

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<sup>90</sup> <http://www.bakerriverwatershed.org/>

<sup>91</sup> <http://www.nccouncil.org/about>

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



## CHAPTER SUMMARY

Wentworth relies on the region for other services, including employment opportunities, colleges and universities, medical services, dining, and recreation. The Town's proximity to several larger communities, such as Plymouth (15 miles), Haverhill (19.6 miles), and Hanover (34 miles), provides residents many opportunities to drive to work, seek professional services, shop, or dine in under an hour.

As discussed in Chapter 8, Wentworth is more than just a drive-through and bedroom community; it is rich in recreational venues with its network of hiking and snowmobile trails and venues for snowshoeing, cross-country skiing, biking, camping, fishing, and hunting. Snowmobile Corridors #5, #8, and #153 travel through Wentworth, affording access to the entire region and state. Wentworth is also just a short drive from several of New Hampshire's premier ski resorts, Waterville Valley Ski Resort (32.6 miles), Tenney Mountain Resort (13.7 miles), Cannon Mountain Ski Resort (31.4), Loon Mountain Resort (24.1 miles), Ragged Mountain (36.0 miles), Gunstock Mountain Resort (48.4 miles), and Dartmouth Skiway (20.1 miles).

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

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

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

## GOALS

### *ADDRESS REGIONAL INITIATIVES*

- Take the lead or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to, transportation, housing, economic development, and the environment
- Meet with other Wentworth town officials to discuss solutions to the Town's problems and the region

**GOAL 2 – BETTER PROMOTE WENTWORTH WITHIN THE REGION**

- Consider membership at North Country Council
- Consider a membership and become active in a local Chamber of Commerce
- Encourage Wentworth businesses to join White Mountains Attractions and area chambers to provide additional exposure for them and the Town
- Consider creating an “Information Booth” to further promote the Town and region
- Consider increasing the Historical Society Museum’s operating hours
- Encourage the development of educational seminars, workshops, or presentations about the history, geography, and natural resources found in the community
- When completed, utilize available space in the rebuilt Town Hall to encourage development and involvement in new cultural activities, such as band concerts, art shows, craft fairs, dance expositions, photography, dance, fishing, fly tying, and art classes

**GOAL 3 – OTHER CONSIDERATIONS**

- Keep the residents of Wentworth informed about issues in the region that may impact their lives; develop locally managed newsletters and community calendars and post them on the Town’s website
- Consider developing a town slogan to identify the Town and help promote its beauty to residents and visitors



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## CHAPTER 11: GUIDE FOR DEPARTMENT HEADS

Goals from each chapter of this plan are the basis for the following guide for department heads. Time frames have not been established but may follow the spans listed below. It is advised that this guide be reviewed annually to track the accomplishment of these goals. The Planning Board may review and update one chapter at a time instead of updating the entire plan within the state's recommended 10-year period.

### Time Frame

**Ongoing**..... For the Life of the plan

**Short Term** ..... 1-3 Years

**Medium Term** . 4-7 Years

**Long Term**..... 8-10 Years

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 1 Land Use	<b>Keep the Small-town Feel</b>		
	Review ordinances, regulations, and other town-adopted plans to ensure they are compatible with the small-town nature of Wentworth		
	Promote commercial and agricultural activities that support the small-town feel		
	Maintain a tax base that supports the community without burdening residents or commercial ventures		
	Continue to maintain and support funding for the local road system		
	Maintain the current level of funding and support for town departments and services while recognizing the need to continue maintaining adequate funding for the Fire Department and improving cell service		
	<b>Promote Development</b>		
	Encourage cottage industries and home-based businesses throughout the community		
	Encourage limited development of small retail businesses along Route 25 while discouraging businesses such as big-box stores, storage facilities, chain stores, and fast-food companies		
	Require that additions and expansions of the transportation infrastructure and utilities follow existing corridors		
	Encourage measured growth and reasonable subdivisions that are in line with the vision of this Master Plan		
	Monitor the Town's website and provide robust information for residents and visitors		
	Support development in surrounding communities		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 1 Land Use	Strive to maintain affordable tax rates		
	Maintain membership in regional chambers of commerce and other organizations to promote the Town		
	Consider incentives to promote businesses that adhere to the principles of the Vision Statement in this Master Plan and which offer long-term benefits for the Town and its residents		
	Consider the reopening of the Town's gravel pit to allow local contractors access to construction aggregate		
	<b>Encourage the Conservation of Open Spaces</b>		
	Protect sensitive environmental areas to preserve scenic views and natural resources in the community		
	Continue to protect open space within the community		
	Offer public education programs to encourage residents to consider current use and the conservation of lands to maintain the rural character of the Town		
	<b>Offer public outreach regarding the town's regulatory processes &amp; documents</b>		
	Provide public outreach sessions to familiarize residents with the Subdivision Regulations, Ordinances, and the Master Plan		
Chapter 2 Transportation	<b>Continue the overall maintenance of the Transportation System</b>		
	Provide a safe, functional, and well-maintained transportation system and plan. It should include roads, parking, sidewalks, and non-motorized opportunities		
	Refer to and maintain consistency with the NH Long-Range Transportation Plan		
	Refer to the New Hampshire Statewide Transportation Improvement Plan for the most up-to-date information regarding Wentworth's projects		
	Maintain membership and representation in the North Country Council Regional Planning Commission to learn of transportation issues and changes that may affect Wentworth.		
	<b>Reduce Traffic Speed along NH Route 25</b>		
	Work with the Police Department to seek grant funding to obtain additional portable speed monitoring sign(s). The Town currently has three semi-permanent signs and one portable one.		
	Work with the state to propose limiting Engine (Jake) Brakes in 30 mph zones.		
	<b>Install and maintain new sidewalks to allow residents safe walking</b>		
	Consider repairing sidewalks or installing new sidewalks in locations to serve the public better		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 2 Transportation	Lobby NH DOT to make repairs to Route 25A before the Orford town line		
	<b>Other Transportation Goals</b>		
	Lobby NH DOT to make repairs to Route 25A before the Orford town line		
Chapter 3 Community Facilities & Services	<b>Wentworth Town Offices</b>		
	Prepare to use the Old Town Hall when it is rebuilt for voting and other such functions		
	Consider moving the Police Station to the new Fire Station when it is built		
	<b>Wentworth Fire Department</b>		
	Complete the planning and seek funding for a new Fire Station		
	When a new Fire Station is built, Include a Chief's office, training room, and modern-day space for an Emergency Operations Center (EOC), including backup emergency power, increase staff levels, including EMTs, add a forestry engine and a backup rescue truck to the current equipment inventory		
	Purchase and install a cistern at the Wentworth Elementary School to provide water for fire suppression (2021 HMP)		
	<b>Wentworth Police Department</b>		
	Hire an additional full-time officer when credentials are met and as the budget allows		
	Plan for a possible move to the new Fire Station/Public Safety Building		
	<b>Wentworth Highway Department</b>		
	Install a new roof		
	Increase the gravel/paving budget to allow for more road improvements and repairs		
	Consider adding another bay to allow all vehicles to be brought inside		
	Maintain approved staff levels		
	<b>Wentworth Transfer Station</b>		
	Work toward recycling		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 3 Community Facilities & Services	Provide public education to residents to be better prepared when bringing their refuse to the transfer station; promote better trash sorting		
	<b>Webster Memorial Library</b>		
	Seek grants to repair stucco walls and bathrooms		
	See grants to make alterations to the building to create public space		
	<b>School</b>		
	Consider regionalizing WES with either Rumney or Warren or both		
Chapter 4 Utilities, Public Services & Energy	<b>Increase Wireless Cell Coverage</b>		
	Seek and encourage qualified vendors to co-locate on existing cell towers or establish new ones to increase wireless coverage		
	<b>Increase Broadband Capabilities</b>		
	Endeavor to increase broadband capabilities throughout the community by lobbying utility companies, such as NH Electric Coop and Consolidated Communications, to include Wentworth in broadband infrastructure		
	<b>Alternative Energy Projects</b>		
	Investigate the cost-benefit of including solar power in constructing any new critical infrastructure and key resources		
	Before their approval, consider the long-term impact of other energy projects, such as hydro-power, small-scale wind, and geothermal projects		
	Ensure that new energy projects reflect the community's overwhelming desire to retain its small-town atmosphere, scenic vistas, and beauty		
	<b>Integration with other Plans</b>		
	Obtain and install a permanent generator at the Wentworth Town Office/Police Station to protect the continuity of law enforcement operations and the continuity of government (2021 HMP)		
	Until a time at which a new station is constructed, obtain and install at least a temporary generator at the current fire station for the protection of this critical facility (2021 HMP)		
	Work with Lakes Region Mutual Fire Aid to determine where new repeaters can be installed to eliminate dead spots in emergency response communication (2021 HMP)		
	Pre-identify the critical public facilities which require uninterrupted power or priority restoration (2015 EOP)		
	Maintain the school generator for emergency backup (2015 EOP)		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 4 Utilities, Public Public Services & Energy	Develop advance agreements (MOUs) with utility providers to ensure that critical facilities have priority in restoration efforts (2015 EOP)		
	Develop advance agreements (MOUs) with local fuel suppliers (2015 EOP)		
	Develop protocol with utility providers to ensure information is shared during an emergency; identify a single point of contact at NH Electric Coop (2015 EOP)		
	Work with NH Electric Coop to ensure rights of way are maintained to minimize power disruptions (2015 EOP)		
	Ensure an adequate fuel supply for emergency response vehicles and equipment during a shortage		
Chapter 5 Housing & Population	<b>Housing</b>		
	Continue to support the development of Detached Accessory Dwelling Units (ADUs), to promote viable options for senior housing		
	Monitor and support development in surrounding communities to understand its impact on Wentworth		
	Strive to maintain affordable tax rates; encourage new businesses that can add tax revenue without compromising the goals and vision of this plan		
	Strive to limit local regulations to coincide with the desires of Wentworth's citizens		
	Keep Wentworth's citizens informed regarding Planning Board activities, housing opportunities, regulatory considerations, and proposals		
	Endeavor to make residents aware of the challenges facing the Town and the state and let them manage personal challenges based on this awareness		
	<b>Population</b>		
	Support existing and encourage new businesses to attract young people with good-paying jobs.		
	Support the development of services, recreation, and facilities to entice young people and families to live in Wentworth		
	Support the quality of educational services in SAU 48 and work to improve the Pemi-Baker Cooperative School District's overall ranking		
	Work with SAU 48 to predict and manage an anticipated influx of students and growth within the school system		
	Promote Wentworth as a small town with low taxes, minimal regulations, and relatively inexpensive real estate to make the district more attractive to prospective new residents and businesses		
	In coordination with the Select Board, explore options to expand community and recreation programs		



Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 6 Economic Development	<b>Support Local Business</b>		
	Maintain an open dialogue with existing businesses to determine better how to support their efforts		
	Consider and develop river access and picnic areas for residents and visitors to capitalize on the natural resources in the community		
	Develop and promote additional walking, hiking, biking, snowmobiling, and other trail systems		
	Further, develop the recreational opportunities within Wentworth, and improve the Town's ballfields, basketball courts, tennis courts, and other amenities for young people's enjoyment		
	Work with local business leaders to encourage business and community participation in the open-air market, Christmas on the Common, annual cleanups, market day, picnics, and other town activities		
	<b>Attract New Business</b>		
	Promote the Town through local organizations		
	Invite small businesses to establish services in locations recommended in the Community Survey		
	Consider ways to draw attention to the Town by developing such activities as competitions, lecture series, sporting events, themed events, craft shows, flea markets, food festivals, art, and postcard shows		
	Encourage the development of tourism-related businesses such as campgrounds, inns, hotels, motels, and B&Bs		
	Increase broadband and cell phone capabilities to improve internet services to attract and retain new and current businesses		
	<b>Overarching Goals</b>		
	Create and keep a list of town-owned properties and land suitable for development		
	Utilize new technologies to establish the condition and uses of the Town's buildings, properties, and natural resources		
	Research and promote areas and facilities in the community that may attract the most desired business sectors: restaurants, small retail stores, tourism/recreation-based, farms, and agri-business		
	Monitor the current tax rate and evaluate methods for keeping it stable		
	Consider regulations impacting the traffic, light, noise, and dust pollution that new businesses may create		
	Invite and involve the public in all development deliberations and planning sessions		
	Continue to establish capital reserve funds for known or anticipated needs		
	Establish a process for the Planning Board review of commercial development		
	Consider establishing a Heritage District in the Wentworth Village Commons		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 7 Natural Resources & Hazards	<b>Protect Conserved Land for Recreation, Scenic Views &amp; Aesthetics</b>		
	Collaborate with local conservation commissions and advisory groups to consider future projects that could benefit the community economically without interrupting natural resources		
	Provide a balance between growth and the protection of natural resources		
	<b>Protect Aquifers &amp; Open Bodies of Water</b>		
	Continue compliance with the Shoreland Water Quality Protection Act to protect aquifers and open bodies of water		
	Ensure that the Shoreland Water Quality Protection Act regulations are followed to maintain the quality of Wentworth's water bodies		
	<b>Maintain an inventory of Natural &amp; Scenic Resources</b>		
	Identify, and keep current inventories of natural and scenic resources, wetlands, floodplains, groundwater, and essential habitat areas		
	Work with the Conservation Commission to encourage the update and completion of the Natural Resource Inventory (NRI) for the Town of Wentworth		
	<b>Hazard Mitigation</b>		
	Fund and support tree and brush trimming to reduce the debris that can clog drainage systems and culverts		
	Fund and support drainage system maintenance and improvements		
	Fund and support bridge replacement and improvement projects		
Chapter 8 Recreation & Trails	<b>Overall Goals for Recreation</b>		
	Maintain and continue to improve town-run recreational activities		
	Promote the Town's parks and other recreational venues		
	Support opportunities to expand linked trails for biking, snowmobiling, and walking		
	Promote regional recreation opportunities to local visitors		
	<b>Snowmobile Access</b>		
	Support and encourage expanded trail access on town property, private property, and rights of way		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 8 Recreation & Trails	Encourage and investigate options to provide greater trail access to businesses in town		
	<b>Bicycling</b>		
	As the State Department of Transportation makes changes to highways in Wentworth, work with DOT to encourage bicycle lanes or wider shoulders, mainly on State routes, to allow for the safer passage of bicycle traffic		
	<b>Hiking &amp; Walking</b>		
	Support organizations in their exploration of options for creating hiking paths		
	Work with the Conservation Commission to develop a trail system in the Wentworth Town Forest		
Chapter 9 History, Historic Resources & Culture	<b>Provide more education on the History of Wentworth</b>		
	Work with the Wentworth Historical Society and the School Board to encourage the teaching of Wentworth history to students and engage students to learn through local field trips to historical locations/facilities in town		
	Provide the Wentworth History to graduating eighth graders		
	Maintain a more robust section of the Town's website dedicated to the Town's rich history		
	Maintain extended hours and services at the Historical Society and develop programs encouraging visitation and participation		
	Digitize the history of Wentworth for future generations		
	Continue to take action to preserve the historic nature of Wentworth by preserving documents and buildings		
	Refurbish and reopen the Old Town Hall to make it compatible with future music, arts, and entertainment venues; over the walls of the Old Town Hall with the history of the Town. Work with LCHIP or other grant programs to rebuild the Old Town Hall as a public-friendly and usable place for citizens to gather		
	<b>Promote and develop opportunities for Cultural Development</b>		
	Invite visiting lecturers, teachers, and artists to Wentworth		
	Create local competitions as fundraisers or benefits to encourage participation in cultural arts		

Chapter	Goals	Responsible Department(s)	Time Frame
Chapter 10 Regional Considerations	<b>Address Regional Initiatives</b>		
	Take the lead or actively participate with other towns and regional organizations, to address new initiatives or existing problems facing the region, such as, but not limited to, transportation, housing, economic development, and the environment		
	Meet with other Wentworth town officials to discuss solutions to the Town's problems and the region		
	<b>Better promote Wentworth within the Region</b>		
	Consider membership at North Country Council		
	Consider a membership and become active in a local Chamber of Commerce		
	Encourage Wentworth businesses to join White Mountains Attractions and area chambers to provide additional exposure for them and the Town		
	Consider creating an "Information Booth" to further promote the Town and region		
	Consider increasing the Historical Society Museum's operating hours		
	Encourage the development of educational seminars, workshops, or presentations about the history, geography, and natural resources found in the community		
	When completed, utilize available space in the rebuilt Town Hall to encourage development and involvement in new cultural activities, such as band concerts, art shows, craft fairs, dance expositions, photography, dance, fishing, fly tying, and art classes		
	<b>Goal 3 - Other Considerations</b>		
	Keep the residents of Wentworth informed about issues in the region that may impact their lives; develop locally managed newsletters and community calendars and post them on the Town's website		
	Consider developing a town slogan to identify the Town and help promote its beauty to residents and visitors		

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## CHAPTER 12: MAP DOCUMENTS

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

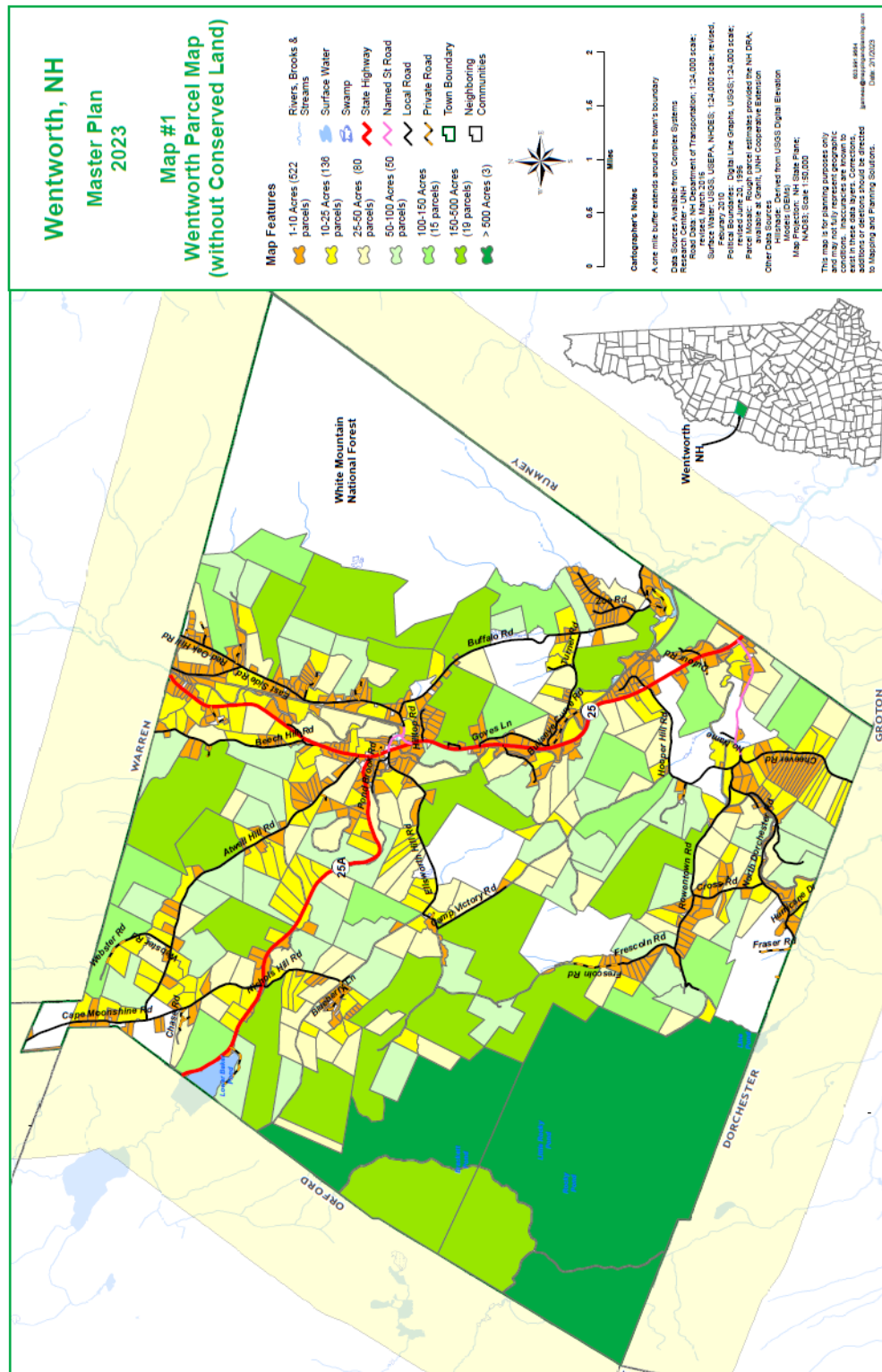
- Map #1, Wentworth Parcel Map
- Map #2, Wentworth Soils Map
- Map #3 Base Map, Community Facilities & Highways
- Map #4, Conservation, White Mountain National Forest, and Peaks & Ridges
- Map #5, 100-year Flood Zone, the Aquifer & Wetlands
- Map #6, Wildlife Habitat Landcover
- Map #7, Deer Yards
- Map #8, The Baker River Valley Snowmobile Club Trail Map
- Map #9, The Mount Moosilauke ATV Club Trail Map



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**MAP #1, WENTWORTH PARCEL MAP**

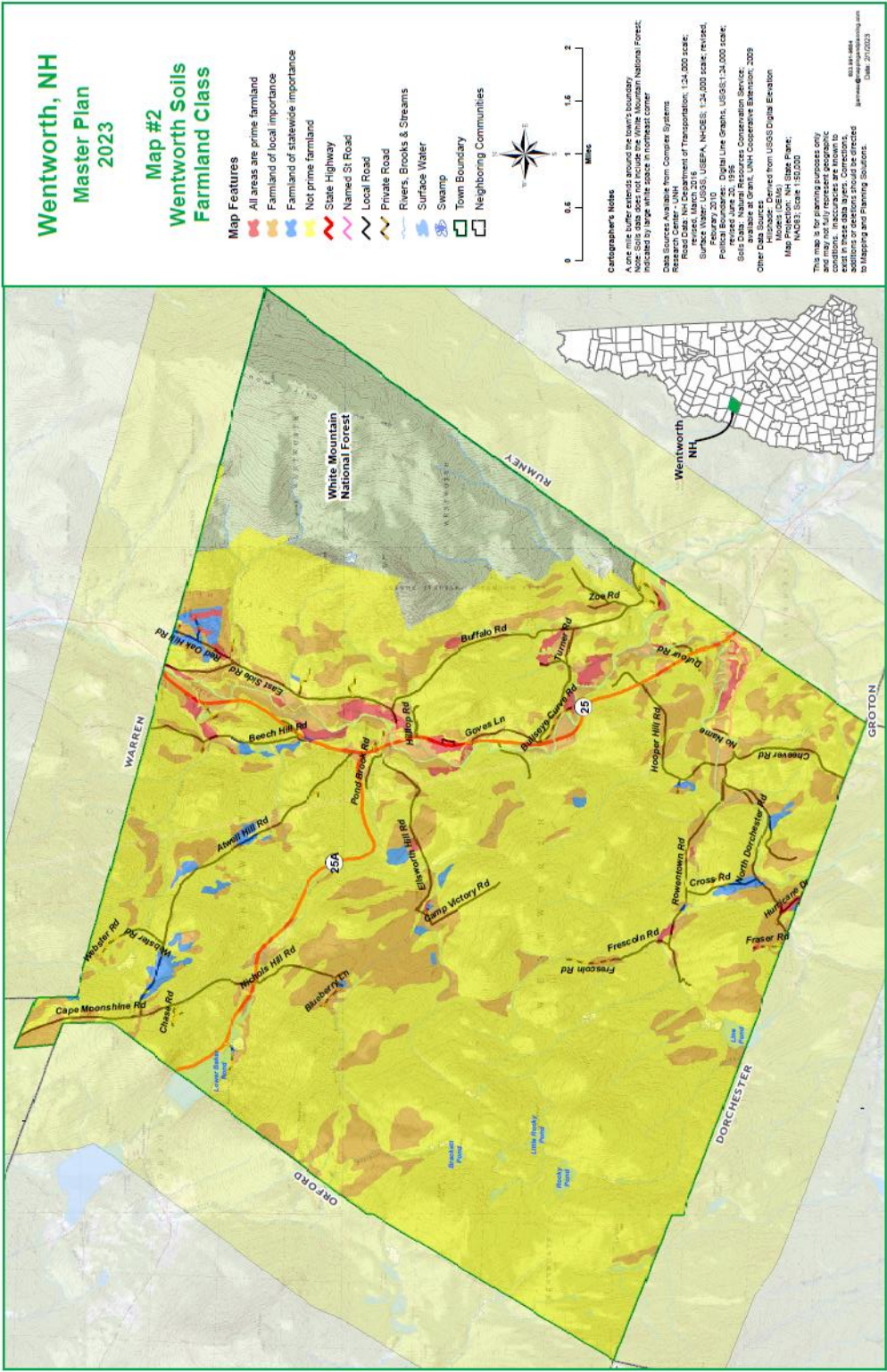
*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*



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MAP #2, WENTWORTH SOILS – FARMLAND CLASS

This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.

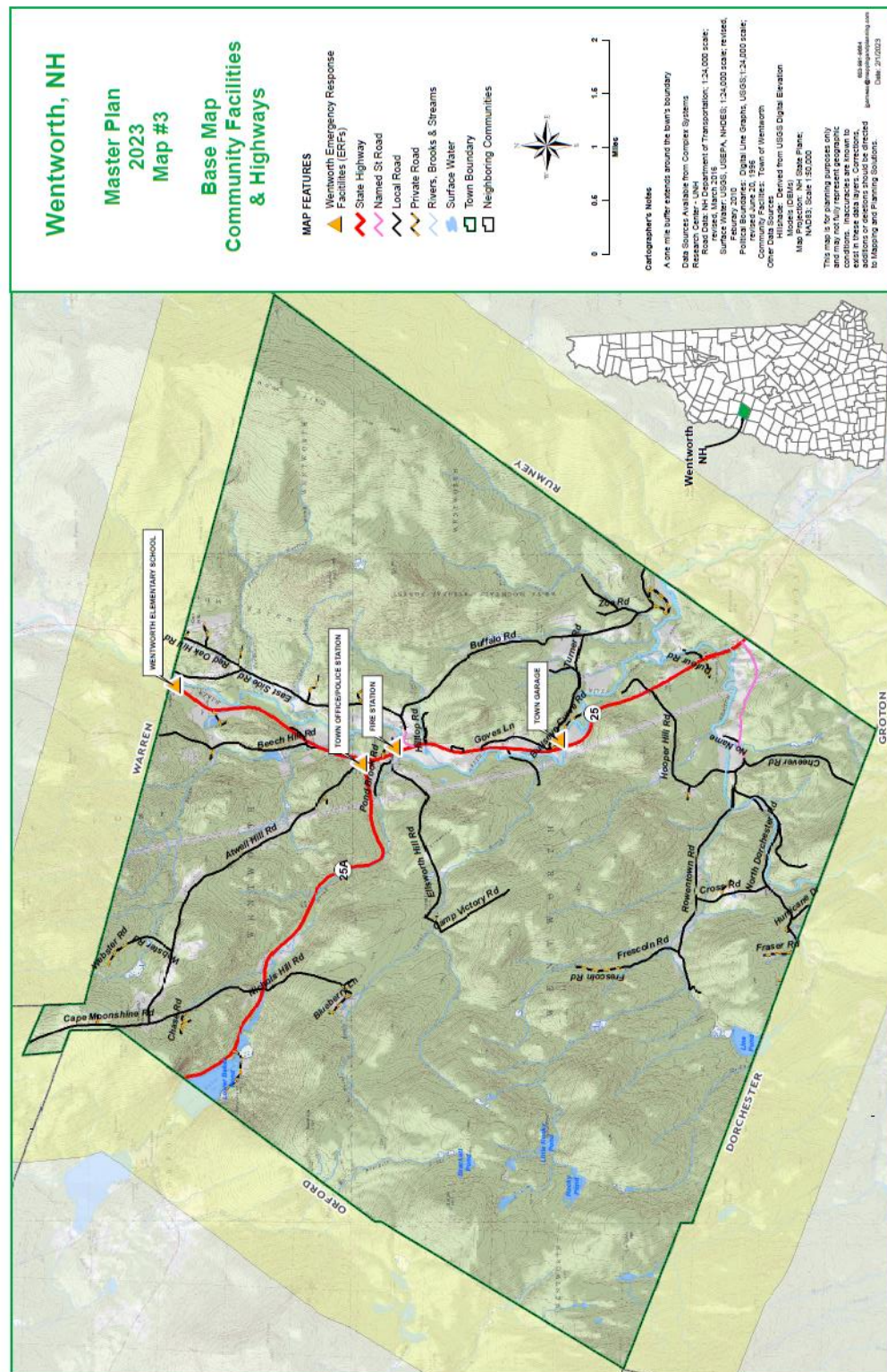


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### MAP #3, BASE MAP, COMMUNITY FACILITIES & HIGHWAYS

*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*

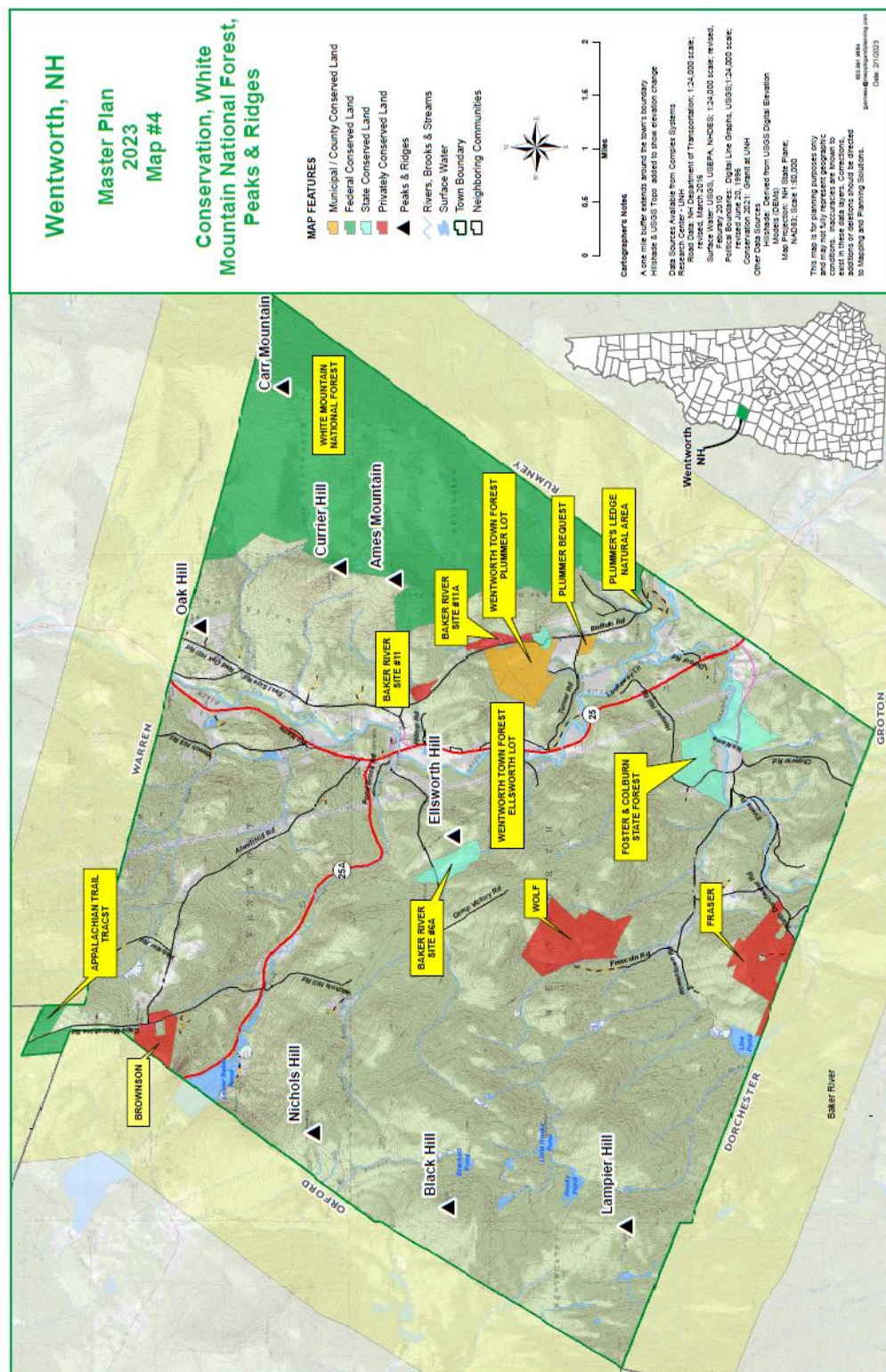




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MAP #4, CONSERVATION, WHITE MOUNTAIN NATIONAL FOREST & PEAKS & RIDGES

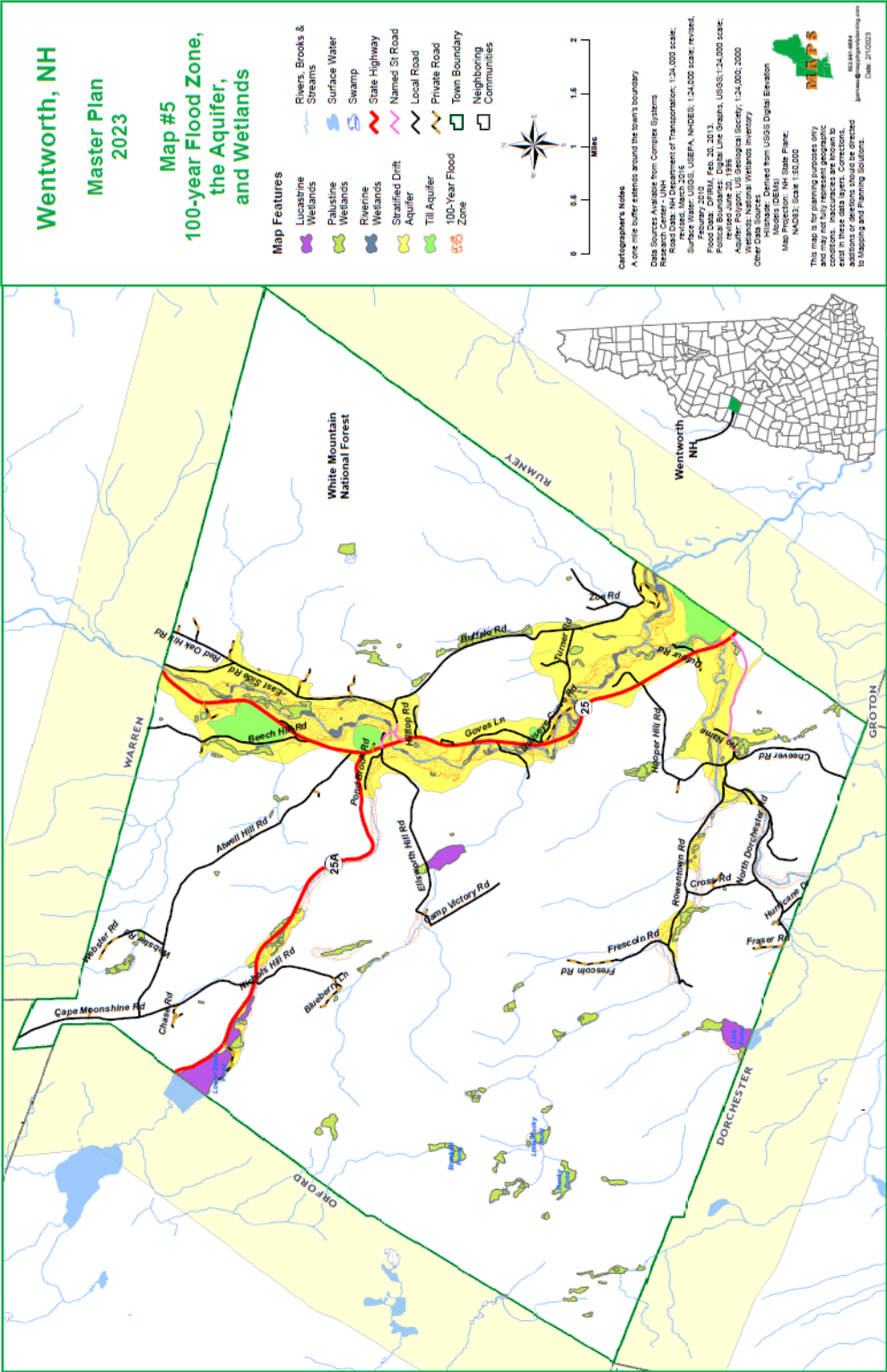
*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*



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

This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.



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**MAP #6, WILDLIFE HABITAT LAND COVER**

*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*

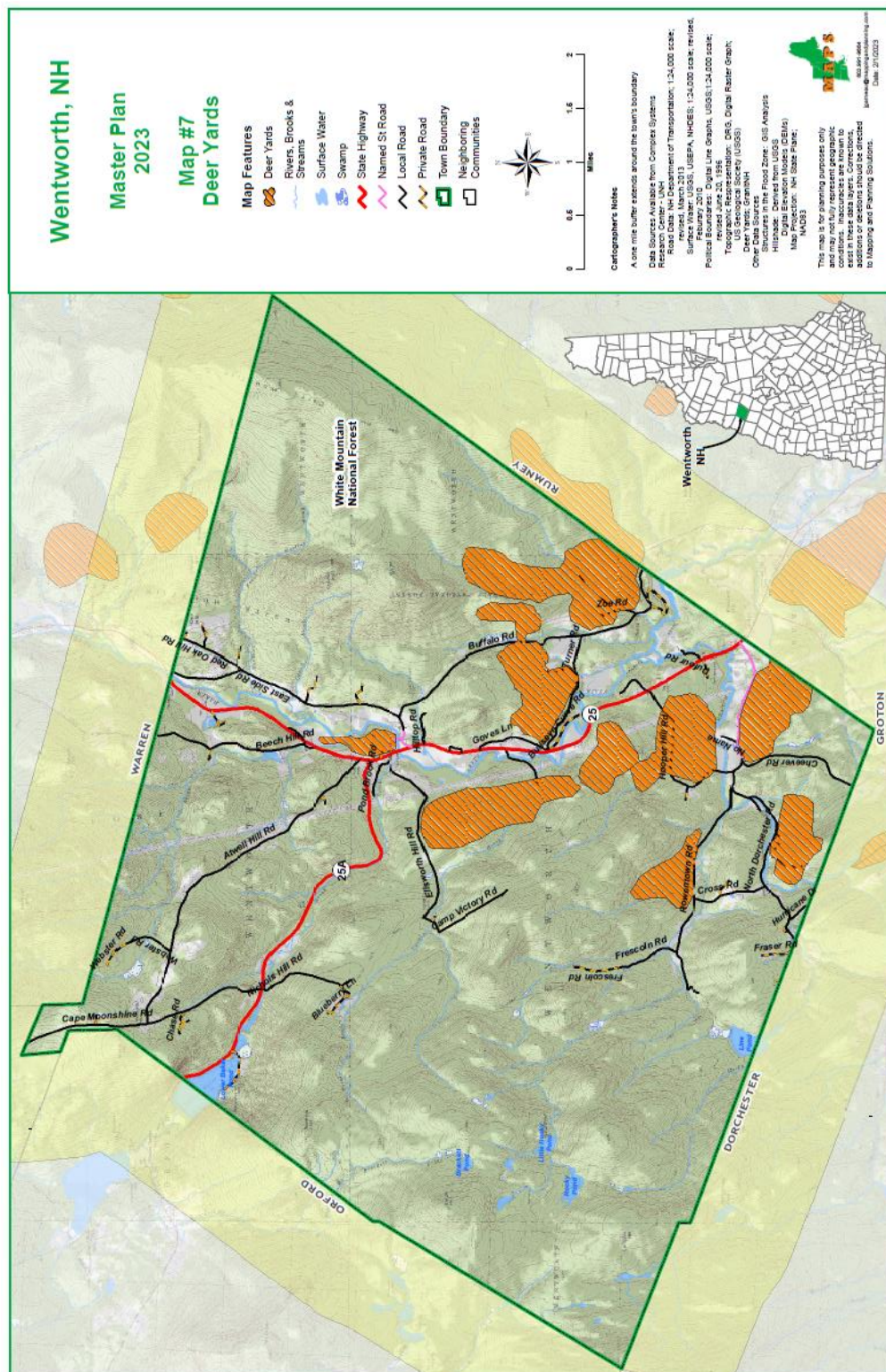




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**MAP #7, DEER YARDS**

*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*

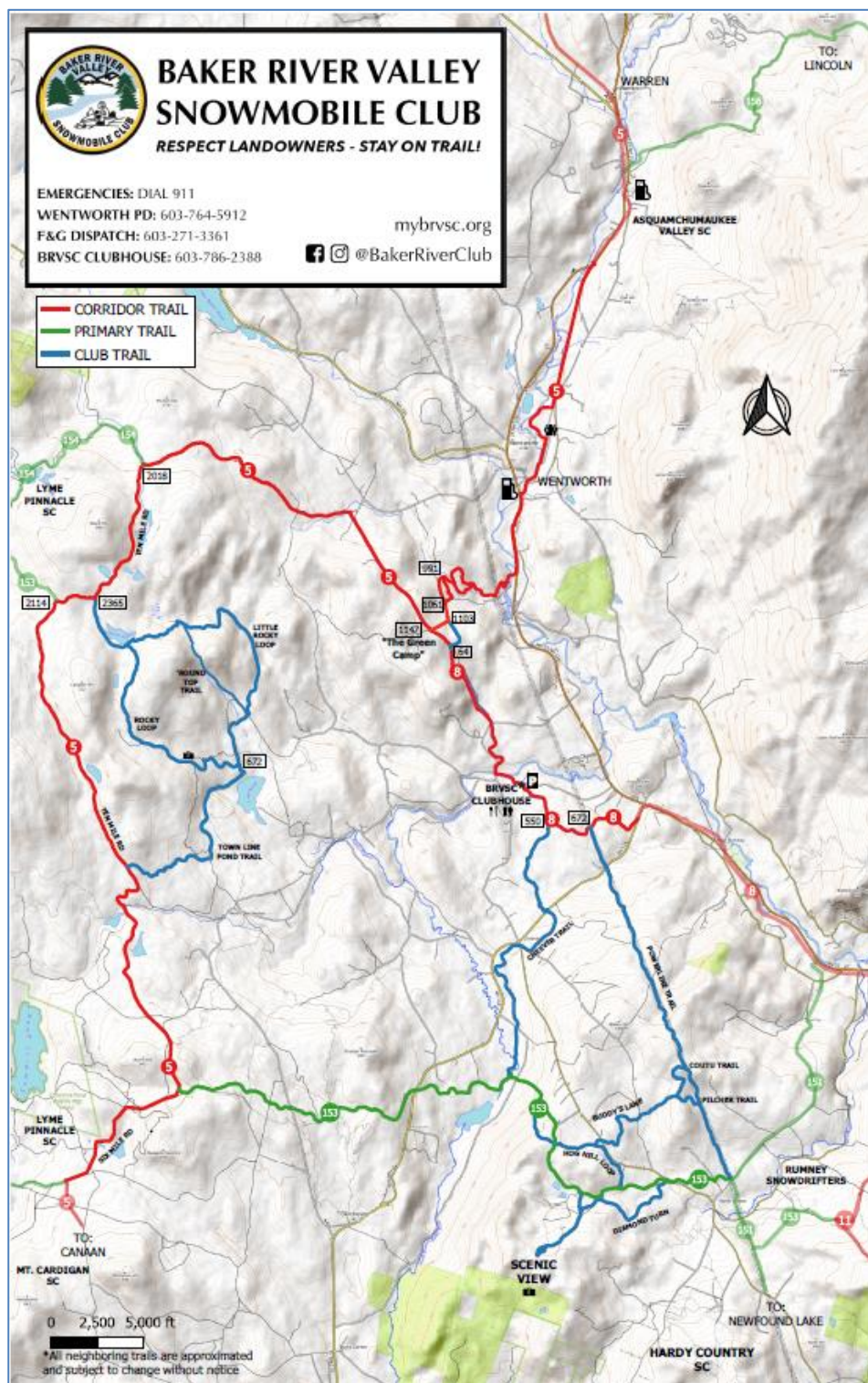


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**MAP #8, BAKER RIVER SNOWMOBILE CLUB TRAIL MAP**

*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*



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*This map will be replaced with an 11" x 17" map in the final hard copy of the Master Plan.*





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## CHAPTER 13: APPENDICES

Appendices included are the following:

- *Appendix A: Statement of Adoption, Wentworth Master Plan*
- *Appendix B: Community Survey Results – PowerPoint Presentation*
- *Appendix C: Responses to Q55 Regarding “Vision” for Wentworth (available at the Town Office)*
- *Appendix D: Annual Review Forms*

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**APPENDIX A: STATEMENT OF ADOPTION – WENTWORTH MASTER PLAN****Statement of Adoption – Wentworth Master Plan**

The Wentworth Master Plan was developed under NH RSA 674:2, which requires a community's Master Plan to include minimally "(a) A vision section that serves to direct the other sections of the plan..." and (b) A land-use section upon which all the following sections shall be based...." The stated purpose of this plan is to produce a community-wide document that will preserve the vision that residents expressed in the Community Survey and guide growth and development for the next ten years. This publication of the Wentworth Master Plan, 2023, represents a concerted effort on the part of the town government to provide a mechanism for effectively planning for the future needs of the community

Per NH RSA 674:4, the Wentworth, NH Planning Board adopts the Wentworth Master Plan, 2023, including its findings, recommendations, goals, and policies. This adoption rescinds and replaces all previous Master Plans for the Town of Wentworth. The Planning Board designates the Wentworth Master Plan, 2023, as the planning guideline to be consulted and followed in its duties. It agrees to implement the recommendations, goals, and policies contained in this plan to the best of its abilities.

**Statement of Adoption for the Town of Wentworth Master Plan, 2023, by the Wentworth Planning Board**

Adopted this day, the \_\_\_\_\_ of \_\_\_\_\_, 2023

**Planning Board Chair**

\_\_\_\_\_  
Signature  
John Meade

**Planning Board Vice-Chair**

\_\_\_\_\_  
Signature  
Duane Brown

**Member of the Planning Board**

\_\_\_\_\_  
Signature  
Omer C. Ahern, Jr.

**Member of the Planning Board**

\_\_\_\_\_  
Signature  
Palmer Koelb

**Member of the Planning Board**

\_\_\_\_\_  
Signature  
Sonia Scheller

**Board of Selectmen Representative**

\_\_\_\_\_  
Signature  
Brian DuBois

***\*The above signatures are scanned facsimiles; the original signatures are on file in the Wentworth Town Offices***

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## APPENDIX B: COMMUNITY SURVEY RESULTS – POWERPOINT PRESENTATION

# Wentworth Master Plan

## Community Survey Results

November 13, 2021

1


### Initial Mailing "The Survey"

**479 EDDM**  
(Wentworth Residents)

**311 First Class**  
(Out-of-Town Tax Payers)

**August 19, 2021**

**Total: 790**



2

### Second Mailing "The Reminder"

**484 EDDM**  
(Wentworth Residents)

**324 First Class**  
(Out-of-Town Tax Payers)

**September 29, 2021**

**Total: 808**



3

### Completed Surveys

- **228 (89.7%)**
  - Online surveys completed
- **26 (10.2%)**
  - Paper surveys returned
- **254**
  - Total surveys returned

4

### Rate of Return (average of both mailings)

All Completed Surveys (254) vs. *Total Mailed (799)	31.7%
All Completed Surveys (254) vs. **Housing Units (504)	50.3%
All Completed Surveys (254) vs. **Population (845)	30.0%

\*Total Mailed is the average of both mailings:  $790 + 808 / 2 = 799$

\*\*Housing & Population from Census 2020

Average Rate of Return  
10-15% (Survey Gizmo)  
10-20% (Constant Contact)

5

### The Survey - Promotion

- Initial Mailing & Reminder Mailing
- Deadline extended for the return of the survey
- Promoted on the town's website, the Wentworth Bulletin Facebook page, Shawnees, the Library and other locations throughout Wentworth

6



### Paper & Online Combined

- On October 15, 2021, the online survey was closed for responses
- After this date, the 26 paper survey results were entered by MAPS into the Google Forms platform
- Resulting in 254 total responses

7

### Combined Data in Google Sheets

(easily brought into Excel spreadsheet)

	A	B	C
1	Timestamp	1. Please rank the follow	1. Please rank the follow
2	8/19/2021 13:15:06	Very important	Very important
3	8/19/2021 15:25:01	Somewhat important	Moderately important
4	8/19/2021 15:48:03	Not important	Not important
5	8/19/2021 17:14:43	Moderately important	Moderately important
6	8/19/2021 19:28:19	Moderately important	Moderately important
7	8/20/2021 7:08:03	Extremely important	Very important
8	8/20/2021 9:16:40	Very important	Moderately important
9	8/20/2021 9:27:34	Moderately important	Very important
10	8/20/2021 12:33:02	Somewhat important	Somewhat important
11	8/20/2021 13:57:55	Very important	Somewhat important

8

### Google Forms to Excel

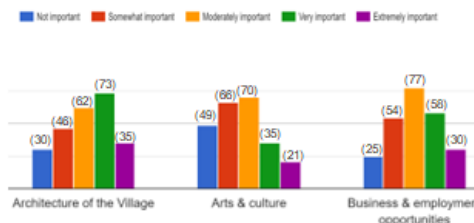
This presentation was prepared using summary charts and graphs provided by Google Forms and the download of extensive data results from the survey into an Excel spreadsheet and Word documents. More than 350 written comments were also recorded for three questions; these are available as separate documents.

*Now the results....*

9

#### Question #1a.

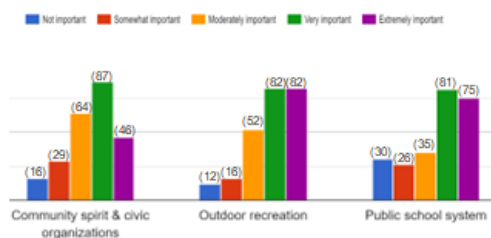
*Please rank the following according to their importance to you.*



10

#### Question #1b.

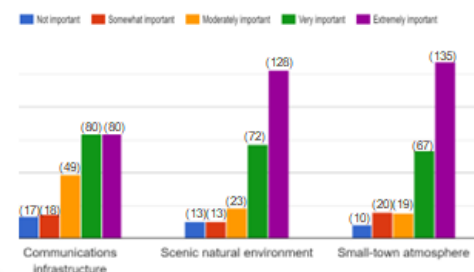
*Please rank the following according to their importance to you.*



11

#### Question #1c.

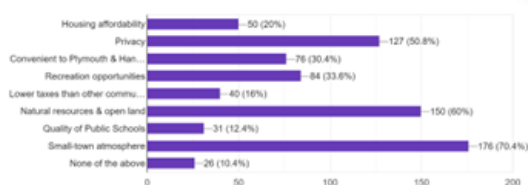
*Please rank the following according to their importance to you.*



12

**Question #2.***Why do you live in Wentworth? (check all that apply)*

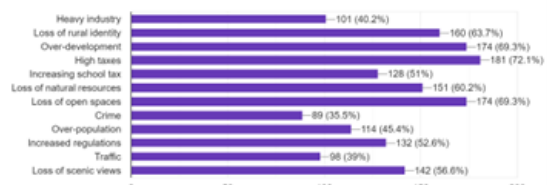
98.4% answered this question (250/254)



13

**Question #3.***What are your greatest concerns for the future? (check all that apply)*

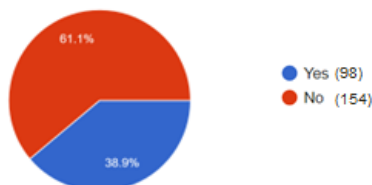
98.8% answered this question (251/254)



14

**Question #4.***Are you familiar with the town's Subdivision Regulations, which are available on the town website under the Planning Board section?*

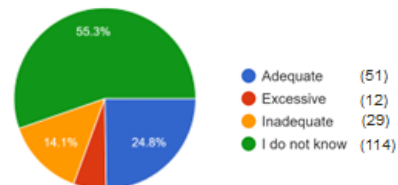
99.2% answered this question (252/254)



15

**Question #4a.***If you are aware of the Subdivision Regulations, do you think they are...?*

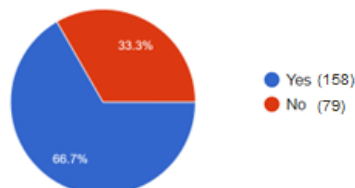
81.1% answered this question (206/254)



16

**Question #5.***Would you support Site Plan Review for commercial, industrial, and business properties (i.e., non-residential, or multi-family housing)?*

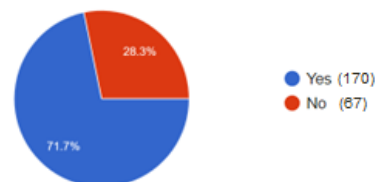
93.3% answered this question (237/254)



17

**Question #6.***Would you support the development and promotion of a Heritage District from Old Town Hall over the covered bridge, through the Village Commons, and up Route 25 to Route 25A?*

93.3% answered this question (237/254)

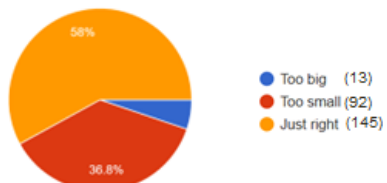


18

**Question #7.**

*Are you satisfied with the current minimum lot size of 1 acre for single family homes?*

98.4% answered this question (250/254)

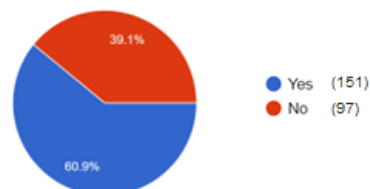


19

**Question #8.**

*Should the town adopt an ordinance regulating lighting on commercial signs?*

97.6% answered this question (248/254)

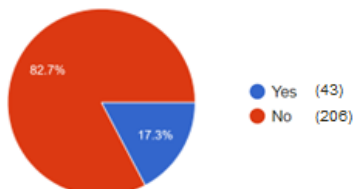


20

**Question #9.**

*Should a crosswalk with traffic lights be installed in front of the Village Commons on Route 25?*

98.0% answered this question (249/254)

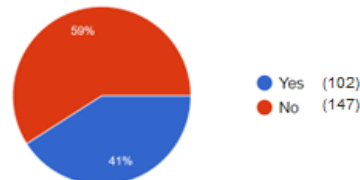


21

**Question #10.**

*Should the town work with the state to implement more traffic control measures, such as dropping the speed limit to 25 mph, near the Village Commons?*

98.4% answered this question (250/254)

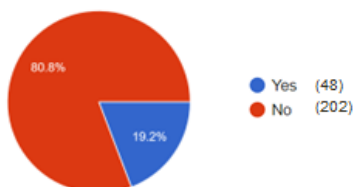


22

**Question #11.**

*Should the town work with the state to install a traffic light at the intersection of Routes 25 and 25A, based on a new traffic study on Dollar General?*

98.4% answered this question (250/254)

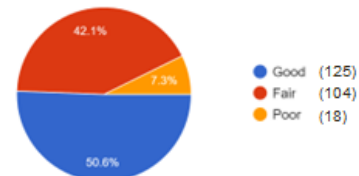


23

**Question #12.**

*What is the general condition of town-owned roads?*

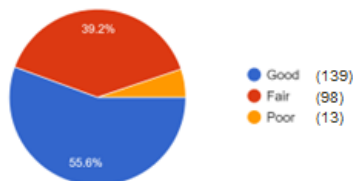
97.2% answered this question (247/254)



24

**Question #13.***What is the general condition of state-owned roads?*

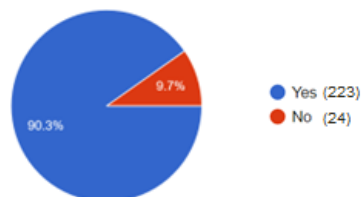
98.4% answered this question (250/254)



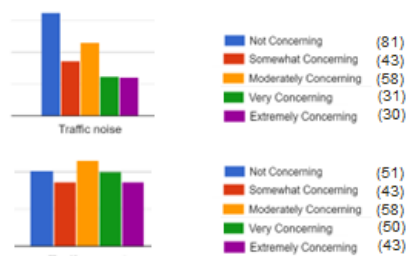
25

**Question #14.***Is parking adequate at or near town facilities?*

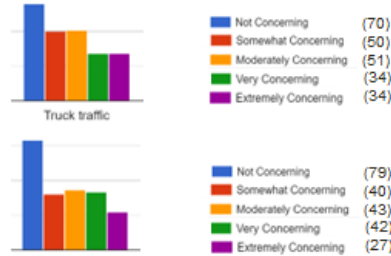
97.2% answered this question (247/254)



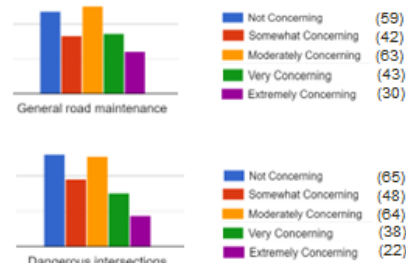
26

**Question #15a.***What aspects of the transportation system are most concerning?*

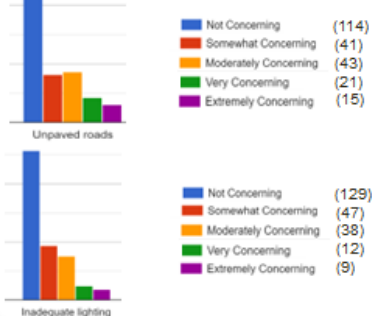
27

**Question #15b.***What aspects of the transportation system are most concerning?*

28

**Question #15c.***What aspects of the transportation system are most concerning?*

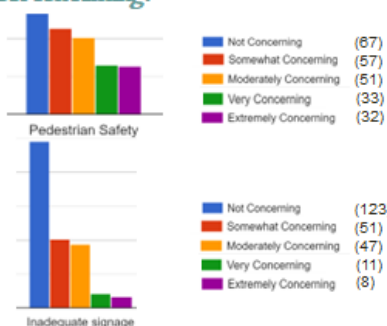
29

**Question #15d.***What aspects of the transportation system are most concerning?*

30

**Question #15e.**

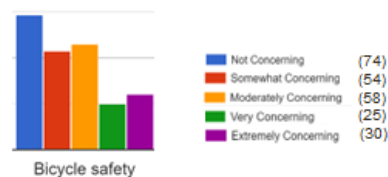
*What aspects of the transportation system are most concerning?*



31

**Question #15f.**

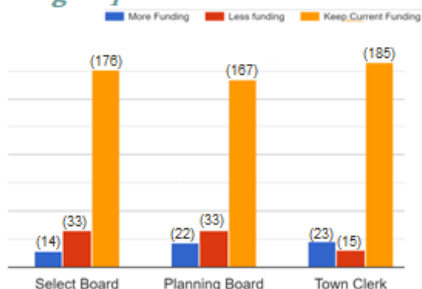
*What aspects of the transportation system are most concerning?*



32

**Question #16a.**

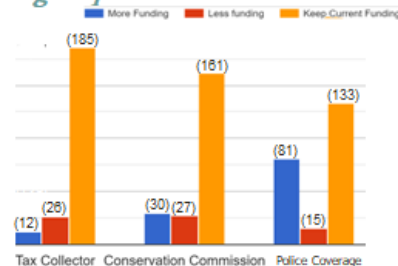
*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*



33

**Question #16b.**

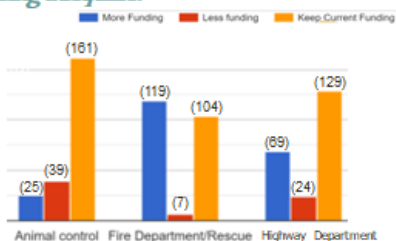
*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*



34

**Question #16c.**

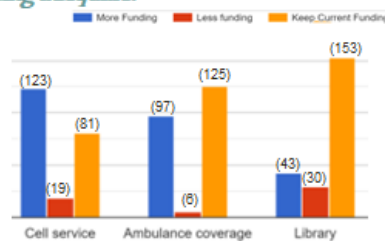
*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*



35

**Question #16d.**

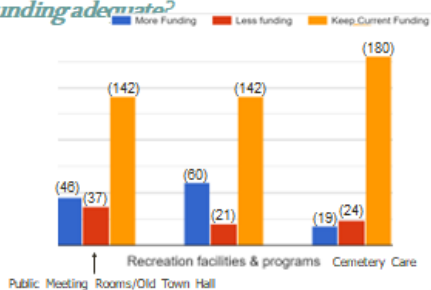
*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*



36

**Question #16e.**

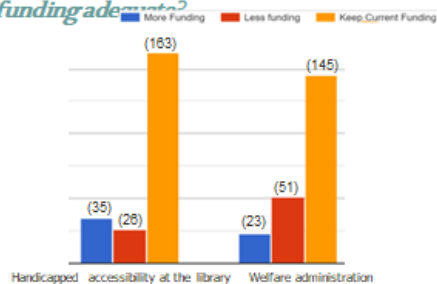
*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*



37

**Question #16f.**

*Should these departments or facilities receive MORE or LESS funding, or is the current funding adequate?*

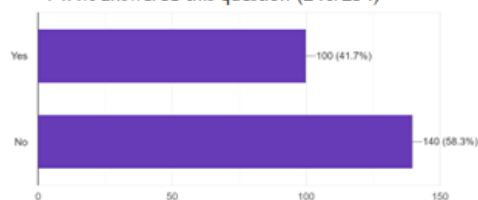


38

**Question #17.**

*Would you like to see the Select Board explore the possibility of increasing its size from three members to five members?*

94.4% answered this question (240/254)

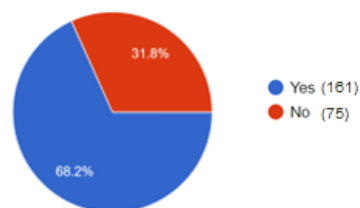


39

**Question #18.**

*Would you favor regionalizing the Wentworth Elementary School with Warren and/or Rumney?*

92.9% answered this question (236/254)

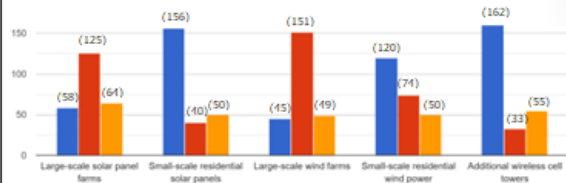


40

**Question #19.**

*Would you support these types of projects?*

Legend: Yes (blue), No (red), Maybe (orange)

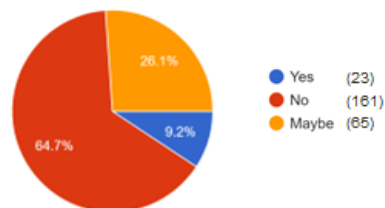


41

**Question #20.**

*Would you support the development of a Solid Waste Facility (landfill/commercial dump)?*

98.0% answered this question (249/254)

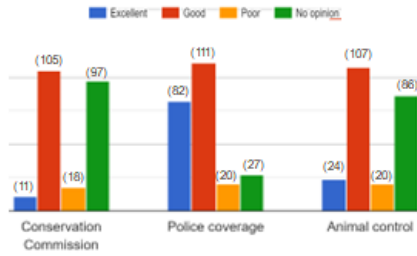


42

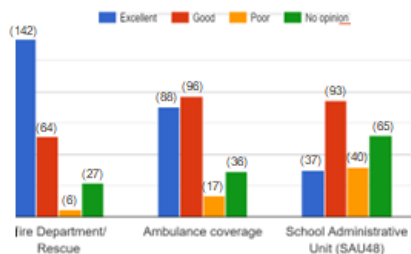


**Question #21a.***What is your opinion of how well these departments, services or facilities serve the town?*

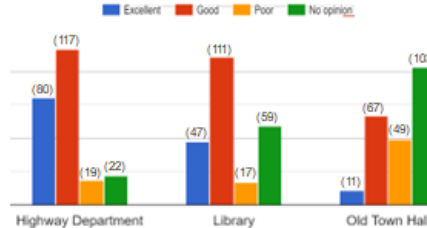
43

**Question #21b.***What is your opinion of how well these departments, services or facilities serve the town?*

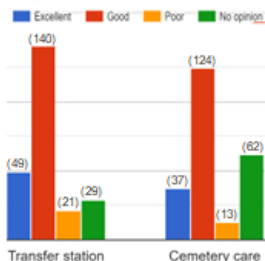
44

**Question #21c.***What is your opinion of how well these departments, services or facilities serve the town?*

45

**Question #21d.***What is your opinion of how well these departments, services or facilities serve the town?*

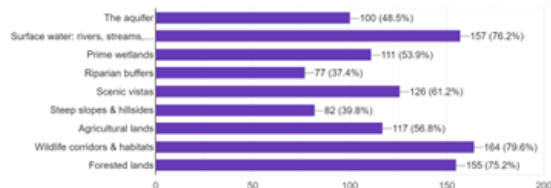
46

**Question #21e.***What is your opinion of how well these departments, services or facilities serve the town?*

47

**Question #22.***Should the town do more to protect...? (check all that apply)*

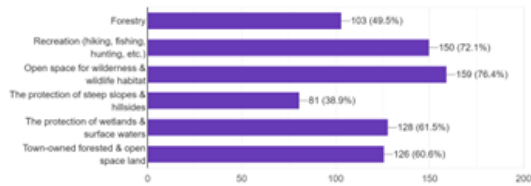
81.1% answered this question (206/254)



48

**Question #23.***Should the town actively promote more conserved land for...? (check all that apply)*

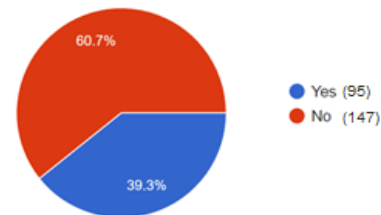
81.8% answered this question (208/254)



49

**Question #24.***Should there be more bicycle lanes on roadways?*

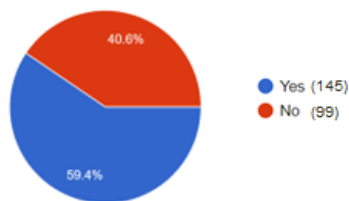
95.2% answered this question (242/254)



50

**Question #25.***Should there be more non-motorized multi-use trails throughout the town and the town forest?*

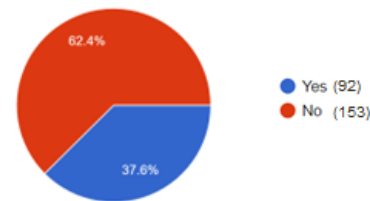
96.0% answered this question (244/254)



51

**Question #26.***Should the town allow ATV accessibility throughout the town?*

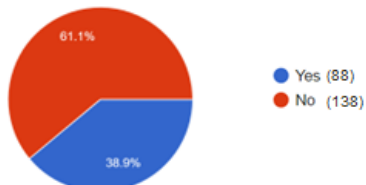
96.4% answered this question (245/254)



52

**Question #27.***Should Class VI (6) roads be discontinued (removed as public rights of way) to protect property owners?*

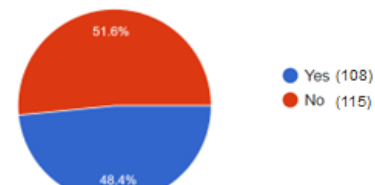
88.9% answered this question (226/254)



53

**Question #28.***Should the town promote the state-owned Plummer Ledge Natural Area as a tourist destination?*

87.7% answered this question (223/254)

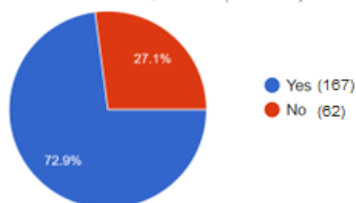


54

**Question #29.**

*Should the town allow non-motorized trails and other park amenities within the town-owned land of the Plummer Forest?*

90.1% answered this question (229/254)

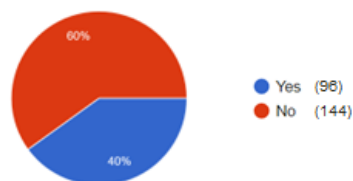


55

**Question #30.**

*Hamilton Park is town-owned and has access to the Baker River. FEMA funding requires this to be open to the public. Should the town increase parking to allow for open public use of this area for more than just baseball?*

94.4% answered this question (240/254)

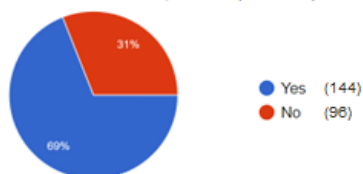


56

**Question #31.**

*The Town of Wentworth owns the smaller parking area and tennis courts at Riverside Park with limited access to the Baker River. The Webster Library owns the remaining property; the rest of the property to the bridge is private. Should the town limit the parking access to residents only within this limited area?*

94.0% answered this question (239/254)

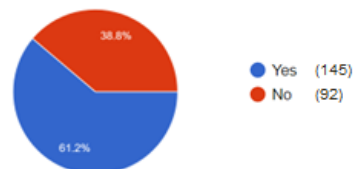


57

**Question #32.**

*The Historical Society controls the South Bank of the Baker River behind the Historical Society. There is parking across at the Old Town Hall. Should the Town of Wentworth negotiate with the Historical Society to potentially gain access to the lower section of the property to develop an area of open access for picnics and swimming?*

93.3% answered this question (237/254)

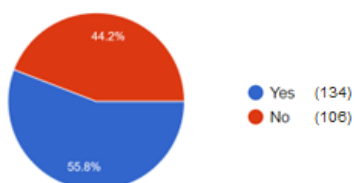


58

**Question #33.**

*If the South Bank area behind the Historical Society is opened for public access, should the town investigate installing public toilets at the Old Town Hall for use by patrons of the South Bank Recreational Area?*

94.4% answered this question (240/254)

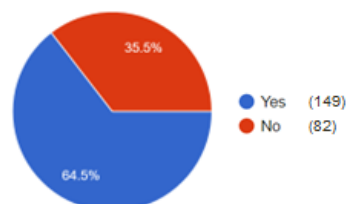


59

**Question #34.**

*Should the history of the town be better promoted and subsidized?*

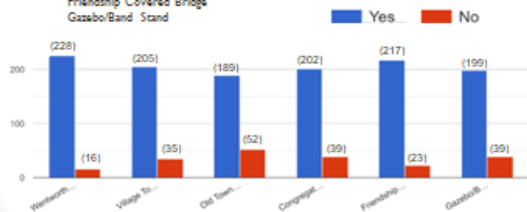
90.9% answered this question (231/254)



60

**Question #35.***Should these historic sites in town be protected?*

In order from left to right....  
 Wentworth Historical Society (Old Train Station)  
 Village Town Common & surrounding buildings  
 Old Town Hall  
 Congregational Church  
 Friendship Covered Bridge  
 Gazebo/Band Stand

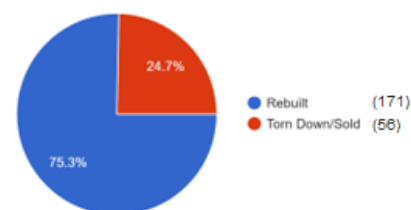


61

**Question #36.**

*Should the Old Town Hall be rebuilt by the town, in the most economical way possible, as a location for public meetings and an event venue, or should the Old Town Hall be torn down/sold?*

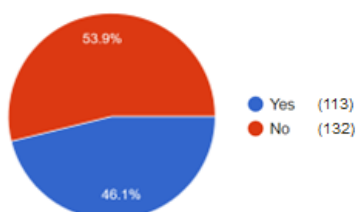
89.3% answered this question (227/254)



62

**Question #37.***Are arts & culture important to your lifestyle?*

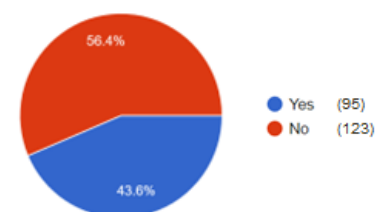
96.4% answered this question (245/254)



63

**Question #38.***Does the town provide adequate arts & culture?*

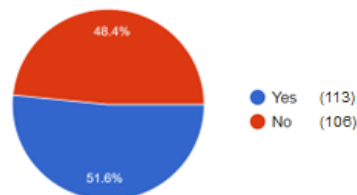
85.8% answered this question (218/254)



64

**Question #39.***Should the town provide more opportunities for arts & culture?*

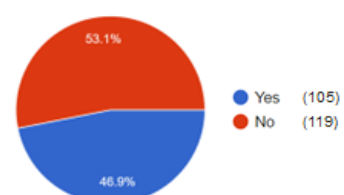
86.2% answered this question (219/254)



65

**Question #40.***Should an indoor dance and concert venue exist in Wentworth?*

88.1% answered this question (224/254)



66

**Question #41.**

*What arts & culture would you like to see, or see more of, in town? (please list three)*

35.4% answered this question (90/254)

**Common Threads**

- Theatre/Plays
- Music Concerts/Band Stand Events
- Art & Craft Shows
- Farmers Markets
- Story Telling
- Children's Activities
- Craft Shows & Programs

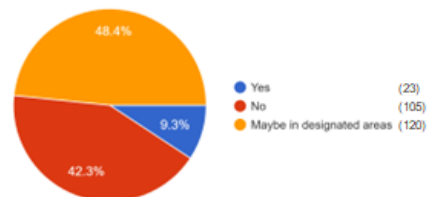
See separate document for full list.

67

**Question #42.**

*Would you like to see more commercial development in town?*

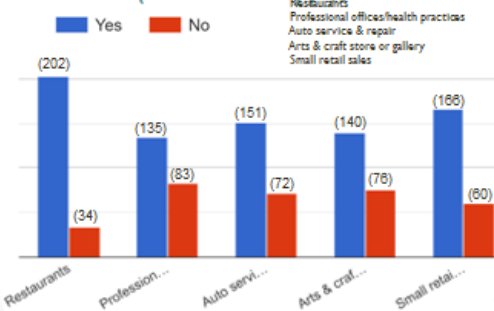
97.6% answered this question (248/254)



68

**Question #43a.**

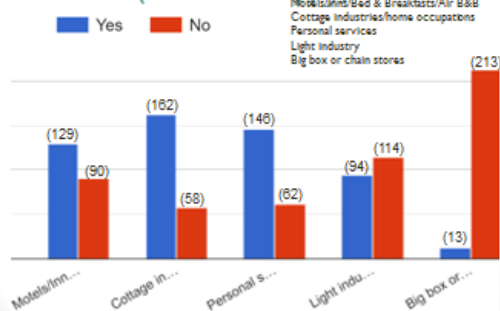
*Would you support the following types of businesses? (check all that apply)*



69

**Question #43b.**

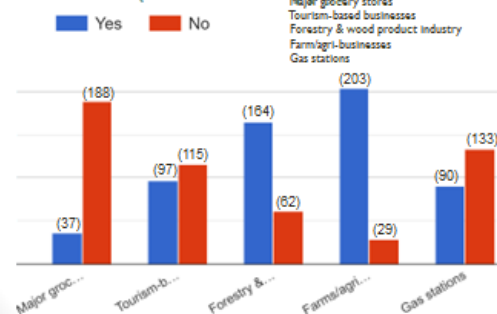
*Would you support the following types of businesses? (check all that apply)*



70

**Question #43c.**

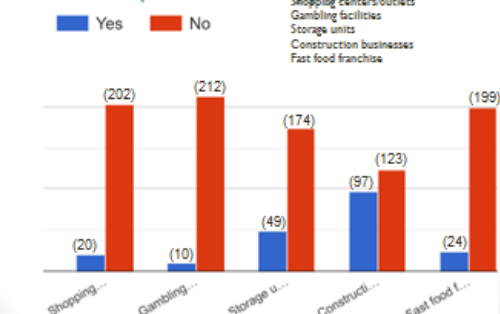
*Would you support the following types of businesses? (check all that apply)*



71

**Question #43d.**

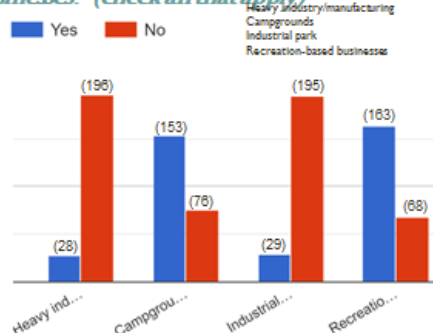
*Would you support the following types of businesses? (check all that apply)*



72

**Question #43e.**

*Would you support the following types of businesses? (check all that apply)*

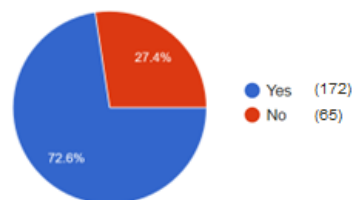


73

**Question #44.**

*Should the Planning Board have the authority to review and approve commercial and industrial development to align with the Master Plan?*

93.3% answered this question (237/254)

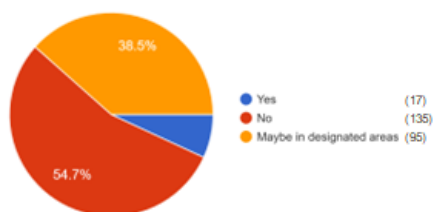


74

**Question #45.**

*Would you like to see more industrial development in town?*

97.2% answered this question (247/254)



75

**Question #46.**

*What business or services are most needed in town? (please list three)*

41.3% answered this question (105/254)

**Common Threads**

- Restaurants
- Gas Station
- Small Grocery Store
- None
- Better Cell & Internet Service
- Bed & Breakfasts
- Auto Repair
- Hardware Store

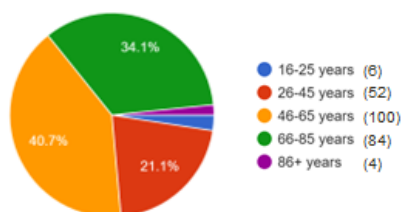
[See separate document for full list.](#)

76

**Question #47.**

*What is your age?*

96.8% answered this question (246/254)

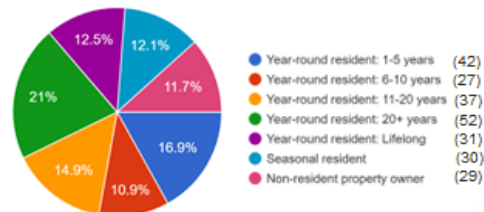


77

**Question #48.**

*What best describes your residency?*

97.6% answered this question (248/254)

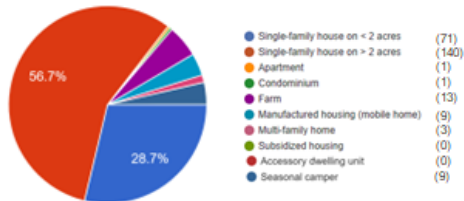


78



**Question #49.***In which type of housing do you currently live?*

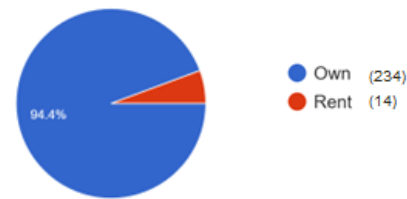
97.2% answered this question (247/254)



79

**Question #50.***Do you own or rent?*

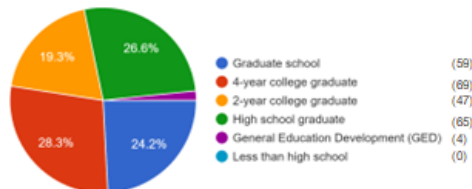
97.6% answered this question (248/254)



80

**Question #51.***What is your highest level of completed education?*

96.0% answered this question (244/254)



81

**Question #52.***What is your employment status?*

97.6% answered this question (248/254)



82

**Question #53.***Where do you work?*

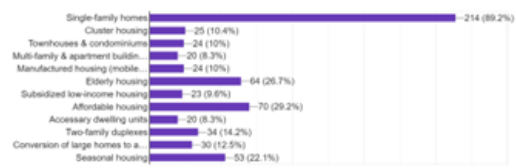
92.9% answered this question (236/254)



83

**Question #54.***What types of housing would you like the town to encourage? (check all that apply)*

94.4% answered this question (240/254)



84

**APPENDIX C: QUESTION #55****Question #55.**

*In 25 words or less, please describe your "vision" of what this town should be like ten years from now.*

67.7% answered this question (172/254)

**Common Threads**

- Keep it the "way it is"
- Rural small town atmosphere
- Retain scenic beauty
- Cleaner, no junk in yards
- Better Cell & Internet Service
- Small business additions
- Limit ordinances & regulations
- More activities for young people
- Repair old town buildings & add recreation areas

85

Written comments for the "Vision" and other questions from the survey are available for review at the Town Office.

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## Annual Review - Year One

Wentworth, NH  
Master Plan, 2023

Chairman of the Planning Board

Chairman of the Selectboard

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[illegible]

Annual Review - Year Two

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

Wentworth, NH  
Master Plan, 2023

REVIEWED AND APPROVED

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Selectboard

Changes and notes regarding the 2022 Wentworth Master Plan

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Annual Review - Year Three

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

Wentworth, NH  
Master Plan, 2023

REVIEWED AND APPROVED

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Selectboard

Changes and notes regarding the 2022 Wentworth Master Plan

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[illegible]

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

REVIEWED AND APPROVED

SIGNATURE: \_\_\_\_\_

Chairman of the Planning Board

SIGNATURE: \_\_\_\_\_

Chairman of the Selectboard

[illegible]

[illegible]

Annual Review - Year Five

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

Wentworth, NH  
Master Plan, 2023

REVIEWED AND APPROVED

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Selectboard

Changes and notes regarding the 2022 Wentworth Master Plan

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At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

REVIEWED AND APPROVED

SIGNATURE: \_\_\_\_\_

Chairman of the Planning Board

SIGNATURE: \_\_\_\_\_

Chairman of the Selectboard

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At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

REVIEWED AND APPROVED

Chairman of the Planning Board

Chairman of the Selectboard

[illegible]

[illegible]

Annual Review - Year Eight

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

Wentworth, NH  
Master Plan, 2023

REVIEWED AND APPROVED

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Selectboard

Changes and notes regarding the 2022 Wentworth Master Plan

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At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

REVIEWED AND APPROVED

SIGNATURE: \_\_\_\_\_

Chairman of the Planning Board

SIGNATURE: \_\_\_\_\_

Chairman of the Selectboard

[illegible]

[illegible]

Annual Review - Year Ten

At a minimum, the Planning Board for the Town of Wentworth shall review the Master Plan annually and record what actions have been taken to achieve the goals outlined in the Guide for Department Heads in Chapter 11.

Wentworth, NH  
Master Plan, 2023

REVIEWED AND APPROVED

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Planning Board

CONCURRENCE OF APPROVAL

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
Chairman of the Selectboard

Changes and notes regarding the 2022 Wentworth Master Plan

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**The Planning Board**

John Meade, Chair  
The Wentworth Planning Board  
Wentworth Town Offices  
PO Box 2  
7 Atwell Hill Road  
Wentworth, NH 03282-0002



**Wentworth Congregational Church**  
<https://www.facebook.com/profile.php?id=100064720360837>

**Plan Prepared and Authored By**

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Twin Mountain, NH 03595  
[jgarneau@mappingandplanning.com](mailto:jgarneau@mappingandplanning.com).