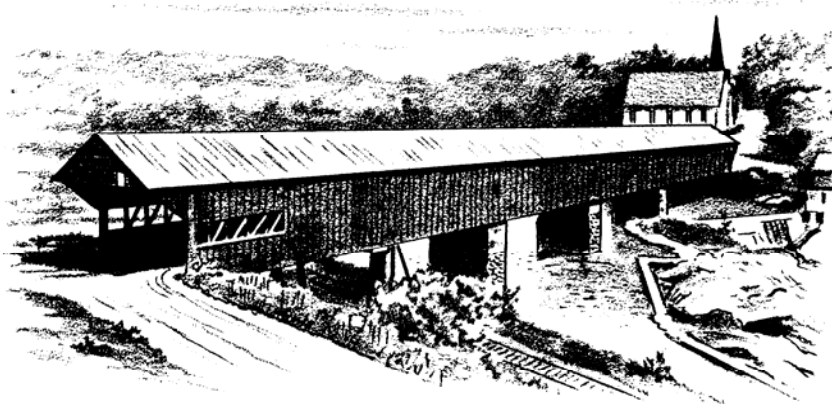


TOWN OF BATH



Bath Bridge

2007 MASTER PLAN

Revised and Updated March 2007

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Certification of Adoption

By New Hampshire State Statute (RSA 647:1) the Bath Planning Board is bound to "prepare and amend from time to time a master plan."

The purpose of this document is to assist citizens, town officials, and the Planning Board in planning the future growth of Bath.

It must be understood that the Goals and Objectives do not represent the definitive course of action to be taken. These are recommendations only, which should be reviewed on a regular basis and amended or revised as situations may dictate.

This plan has no regulatory power. It has no direct control over anybody or anything. It is a guideline, a reference, and any action taken to implement any part of this plan will be decided by a citizen majority.

The following master plan has been adopted under RSA 675:67 by a majority vote of the Planning Board on March 21, 2007.

Bath Planning Board

Dianne L. Rappa, Chair
Russell V. Armstrong
Bruce Barnum
Robert DeN. Cope
Mike Lewis
Dwight Robie
Colleen Strout

Alternate Planning Board Members

Velma Ide
Karen Fesler
Susan Rowley

Chapter I Vision, Goals and Objectives

Vision

The Town of Bath has several characteristics that make it desirable and many assets the town values and expects to protect. The overall vision for the Town is to preserve and protect our small town rural atmosphere, historic characteristics, scenic rivers and roadways, natural resources and provide continued economic stability for all our citizens.

Introduction

The Town of Bath is warm and welcoming to newcomers of all ages, whether they are born here, come here to live, raise their families and work, be educated, participate in the Town's life, or simply to take their well-deserved rest in one of our cemeteries. Our success as a Town and as a vital community comes from our neighborliness, our welcome to strangers and our willingness to plan ahead.

Land use planning is a vital part of our willingness to consider the future and evidence of the commitment of our citizens to be frank and open with each other.

The people of Bath have once again completed a careful re-examination of the Town's Master Plan. The evidence of the thoughts of our citizens is contained in the following pages. Certain of these thoughts reflect common sense; others far reaching recommendations for our future as citizens with a common bond – our Town.

As Bath's citizens (present and future) read this Master Plan, it is well to remember how this Master Plan should be understood. We should all see this document:

First – as a thoughtful collection of plans, maps, citizen ideas and opinions designed to enable us all to visualize our community's future.

Second – for what it is not. It is not: (a) regulation binding on all of us, (b) a rigid prescription for our individual and collective behavior over time, (c) a fixed design for the fashion in which Bath should continue to mature, or (d) a panacea bringing order to our challenges & discussions as a community.

Please rely on it and use it sensibly.

Bath Master Plan Committee Members: Russell V. Armstrong, Jr., Bruce Barnum, Robert DeN.Cope, Karen Fesler, Robert L. Harris, Velma Ide, Nancy Lusby, Dianne L. Rappa, Colleen Strout, Judy Tumosa, Rick Walling

Bath Town Planning Board: Dianne L. Rappa, Chair; Russell V. Armstrong, Jr., Bruce Barnum, Mike Lewis, Dwight Robie, Colleen Strout; Alternates: Karen Fesler, Velma Ide, Susan Rowley

Town of Bath Selectboard: Dianna Ash, Robert DeN. Cope, Alan Rutherford

Special thanks to Dylan Smith, James Steele and Michael King – North Country Council

Town of Bath - Goal Statements:

Town Character Goals

1. **Goal:** Protect the scenic beauty, and small town character of Bath.
 - Continue to be primarily a rural residential community.
 - Encourage the purchase of land for conservation purposes.
 - Enhance, protect, and develop the town's recreational assets.
 - Protect the rivers that flow through Bath from overdevelopment.
2. **Goal:** Maintain and protect Bath's historic and cultural identity.
 - Identify historic sites in town for protection and preservation.
 - Increase public awareness of the historic attributes in Bath.
 - Work with local and government entities to perform a survey of historical properties that could potentially be listed on the State or National Register of Historic Places.
 - Place historic markers, signage, and information on identified historic sites.
 - Maintain and protect historic Bath Village and Bath Upper Village.
3. **Goal:** Maintain and encourage agricultural & forestry practices, which are deeply ingrained in Bath's physical identity and historic heritage.
 - Encourage well-managed forestry and agricultural practices.
 - Support and promote agricultural activity as a component of economic development.
 - Utilize and promote agricultural activity as a conservation technique. (open land)
 - Enforce the current regulations that discourage large commercial retailers from locating in town.
4. **Goal:** Balance growth and development in Bath without jeopardizing Bath's quality of life and rural atmosphere.
 - Develop innovative land use controls such as CIP's and site plan review to help preserve Bath's rural character.

Recreation Goals

1. **Goal:** Protect and enhance recreation opportunities in the town of Bath.
 - Develop safe bicycle and pedestrian friendly areas throughout town.
 - Encourage low impact recreation activity throughout the Town of Bath.
 - Enhance and utilize the town forest/Paradie farm as a place for outdoor recreation.
 - Continue to work with local and state snowmobile and ATV clubs to ensure and enhance year round multi-use activities on existing trails.
 - Increase signage around multi-use trails to prevent motorized vehicles from straying off designated areas particularly near Bath's rivers.
 - Increase public awareness in town of existing recreation resources.

- Promote and increase recreation programs and facilities for residents and visitors in the Town of Bath.
 - Maintain the youth regional recreation program.
2. Goal: Increase the walkability in the town of Bath.
- Develop walking trail maps for residents and visitors.
 - Promote and ensure a safe and secure walkable Bath Village.
 - Encourage the protection and development of multi-use walking and hiking trails.
3. Goal: Protect and enhance rivers and water resources in Bath that are, or could be, utilized for low impact outdoor recreation.
- Protect water quality as an important component to Bath's recreation potential.
 - Increase signage and public awareness around the Big and Little Eddy swimming areas.
 - Promote safe and clean use of the Big and Little Eddy swimming areas.
 - Collaborate with local and state conservation groups, such as the Connecticut River Joint Commission, as a way of protecting and enhancing low impact recreational activity along major rivers in Bath.

Natural Resources Goals

1. Goal: Balance new development with the protection and the preservation of the town's natural resources.
- Develop open space requirements for large subdivisions of land. Utilize existing zoning regulations to protect open space.
 - Protect Bath's groundwater through aquifer and well-head protection.
2. Goal: Protect Bath's natural resources as an economic benefit to the town.
- Encourage habitat sensitive development.
 - Promote linkages of large tracts of land for recreation, silvaculture, habitat, and water quality purposes.
 - Protect wildlife habitat throughout Bath.
 - Encourage the development and use of alternative energy sources for power generation.
3. Goal: Preserve Bath's rural character by protecting Bath's natural resources.
- Develop a Natural Resource Inventory for the town.
 - Identify prime areas of town for protection and conservation.
 - Encourage current use and conservation easements as a way to protect Bath's natural resources.
 - Encourage Best Management Forestry Practices.
 - Protect The Narrows as a unique geological and tourist destination.
 - Protect Bath's scenic view sheds.

4. Goal: Protect and preserve the rivers that flow through the Town of Bath.
 - Minimize development along rivers.
 - Continue to work with river conservation groups to ensure uses along the rivers in Bath do not negatively impact these natural resources.
 - Enforce the current riparian buffer zones along waterways.
 - Promote designated public access sites and walking trails along rivers in Bath.
5. Goal: Protect Bath's water resources from overdevelopment.
 - Monitor water quality throughout Bath.
 - Control public access to Bath's water resources.
 - Encourage low impact use of Bath's water resources.

Transportation Goals

1. Goal: Maintain Bath's existing transportation infrastructure.
 - Continuously evaluate Bath's transportation infrastructure to identify required maintenance and improvements.
 - Recognize and maintain dirt/gravel roads as a distinctive characteristic of Bath's rural character.
 - Implement a capital improvement program for equipment, road, and bridge maintenance and repair.
 - Continue to recognize Class VI roads as an integral component of Bath's rural character.
2. Goal: Promote Infrastructure in Bath that protects its visitors, residents, historic attributes, and natural resources.
 - Investigate areas where non-motorized forms of travel can be utilized.
 - Investigate and incorporate innovative traffic calming measures to slow traffic and improve pedestrian safety and livability in Bath Village.
 - Identify roads in Bath that could be placed under scenic road designation.

Housing Goals

1. Goal: Provide a variety of housing opportunities to meet the needs of all citizens in the Town of Bath.
 - Implement zoning standards that allows for large residential lots in designated areas of town.
 - Implement subdivision standards/methods that allow for the preservation of open space.
2. Goal: Promote housing opportunities that sustain Bath's rural character and residential population.
 - Protect roadways from excessive traffic due to large, small lot subdivisions.
 - Encourage preservation and use of existing structures for housing.

- Encourage residential development which has access to drinkable water, sewer services, roads, and sidewalks thus minimizing the impact upon the area's natural resources.

Public/Community Facilities and Services Goals

1. Goal: Protect and enhance community facilities and places that are historic, or hold scenic and ecological value.
 - Develop a capital improvements program in order to stabilize the tax rate, and plan for future capital improvements.
 - Maintain and enhance strong working relationships between various boards and town representatives.
2. Goal: Enhance the capabilities of Bath's community facilities and services to fit a growing population's needs.
 - Develop a plan of construction, renovation, and support of the infrastructure for the future.
 - Enhance and develop wildlife preserves, teen recreation programs, and walking/hiking trails.
3. Goal: Provide high quality, effective community services to the citizens of Bath.
 - Promote and advertise the services of the town library.
 - Support child programs that are held at the library and other town facilities.
4. Goal: Encourage the feasibility of developing a transfer station/recycling facility in the Town of Bath.
5. Goal: Encourage the use of residential alternative energy sources.

Economic Development Goals

1. Goal: Support economic development that enhances recreation opportunity, encourages agricultural activity, and protects the town's quality of life.
 - Discourage large retail businesses from locating in Bath.
 - Concentrate new business development to areas that already have the infrastructure in place.
 - Discourage commercial development in Carbee Valley, Goose Lane, Pettyboro, West Bath, and Upper Bath Village.
 - Develop a site plan review ordinance for reviewing commercial development applications.
2. Goal: Encourage professional businesses that harmonize with Bath's Historical rural setting.
3. Goal: Promote agriculture, home based business, recreation and tourism as an economic foundation in the Town of Bath.
 - Develop and maintain a town-based website that highlights the agricultural and recreational and historical attributes of Bath, local events, and businesses throughout the town.

4. Goal: Create business opportunity in the Bath Village area that balances economic development with the historic/rural village appeal.
 - Develop design standards for new development in the Village area.

Chapter II

Land Use

Land Use Goals

1. Goal: Protect the scenic beauty, and small town character of Bath.
2. Goal: Balance growth and development in Bath without jeopardizing Bath's quality of life and rural atmosphere
3. Goal: Protect and enhance rivers and water resources in Bath that are, or could be utilized, for low impact outdoor recreation.
4. Goal: Balance new development with the protection and the preservation of the town's natural resources.
5. Goal: Protect and preserve the rivers that flow through the town of Bath.
6. Goal: Protect Bath's water resources from overdevelopment.
7. Goal: Maintain Bath's existing transportation infrastructure.
8. Goal: Provide a variety of housing opportunities to meet the needs of all citizens in the town of Bath.
9. Goal: Promote housing opportunities that sustain Bath's rural character and residential population.
10. Goal: Support economic development that enhances recreation opportunity, encourages agricultural activity, and protects the town's quality of life.

Introduction

It is impossible to look at land use in the Town of Bath as an isolated issue, since many factors affect land use patterns. Virtually every development related action, whether public or private, has some impact however slight, upon the way land is utilized. The other chapters of this master plan which discuss human resources, community facilities and services, economic development, and historic and natural resources relate in some way to land use. The land use plan, then, is really a synthesis of the land use considerations and recommendations that appear in the remaining chapters.

Three basic steps have been followed in the development of the Land Use Plan. They are 1) review of community attitude survey results, 2) preparation of an inventory and analysis of existing conditions, both natural and man-made, 3) establishment of goals and objectives.

For the original Master Plan and subsequent revisions, the Bath Master Plan Committee surveyed citizens to determine the community's needs, preferences and opinions with respect to future planning activities. The results of the surveys are reflected in the updated Land Use Plan that follows.

Existing Land Use

Subdivision Regulations

The Bath Town Planning Board was established in the early 70's. The Subdivision Regulations were adopted October 2, 1986 by the Bath Planning Board according to the state recommendations. In 2004, the Bath Town Planning Board, in accordance with revised state RSA's and local needs, updated the 1986 subdivision regulations to reflect those changes. This document was approved and is the guiding planning tool for the planning board as the governing body for subdivisions, lot line adjustments and land use changes.

Zoning Ordinances

The Bath Town Zoning Ordinances were developed in response to the original Master Plan and survey results. They were adopted during the March 1989 town meeting. During the 1990 town meeting, the rural/agricultural minimum lot size was reduced from a 5 to 2 acre lot. In the 2004 survey, the response to question #29 overwhelmingly supported an increase to the 2 acre lot size minimum acreage in the rural/agricultural districts. The Planning Board and Zoning Board of Adjustment are the governing boards charged with the enforcement of the Zoning Ordinances and Subdivision Regulations.

In the previously Revised Master Plan, various concerns were raised relative to floodplain, aquifers, etc. In the current zoning ordinances, which resulted from the questionnaires, the following specific ordinances are included: Steep Slopes, Wetlands, Floodplain, Cell Tower, Aquifer, and Cluster Development.

Districts

The four districts within the town were defined through the mapping and inventory of the original Master Plan. Boundaries were established working with the developability of the land and the natural resources outlined. These districts and their characteristics, land use and boundaries are defined in the zoning ordinances. Please refer to the zoning ordinances for permitted uses, land use table, and the historical and conservation overlays in the Village/Business, Commercial, Rural/Agriculture and Historic Districts.

Future Land Use

Concerns

The survey showed various areas of concern relative to the use of land in the town. These areas can be summarized in three broad categories.

1. Increased development

Consistent throughout the responses to the survey was a concern about losing Bath's rural character and the increasing amount of development in the town. The surge in the housing market that occurred in the early years of the twenty-first century has reached our community with the resulting division of many large lots into smaller pieces.

2. Aquifer and Water Protection

Citizens of a rural community are dependent upon private wells for safe, adequate water. During the drought of the early 2000s, many had to drill new wells as their current ones went dry. Others have had their wells become inadequately productive as houses are built and new wells drilled on those lots. Because there is only a finite amount of water available at reasonable depths, respondents expressed the opinion that the aquifers and other sources of water need to be protected.

3. Preservation of Open Space

Related to maintaining the town's rural character is the preservation of open space. Without the latter, the former will be lost. Therefore, it should not be surprising that the citizens of Bath want to preserve open space whether woodlands or farm acreage and are concerned about the loss of open space.

Proposed response to concerns

How can the town respond to these concerns in a manner consistent with the desires of the citizens and protect the rural character of Bath? There are four specific recommendations. These are based on information garnered from the survey and traditional municipal planning techniques.

1. Review minimum lot size

Zoning in Bath was implemented in 1989 after the original Master Plan was released in 1983. At the time (1989), a minimum lot size in the rural/agricultural district of five acres was established. One year later at a town meeting, the five-acre lot minimum was reduced throughout the town to two acres. Based on the 2004 responses in the survey, the minimum lot size, particularly in the rural/agricultural district, should be increased to at least three acres.

2. Impact fees

The town should assess impact fees on new development. Development impacts the infrastructure of the town. This impact has associated with it additional costs to the taxpayers. By a margin of three to one, citizens would like to see impact fees assessed on development of both commercial and residential properties. To implement impact fees, the town must have a capital improvement plan (see paragraph 4 below).

3. Site Plan Review

The citizens of Bath want a site review process to approve or disapprove site plans for the development of tracts for non-residential uses or for multi-family dwelling units (other than one and two-family dwellings) whether or not such development includes a subdivision or a re-subdivision of the site. Like the imposition of impact fees, the town must have a capital improvement plan before site plan reviews can be implemented.

4. Capital Improvement Plan

The town should develop a capital improvement plan. This document, which is simply a long-range detailed fiscal plan for improvements/renovations to the municipal facilities and roads, is key to future planning within the town. With it, the town can plan more astutely for its future and for the funding of its improvements and renovations. As noted above, the town must have a capital improvement plan before it is allowed to assess impact fees and require site plan reviews.

5. General Policies

The town through its respective boards and commissions – specifically Planning Board, Zoning Board of Adjustment and Conservation Commission, continues to update their regulations and ordinances to reflect state RSAs and the administration and implementation of the 2007 Master Plan goals and objectives.

Maps Included in Appendix

- 1. Drinking Water Resources and Potential Contamination**
- 2. Steep Slopes Designation**
- 3. Hydric Soils**
- 4. Farmland Soils**

Chapter III

Agriculture

Agriculture Goals

1. Goal: Maintain and encourage agricultural & forestry practices, which are deeply ingrained in Bath's physical identity and historic heritage.
2. Goal: Promote agriculture, home based business, recreation and tourism as an economic foundation in the town of Bath.

Introduction

The Town's agricultural life continues to exist, but on a considerably altered scale. Nonetheless, the activities that remain are increasingly varied. Twenty years ago, the dairy farms in Bath (each one a family owned and operated enterprise) were home to more than 750 cows and the large number of young stock ordinarily required for a farm family to maintain a thriving dairy operation. In 2007, the milking cow population in Bath is less than a third of those numbers.

Active Uses

There are eleven families who engage in active farming (not including forestry) of their lands in Bath, even if the work of some members may be part-time. They are a mix of those who have lived in Bath for many generations as well as relative newcomers.

Diana & William Ash	Beef Blueberries	Cows	Steers
Collins Farm LLC	Dairy	Cows	Vegetables
The Cope Family			
Woodbourne Farm	Beef Poultry	Cows Sheep	Steers Raw Milk
Russell Heaney	Deer		
Glen Houston	Beef		
Greg Jellison	Beef	Cows	Steers
Albert Lackie	Beef	Cows	Steers
The William Minot Family	Dairy	Cows	
Gary Peters	Dairy	Cows	
David Stimson	Dairy	Cows	
Gerald Troy	Dairy	Cows	
Dan Woods	Beef	Cows	Steers

Inactive Uses

1. Land rental -There are twelve owners, primarily members of families which once actively farmed, who now own part are all of the land once farmed in Bath by their predecessors. Much of this land is used by active farmers to grow hay for their own needs.
2. Forestry- Much of the remaining undeveloped land in Bath is devoted to forestry

Benefits of Active and Inactive Uses

There are both tangible and intangible benefits to the Town and its inhabitants that flow from agriculture and forestry. The tangible benefits include land uses that:

- Maintain rural character and enhance the visual appeal of the Town to its inhabitants and visitors, including tourists.
- Are compatible with the Town's varied terrain and different soils, as well as seasonal rainfalls.
- Protect the Town's visible and sub-surface water resources.
- Enable the local growth and production of nutritious food products, some on a seasonal basis, for a variety of human tastes and consumption.
- Contribute on a sustainable basis to open space and multiple physical perspectives for residents and visitors alike.
- Contribute to multiple habitats for wildlife.
- Are hospitable to hunters.
- Sustain the Town's requirements for tax revenues from all residents.

Nonetheless, the levels of agricultural and forestry activities in the Town of Bath are under constant (and often negative) pressures from population growth in the States of New Hampshire and Vermont, New England as a whole, and outside of the Northeast.

The risks inherent in productive New England agriculture make the location and protection of a farm family's land an issue for all residents who care about the Town's stability, economy and resources. In the development of this 2007 Master Plan for the Town, it becomes increasingly clear (and potentially threatening to the Town's stability) that land values for all citizens must be a constant source of concern not simply to the Town as an organization of citizens, but also to a farm's immediate neighbors, other farm families elsewhere in Town, and to local and regional businesses that serve New England's agricultural economy and those engaged in it. Each time a farm ceases to be used for productive agricultural or forestry purposes, the Town's substantial risks of over-development for residential purposes are increased. The financial risks to the Town and its citizens of unplanned and uncontrolled residential development are an ever-present source of concern to the Town's Select Board and School Board, as well as to its Fire Department and Police Department.

Since the Town's previous Master Plan was adopted in 1993, many acres of land previously used for active agricultural purposes (primarily dairy farming) and acres of productive timber land no longer are available for their historic purposes. In place of their prior uses, many of these acres are now host to residential uses. In the past twenty years, the Town has granted numerous residential building permits on land that once was farm land or forest. Based on the numbers of subdivision proposals submitted to the Planning Board in 2006 alone, the Town can anticipate continued residential growth. Even if it is not possible at present to estimate how much of that growth will place additional pressures on the Town's school system (and therefore the Town's tax rate), it will be the case that all other Town services will see increased levels of demand. Furthermore, the pressures of population growth and attendant commercial development increase the need for significantly improved fire and police protection, both at considerable expense.

In retrospect, there is a substantial line of argument that the action at the 1991 Town Meeting to amend the Town's Zoning By-law to reduce the minimum size of a residential lot from 5 to 2 acres was ill-advised, in particular because of the added costs to the Town (reflected in its tax base and rates) of maintaining the Town's infrastructure at the levels now required by increased usage of all kinds, as well as sustaining appropriate levels of fire and police protection.

The Planning Board is increasingly made aware, in the course of its normal activities, of properties in Town that in the past have been subdivided for residential development only to find that the water supply that may have been historically available for agricultural purposes is demonstrably insufficient for residential purposes. One of the Planning Board's recommendations addresses this issue. In Bath, where an owner or sub-divider of property is unable to demonstrate that potable well or spring water is available in sufficient quantities to permit more than a limited number of dwellings, the Planning Board recommends that it be empowered to establish the measure of an "adequate supply to provide sufficient quantities", in the absence of which it would be required to deny or condition the opportunity to subdivide property.

General Recommendations

In support of the Town's ability to regulate its growth, including the allocation of available water supply in the course of approving a subdivision plan, the Planning Board recommends that the Town begin to appropriate funds on an annual basis for the purpose of enabling the Town to acquire (both by purchase and by gift to the Town or an agency of the Town) either fee ownership to property or the development rights to property where the property involved meets certain criteria established by the Town, including (a) the preservation of open agricultural lands, (b) the preservation of forests that contain marketable timber and (c) the preservation or enhancement of water supplies for use by the Town.

Chapter IV

Historical Resources

Historical Resources Goals

In Bath, historical resources are concentrated in the village centers as well as scattered thorough out the town. Several goals and objectives developed from the results of the questionnaire relate directly to the desire to protect and enhance these resources as well as the historical agricultural character of Bath.

1. Goal: Maintain and protect Bath's historic and cultural identity.
2. Goal: Protect the scenic beauty and small town character of Bath.
3. Goal: Maintain and encourage agricultural and forestry practices, which are deeply ingrained in Bath's physical identity and historic heritage.
4. Goal: Balance growth and development in Bath without jeopardizing Bath's quality of life and rural atmosphere.
5. Goal: Protect and preserve the rivers that flow through the town of Bath.
6. Goal: Maintain Bath's existing transportation infrastructure.
7. Goal: Promote Infrastructure in Bath that protects its visitors, residents, historic attributes, and natural resources.
8. Goal: Promote housing opportunities that sustain Bath's rural character and residential population.
9. Goal: Support economic development that enhances recreational opportunities, encourages agricultural activity, and protects the town's quality of life.
10. Goal: Encourage professional businesses that harmonize with Bath's historical rural setting.
11. Goal: Promote agriculture, home based business, recreation and tourism as an economic foundation in the town of Bath.
12. Goal: Create business opportunity in the Bath Village area that balances economic development with the historic/rural village appeal.

Introduction

With two major rivers and an abundance of fertile soils and varied landscapes, Bath has provided a welcoming environment, providing more than the simple necessities of life. At the close of the Ice Age, the waters of preglacial Lake Hitchcock covered much of what is now the town of Bath. In this area, the lake may have existed only between 15000 and 13000 BC, probably preceding human entrance into the area. With the draining of Lake Hitchcock, Bath began the process of taking on the appearance as we know it today.

A Brief Prehistory

No prehistoric Native American sites are officially recorded within the town limits. However, this does not mean that Bath was vacant until the arrival of Andrew Gardner, Ebenezer Richardson, and John Sawyer in 1765. On the contrary, early accounts mention the presence of Native Americans in the town.

The earliest inhabitants of North America are referred to as Paleoindians and entered this area with the end of the last Ice Age. No Paleoindian sites are recorded in Bath. However, several Paleoindian sites have been reported on Israel River drainage, indicating that the area, if not the town, was occupied as early as about 11,000 years ago. Throughout this period, the region was utilized by a low density, dispersed and highly mobile population.

Through the later stages of prehistoric times, populations increased and became more regionalized. Stone tool technology and gathering and hunting continued to provide sustenance but groups were less wide ranging. The first pottery appears in the area a little over 3000 years ago. Horticultural produce did not become an important part of the diet until late in the prehistoric times.

A Brief History

With the arrival of Europeans came written records, new technologies, and diseases. It has been estimated that 98 percent of the local native population died as a result of war and disease in the sixteenth and seventeenth centuries. By the middle of the seventeenth century, European settlement had reached central New Hampshire.

The first recorded exploration by the Colonial Government of what is now Bath, occurred in late July and August of 1754. Captain Peter Powers and company crossed the Ammonoosuc River at its mouth on July 28, traveled up the Ammonoosuc, and proceeded north through what is now West Bath. They returned by the same route a few days later.

Bath was originally chartered in 1761, re-chartered in 1765, and contained a little under six square miles. The first town meeting was in 1784. Initial settlement took place along

the Ammonoosuc and Connecticut Rivers. The first settlers were subsistence farmers who produced nearly everything needed for food, clothing and shelter. The earliest houses in Bath were log cabins; however, none of these are known to remain. Soon, the center of activity shifted to West Bath and the first meeting house in town was erected there in 1792. By the early nineteenth century, Bath Village had become the social, political, and industrial center of town.

The first industries supported the agrarian life with blacksmith shops making horseshoes and nails, wheelwrights building and repairing wagons and sleighs, gristmills grinding wheat into flour, and sawmills preparing lumber for building. Barter was the "coin of the realm," and taxes assessed for roads were paid by working on the roads. Produce was hauled to Boston by horses or shipped to Hartford via the Connecticut River and traded for what could not be produced locally.

Bath is divided into Bath Village, Upper Village, Swiftwater, Carbee, Getchell, West Bath, Pettyboro, and Nutter Districts. Originally, 13 schools were distributed throughout the town, and each district had, to varying degrees, other institutions, churches, and businesses. Water power provided by the Ammonoosuc and Wild Ammonoosuc Rivers, as well as many of the smaller streams, drove the early mills and other industry. Bath Village and Swiftwater were the commercial engines of the town. Industries included a woolen factory, a creamery, a distillery, and at least two factories that made starch from potatoes. The practice of jurisprudence was important to the town through the nineteenth century. Logs were floated down the Ammonoosuc, Wild Ammonoosuc, and Connecticut Rivers to mills in the town and beyond. Mining of various minerals flourished briefly. With the coming of the railroad in 1850, "going below" became quicker and easier.

Bath has evolved with the passing of time and shifting economic and demographic patterns. While Bath Village center remains the focus of the town, both socially and economically, a variety of moderate and small businesses are now found throughout the town. Agriculture and forestry remain important. Only one business in the town now relies on water power. Fundamental Solutions, Inc., located in the old leatherboard mill, generates electricity by waterpower that it sells along with a variety of other products. Canoes, kayaks, and tubes are the major users of waterpower in the town today.

Electricity and the internal combustion engine have replaced waterpower and beasts of burden, and the railroad has come and gone. Improved roads and more reliable year round transportation have played a role in the development of the town. Education has been centralized, and nonagrarian residential development has spread. Bath once supported 13 Schools. Today, the Bath School located in the village, teaches grades K-6. Most of the older students continue their schooling at Lisbon or Woodsville. Twelve cemeteries once served the town but only five of these continue in active use. All, save one whose exact location is lost to time, are maintained by the town and provide vivid windows into the past settlement and decentralized character of Bath.

Population peaked in the early 19th century (1,623 in 1830) and the trend shows a decline in residents through the late 20th century (604). This trend has reversed and the population of Bath has shown a steady increase. Bath is no longer a farming/industrial/judicial center, but is becoming a bedroom community for the nearby towns of Littleton and Haverhill.

Summary

For eons wind, water, and ice shaped the character and appearance of Bath. Now it is humans designing the landscape. The future of Bath's historic resources must be considered as part of the future land use plan. Like many other resources, they are nonrenewable and can be destroyed with a single action. The town's historic resources include nationally significant properties, and Bath's historic properties remain essential to its identity and character.

A review of Bath's cultural resources by the New Hampshire Division of Historical Resources (NHDHR) noted numerous 18th and 19th century structures throughout the town. Six properties in town are presently listed on the National Register of Historic Places (NRHP) (Table XX). In addition, several standing structures along with Bath Lower Village and Bath Upper Village Historic Districts have been identified that meet the criteria for listing on the NRHP. Potential agricultural historical districts identified by NHDHR are found in the Simonds Brook Agricultural Historic District, West Bath, Carbee Valley, Upper Bath, and along Goose Lane. However, most of the properties in town have not been fully evaluated, if at all, and no effort has been made to systematically locate and evaluate archaeological sites within the town.

NHDHR notes that "the Town of Bath retains much of its historical agricultural character in the numerous surviving and operating farms and other farms, which have ceased to operate in the mid-20th century, but retain outbuildings and open land... the overall rural industrial character of Bath Lower Village remains intact. Bath Upper Village retains a very high degree of integrity as a 19th century rural village center...the majority of individual resources in Bath possess a fairly high degree of integrity..." These conditions generally prevail at this time. However, the report, written in 1992, noted that few new houses had been built on the town's older roads and that almost no subdivisions had been developed. These last situations are rapidly changing.

In addition to the obvious historic structures, the Town has numerous stone walls and cellar holes. These, along with other locations such as mills and Native American sites, should be recorded and protected to preserve these tangible reminders of Bath's past.

No Native American archaeological sites are recorded and only one historic archaeological site is recorded in the town. That is not to suggest that these cultural

resources are not present, but that the dearth of knowledge is a direct result of the paucity of research. Several locations have been noted as sensitive for prehistoric archaeological resources, and prehistoric and historic archaeological sites can be expected to occur throughout the town. Areas of well drained soils along and near rivers, brooks, and other surface waters, as well as some higher terrace locations, are most likely to contain prehistoric sites. Historic archaeological sites are expected throughout the town, at any of the abandoned farms, along roads, and in association with present houses and other structures.

An inventory of natural and cultural resources is presented in Table XX. This inventory must not be construed as the only important or historic properties in the town, but rather as representative of the types of properties and locations important to the history and character of the town.

Recommendations

- Results of the community-wide survey indicate that respondents favor identification and preservation of historic resources and the rural character of the Town. Overwhelming support was given to seeking designation for Bath Village and the Upper Village as historic districts on the National Register of Historic Places. Also indicated are many other assets, both natural and cultural, that should be conserved.
- A town-wide inventory of important historical properties, including archaeological sites, standing structures, and districts, is being developed by the Bath Historical Society. Once underway, this study will identify sensitive properties and locations and aid in the identification of specific planning needs and objectives. This study will coordinate with the NHDHR with the goal of identifying and nominating specific properties and locations for listing on the State and National Register of Historic Places.
- Workshops and news coverage should be developed to enhance and disseminate the presence of and need to identify and protect the historic resources in town. Artifacts of the town and information should be exhibited and made more accessible and inviting to the public.
- Existing zoning regulations should be enforced for private and civic development within the town. Existing zoning must be enforced, and future development should be designed to enhance rather than detract from the rural character of the town. Not only visual impacts but also impacts to the town infrastructure, loss of road characteristics, and cumulative effects of these impacts on the historic agricultural character of the town should be considered in future planning.
- Realistic efforts should be made to conserve open space in the town. Conservation of additional land in the town will have the effect of preserving both the rural character of the town and at least slow destruction of some historical resources.

- Historical resources, including archaeological sites and historic structures, are often located on or near surface water. Protection of the rivers from over development and strict adherence to existing setback regulations will help slow the destruction of certain natural and historical resources. In addition, the development of greenbelts and buffers along waterways and will also help curb resource loss.
- Proactive measures, including conservation easements and favorable tax structure, should be developed that support and promote agriculture. This will help retain open land and will, as a consequence, help to ensure the maintenance of the town's historical agricultural character.
- Relationships should be developed and maintained with federal and state agencies and nonprofit groups that promote and help fund preservation of historic resources and open spaces.
- The present road system contributes to the character of the town, and in many cases, defines the location of particular classes of historical resources. Future planning should ensure that cumulative impact from development does not over tax the present road system, thus requiring the resurfacing or widening of existing roads or the development of new roads. Route 135 through the Narrows needs to be protected from the misguided notion that blasting, widening and straightening would be prudent or wise. The Town must not allow any widening or realignment of Route 302 through the village area. The integrity, character, public safety and welfare of the town would be unacceptably damaged by such action. Scenic roads should be identified and designated in the town.
- Commercial development and large subdivisions should be discouraged in areas of potential agricultural historical districts identified by NHDHR such as Simonds Brook Agricultural Historic District, West Bath, Carbee Valley, Upper Bath Village, and along Goose Lane.
- Require, within the Site Plan Review and Subdivision Regulations, that developers identify the historic and cultural resources of the property, possibly including photographs for posterity.
- Stone walls should be protected and preserved. Landowners should be encouraged to consider retaining or rebuilding stone walls during property alteration or development.

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Chapter V

Community Facilities and Services

Community Facilities and Services Goals

1. Goal: Protect and enhance community facilities and places that are historic, or hold scenic and ecological value.
2. Goal: Enhance the capabilities of Bath's community facilities and services to fit a growing population's needs.
3. Goal: Provide high quality, effective community services to the citizens of Bath.
4. Goal: Encourage the feasibility of developing a transfer station/recycling facility in the town of Bath.
5. Goal: Encourage the use of residential alternative energy sources.

Introduction

The community facilities of Bath are physical manifestations of services for local residents. The need for community facilities is determined largely by existing and future population growth, land use, and the need for replacing outdated facilities.

This chapter is divided into sections, each addressing a specific facility or service: the Town Building, Volunteer Fire Department, Police, Highway, Emergency Management Departments, and Library.

Town Building

The Bath Town Hall, built in 1910, is located in Bath Village. The Hall currently contains the Library, Post Office, Police Department, and Town Offices. The downstairs hall is used by the town for historical events and other public meetings. The Town Offices and the upstairs hall, for which some public meetings such as Grange, Planning Board, and Selectmen's meetings are held, are not completely handicapped accessible.

The Town Hall building is underutilized; therefore, expansion and renovations are not planned for the immediate future. A regular maintenance program should be developed to ensure the building remains historically valuable and structurally sound. Consideration should be given to making the Town Hall accessible to all.

Bath Village School

Bath Village School is an elementary school facility that serves students in grades Kindergarten through 6th grade. The building sits on approximately six acres of land with an interior space of 11,600 square feet. Also situated on the school lot, is a playground area that includes a slide, merry-go-round, swings, monkey bars, and sandbox, all placed within an area built up with landscape ties and wood chips for safety. In addition, a regulation little league baseball field with backstop, newly installed dugouts, and fencing are a part of the play area as well as a paved area with a basketball hoop.

The old historic section of the school building houses the fifth and sixth grade classrooms and small library/computer lab. There are storage areas in the old section of the building in the basement and attic for storing school and janitorial supplies. The 1989 addition includes five classrooms for Kindergarten through 4th grade, a small special education resource room, nurse's office, principal's office, gymnasium, two bathrooms and small kitchen area. The gymnasium serves as a multi-purpose room for the school. In addition to being used for physical education classes, music classes are also conducted there as well. The small kitchen built into the gymnasium serves a hot lunch program and the gymnasium space also serves as the lunch room. This space is also utilized several times a year for community, family, and recreational activities as well as town and school district meetings and other town affairs. The bond, taken out in 1989, for the addition to the building amounted to \$850,000.00. After this current year, there will be principal and interest payments in the 2007/2008 budget for \$79,315.00, and in the 2008/2009 budget for \$88,299.00, at which time the bond will be paid off.

Enrollment, until two years ago, averaged between 70 to 75 students. During the past two years, enrollment has been between 62 and 65 students, and currently stands at 63 for 2007. The building and classroom space is capable of accommodating a student population of up to 90 students. The current professional staff is made up of 7 full-time classroom teachers for each grade level, a full-time special education teacher, and Principal. The services of a physical education teacher, music teacher, art teacher, guidance counselor are mandated by the state and are provided one day a week. A part-time librarian assistant works at the school one day per week to teach library activities and assist students in checking books in and out of the library. The school has a contract with Cottage Hospital to provide a school nurse one day per week. A full-time secretary and custodian, and part-time lunch director and assistant make up the non-professional staff.

Volunteer Fire Department

The Bath Volunteer Fire Department was formed in the early 1950's. Before this time, the town relied on the Lisbon and Woodsville Departments. There are presently fourteen active fire fighters, seven of whom are certified Level I by the State of New Hampshire. More personnel will be needed as the population of the town increases.

The Fire Department is governed by Standard Operating Guidelines (SOG). In addition to certification, all members are required to participate in training within the department each month and outside of the department several times each year. Twin State Mutual Aid School or other selected Fire Academy courses which meet New Hampshire State guidelines provide training which includes pumper operation, hazardous material incidents, air pack training, and many other aspects of fire fighting. The department also conducts training sessions on a monthly basis. National Fire Protection Association sets federal regulations for local fire departments; implementation of these requires local funding.

Due to the restrictions placed on the Bath Covered Bridge in 2007, an alternative location for some of the fire equipment on the West Bath side of the bridge should be sought in the near future.

The new Fire station, built in 1995, is located at 19 Rum Hill Road. The building houses these major pieces of equipment:

- 2003 Freightliner Pumper
- 1992 International tanker truck 1500 gallon
- 1990 International tanker truck 1200 gallon
- 1967 Forestry truck on loan from Civil Defense 250 gallon

Additional department equipment includes:

- Four portable 250 gallon per minute pumps
- 1500 feet 5 inch hose
- 1500 feet of 2 ½ inch hose
- 1000 feet of 1 ½ inch hose
- One portable 1000 gallon tank
- Eight new air packs (SCBA)
- Sixteen air bottles
- Two 4000 watt generators with two portable spotlights/200 foot cords
- Six new digital mobile and twelve (eight new) digital portable radios (all compliant with Homeland Security Regulations)
- Eighteen Motorola pagers
- Boots, helmets, gloves, and bunker coats for 16 people
- Mobile Data Terminal (MDT) linked directly with dispatch

The Department uses the Ammonoosuc and the Wild Ammonoosuc Rivers, Millette's Pond, Childs' Brook, Mountain Lakes Pond, Ammonoosuc Acres Pond, Porter Pond, Roystan's Pond in the Upper Village, Costello's Pond on Goose Lane, and Deer Run Acres Pond to provide water for fire fighting. The Department is working with Rural Water Initiative of New Hampshire to develop several dry hydrant systems.

Bath is a member of the Twin State Fire Mutual Aid System. Twin State encompasses fourteen towns in Vermont and New Hampshire. Communications for the system are in

the Sheriff's Department, North Haverhill, Grafton County Courthouse. Fire calls are routed through 911 automatic dispatch from the Sheriff's Department by electronic page. Presently, a more efficient communications system is being developed by Fire Emergency Coordinators.

Without mutual aid, additional equipment brought to the Town of Bath by another department would have to be paid for on an hourly basis. The approximate cost of this additional equipment would be:

- \$250.00 per hour for pumper (usually several would be required for a major fire)
- \$250.00 per hour for a tanker
- \$10.00 per hour for additional manpower

Because Bath is a member of the Mutual Aid System, this additional fire fighting equipment and support does not cost the Town anything. In return, Bath is called on to cover for other towns during major fires, in the spirit of Mutual Aid. The dues for Mutual Aid membership changes annually. In 2005 the dues were \$410 and 2006 dues were just under \$449.

In order for the Fire Department to adequately serve the town, it may be necessary to levy impact fees on new construction. Sprinkler systems should be required in all new business and non-residential construction.

Police

The present Bath Police Department is located in the basement of the Town Hall. A 2000 Ford Explorer with over 100,000 miles was purchased by the Town in April 2005 to be used 30 hours per week for patrol by a police chief and two other part-time officers.

Mutual Aid agreements are in place with surrounding departments. Bath Police are assisted regularly by Grafton County Sheriff's Department and the New Hampshire State Police, in the event Bath Police are unavailable or in need of assistance. The Town has an annual contract with the Central New Hampshire Special Operations Unit (SOU), for any high risk incidents. The basic necessities are in place to convert into a full time operation.

Equipment includes:

- 2000 Ford Explorer
- Communications
 - 4 portable radios
 - 3 mobile radios
 - Base unit at Police Department

- Personal Protective Equipment
 - Body Armor
 - Firearms
 - Lighting
- Office
 - Record Keeping System (by grant through Highway Safety)
- Mobile Data Terminal (MDT)

Fire and Police protection are considered satisfactory at present by the majority of citizens, and the Library and community services are considered satisfactory based on responses in the 2004 Attitude Survey.

Highway Department

The Bath Highway Department is located in the concrete-block garage built about 1970 next to the Town Hall in the Center of Bath Village. A wood-frame building in the rear of the Town Hall parking lot and the shed attached to the rear of the Hall are also used by the Highway Department. The Department personnel hired by the Selectmen consist of a road agent and assistant. Temporary help is hired when required. Their main responsibilities are plowing and sanding during the winter months and repair, grading, maintenance, and reconstruction throughout the year.

The current road equipment consists of:

- 2005 Mack Dump Truck
- 2002 Mack Dump Truck
- 1988 John Deere Front End Loader
- 2006 John Deere Grader
 - Snow plows
 - Wing plow
 - Rock rake
 - Sifter
 - Culvert thawer

The town road agent occasionally shares equipment, personnel, and services with surrounding towns.

Emergency Management

Emergency management is a cooperative effort through all community agencies (administrative, fire, police, highway, health, and education). The purpose is to prepare pre/post disaster planning in all aspects through following legal guidelines presented by FEMA and other state and federal agencies. As the town grows so will the need for Emergency Management. Currently, the Local Emergency Operation Plan (LEOP) and the Hazard Emergency Management Plan (HEMP) have been revised.

There is a need for Emergency Action Plans (EAP) in the form of early warning systems and evacuation/rescue plans, specifically along Route 135 and the Connecticut River. There is also a need for a second radio frequency with a repeater to allow Bath to stand alone during a disaster, and still communicate with all areas of town. The long range goal is to also create an Emergency Plan for dealing with domestic animals and livestock.

Library

It is a goal of the Bath Public Library to promote and advertise the services of the Town Library and to support children's programs that are held at the library and other town facilities.

A Public Library is the heartbeat of democracy for every community. As such, the Bath Public Library Trustees along with the Library Director are endeavoring to make our library the community's most important resource for people of all ages. We realize that library advocacy is more vital than ever because information and life-long learning are increasingly important in our global society. Costs for technological changes to keep pace are ever increasing, as are community needs, with shrinking or limited funding. Libraries are traditionally taken for granted—"they're good to have but shouldn't cost anything." Unfortunately, they do. The budget for 2006 was \$20,100. The Bath Public Library, currently located in the Town Hall Building, was established in 1883 and has 491 patrons enrolled with a circulation of over 2700 items in 2006.

The majority of respondents to the Master Plan Questionnaire stressed the need for our library to have expanded hours of operation, more funding for books and audios, and computer access to the public. Recurring recommendations were for a larger and more modern space, upgrades to our current facility like better lighting, air-conditioners, bookcases and seating. Many citizens expressed interest in programs for adults and children alike.

Short Term Improvements

The Trustees in conjunction with the Library Director have already implemented several of the suggestions of the community. We purchased air-conditioners and window shades to ensure comfortable temperatures for patrons and favorable climatic conditions to preserve our volumes, many of historic value. We initiated a Summer Reading Program and Story Hour for children; it met with such success that it has been continued into the ensuing year. Three programs were held in 2006, one attracting over 160 people. We installed DSL hookup to enable a faster and more reliable connection for Inter-Library Loan requests. An attractive sign was installed in the front window to clearly indicate the home of the Bath Public Library.

Libraries in America are cornerstones of the communities they serve. Free access to books, ideas, resources, and information is imperative for education, employment, enjoyment, and self-government. Libraries are a legacy to each generation, offering the heritage of the past and the promise of the future.

It is our goal to implement improvements in the Children's reading room, to make it a more inviting area for learning and enjoyment. We would like to set up a 501(c)3 Friends of the Library, a civic-minded group that will work in conjunction with the trustees and Library Director to improve and expand library services in Bath. Main goals will be to raise funds for library enrichment and sponsoring children and adult cultural and educational programs. Increase the hours of operation to include evening hours.

A facility large enough to house both volumes for circulation, computer usage by the public, storage of historical documents and comfortable seating and work stations areas that can be utilized by patrons and community groups is recommended. Upgrading technology to provide outreach and communication services for the 21st century is needed.

We will encourage donations and trusts to be endowed to the Friends of the Library as recipient. This will allow us to improve and enlarge our resources while keeping within limited town budgets.

Ultimately, the goal of the Bath Public Library is to have a larger presence in the Town of Bath. We aim to become an outstanding library that is more than an information center. It will be an attractive welcoming facility that meets the needs and enhances the quality of life for the residents of Bath.

Chapter VI

Economic Development

Economic Development Goals

1. **Goal**: Support economic development that enhances recreational opportunities, encourages agricultural activity, and protects the town's quality of life.
2. **Goal**: Encourage professional businesses that harmonize with Bath's Historical rural setting.
3. **Goal**: Promote agriculture, home based business, recreation and tourism as an economic foundation in the town of Bath.
4. **Goal**: Create business opportunity in the Bath Village area that balances economic development with the historic/rural village appeal.

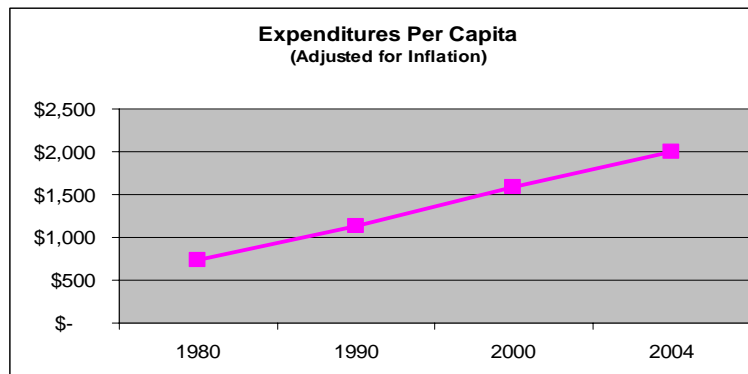
Introduction

The Town of Bath, situated predominantly on Route 302 between Littleton and Woodsville, is an enclave in the midst of the expanding economies of surrounding communities. This chapter describes the attributes that make up the economic life of the Town of Bath and identifies goals to achieve the type of community its residents desire.

The Community Attitude Survey indicated that the residents of Bath are fiercely protective of their rural way of life and hope to preserve it against encroaching development. They support business and industry as long as it doesn't negatively affect the rural flavor that has historically identified the town's character. They want to manage growth to encourage desirable industrial and commercial activities in properly zoned areas. They continue to encourage the farms and agricultural activity that have survived for generations. They hope to maintain a high quality of life by enhancing recreational activities, while still keeping their tax burden reasonable.

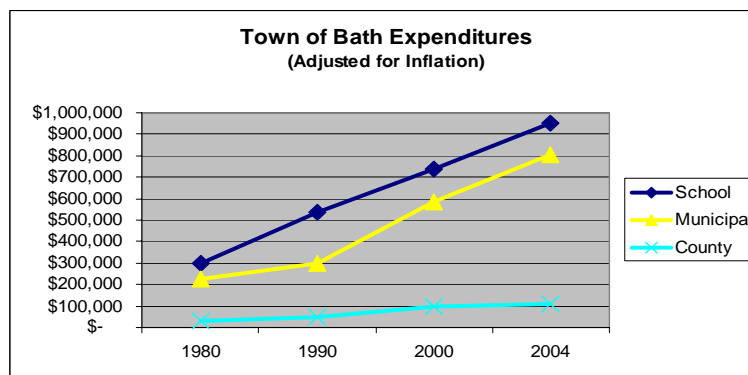
Expenditures

Societal changes have resulted in increases in services provided by the Town, many due to State and Federal regulations. This has caused expenditures by the Town of Bath to increase over the years. The chart below shows how expenditures per capita have increased, even when adjusted for inflation.



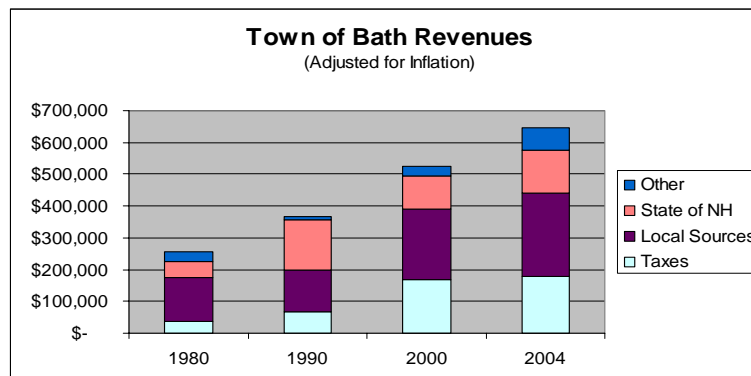
Source: Town of Bath Annual Report

Most of the Town's expenditures are for school and municipal costs, as shown in the chart below:



Revenues

Most of the town's revenues are obtained locally, through taxes, vehicle registrations, and other permits and fees. Some revenues are obtained through State funding. Revenues have climbed over the years to keep pace with increases in expenditures. The chart below illustrates the growth of revenues from various sources, as adjusted for inflation.



Source: Town of Bath Annual Report

Property tax rates have fluctuated over the years, as shown below:

Town of Bath Tax Rates					
1990	1995	2000	2002	2004	2006
17.82	28.03	17.37	14.91	21.25	12.73

Source: NH Department of Revenue Administration

Recommendations

The goals stated at the beginning of this chapter can be achieved through careful planning for responsible growth. There are a number of tools and techniques available for managing growth in designated areas to benefit the town without harming natural resources and putting undue strain on the tax base and town services.

- New, large retail businesses can be discouraged through the use of a **big box ordinance** that regulates large commercial developments of a certain square footage and requires additional amenities such as landscaping, open space, or parking in back of the building.

- **Growth boundaries** can be established, directing business development to areas that already have infrastructures in place, thereby discouraging commercial development in Pettyboro, West Bath, and Upper Bath Village.
- **Impact fees** can be imposed on developers in order to pay for the impacts of the development on the services provided by local governments
- **Conservation easements** can be facilitated to exclude certain activities on private land, such as commercial development or residential subdivisions.
- **Site Plan Review** regulations can be used to review commercial development applications to promote balanced growth, promote the timing of development to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities, and develop design standards for new development in the Village area to ensure sound site utilization and avoid development which may result in negative environmental impacts.
- The **Grafton County Economic Development Council** can be utilized to encourage professional businesses that harmonize with Bath's Historical rural setting, and to promote agriculture, home based business, recreation and tourism as an economic foundation in the Town of Bath.
- The Town can establish a committee to develop and maintain a **town-based website** that highlights the agricultural and recreational attributes of Bath, local events, and businesses throughout town.

Summary

In the coming years, balancing beneficial growth with preserving the small-town character of the Town of Bath will be a challenge as the Town faces encroaching development from surrounding communities, and the town government sees increased demands for support and services. Proven techniques are available to provide intelligent management while helping to minimize the financial impact on Bath's citizens.

References

Charts Included in Appendix

1. Town of Bath - Revenues
2. Town of Bath – Expenditures

Chapter VII

Natural Resources

Natural Resources Goals

1. Goal: Balance new development with the protection and the preservation of the town's natural resources.
2. Goal: Protect Bath's natural resources as an economic benefit to the town.
3. Goal: Preserve Bath's rural character by protecting Bath's natural resources.
4. Goal: Protect and preserve the rivers that flow through the town of Bath.
5. Goal: Protect Bath's water resources from overdevelopment.

Introduction

The Town of Bath's natural resources are numerous and highly valued by the town's citizens. According to the Master Plan survey of 2004, loss of open space, rural and forest land was rated as one of the highest concerns of the respondents. A majority of people wanted to see more walking and hiking trails, wildlife preserves, fishing and boating opportunities and snowmobile trails, all ways to get out and enjoy natural areas. Many people also wanted to see inventories done of deer wintering areas, wetlands, vernal pools, and special habitats and communities to better understand and protect these natural resources. A large majority of respondents wanted to encourage preservation of open spaces through current use, landowner education, conservation easements and zoning. Citizens wanted to see continued management of the Town Forest/Tree Farm for wildlife habitat, passive recreation, and nature education. Finally, people wanted to see additional protection of the streams and rivers and aquifers in town as more demands are made on our water's quality and quantity. Maintaining the rural character of the town seemed to translate into conserving and protecting the natural resources for future enjoyment by everyone. This means an orderly and careful consideration of future development based on the capabilities and/or limitations of the land.

Climate

Climate is the average of weather conditions including temperature, wind, sunshine, humidity, and precipitation over a period of many years. New Hampshire's climate, like most of the northeastern states, is considered cold and moist. Generally in this climate, we can expect cold winters and warm to hot summers, with some rain or snow in all four seasons. Within the town, this general climate is further modified into microclimates by elevation, topography, aspect, slope, vegetation, and water bodies. Valley bottoms have higher maximum temperatures and lower minimum temperatures while ridge tops have lower maximum temperatures and higher minimum temperatures. Northerly aspects will be cooler and moister while southerly aspects will be warmer and drier.

Temperatures in Bath range from a low of –44 degrees Fahrenheit to 100 degrees Fahrenheit with the average annual temperature about 40 degrees Fahrenheit. Precipitation averages about 40 inches per year with frequent summer thunderstorms contributing a substantial portion of the total rainfall. Long droughts are rare.

The average growing season is about 120 days however, killing frosts have appeared as late as June 22nd and as early as August 29th in outlying areas. The growing season varies with topography, elevation, aspect, and other local influences.

Soils and Topography

Soil types within the town have been mapped and classified by the USDA Natural Resources Conservation Service. The “Soil Survey of Grafton County Area, New Hampshire” contains the maps and information regarding the various kinds of soils within the town. Soil types are quite variable within the town’s landscape, sometimes within very short distances. Physical variations of importance are drainage, slope, stability and depth to ledge. For example, a poorly drained soil (hydric soils) or one subject to flooding is unsuitable for septic tank absorption fields, building basements or underground installations. Shallow to bedrock or unstable soils provide poor foundations for buildings or roads. A map is included in the appendix of this report showing the size and location of the “Hydric Soils” throughout the town. These are soils that are poorly to very poorly drained and often are classified as wetlands. This map serves as a planning guide with on-site investigation necessary for final determination.

Topography relates to the surface of the land in terms of slope or vertical rise in elevation over horizontal distance, degree of soil drainage, shape or land form such as valley, ridges, mountains, and their relative position. It modifies our climate (microclimates), determines drainage patterns and severity of stormwater runoff, soil erosion, wind patterns, and vegetational growth. The town’s topography is hilly with the valleys of three rivers and three major brooks adding to that terrain. Elevation ranges from 400 feet above mean sea level along the Connecticut River, to 1,990 feet above mean sea level at the highest point on the Gardner Mountain Range along the boundary with the Town of Lyman. A map is included in the appendix of this report showing the size and location of the “Steep Slopes” throughout the town. The crosshatched areas fall between 15 percent and 25 percent in slope and are zoned for low density development. The colored areas are greater than 25 percent in slope and are zoned as non-developable. This map serves as a planning guide with on-site investigation necessary required for final determination.

Forests

According to the “Town of Bath Forestland Evaluation and Site Assessment (FLESA)” report completed in 1994, Bath has a great deal of privately held woodland. The purpose of the FLESA study was to identify important forestland areas in order to help refine the town’s natural resource planning. The FLESA process assessed the timber,

wildlife habitat, recreation, and development potential as resource issues important to Bath. Parcels in town were assigned scores in those categories for ranking purposes. The report has a series of charts ranking each parcel over 10 acres for each category. The FLESA report resulted in an inventory and evaluation of forest areas and provided valuable information for residents to use in order to manage their forest resources wisely.

Bath has a Town Forest/Tree Farm (former Paradie Farm) located in the Carbee District off of Route 135 on a Class VI town highway. The Conservation Commission developed a forest management plan for the 164 acre parcel in 1990. A timber sale was conducted in 1990 and 1991 and federal cost sharing money was used to improve access and control erosion generating a net income of \$5,489.78. The Conservation Commission plans to update the management plan and implement another timber sale to carry on management of the forest for timber, wildlife habitat, good water quality, and passive recreation.

Water Resources

Wetland/Soils

Wetlands are widely recognized as having the following natural values: floodwater retention, groundwater recharge and discharge, water filtering, food and fiber production, recreation, scenic quality, and essential habitat for many species of wildlife. (See the appendix at the end of this report for a copy of the Hydric Soils Map and National Wetlands Inventory Map to see the extensive wetland resource throughout the town). Developers have attempted to impact wetlands with driveway crossings and subdivision proposals. The conservation commission has worked with the New Hampshire Wetlands Bureau to attempt to lessen this cumulative impact. Mitigation is not effective in replacing these wetlands because whenever the protective forest canopy is removed, the wetland dries up. The town should continue to avoid impact to wetlands whenever possible and provide buffers for protection.

Watercourses

Bath has many miles of streams and rivers including the Wild Ammonoosuc, Ammonoosuc, and Connecticut Rivers. Since the last Master Plan, development has been encroaching on these areas. Gold dredging has increased in the Wild Ammonoosuc. In addition to being essential habitat for creatures such as moose, deer, bear, reptiles & amphibians, Eastern brook trout, and Atlantic salmon, these areas often overlay Stratified Drift Aquifers (see below) and are potential discharge and/or recharge areas for the water supply. These rivers and streams must be protected against increased sedimentation and degradation. Possible management suggestions would be to require setbacks and vegetated riparian buffers for development proposals, increase the setback requirements for septic systems, and support the current effort to strengthen the New Hampshire Comprehensive Shoreland Protection Act including extending protection to third order streams.

Waterbodies

Waterbodies are lacustrine environments such as lakes, ponds, and other natural or manmade impoundments. They contain permanent standing water with depths exceeding two meters, and support emergent vegetation only in the littoral zone. Lakes and ponds provide flood storage capacity, wildlife habitat and recreational opportunities.

Floodplains

Floodplains are alluvial soils located in bottomlands adjacent to major watercourses and are subject to seasonal flooding. These areas are inundated when the watercourse overflows its banks as a result of spring thaw or major storms. Consisting of stratified layers of sand, gravel, and silty sand, floodplains have moderately to highly impermeable substrata which helps to absorb overflow runoff and therefore reduces the impacts of flooding. More importantly, where stratified deposits form an aquifer, the overlying floodplain soils in conjunction with the river bottom serve as a vehicle for groundwater recharge and purification.

Unfortunately, since floodplains are relatively level, they also serve as attractive and inexpensive land to develop. Paving, mineral extraction, and development seriously reduce the floodplain's absorption capability thereby intensifying downstream flooding. Structures can be torn from foundations by floodwaters thereby creating dangerous impoundments at river bottlenecks (such as bridges) and organic and inorganic pollutants generated by urban development can seep into aquifer recharge areas contaminating essential groundwater supplies.

Bath has a number of critical floodplains and floodways. The boundaries of these flood-prone areas have been identified by the Federal Insurance Administration (H.U.C.) and delineated on F.I.R.M. maps dated 4/15/92. The town is a participant in the National Flood Insurance Program having re-adopted provisions required on 3/9/93.

Given the critical role that floodplains serve, development should be controlled on floodplain soils.

Aquifers

See the Aquifer map in the Appendix to understand the location and extent of the Stratified Drift Aquifers in the town of Bath. In addition, there are bedrock aquifers where most people get their water. There is a concern about the development pressure and intensity exceeding the ability of the aquifers to provide an adequate supply of water and concern about the quality of the aquifers being degraded by unsound land use practices as we allow development on top of the aquifers. Possible management suggestions would be to strengthen the current aquifer ordinance and consider growth control ordinance based on available water supplies.

Wildlife

Wildlife serves as a very important town wide resource. The forest, farms, wetlands, and rivers of Bath support many varied species of fish and wildlife. Specific habitats of concern include deer wintering areas, vernal pools, rivers, streams, wetlands and associated riparian areas, farmland and open land.

The Bath Conservation Commission inventoried the existing deer wintering areas in the early 90's and assessed the habitat quality using the New Hampshire Fish & Game Deer Yard Inventory Sheet. In the ensuing years, many of those deer wintering areas have been negatively impacted through timber harvesting and land clearing for development. A new inventory must be performed to assess the current status of these critical, sensitive habitats. The Bath Conservation Commission inventoried the existing wetlands in the early 90's and assessed their value and function. A new inventory needs to be performed to assess the possible impacts of development and invasive species. The Bath Conservation Commission has attempted to inventory existing vernal pools and has been unable to complete that due to lack of time and volunteers. With the completion of the New Hampshire Fish & Game Wildlife Action Plan (WAP), there are existing GIS habitat maps that indicate the presence of sensitive habitat and species. All of these components will be worked on as the Conservation Commission updates the Natural Resources Inventory. Management suggestions to improve wildlife habitat would be protecting key parcels through conservation easements, encourage landowners to retain large unfragmented forested blocks of land and maintaining farm and open land. Landowner education should be ongoing.

Chapter VIII

Human Resources and Housing

Human Resources and Housing Goals

1. Goal: Provide a variety of housing opportunities to meet the needs of all citizens in the town of Bath.
2. Goal: Promote housing opportunities that sustain Bath's rural character and residential population.

Population

One just has to look around the town to see that changes are occurring. New faces appear while old friends disappear. To plan for the future, it is important to measure those changes. This chapter will summarize the statistics available from various sources – primarily the US census data and NH Office of State Planning data – to show how the town is changing.

Trends

One hundred fifty years ago, the population of Bath was around 1500. By 1900, it had declined to just over 1000. The population continued to decline until 1970, then started to increase again. The rate of increase has accelerated in the past decade. Table II-1 documents the change in population in Bath and compares it to the changes in Grafton County and the State of New Hampshire. Table II-2 gives the population change from 1980 to 2004. In the past fifteen years, Bath's population has been increasing at the rate of one percent per year. The fastest growth has occurred since 1990. Over the long term (since 1900), growth in Bath is not as rapid as it has been in either the county or the state.

Table IV-1			
Changes in Total Population, 1900 TO 2004			
	Bath	Grafton	NH
1900	1006	40,844	430,572
1910	978	41,652	443,083
1920	838	40,572	465,293
1930	785	42,816	491,524
1940	688	44,645	533,242
1950	706	47,923	606,921
1960	604	48,857	737,578
1970	607	54,914	737,681
1980	761	65,806	920,610
1990	784	74,929	1,109,252
2000	893	81,743	1,235,786
2004	935	86,415	1,306,000

Source: Comprehensive Plan Grafton County, NH,
Population Growth Prospects, 1965. US Census 1970,
1980, 1990, 2000.

Table IV-2 Population Increase, 1980 TO 2004							
	1980	1990	% Increase	2000	% Increase	2004	% Increase
Bath	761	784	3.0%	893	13.9%	935	4.7%
Benton	333	330	-0.9%	314	-4.8%	328	4.5%
Haverhill	3,445	4,164	20.9%	4,416	6.1%	4,624	4.7%
Landaff	266	363	36.5%	378	4.1%	394	4.2%
Lisbon	1,517	1,629	7.4%	1,587	-2.6%	1,681	5.9%
County	65,606	74,929	14.2%	81,743	9.1%	86,415	5.7%
State	920,610	1,109,252	20.5%	1,235,786	11.4%	1,306,000	5.7%

Source: US Census 1980, 1990, and 2000. NH Office of Energy and Planning
2004 Population Estimates of New Hampshire Cities and Towns

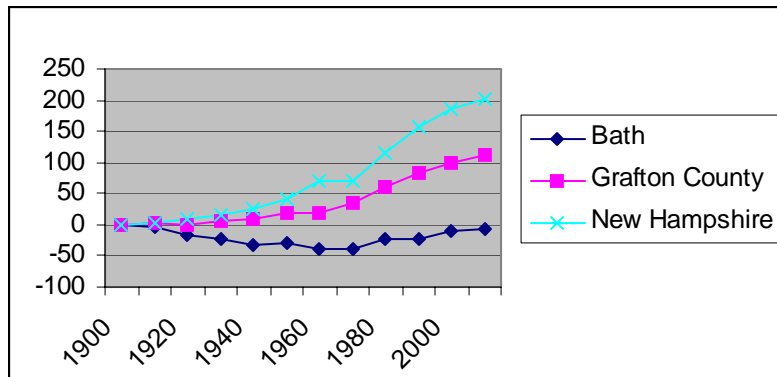


Figure 1. Percentage Population Change 1900-2004

Migration

Population changes through a combination of births, deaths, and relocation. While the vital statistics published in the town's Annual Report are not one hundred percent accurate (records of births and deaths are not always returned to the town clerk), there is enough information to infer that number of births and deaths nearly balance, so people moving into or out of the town are the largest influence on the population.

Density

How close are our neighbors? Population density (the number people per square mile) is a measure of how crowded the town is. Bath is more sparsely settled than Lisbon or Haverhill and is well below the county average. A large percentage of Benton and Landaff is in the White Mountain National Forest and is unavailable for settlement. While the population density is increasing, it is doing so at a slower rate than our neighbors or the county and state as a whole.

Table IV-3				
Population Density, 1980 – 2004				
(Persons/Sq mi)				
	1980	1990	2000	2004
Bath	19.9	20.5	23.4	24.5
Benton	6.9	6.8	6.5	6.8
Haverhill	67.3	81.5	86.3	90.3
Landaff	9.4	12.3	13.3	13.9
Lisbon	57.2	62.8	59.9	63.4
Grafton County	38.3	43.7	47.7	52.4
State of NH	102.6	123.7	137.7	156.5

Source: US Census 1980, 1990, and 2000. NH Office of Energy and Planning 2004 Population Estimates of New Hampshire Cities and Towns

Age distribution

As in other rural communities in New Hampshire, Bath's population is aging. Young people leave to find better career choices in more urban areas. Those who are recently retired or planning their retirement are relocating here.

Table IV-4					
Age Structure (Median Age)					
	Male	Female	Bath (Total)	Grafton County	NH State
1980	30.8	32.1	31.5	29.3	30.1
1990	37.0	36.8	36.9	32.2	32.8
2000	41.6	41.2	41.5	37.0	38.2

Source: US Census 1980, 1990, 2000

Projections

The New Hampshire Office of Energy and Planning projects anticipated population growth for the towns and counties in the state. These projections can be valuable to a town in planning for its growth. The projections published in 2005 anticipate that Bath will grow by approximately ten persons per year. Because of the recent surge in the housing market, the estimated population is already above the state's projection. If this trend continues, it means the town will be growing faster than projected.

Table IV-5			
Population Projections for Bath, Grafton County, and the State of NH			
Year	Bath	Grafton County	State of NH
2000 (Census)	893	81,743	1,235,786
2003 (Estimate)	930	85,390	1,291,590
2005	930	85,958	1,317,981
2010	1,000	90,834	1,392,873
2015	1,050	95,301	1,462,989
2020	1,090	98,893	1,528,053
2025	1,130	102,281	1,592,961

Source: NH Office of Energy and Planning, *Municipal Population Projections 2005 to 2025*, January 2005.

Housing

Housing Supply

After increasing steadily from 1970 to 1990, the number of housing units usable for year-round occupancy leveled off between 1990 and 2000. In that same decade, the number of vacant units decreased.

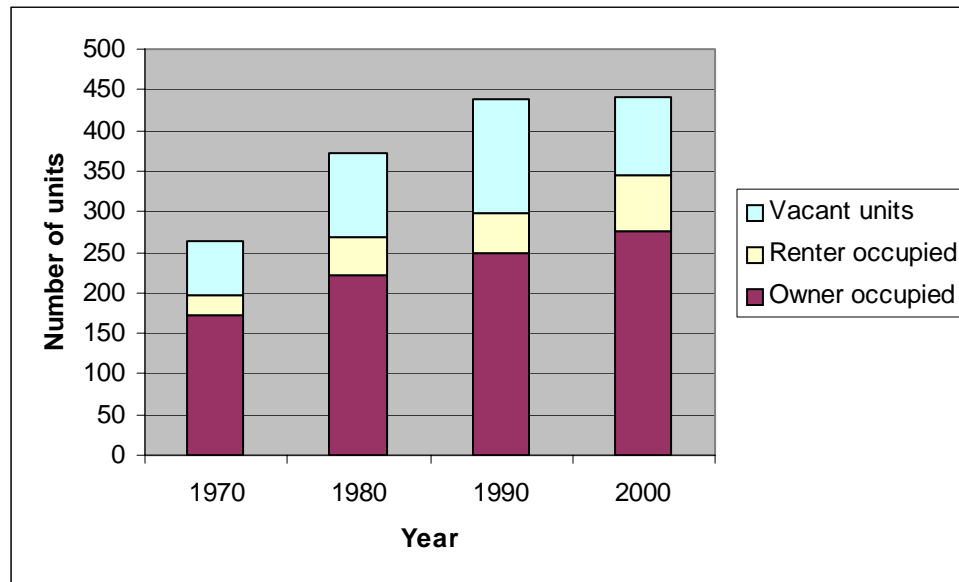


Figure 2. Year-Round Housing Supply

Table IV-6							
Year-Round Housing Occupancy, 1970 to 2000							
Number Vacant							
Number of Units		By Status		Total	Total	Total	
Occupied by		For	For				
Year	Owner	Renter	Sale	Rent	Occupied	Vacant	Housing
					Units	Units	Units
1970	173	24	3	3	197	67	287
1980	222	46	12	2	286	105	373
1990	249	50	9	6	299	139	438
2000	275	70	14	0	345	95	440

Source: US Census 1970, 1980, 1990, 2000.

Composition

The vast majority of homes in Bath are used for year-round occupancy. Less than seven percent of these are multi-family units.

Table IV-7 Housing Unit Composition				
Type	1990		2000	
	# of Dwellings	% of Total Units	# of Dwellings	% of Total Units
Year-round occupancy	299	68.3%	381	86.6%
Single-family detached	366	83.6%	339	77.0%
Multi-family units	25	5.7%	30	6.8%
Mobile homes	40	9.1%	69	15.7%
Other	5	1.1%	2	0.5%

Source: US Census 1990, 2000.

Economy

Labor force and employment

In what industries do the residents of Bath work? Reflecting its rural nature, nine of every one hundred are engaged in agriculture or forestry (Table II-8). The same number work in construction. Manufacturing accounts for the highest amount of employment, followed by health workers. By occupation, the distribution is fairly uniform in the top five categories (Table II-9). Almost one quarter of the workers are in managerial and professional positions.

Table IV-8						
Resident Employment by Industry, 16 Years and Older, 1980-2000						
Industry	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries	41	11.4%	57	15.0%	42	9.0%
Mining	0	0.0%	0	0.0%	3	0.6%
Construction	27	7.5%	34	9.0%	43	9.2%
Manufacturing	80	22.3%	50	13.2%	84	18.1%
Wholesale trade	12	3.3%	11	2.9%	15	3.2%
Retail trade	64	17.8%	72	19.0%	45	9.7%
Transportation & Warehousing	11	3.1%	22	5.8%	12	2.6%
Utilities	3	0.8%	0	0.0%	14	3.0%
Information					4	0.9%
Finance, Insurance, Real Estate	11	3.1%	21	5.5%	16	3.4%
Business & repair services	4	1.1%	5	1.3%		0.0%
Arts, entertainment, & recreation services	22	6.1%	21	5.5%	25	5.4%
Professional & related services					33	7.1%
Health services	43	12.0%	24	6.3%	61	13.1%
Educational services	18	5.0%	31	8.2%	32	6.9%
Other professional services	4	1.1%	14	3.7%	17	3.7%
Public administration	19	5.3%	17	4.5%	19	4.1%
Total	359	100.0%	379	100.0%	465	100.0%

Source: US Census 1980, 1990, 2000

Table IV-9							
Employment by Occupation, 16 Years and Older, 1980-2000							
Occupation	1980		1990		2000		
	Number	Percent	Number	Percent	Number	Percent	
Managerial & Professional							
Executive, administrative & managerial	29	8.1%	27	7.1%	51	11.0%	
Professional specialty occupations	30	8.4%	26	6.9%	59	12.7%	
Technicians & related support occupations	9	2.5%	13	3.4%			
Service Occupations							
Private household occupations	2	0.6%	4	1.1%			
Protective service occupations	5	1.4%	7	1.8%	7	1.5%	
Service, except protective and household	50	13.9%	53	14.0%	78	16.8%	
Sales & Office Occupations							
Sales & Related Occupations	38	10.6%	64	16.9%	36	7.7%	
Office & Administrative Support	29	8.1%	35	9.2%	57	12.3%	
Farming, Forestry, & Fishing Occupations	39	10.9%	54	14.2%	21	4.5%	
Construction, Extraction & Maintenance Occupations					57	12.3%	
Precision Production, Craft, and Repair Occupations	48	13.4%	35	9.2%	60	12.9%	
Operators, Fabricators, and Laborers							
Machine operators, assemblers, and inspectors	52	14.5%	27	7.1%			
Transportation and material moving occupations	14	3.9%	20	5.3%	39	8.4%	
Handlers, equipment cleaners, helpers, laborers	14	3.9%	14	3.7%			
Total	359	100.0%	379	100.0%	465	100.0%	

Source: US Census 1980. 1990. 2000

Weekly wages in Bath are on a par with Lisbon, above those in Haverhill, and significantly below the state average. Except for 1993 when there was a large drop, the pattern has not changed noticeably in the past two decades.

Table IV-10

	Average Weekly Wages 1985-2004			
	Bath	Haverhill	Lisbon	NH
1985	\$255.57	\$244.31	\$278.68	\$327.86
1986	292.35	266.79	282.78	349.95
1987	302.47	290.75	307.86	373.29
1988	375.46	313.72	337.41	399.42
1989	380.32	321.73	336.77	413.13
1990	424.01	325.69	336.74	432.37
1991	380.08	363.23	363.72	453.33
1992	370.73	388.83	398.63	477.11
1993	286.83	403.26	421.77	481.80
1994	380.49	412.56	428.47	491.55
1995	398.46	418.87	439.28	510.62
1996	436.72	429.05	476.82	532.64
1997	483.40	415.60	484.03	563.36
1998	532.89	444.94	517.78	595.32
1999	541.24	457.45	559.14	618.92
2000	568.78	465.59	577.87	667.79
2001	605.40	489.72	553.96	682.38
2002	585.96	519.77	612.33	695.80
2003	606.20	547.77	612.54	717.94

Source: NH Department of Employment Security

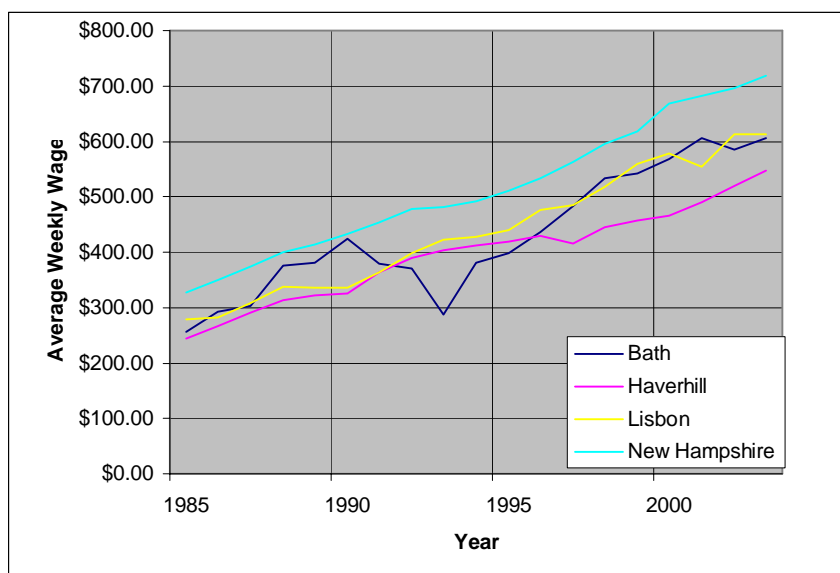


Figure 3. Average Worker's Wage, 1985-2004

Income patterns

The median family income is lower in Bath than in the county or state. The rate of increase is lagging that of the county and of the state as well. In the last US census, four out of ten families reported their annual income to be between \$25,000 and \$49,999.

Table IV-11			
Median Family Income			
	1979	1989	1999
Bath	\$14,805	\$29,196	\$47,000
Grafton County	17,288	35,489	50,424
State of NH	19,724	41,628	57,575

Source: US Census 1980, 1990, 2000

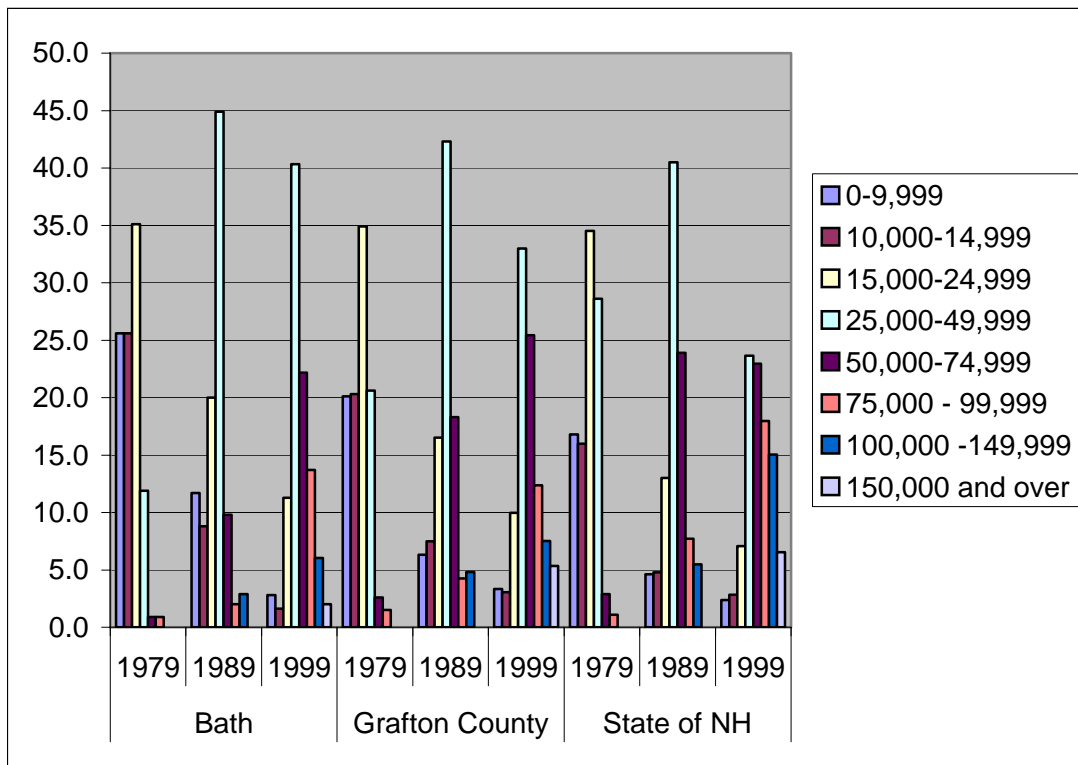


Figure 4. Distribution of Family Income

Table IV-12									
Distribution of Family Income by Percent									
	Bath			Grafton County			State of NH		
Income	1979	1989	1999	1979	1989	1999	1979	1989	1999
0-9,999	25.6	11.7	2.8	20.1	6.3	3.3	16.8	4.6	2.4
10,000-14,999	25.6	8.8	1.6	20.3	7.5	3.1	16.0	4.8	2.8
15,000-24,999	35.1	20.0	11.3	34.9	16.5	10.0	34.5	13.0	7.1
25,000-49,999	11.9	44.9	40.3	20.6	42.3	33.0	28.6	40.5	23.7
50,000-74,999	0.9	9.8	22.2	2.6	18.3	25.4	2.9	23.9	23.0
75,000 - 99,999	0.9	2.0	13.7	1.5	4.3	12.4	1.1	7.7	18.0
100,000 - 149,999		2.9	6.0		4.8	7.5		5.5	15.0
150,000 and over			2.0			5.3			6.5

Source: US Census 1980, 1990, 2000

Poverty levels

As of the 2000 Census, the number of Bath residents reported themselves as being below the poverty level fell to five percent, a level below that of the state (6.5%) or county (8.8%) and well below the 13.6% reported in 1989. When looking at the profile of those below the poverty level by age, Bath is also better than the state average.

Table IV-13					
All Persons Income Below Poverty Level					
Town	1989		1999		
	Number	Percent	Number	Percent	
Bath	104	13.6	44	5.1	
Benton	55	26.6	19	8.8	
Haverhill	451	11.4	289	6.8	
Landaff	24	6.6	28	7.1	
Lisbon	150	9.3	118	7.5	
County	6,637	9.6	6,482	8.6	
State	69,104	6.4	78,530	6.5	

Source: US Census 1990, 2000

Table IV-14						
Percent of Persons by Age at Poverty Level						
Age	1989			1999		
	Bath	County	State	Bath	County	State
Under 5 yrs	7.5%	10.7%	8.5%	8.8%	10.8%	9.2%
5-17 yrs	28.8%	8.8%	6.8%	3.6%	9.2%	7.2%
18-64 yrs	10.5%	9.0%	5.4%	5.2%	8.5%	5.7%
65 yrs and over	19.8%	18.0%	14.0%	5.5%	7.5%	7.3%

Source: US Census 1990, 2000

Chapter IX

General Recommendations

Introduction

The success of a master plan in shaping future growth patterns and in influencing public policy decisions is dependent upon the degree to which the plan is actually carried out by those responsible for the implementation. To assist in carrying out the many recommendations contained in this Master Plan, the following implementation strategy has been developed. Implementation actions are suggested for all major plan recommendations. These recommendations, and those presented in the preceding chapters, are developed based on the responses to the Master Plan questionnaire.

Recommendations

- The town should develop a capital improvement plan. A capital improvement plan is necessary to assess impact fees and to implement a site plan review process. This document is a long range detailed fiscal plan for improvements/renovations to the municipal facilities and roads and is key to future planning within the town.
- The minimum lot size, particularly in the rural/agricultural district, should be increased to at least three acres.
- The town should assess impact fees on new development that heavily impacts the infrastructure of the town.
- A site review process to approve or disapprove site plans for the development of tracts for non-residential uses and for multi-family dwelling units (other than one and two-family dwellings) should be implemented.
- The town through its respective boards and commissions – specifically Planning Board, Zoning Board of Adjustment and Conservation Commission, must continue to update their regulations and ordinances to reflect state RSAs and the administration and implementation of the 2007 Master Plan goals and objectives.
- Funds should be appropriated on an annual basis for the purpose of acquiring either fee ownership or the development rights to property for the preservation of open agricultural lands, the preservation of forests that contain marketable timber, and the preservation or enhancement of water supplies for use by the Town.
- A 501(c)(3) Friends of the Library should be established. This civic-minded group would work in conjunction with the trustees and director to improve and expand library services in Bath.

- Zoning regulations should be developed and implemented to discourage and regulate new, large retail businesses.
- Establish growth boundaries directing business development to areas that already have infrastructures in place, thereby discouraging commercial development in Carbee Valley, Goose Lane, Pettyboro, West Bath, and Upper Bath Village.
- Conservation easements can be facilitated to exclude certain activities on private land, such as commercial development or residential subdivisions.
- The Grafton County Economic Development Council can be utilized to encourage professional businesses that harmonize with Bath's historic rural setting, and to promote agriculture, home based business, recreation and tourism as an economic foundation in the town of Bath.
- Identify and nominate specific properties and locations for listing on the State and National Registers of Historic Places.
- Develop proactive measures including conservation easements and a favorable tax structure to preserve the historic agricultural and forest land in the town.
- Avoid the loss of historic road characteristics resulting from the cumulative effects of development.
- Require developers to identify and record historic resources, such as stone walls and cellar holes, on property being developed.

Appendix

Questionnaire: (Community Attitude Survey)

Written responses are available at the Bath Town Offices and online at (www.bathnh.info) and North Country Council (www.nccouncil.org)

Tables:

1. Town of Bath Revenues
2. Town of Bath Expenditures
3. Examples of Historic and Natural Resources
4. Town of Bath Roads

Maps:

1. Drinking Water Resources and Potential Contamination.
2. Steep Slopes Designation
3. Hydric Soils
4. Farmland Soils
5. NH DOT and NH GRANIT Roads

Town Planning Questionnaire, BATH, NH, Summer 2004
 [An asterisk (*) indicates words or terms defined in the glossary]

(Results of questionnaire)

1. In what age group are you?

18 to 21 ☐1
 22 to 30 ☐7
 31 to 45 ☐34
 46 to 65 ☐121
 over 65 ☐71

2. If you are the head of a household, please write in the spaces below the number of people in your household, in each age group shown:

Under 5 years old (16)
 5 to 12 (34)
 13 to 17 (35)
 18 to 45 (87)
 46 to 64 (168)
 65 and over (86)

3. What is your resident status?

(check all answers that apply)

Registered voter in BATH ☐140
 Property taxpayer ☐190
 Year-round resident ☐140
 Seasonal resident ☐ 41

4. How long have you lived in BATH?

Less than 1 year ☐5
 From 1 - 5 years ☐32
 From 6 - 10 years ☐27
 From 11 - 20 years ☐49
 Over 20 years ☐97

5. Where in BATH do you live?

Which area of BATH _____
 Near which major town/state road _____

Are you in the Village District? ☐26
 Are you in the Rural/Ag. District? ☐138

6. What kind of housing do you live in now?

Single-family, on less than 2 acres ☐62
 Single-family, on 2 acres or more ☐133
 Multi-family dwelling ☐5
 Manufactured housing ☐8
 Other ☐8

7. How much land do you own in BATH?

Not a landowner in BATH ☐17
 Less than 2 acres ☐53
 2 - 5 acres ☐38
 6 - 25 acres ☐54
 26 - 100 acres ☐26
 101 - 250 acres ☐30

Over 250 acres ☐15

8. What is the present use of your land?

(Check all answers that apply)

Residential ☐171
 Agricultural:
 Dairy ☐5
 Other Livestock ☐22
 Forage ☐29
 Horticulture ☐7
 Timberland ☐64
 Commercial / Industrial ☐7
 Recreational ☐37
 Other (please Specify) ☐16

9. Is any part of your property under

a. *Current use? Yes ☐94 No ☐118

b. *Conservation easement?

Yes ☐3 No ☐159

10. What is your employment status?

Employed Full-time ☐97
 Employed Part-time ☐20
 Employed Seasonally ☐3
 Self-employed ☐35
 Homemaker ☐11
 Student ☐3
 Retired ☐85
 Unemployed ☐4

11. Is your place of employment in the Town of BATH?

Yes ☐27 No ☐144

How far do you commute? Avg 33 miles.

Do you telecommute from your home?

Yes ☐22 No ☐97

12. What is your household income range?

Under \$15,000 ☐23
 \$15,000 - \$24,999 ☐30
 \$25,000 - \$49,999 ☐59
 \$50,000 - \$74,999 ☐41
 \$75,000 - \$100,000 ☐21
 Over \$100,000 ☐25

13. If you have school-age children, where are they enrolled in school?

BATH Village School ☐17
 Lisbon Regional School ☐7
 Woodsville High School ☐5
 Oxbow High School ☐1
 Haverhill Cooperative Middle School ☐4
 St. Johnsbury Academy ☐2
 Home School ☐3
 Other (please specify) 15

14. Would you be in favor of including 7th and 8th grades in the BATH Village School?

Yes ☐75 No ☐95

15. If new sources of tax revenue are needed for BATH, list your preferences from 1 to 7, where you feel the money should come from?

Increased property taxes (5)
 State income tax (42)
 State sales tax (33)
 Additional liquor or tobacco tax (52)
 Gambling taxes (22)
 A town owned source of income (11)
 Other source (please specify) _____ (24)

16. Do you favor property tax credits for senior citizens (age 65 and older)?

Yes ☐192 No ☐29

17. Should BATH develop and implement a *Capital Improvement Plan?

Yes ☐179 No ☐21

18. Should *impact fees be imposed on land uses that put an increased demand on town services?

Yes ☐156 No ☐56

If Yes, should they be imposed on:
 (Check your choices)

New homes ☐91
 New businesses ☐104
 New lots ☐78
 Other uses (please specify) _____ ☐20

19. Should BATH develop and institute *site plan review for commercial development?

Yes ☐178 No ☐36

20. Do you think that the present planning and zoning ordinances are:

Satisfactory ☐114
 Too strict ☐22
 Not strict enough ☐58

21. What do you think of BATH at present, with regard to:

	Outstanding	Satisfactory	Improvement	Needs
Small-town atmosphere	<input type="checkbox"/> 107	<input type="checkbox"/> 96	<input type="checkbox"/> 18	
Employment opportunities	<input type="checkbox"/> 4	<input type="checkbox"/> 59	<input type="checkbox"/> 137	
Schools	<input type="checkbox"/> 31	<input type="checkbox"/> 145	<input type="checkbox"/> 23	
Recreational facilities	<input type="checkbox"/> 15	<input type="checkbox"/> 94	<input type="checkbox"/> 93	
Fire Protection	<input type="checkbox"/> 18	<input type="checkbox"/> 125	<input type="checkbox"/> 70	

Police Protection	<input type="checkbox"/> 12	<input type="checkbox"/> 140	<input type="checkbox"/> 57
Library facilities	<input type="checkbox"/> 24	<input type="checkbox"/> 139	<input type="checkbox"/> 38
BATH Village	<input type="checkbox"/> 45	<input type="checkbox"/> 118	<input type="checkbox"/> 39
Shopping facilities	<input type="checkbox"/> 6	<input type="checkbox"/> 99	<input type="checkbox"/> 103
Housing	<input type="checkbox"/> 10	<input type="checkbox"/> 130	<input type="checkbox"/> 48
Roads and Highways	<input type="checkbox"/> 23	<input type="checkbox"/> 128	<input type="checkbox"/> 61
Open-space	<input type="checkbox"/> 46	<input type="checkbox"/> 124	<input type="checkbox"/> 30
Community services:	<input type="checkbox"/> 5	<input type="checkbox"/> 110	<input type="checkbox"/> 80
(Doctor, Dentist, Clinic, Ambulance, Bank, Attorney, Professional Center)			
Other (please specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____10_____			

22. At present the population of BATH is 920. This reflects a steady increase since 1990. What concerns you most if BATH continues to grow?

Enter priority: 1, 2, & 3 below.

	1	2	3
Increased taxes	76	25	17
Loss of open, rural, or forest land	65	28	37
Decreased privacy	20	23	29
Increased demand on town services	40	44	30
Increased school enrollment	35	29	18
Increased traffic	25	27	34
Increased crime and delinquency	27	20	21
No concern	12	2	4
Other (please specify)	2		

23. Should the Town of BATH allow power generation by:

	Yes	No	No Opinion
Hydro	<input type="checkbox"/> 166	<input type="checkbox"/> 21	<input type="checkbox"/> 28
Solar	<input type="checkbox"/> 164	<input type="checkbox"/> 10	<input type="checkbox"/> 27
Wind	<input type="checkbox"/> 147	<input type="checkbox"/> 30	<input type="checkbox"/> 24
Other	_____10_____		

24. Should business development be encouraged or discouraged in these areas?

	Encouraged	Discouraged
BATH Village	<input type="checkbox"/> 169	<input type="checkbox"/> 43
Upper BATH	<input type="checkbox"/> 79	<input type="checkbox"/> 110
West BATH	<input type="checkbox"/> 62	<input type="checkbox"/> 117
Other Rte. 302 area	<input type="checkbox"/> 155	<input type="checkbox"/> 37
Pettyboro	<input type="checkbox"/> 52	<input type="checkbox"/> 116
Swiftwater, Rte. 112 area	<input type="checkbox"/> 101	<input type="checkbox"/> 86
Rte. 135 area	<input type="checkbox"/> 90	<input type="checkbox"/> 80
Other (please specify):	<input type="checkbox"/>	<input type="checkbox"/>
_____10_____		

25. Should the development of new business in BATH be encouraged or discouraged?

	Encouraged	Discouraged
Agriculture/Forestry	<input type="checkbox"/> 194	<input type="checkbox"/> 7
Home-based business	<input type="checkbox"/> 187	<input type="checkbox"/> 15
Professional offices		
& community services	<input type="checkbox"/> 159	<input type="checkbox"/> 40
Retail shops & service businesses	<input type="checkbox"/> 135	<input type="checkbox"/> 64
Building trades	<input type="checkbox"/> 131	<input type="checkbox"/> 51
Light manufacturing	<input type="checkbox"/> 122	<input type="checkbox"/> 73
Restaurants	<input type="checkbox"/> 163	<input type="checkbox"/> 39
Motels	<input type="checkbox"/> 76	<input type="checkbox"/> 113
Shopping center	<input type="checkbox"/> 36	<input type="checkbox"/> 159
Gas stations	<input type="checkbox"/> 76	<input type="checkbox"/> 114
Recreation/Tourism	<input type="checkbox"/> 171	<input type="checkbox"/> 29
Theater/Amusements	<input type="checkbox"/> 70	<input type="checkbox"/> 119
Gravel pits	<input type="checkbox"/> 70	<input type="checkbox"/> 116
Recycling centers	<input type="checkbox"/> 156	<input type="checkbox"/> 51
Industrial park	<input type="checkbox"/> 51	<input type="checkbox"/> 139
Other (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
8		

26. Should BATH establish/encourage a trash collection site within the Town boundaries?

Yes ☐ No ☐
143 69 143 69

27. Do you have Internet access? Yes ☐ No ☐

Dial-up ☐105
DSL ☐7
Cable ☐25
Satellite ☐4
Other (please specify) _____ ☐1

Would you subscribe to a high-speed (broadband) Internet service? Yes ☐ No ☐
102 97

28. BATH has an ordinance dealing with telecommunication (cell) towers. Do you think that this ordinance is:

Sufficient as is ☐43
Too stringent ☐56
Should be strengthened ☐40
No Opinion ☐64

29. A BATH ordinance calls for a two acre minimum size housing lot in both the Village and the Rural/Agricultural Districts. Would you prefer minimum lot size in these districts to be:

	Village	Rural/Ag
less than 2 acres	<input type="checkbox"/> 108	<input type="checkbox"/> 19
2 acres	<input type="checkbox"/> 99	<input type="checkbox"/> 95
more than 2 acres	<input type="checkbox"/> 10	<input type="checkbox"/> 108

30. Which type of residential development would you like to see in BATH in the future? (Check all that apply)

	Town wide	Village	Rural area	Special area	Nowhere
One family residence	<input type="checkbox"/> 159	<input type="checkbox"/> 41	<input type="checkbox"/> 49	<input type="checkbox"/> 15	<input type="checkbox"/> 9
Two family residence	<input type="checkbox"/> 50	<input type="checkbox"/> 54	<input type="checkbox"/> 22	<input type="checkbox"/> 23	<input type="checkbox"/> 41
Multi-family residence	<input type="checkbox"/> 20	<input type="checkbox"/> 30	<input type="checkbox"/> 13	<input type="checkbox"/> 27	<input type="checkbox"/> 83
Convert: House to Apts	<input type="checkbox"/> 24	<input type="checkbox"/> 46	<input type="checkbox"/> 3	<input type="checkbox"/> 22	<input type="checkbox"/> 67
Manf Homes/Single lot	<input type="checkbox"/> 53	<input type="checkbox"/> 9	<input type="checkbox"/> 29	<input type="checkbox"/> 32	<input type="checkbox"/> 59
Manf Homes/Parks	<input type="checkbox"/> 16	<input type="checkbox"/> 2	<input type="checkbox"/> 8	<input type="checkbox"/> 43	<input type="checkbox"/> 102
*Cluster Housing	<input type="checkbox"/> 28	<input type="checkbox"/> 5	<input type="checkbox"/> 17	<input type="checkbox"/> 43	<input type="checkbox"/> 86

31. Do you use the BATH library? Yes ☐ No ☐
92 127

32. What improvements would you suggest for the BATH Library?

33. How many times have you requested police assistance in the last two years?

0 ☐167 1-5 ☐47 6-10 ☐2
11-15 ☐0 >15 ☐0

34. Do you believe that the Town's current form of police coverage is adequate? Yes ☐ No ☐
Suggestions _____ 138 57

35. Do you think BATH needs additional public recreational facilities? (Check all that apply)

	Yes	No
Bicycle paths	<input type="checkbox"/> 112	<input type="checkbox"/> 67
Walking/hiking trails	<input type="checkbox"/> 131	<input type="checkbox"/> 55
Tennis	<input type="checkbox"/> 42	<input type="checkbox"/> 116
Swimming	<input type="checkbox"/> 74	<input type="checkbox"/> 96
Skating	<input type="checkbox"/> 89	<input type="checkbox"/> 77
Skate board park	<input type="checkbox"/> 26	<input type="checkbox"/> 134
Wildlife preserves	<input type="checkbox"/> 138	<input type="checkbox"/> 43
Hunting areas	<input type="checkbox"/> 73	<input type="checkbox"/> 97
Teenage recreational program	<input type="checkbox"/> 134	<input type="checkbox"/> 46
Adult recreational program	<input type="checkbox"/> 78	<input type="checkbox"/> 78
Bridle paths	<input type="checkbox"/> 73	<input type="checkbox"/> 86
Playgrounds and ball fields	<input type="checkbox"/> 102	<input type="checkbox"/> 64
Fishing & Boating	<input type="checkbox"/> 81	<input type="checkbox"/> 81
Snowmobile trails	<input type="checkbox"/> 81	<input type="checkbox"/> 91
ATV trails	<input type="checkbox"/> 60	<input type="checkbox"/> 112
Picnic sites	<input type="checkbox"/> 107	<input type="checkbox"/> 54
No more need	<input type="checkbox"/> 16	<input type="checkbox"/> 13
Other (please specify) _____	10	

36. BATH owns property at the "Big Eddy" and "Little Eddy" on the Wild Ammonoosuc River in Swiftwater. At present these areas are unsupervised and littering is a problem. Do you favor developing this property as a supervised recreation area with: (check all that apply)

	Yes	No
Trash containers	<input type="checkbox"/> 186	<input type="checkbox"/> 13
Toilets	<input type="checkbox"/> 117	<input type="checkbox"/> 62
Dressing facilities	<input type="checkbox"/> 53	<input type="checkbox"/> 105
A modest access fee to cover the costs	<input type="checkbox"/> 100	<input type="checkbox"/> 72
Restricting use to BATH residents	<input type="checkbox"/> 67	<input type="checkbox"/> 101
Leaving the property as is	<input type="checkbox"/> 61	<input type="checkbox"/> 50
Other (please specify)	33	

37. Do you favor an inventory of the natural resources in BATH?

	Yes	No
Deer wintering areas	<input type="checkbox"/> 129	<input type="checkbox"/> 69
Wetlands	<input type="checkbox"/> 127	<input type="checkbox"/> 65
*Vernal pools	<input type="checkbox"/> 104	<input type="checkbox"/> 74
Special habitats/communities	<input type="checkbox"/> 111	<input type="checkbox"/> 70

38. Do you feel it is important to encourage the preservation of open spaces in BATH, e.g., mountain tops, hilltops, fields, forests and wetlands, through careful attention to development of this land. Yes ☐ No ☐
199 22

If yes, how best can this be accomplished?

*Current Use Taxation	<input type="checkbox"/> 101
Landowner education	<input type="checkbox"/> 110
*Conservation easements	<input type="checkbox"/> 108
Town purchase	<input type="checkbox"/> 65
Zoning	<input type="checkbox"/> 95
Cluster development	<input type="checkbox"/> 36
Other (please specify)	14

39. The BATH Historical Society placed a marker at the site the First Meeting House in BATH. List any additional sites you think deserve markers.

40. Certain areas in BATH are eligible for inclusion on the National Register of Historic Districts. Do you favor seeking such designations for:

	Yes	No
Bath Village	<input type="checkbox"/> 160	<input type="checkbox"/> 31
Bath Upper Village	<input type="checkbox"/> 151	<input type="checkbox"/> 34
Other (please specify)		

41. Are there places in BATH that you would like to see preserved as historic areas, sites, structures, buildings, etc.?

Yes ☐64 No ☐18 No Opinion ☐113

Please write in your choice(s) below:

42. Are there places in BATH that you would like to see preserved as scenic areas, sites, roads, etc.?

Yes ☐62 No ☐18 No Opinion ☐96

Please write in your choice(s) below:

43. BATH owns a 164-acre Town Forest/Tree Farm on a Class VI (unmaintained) town road off of Route 135. How would you like the BATH Conservation Commission to manage the Town Forest? (check all that apply)

Wildlife habitat	<input type="checkbox"/> 140
Skiing and hiking trails	<input type="checkbox"/> 93
Income from the timber	<input type="checkbox"/> 85
Nature trails/education	<input type="checkbox"/> 102
All of the above	<input type="checkbox"/> 66
Leave the area natural	<input type="checkbox"/> 53
No change	<input type="checkbox"/> 18
Other (please specify)	18

44. How can BATH better protect the streams and rivers flowing through the town?

(Check all that apply)

No need	<input type="checkbox"/> 25
Increase buffer zones	<input type="checkbox"/> 73
Limit or stop the gold dredging	<input type="checkbox"/> 95
Establish watershed associations	<input type="checkbox"/> 50
Control development along the rivers	<input type="checkbox"/> 155
Establish more stringent zoning	<input type="checkbox"/> 72
Leave it up to the State of NH	<input type="checkbox"/> 30
Education	<input type="checkbox"/> 109

45. How can BATH better protect the *aquifers in the town? (Check all that apply)

No need	<input type="checkbox"/> 33
Control development on aquifers	<input type="checkbox"/> 104
Develop more stringent aquifer protection zones	<input type="checkbox"/> 108
Education	<input type="checkbox"/> 123

46. There is a current study by the NH Department of Transportation to consider alternatives to the present layout of Route 302. Do you favor:

	Yes	No	No Opinion
Widen present road	<input type="checkbox"/> 65	<input type="checkbox"/> 83	<input type="checkbox"/> 16
Bypass BATH Village/ Upper BATH	<input type="checkbox"/> 67	<input type="checkbox"/> 74	<input type="checkbox"/> 18
Doing nothing	<input type="checkbox"/> 62	<input type="checkbox"/> 28	<input type="checkbox"/> 12

Do you own:

	Yes	No
Land on Route 302	<input type="checkbox"/> 26	<input type="checkbox"/> 178
A house on Route 302	<input type="checkbox"/> 21	<input type="checkbox"/> 183
A business on Route 302	<input type="checkbox"/> 7	<input type="checkbox"/> 187

47. For budgetary considerations will you accept the Revised 2004 Master Plan on CD ROM rather than as a printed copy?
Yes ☐119 No ☐73

48. BATH has changed over the years and will continue to do so in the future. What is your vision of what BATH should be like in 10 years? Please use this section to make suggestions as to how we can shape our future and to add any ideas that you would like to be considered in the preparation of the MASTER PLAN for our community: (Use additional sheets if desired)

GLOSSARY:

Aquifer: an underground water-containing layer of rock, gravel or sand.

Vernal pool: a temporary body of water that is an essential breeding habitat for certain amphibians.

Conservation easement: a legally binding agreement between a landowner and a conservation organization, town or governmental agency whereby the landowner keeps the land and its resources but gives up the right to exercise more intensive uses such as residential or commercial development or mining. The effect of such an agreement is to ensure the permanent protection of land while leaving its use and management in private hands.

Site plan review: the process which can be established by the Town by which it empowers the Planning Board to review and approve or disapprove site plans for the development of tracts for non-residential uses or for multi-family dwelling units (other than one and two-family dwellings) whether or not such development includes a subdivision or a resubdivision of the site.

Capital improvement plan: a long-range detailed fiscal plan for improvements/renovations to the municipal facilities and roads.

Impact fee: a charge imposed on new development in accordance with the guidelines established in the Capital Improvement Plan.

Current use: as applied to the taxation of unimproved real estate refers to the beneficial real estate tax status entitling a landowner to a modified tax rate provided that the agreed status is consistently maintained by the landowner.

Cluster development: a form of residential subdivision that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks reduced from conventional sizes. The density of the tract as a whole shall not be greater than the density allowed by the zoning district under existing regulations. The remaining land area can be devoted to common open space, agriculture, or silviculture.

Town of Bath - Revenues

	<u>1980</u>	<u>1980*</u>	<u>1990</u>	<u>1990*</u>	<u>2000</u>	<u>2000*</u>	<u>2004</u>
Taxes	15,025	35,767	46,805	68,040	153,204	168,095	179,963
Local Sources	58,782	139,931	89,320	129,844	203,084	222,824	261,596
State of NH	21,335	50,788	109,502	159,183	95,515	104,799	134,022
Other	12,000	28,566	7,550	10,975	27,137	29,775	70,220
TOTAL	107,142	255,052	253,177	368,043	478,940	525,493	645,801

Inflation Adjusted Town Revenues*

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2004</u>
Taxes	35,767	68,040	168,095	179,963
Local Sources	139,931	129,844	222,824	261,596
State of NH	50,788	159,183	104,799	134,022
Other	28,566	10,975	29,775	70,220
TOTAL	255,052	368,042	525,493	645,801

*adjusted for inflation using Consumer Price Index

Source: Town of Bath Annual Report

Town of Bath – Expenditures

	<u>1980</u>	<u>1980*</u>	<u>1990</u>	<u>1990*</u>	<u>2000</u>	<u>2000*</u>	<u>2004</u>
General Government	13,431	31,972	37,229	54,120	111,160	121,965	142,729
Public Safety	9,099	21,660	15,860	23,056	32,871	36,066	70,558
Highways & Streets	60,386	143,749	103,532	150,504	226,051	248,023	285,865
Sanitation	0	0	4,049	5,886	404	443	1,900
Water Dist & Treatment	0	0	0	0	7,877	8,643	32,067
Health	1,488	3,542	3,004	4,367	5,259	5,770	5,436
Welfare	2,534	6,032	3,624	5,268	1,986	2,179	2,260
Culture & Recreation	1,231	2,930	5,507	8,006	11,797	12,944	13,550
Conservation	0	0	0	0	150	165	415
Debt Service	942	2,242	14,052	20,427	55,969	61,409	60,258
Capital Outlay	0	0	5,000	7,269	19,085	20,940	112,420
Other	5,743	13,671	15,578	22,646	10,000	10,972	35,000
Unclassified	0	0	0	0	48,151	52,831	44,634
TOTAL MUNICIPAL COSTS	94,854	225,800	207,435	301,548	530,760	582,350	807,092
School Costs	125,000	297,563	368,234	535,302	673,005	738,421	948,892
County Costs	13,818	32,894	34,658	50,382	86,159	94,534	109,803
TOTALS	233,672	556,256	610,327	887,232	1,289,924	1,415,305	1,865,787
*adjusted for inflation using Consumer Price Index							
		1980	1990	2000	2004		
Population		761	784	893	935		
Inflation Adjusted Expenditures Per Capita		730.9543	1131.674	1584.888	1995.494		

Source: Town of Bath Annual Report

Table XX. Examples of Historic and Natural Resources Identified within the Town of Bath.

Name	Present Use	Location	Description/Notes
Bath Covered Bridge	Transportation	Bath Village	1832. AKA Bath Bridge. Spanning Ammonoosuc River, Lisbon Road. Four span Burr Type. 400' long -longest bridge in NH. Historically renovated in 1986 at town expense. Still in daily use. HAER # NH-34. NRHP Structure - #76000125, listed 1976.
Brick Store	Commercial	Bath Village	1824. Oldest continually operating store in US. NRHP Structure - #85002780, listed 1985.
Mercy's Rock	Cultural site	Bath Village	1767. Site of first garden in town. Planted by 9 year old Mercy Harriman, daughter of Jaasiel, 1 st settler of Bath, planted the town's first garden w/dirt carried in her apron; corn, pumpkins, & cucumbers. RE NRHP.
Bath Lower Village Historic District	Mixed res and com	Bath Village	19 th -20 th cent civic, industrial, and business center, architecture. 45 ac. RE NRHP.
M. Tewksbury House	Private residence	Bath Village	1860. W. Bath Rd. Historical construction.
Town Hall	Municipal	Bath Village	1910. Town office, library, post office, Grange Hall.
Bath Congregational Church	Church	Bath Village	1873. Ornate tin interior.
Payson Mansion	Vacant	Bath Village	1810. AKA Colonial Inn, Payson's Folly. Planned Harriman Falls Education Center. Outstanding architecture.
The Stone House	Private residence	Bath Village	1831. Stones quarried in S. Landaff, hauled by 20 oxen. Outstanding architecture.
Jackman House	Private residence	Bath Village	AKA Hibbard House
Horace Woods House	Private residence	Bath Village	1836. Used in 1836 as Universalist Church, in 1865 as Methodist-Episcopal Church. Fm residence of J.W. Foster, purveyor of Lady Poor's Ointment and Morrison's Old English liniment.
Caswell House	Private residence	Bath Village	Early 19 th cent.
Johnson House	Private residence	Bath Village	Ca. 1816. Company boarding house, and private residence.
Haynes House	Rental property	Bath Village	1804. Remodeled 1839.
Tewksbury House	Private residence	Bath Village	Pre 1803. Former residence of Reverend Sutherland and later Dr. Child.
Bath Academy	Private residence	Bath Village	1847. Private academy. In 1873 the school bldg. & property were sold. Unitarian Church 1886.
Dr. Childs Office/house	Private residence	Bath Village	Late 19 th -early 20 th cent. Childs was locally prominent, Civil War surgeon.
Asa Porter Farm	Private residence	Bath Village	Pre 1822. Porter was a Tory. Later residence of Jackman.
Edward Poor Farm	Private residence	Bath Village	Historic farm. Views of Ammonoosuc River and White Mountains.
Bath Village Green	Civic	Bath Village	Public gathering place. 1924 War Veterans Monument (Revolutionary through Vietnam). Millstones from the early 19 th S. Smith grist mill on Hurd's (Bedell) Brook Carbee District.
Ash Farm	Residence/Farm	Bath Village	Active farm, beef and blueberries.

Name	Present Use	Location	Description/Notes
Bath village School	Educational	Bath Village	Built in 1895. 1st graduating class-1898. Last high school graduating class-1946. In 1950 Bath Union School District was dissolved & village grade school absorbed. Major addition in 1989.
Village Cemetery	Cemetery	Bath Village	Also served upper village. Buried here are some of earliest contributors to Bath's prosperity. Oldest stone-"E.B." 1774.
Goodall-Woods Law Office	Private residence	Upper Village	1816. AKA The Morse House, Woods-Goodale. NABS # NH-66. NRHP Structure - #80000285, listed 1980.
Hutchins, Jeremiah, Tavern	Private residence	Upper Village	1799. NRHP Structure -#84003194, listed 1984.
Bath Upper Village Historic District	Private residences	Upper Village	18 th -20 th cent land use, architecture, industry, agriculture, law. 860 ac. RE NRHP.
Hutchins House	Private residence	Upper Village	19 th cent. Ezra Hutchins's house.
Woods House	Private residence	Upper Village	Built by James Hutchins. Part of farm complex inc. barns and other buidings.
S. Goodall House	Private residence	Upper Village	1816. Built by Ira for son Samuel.
I. Goodall House	Private residence	Upper Village	1816. Ira Goodall house.
Shaw House	Private residence	Upper Village	Originally the weaving house associated w/ J. Hutchins complex. Moved.
Collins Farm	Residence/Farm	Upper Village	Active dairy farm and greenhouse. Formerly Gineen, P. Glove, and Woods farms.
Swiftwater Covered Bridge	Transportation	Swiftwater	1849. AKA Swiftwater Bridge. Paddleford Trusses, 174' long. Renovated 1998. Still in daily use. NRHP Structure -#76000127, listed 1976.
Swiftwater School	Private residence	Swiftwater	This school was closed & building sold in 1958.
Goose Lane	Scenic/Natural	Swiftwater	Beautiful valley views to the SW w/mountains & valley to NW. Intact farms.
Big Eddy/Little Eddy	Scenic/Natural	Swiftwater	Cascading water & eddys made this spot popular swimming area.
Swiftwater	Cemetery	Swiftwater	Also serves Nutter. Oldest stone found is of Abi Knight-1825.
Whitney Corner	Private residence	West Bath	H. Whitney Farm. Four season spectacular views to south and east.
S. Minot Farm	Residence/Farm	West Bath	1807. Remains in Minot family. Active dairy farm.
Troy Farm	Residence/Farm	West Bath	AKA Child Farm, historic farm. Active dairy farm, beef.
H. Lang Farm	Private residence	West Bath	1816. Historic farm. Formerly Town Poor Farm.
Dan Woods Farm	Residence/Farm	West Bath	Active farm, dairy replacements. Formerly the Deming Farm
Jellison Farm	Residence/Farm	West Bath	AKA Reed Farm. Active beef and steers operation.
Center Cemetery	Cemetery	West Bath	AKA West Bath or Dark Hollow Cemetery. Located close to site of the "Old Meeting House". Buried there are some of the earliest settlers of West Bath, including Rev. D. Sutherland. Earliest grave is of Mary Ann Minot 1812.
Woods Hill Farm Cemetery	Cemetery, private	West Bath	Woods Hill Farm Cemetery is old w/ several nice monuments.
Swett/Amy Cemetery	Cemetery, private	West Bath	Contains remains of Swetts' & Amys' families as well as others who lived in the area.

Name	Present Use	Location	Description/Notes
Lake Gardner	Scenic/Natural	West Bath	Formerly known as Perch Pond. 25 acres-shallow on average. In 1903 1st cottages were built on lake. No public access to beaches.
Eastman Meadow	Historic	Pettyboro	Location of Revolutionary War era fort.
Pettyboro Brook	Scenic/Historic	Pettyboro	Mill sites, falls and mine
Pettyboro Old Cemetery	Cemetery	Pettyboro	Now only contains 2 stones. Wm. Eastman 1790 (a revolutionary soldier) & "Mrs. Rebecca-consort of Wm Eastman" 1806.
Lackie Farm	Residence/Farm	Pettyboro	Active beef operation.
Foster Farm	Residence/Farm	Pettyboro	Christmas tree farm.
Pettyboro New Cemetery	Cemetery	Pettyboro	When County Rd. abandoned in 1838 graves were transferred Pettyboro new cemetery. Earliest stone-Jonathan Weeks-1794
Haverhill-Bath Covered Bridge	Walking bridge	Getchell District	1827. Spanning Ammonoosuc River, Monroe Road. 2 span, town lattice construction. 278'long, oldest remaining covered bridge in NH. Closed to traffic 1999. NRHP Structure - #7700009, listed 1977.
Chamberlin Farm	Private residence	Getchell District	1866. Early 20th cent floral business. RE NRHP.
Annis/Forman Cemetery	Cemetery, private	Getchell District	No stones remain. It was the burying ground of Annis & Foreman families. Located on rise overlooking the Narrows.
Buck Run Farm	Residence/Farm	Carbee District	Active red deer and elk farm. Formerly Doug Wood Farm.
Woodbourne Farm	Residence/Farm	Carbee District	Ca. 1835. AKA Chamberlin Farm. Active beef, poultry, and sheep farm.
Carbee Valley Farm	Residence/Farm	Carbee District	AKA Stimson Farm. Active dairy farm.
Locke Farm	Residence/Farm	Carbee District	Christmas tree farm.
Carbee Farm/Homestead	Private residence	Carbee District	AKA Griffin Farm. Name given to Carbee Valley, Carbee District
The Narrows Road	Transportation	Carbee District	1827. Early nineteenth cent transportation/engineering. Scenic area.
The Narrows and Saddle Rock	Scenic/Natural/ Historic	Carbee District	This natural rock formation squeezes the CT River to its narrowest width from the CT Lakes to the sea. Also a major determining factor for log runs & river navigation. Rock formation located w/in the Narrows peninsula w/appearance of a saddle.
Carbee School	Private residence	Carbee District	Dates back before 1860. There were 3 different buildings. Last & current one built 1914. Disbanded 1956.
Town Tree Farm	Scenic/Natural	Carbee District	Formerly the Old Paradie Farm. Close to Flint cemetery.
NH Route 135	Scenic/Natural	Carbee District	Along CT River Views to N & S, primarily west into VT. "One of best foliage drives in New England"
Carbee (Hamm) Public Cemetery	Cemetery	Carbee District	Contains remains of area residents & those of Horace Carbee-1838.
Flint Cemetery	Cemetery	Carbee District	Most stones of Chainberlins & Bedel(l)s. Oldest stone was John Dodge-1820. Last recorded burial in 1908.
Carbee Private Cemetery	Cemetery, private	Carbee District	Located on the original Carbee Farm. Oldest stone is Joseph Smith - 1800.
Connecticut River	Scenic/Natural	Carbee & Getchell Districts	Important to the history of the town and Getchell and Carbee Districts especially. Scenic, natural, and recreational value.

Name	Present Use	Location	Description/Notes
Simonds (Simmonds) Brook	mixed res and ag	Hill Rd.	Agricultural/Historic District 785 ac. Land use patterns, ag. RE NRHP
Houston Farm	Residence/Farm	Hill Rd.	Active beef operation.
Blais Farm	Residence/Farm	Hill Rd.	Christmas tree farm.
Nutter House	Private residence	Nutter District	Oldest house in East Bath. Name given to Nutter District. Original interior stencils.
Peters Farm	Residence/Farm	Goose Lane	Active dairy Farm.
Gale Farm	Private residence	East Bath	AKA Armstrong Farm. Historic Farm. Vistas of Ammonoosuc River Valley.
Rainbow's End Farm	Residence/Farm	East Bath	AKA Burt Farm. Christmas tree farm.
Height of land	Scenic/Natural	East Bath	Great views to the S & E to Mount Moosilauke and Black Mountain.
Hill Road/Campbell's Hill	Scenic/Natural	East Bath	AKA Whitcomb/Ide Hill. Wide views to the west into VT & north in NH.
NH Route 112	Scenic/Natural	East Bath	Passes through village. Connects US Rte. 302 to US Rte. 3 & 1-93 in Lincoln-Woodstock, NH. Scenic route along the Wild Ammonoosuc River into Kinsman's Notch and White Mtn. Nat'l Forest.
Wild Ammonoosuc River	Scenic/Natural	East Bath, Swiftwater	Free flowing stream, important to the history and development of Swiftwater. Scenic, natural, and recreational value. Major tributary to Ammonoosuc River.
Lone Elm Tea Room	vacant	Rt. 302	Ca. 1925. Vernacular bungalow. Only remaining tea room structure in Bath. Located at Cate's Corner. RE NRHP.
Iron Bridge	Historic	Rt 302/112	AKA Jackman Bridge. Iron Bridge over Wild Ammonoosuc River.
Ammonoosuc River	Scenic/Natural	Town Wide	Important to the history of the town and Upper and Lower Villages especially. Scenic, natural, and recreational value.
US 302 NH 10	Scenic/Natural	Though town	Major US Highway route from Burlington, VT to Portland,ME. Follows Ammonossuc River & its valley.

NRHP= National Register of Historic Places

RE-Recommended Eligible for listing on the NRHP

Several structures are recommended eligible within the Bath Village, Bath Upper Village, and Simonds Brook Districts but have not been evaluated for eligibility as individual properties.

ROADS IN THE TOWN OF BATH

State Roads

Bradley Hill Road	Off Route 112
Lisbon Road	Routes 10 & 302 –from Hill Road in the Village to the Lisbon line
Monroe Road	From the Woodsville (Haverhill Town) Line to the Monroe Line
Pettyboro Road	From West Bath Road to the Lyman Town Line (partly a state road)
Route 112	From Routes 10 & 302 to the Landaff Line
Route 135	From the Woodsville Line to the Monroe Line
Routes 10 & 302	From the Woodsville Line to the Lisbon Line
Rum Hill Road	Routes 10 & 302 between the Woodsville Line and the Village Common
Wild Ammonoosuc Road	See Route 112

Class V Roads

Abbott Avenue	Between Monroe Road and the intersection of River Road and Mount Gardner Road
Cemetery Road	Swiftwater – between Route 112 and Goose Lane
Dodge Road	From Pettyboro Road to Lisbon Line
Goose Lane	From Woodsville line to Swiftwater
High Street	In Village, starting opposite the Village School
Hill Road	From Route 302 to Porter Road (Pavement and dirt)
Mount Gardner Road	From the intersection of Abbott Avenue and River Road to West Bath Road
West Bath Road	From the Bath Covered Bridge to the intersection with Smith Road

Class V Roads (Dirt)

Aldrich Road	Off Windy Hill Road, opposite Shirley Peters' home
Ammonoosuc Avenue	Off Pettyboro Road
Armstrong Road	Off the Eastern terminus of Windy Hill Road
Bunga Road	Off Route 112 at Swiftwater
Clough Road	Off Lang Road
Cross Road	Single Lane – Between Pettyboro Road and Lang Road Not open in Winter months
Foster Hill Road	Between Rabbit Path and Porter Road
Lang Road	From West Bath Road to Intersection of Smith Road and West Bath Road
Locke Road	From the Monroe Road (opposite the Carbee School House) to Flint Road
Plain Road	From Route 302 to Swiftwater
Porter Road	From Swiftwater to Foster Hill Road
Rabbit Path	From Route 302 (Lisbon Road) to the Landaff Town Line at Foster Hill Road
Railroad Street	From West Bath Road, parallel to the River
River Road	From the Intersection of Abbott Avenue and Mt. Gardner Road to the terminus of West Bath Road at the Bath Covered Bridge
Rose Brook Drive	Off Route 302 at EZ Steel
Sawyer Hill Road	From Route 112 to Goose Lane
Smith Road	From West Bath Road to the Lyman Town Line (Partial Class V)
Tewksbury Road	From Porter Road to Swiftwater (the River end is not maintained in Winter)
Wheeler Road	Off Pettyboro Road
Windy Hill Road	From Porter Road to Landaff Town Line

Class VI Roads (Dirt)

Flint Road	From end of Locke Road to the Town Forest at the Monroe Town Line
Hibbard Road	From Porter Road
Mountain Road	From West Bath Road

Private Roads (Dirt)

Arthur's Drive	Off Mt. Gardner Road
Bristol Road	Off Rt 135 - Monroe Road
Bryan Drive	Off Rt 302
Cate Road	Off Rt 302 away from River at Spring
Dodge Falls road	Off Rt 135 – Monroe Road
Fiore Drive	Off River Road
Franklin Drive	Off Rt 112
Humbarger Drive	Off Rt 135 – Monroe Road
Hutchins Drive	Off Rt 302 – Bath Upper Village
Joy Road	Off Mt. Gardner Road
Little Eddy Lane	Off Porter Road at the Swiftwater Bridge
Pebbles Farm Road	Off Goose Lane
Pioneer Road	Runs into the trailer park from Rt 112
Poor Hill Road	Off Railroad Street
Richardson Road	Off Goose Lane
Riley Road	Off River Road
Riverbend Road	Off Rt 302, to the north of the Ammonoosuc River
Robin Lane	Off Plain Road
Sam Adams Way	Off Rt 112
Saw Mill Road	Off Rt 302 at HG Wood Mill
Twin River Lane	Off Rt 112 into campground
Westview Road	Off Locke Road
Wilderness Way	Off West Bath Road

Deer Run Acres Roads**Class V**

Gale Road

From Windy Hill Road into Deer Run Acres

Reynolds Drive

Tyler Way

Private

Blue Trail

Deer Run Trail

Handy Road

Sheffield Drive

Wilson Bridge Road

Mount Gardner Roads**Class V**

Gardner Road

From Mt. Gardner Road to the Lake Gardner community

Private

Hummingbird Lane

Shady Lane

Mountain Lakes Roads**Class V**

Carr Road

Off Route 112 & into Mountain Lakes

French Pond Road

Between Mountain Lakes and Haverhill

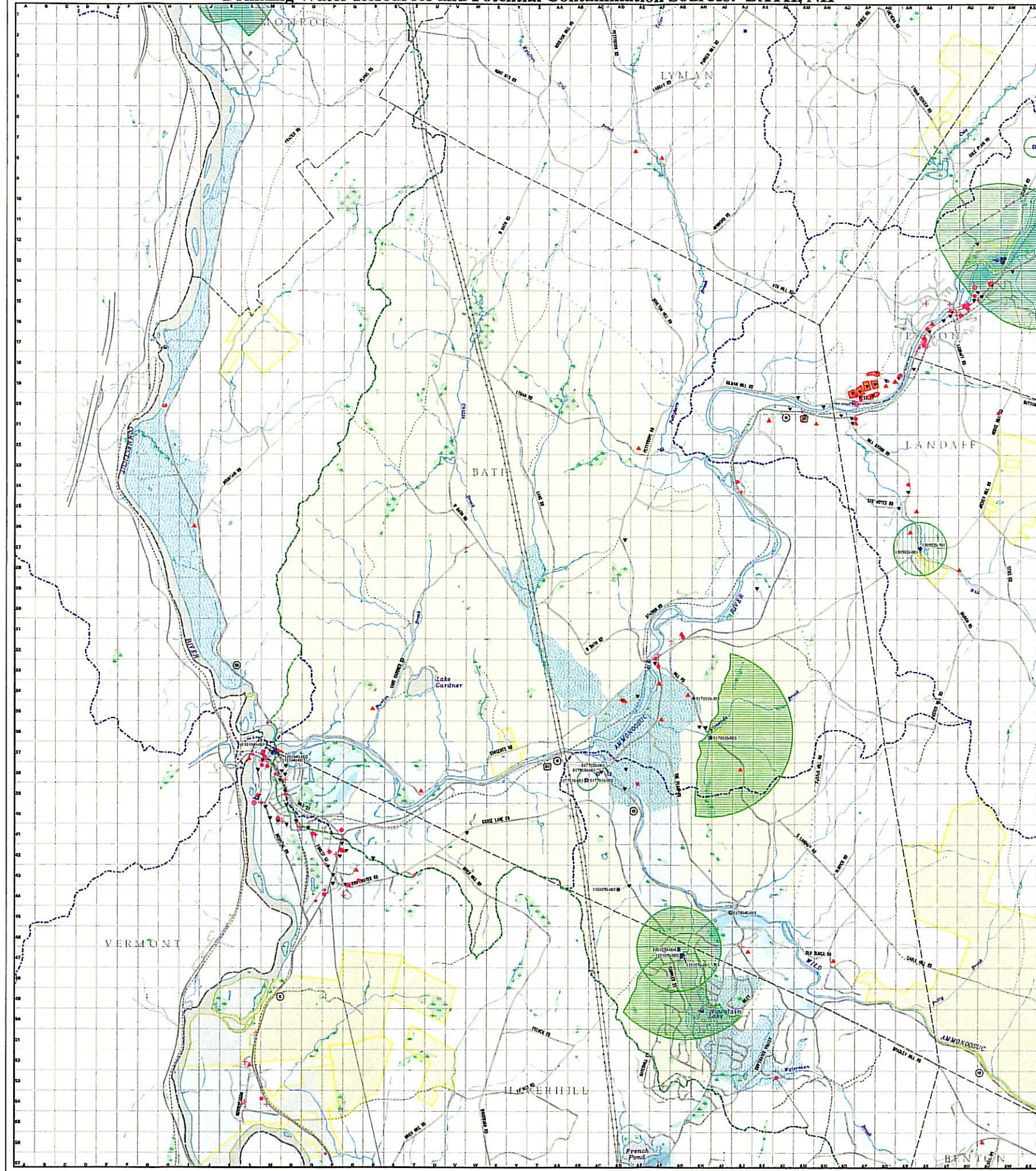
White Mountain Drive

From Goose Lane into Mountain Lakes

Private

Sugar Hill Lane

Drinking Water Resources and Potential Contamination Sources: BATH, NH



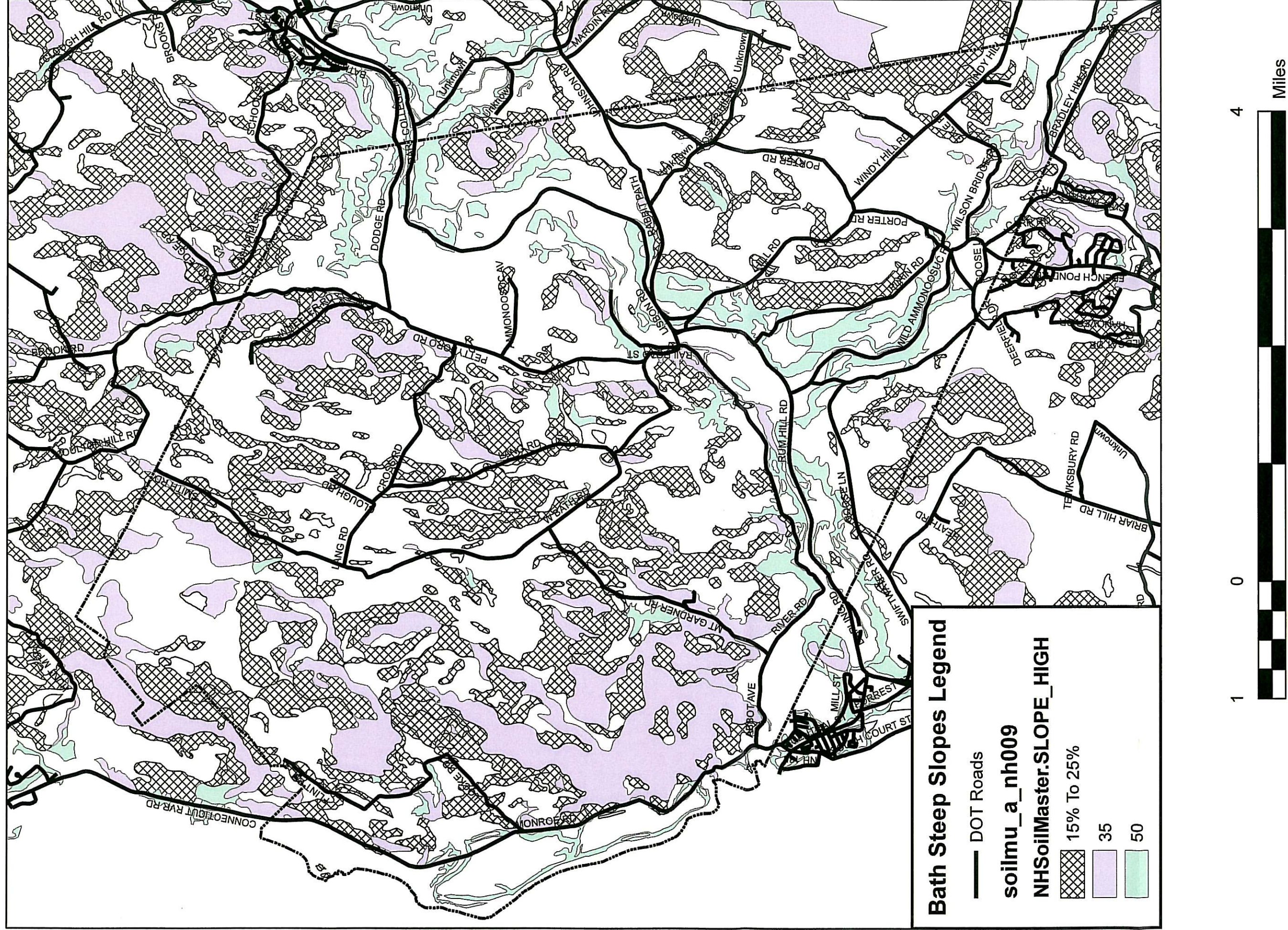
Legend

- Source Water Hazard Inventory Site
- Aboveground Storage Tank Site
- RCRA Hazardous Waste Generator
- Automobile Salvage Facility
- Point/Non-Point Potential Pollution
- Local PCS Inventory
- NPOES outfall
- Source Water Hazard Inventory Area
- Hazardous Waste Area (RCRA)
- Point/Non-point Potential Pollution
- Registered Water Users > 20,000 gpd/day
- Public Water Supply Source
- Transient Public Water Supply Source
- PWS Facility/Pump house
- USGS Water Quality Monitoring Well
- Drinking Water Protection Areas
- Bedrock or Artesian Well
- Gravel/Stratified Drift Well
- Grant eligible portion of SWPA (within 5 miles of surface intake)
- Transient System Well
- Surface Source Water Protection Area
- National Wetlands Inventory (if available)
- USGS Wetland
- USGS Lake or Pond
- Conservation/Public Lands
- Conservation parcel boundary
- Boundary uncertain/approximate
- USGS Stream or Shoreline
- Subwatershed boundary (12-digit HUC)
- Primary highway
- Secondary highway
- Other road or street
- Railroad
- Power transmission line
- State boundary
- Town boundary
- Stratified Drift Aquifer (Transmissivity 1/2 day)
- Less than 2000
- 2000 to 4000
- 4000 to 8000
- More than 8000
- Unable to contour

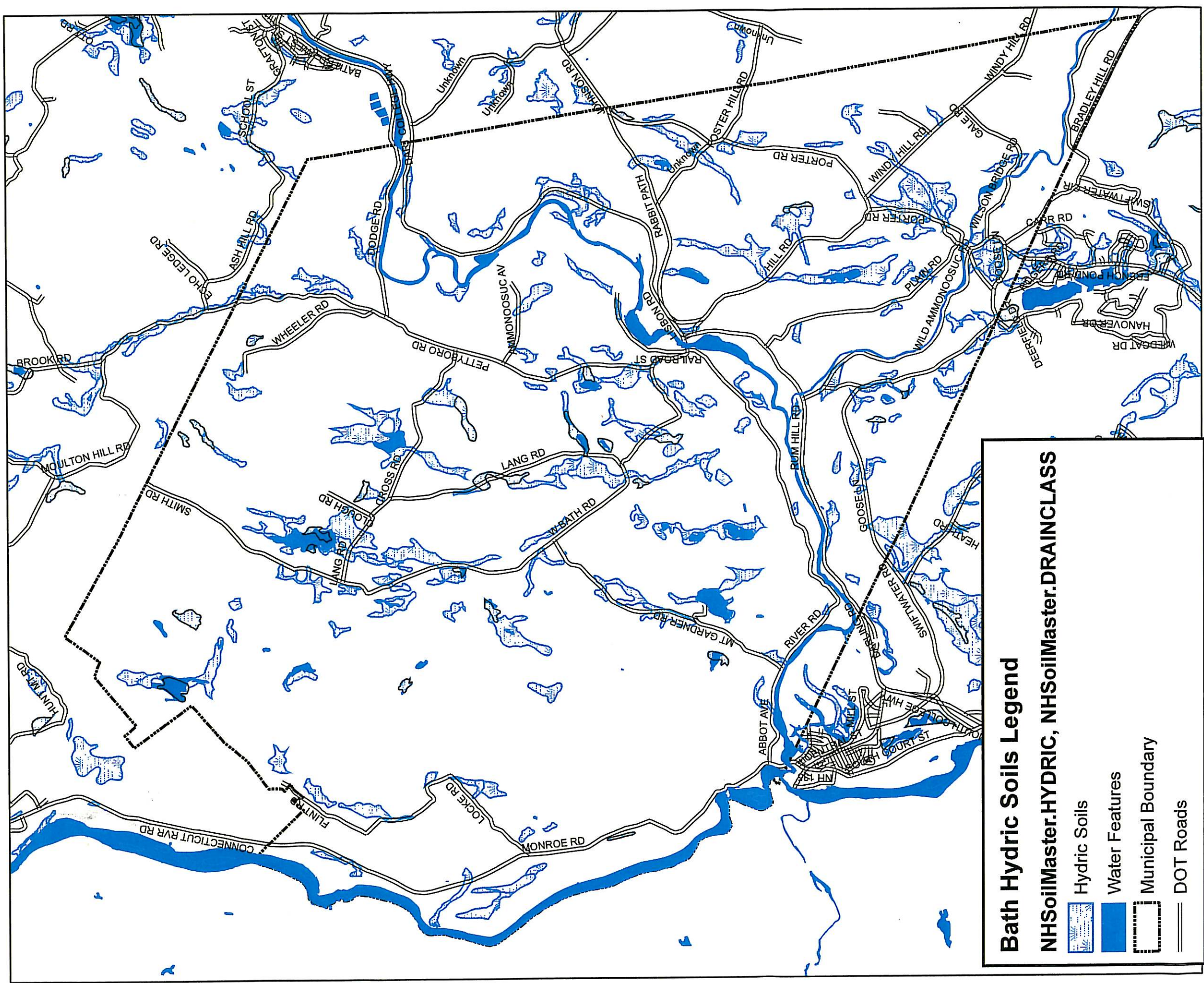
NOTES

- Source Water Hazard Inventory: Aboveground/Underground Storage Tank facilities - special data was maintained by NHDES and was not at its disposal. Actual data and potential contamination sources subject to verification by NHDES.
- RCRA Hazardous Waste Generator: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Automobile Salvage Facility: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Point/Non-Point Potential Pollution: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Local PCS Inventory: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- NPOES outfall: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Source Water Hazard Inventory Area: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Hazardous Waste Area (RCRA): Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Point/Non-point Potential Pollution: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Registered Water Users > 20,000 gpd/day: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Public Water Supply Source: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Transient Public Water Supply Source: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- PWS Facility/Pump house: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- USGS Water Quality Monitoring Well: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Drinking Water Protection Areas: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Bedrock or Artesian Well: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Gravel/Stratified Drift Well: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Grant eligible portion of SWPA (within 5 miles of surface intake): Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Transient System Well: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Surface Source Water Protection Area: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- National Wetlands Inventory (if available): Inventory data (1991) reported. Actual data subject to verification by NHDES.
- USGS Wetland: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- USGS Lake or Pond: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Conservation/Public Lands: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Conservation parcel boundary: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Boundary uncertain/approximate: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- USGS Stream or Shoreline: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Subwatershed boundary (12-digit HUC): Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Primary highway: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Secondary highway: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Other road or street: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Railroad: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Power transmission line: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- State boundary: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Town boundary: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Stratified Drift Aquifer (Transmissivity 1/2 day): Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Less than 2000: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- 2000 to 4000: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- 4000 to 8000: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- More than 8000: Inventory data (1991) reported. Actual data subject to verification by NHDES.
- Unable to contour: Inventory data (1991) reported. Actual data subject to verification by NHDES.

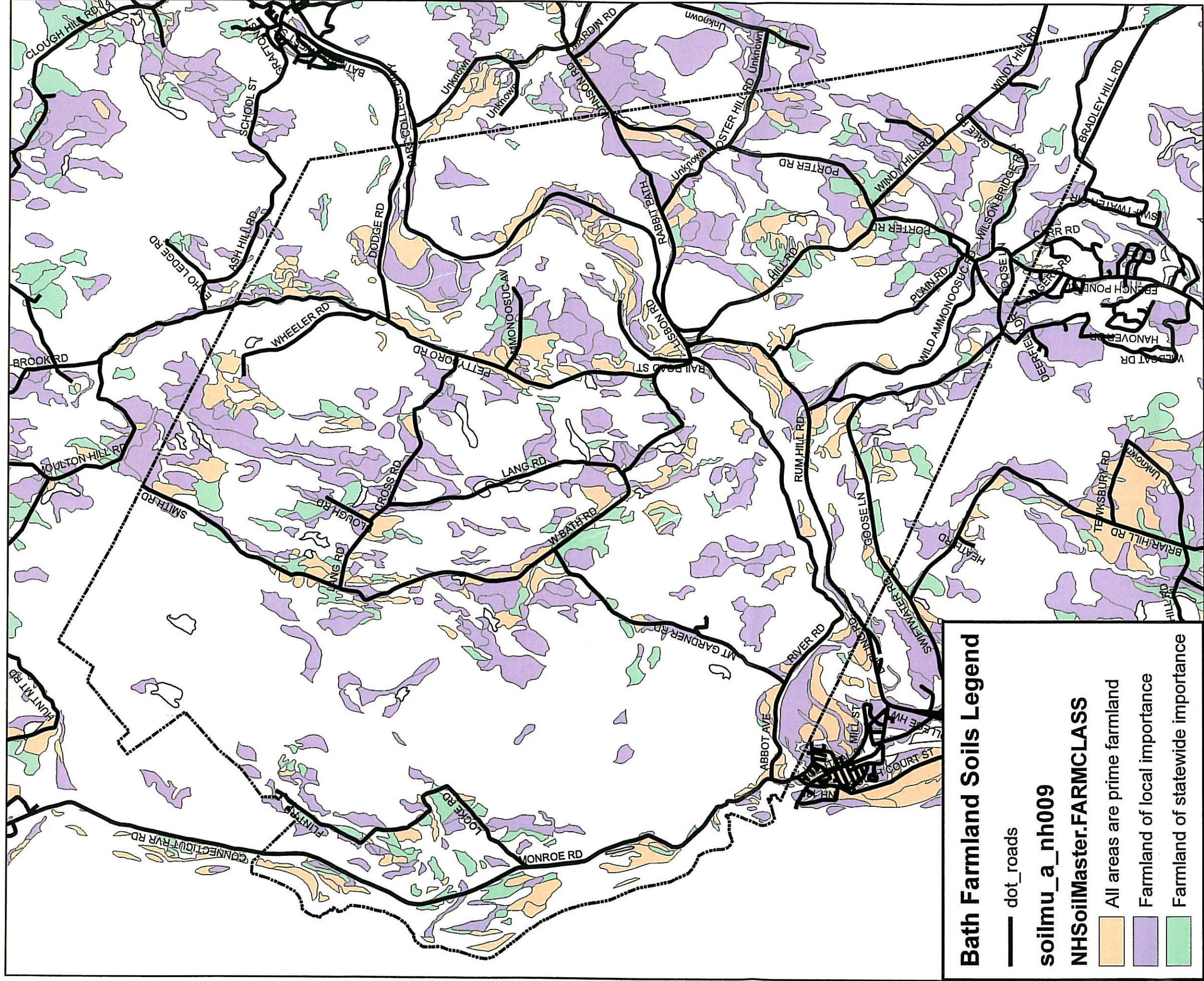
Map prepared December 7, 2024 by NHDES-WDES



SOURCE: USDA Natural Resources Conservation Service Soils Slope Designation.
CROSSHATCH: Areas of Low Density Single Family Residential Development.
COLORED: E Slopes (Greater Than 25%). Areas of No Residential Development.



SOURCE: USDA Natural Resource Conservation Service and New Hampshire GRANIT



USDA Natural Resources Conservation Service Important Farmland Soils.



SOURCE: New Hampshire Department of Transportation and New Hampshire GRANIT