



Moultonborough

Enhancing the sense of community

Plan NH Team

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- Sarah Garstka, Workforce Housing Coalition of the Greater Seacoast
- Robin Lunn, Assistant Planner, Town of Milford
- Kate Ruml, Architectural Designer, Durham
- Marty Kennedy, VHB
- Jason Plourde, BETA Group
- Bob White, GPI
- Ray Korber, KV Associates

Plan NH Team

- Alan Hanscom, DOT
- Chadd Hippensteel, Woodburn and Associates
- Susan Slack, Lakes RPC
- David Jeffers, Lakes RPC
- Nina Collins, GPI
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Thanks also to Charrette Committee:

- Bob Ward, Moultonborough Town Planner
- Walter Johnson, Moultonborough Town Administrator
- Jean Beadle, Select Board Chair
- Leslie Ann Angelo, Citizen at Large
- Kathy Garry, President, Moultonborough Historical Society

Past Chair, Moultonborough School Board

Treasurer, Moultonborough Women's Club (MWC)

And

- Bill Gassman, Moultonborough Conservation Commission
- Sandra Kelly, Moultonborough Planning Board
- Diane MacArthur, Moultonborough Heritage Commission
- Bev Nelson, Friends of the Moultonborough Library
- Jim Nelson, Moultonborough Conservation Commission
- Paul Punturieri, Town Moderator
- Marie Samaha, Chair, Moultonborough Conservation Commission
- Dottie Simpson, Citizen at Large

Thanks also to

- Cristina Ashjian, Chair, Moultonborough Heritage Commission (ex officio)
- Scott Bartlett, Chair, Moultonborough Planning Board (ex officio)
- Jon Tolman, Chair, Moultonborough School Board (ex officio)

Thanks also to

CHARRETTE EVENTS / HOSTS

- Friday Orientation/Tour: Johnson, Ward, Beadle
- Friday 'Meet and Greet' PPT: Ashjian, Bartlett
- Friday BBQ: Moultonborough Lions Club
- Saturday Breakfast: Moultonborough Historical Society

Many Thanks to Our Generous Sponsors:

- Meredith Village Savings Bank
- Murphy's Village Store
- Bank of New Hampshire
- Attorney Keith Nelson
- First Student Bus Service
- Heath's Market
- Moultonborough Historical Society
- SAU 45 – Moultonborough School Board
- Moultonborough Lions Club Members

Village Vision (2015)

- A revitalized Village in the New England tradition with a distinctly Moultonborough character and ambiance
- A Village that is self-sustaining, vibrant and lively, with a traffic-calmed roadway (Route 25) where pedestrians and bicyclists safely circulate and add to the sense of activity
- A Village that contributes to the community's economic well-being with the adaptive re-use or repurposing of existing historic structures and the addition of compatible new structures in order to create a diverse offering of quality retail and housing options, public gathering spaces, and municipal services.

**What recommendations can Plan NH make
for Moultonborough to achieve this vision?**

Considerations

What makes a great place?

- Places to be sociable
- Variety of uses and activities
- Comfort and image
- Access (physical and visual) and linkages among assets

Community assets that create foundation for health and vibrancy

- Physical design and walkability
- Choices in how to get about
- Parks, trails, protection of wetlands and other green infrastructure
- Arts and cultural amenities

Community assets that create foundation for health and vibrancy - contd

- Encouragement of entrepreneurial activity and support for existing businesses
- Welcoming culture for those from away (including different countries, cultures)
- Local school quality
- Communication
 - Among residents and businesses
 - Infrastructure
- Choices in places to live!

So

First we went on a walking tour of the Village Center Overlay District



Then, we listened to *you*!

- What do you love most about the Moultonborough Village Center?
- How would you describe “a distinctly Moultonborough character and ambiance?”
- What else does the team need to know?



What we heard:

What you love most about Moultonborough's Village Center?

- New England Architecture
- Rural, quaint, small town feel
- Friendly community
- Essential amenities clustered together (Post Office, Bank, Country Store)
- New Berry Pond Corner
- Scenic, open space, mountain views

What we heard:

How would you define the character and ambiance of Moultonborough?

- Natural, serene, beautiful
- Welcoming and friendly – it feels like home
- Slow pace, laid back atmosphere
- Safe and affordable
- Simple
- Classically New England
- Great place to retire and vacation
- Mountain views on the lake

What we heard:

What else do we need to know?

- We don't want chain stores, fast food restaurants, or strip malls
- Engaged community with a volunteer spirit
- Amenities are clustered together in the village center, but it isn't safe or enjoyable to walk downtown
- No established plan for economic development, but we need more small businesses

Everything in the vision

Everything we saw and heard

Led to us thinking that Moultonborough has a tremendous
sense of community –

And that means different things to different people



Enhancing the sense of community Beauty – Connection - Home

- Green space
 - GATHERING PLACES
- Village Path Loop
 - CONNECTING SPACES (AND PEOPLE!)
- Traffic calming
 - SECURING LIVABILITY AND SAFETY
- Places to call home
 - BUILDING VILLAGE LIFE

United Methodist Church properties

Opportunities for building-supported mission

- Anchoring the historic mission of the church and school house as a focal point in the Village Center
 - Reclaiming the school house for recreational and public gathering spaces,
eg playground, overlook park and skating area
 - Creating a green access way from (current) church parking lot into the main intersection of 25 an 109
 - Recreate old well gazebo in new access way

United Methodist Church properties

Opportunities for building-supported mission, *contd*

- Inter-connected parking behind Main Street from the old school house to the Taylor property
 - Church parking lot becomes part of the larger municipal parking scheme
 - Village Loop Trail connects skating pond to Berry Pond
 - Potential housing opportunities on back portion of church lot

Providing more places to call home

A vibrant town center starts with PEOPLE

Need people LIVING in the center

Easy early steps:

- Update zoning to allow for detached ADU's (eg carriage houses, upstairs in garages)
- Explore other options, like
 - Cottage clusters
 - Bungalow-style
 - Co-living





From Concord (MA) Riverwalk



Moultonborough Village Rich in History

The Old Country Store

Listed to the National Register of Historic Places



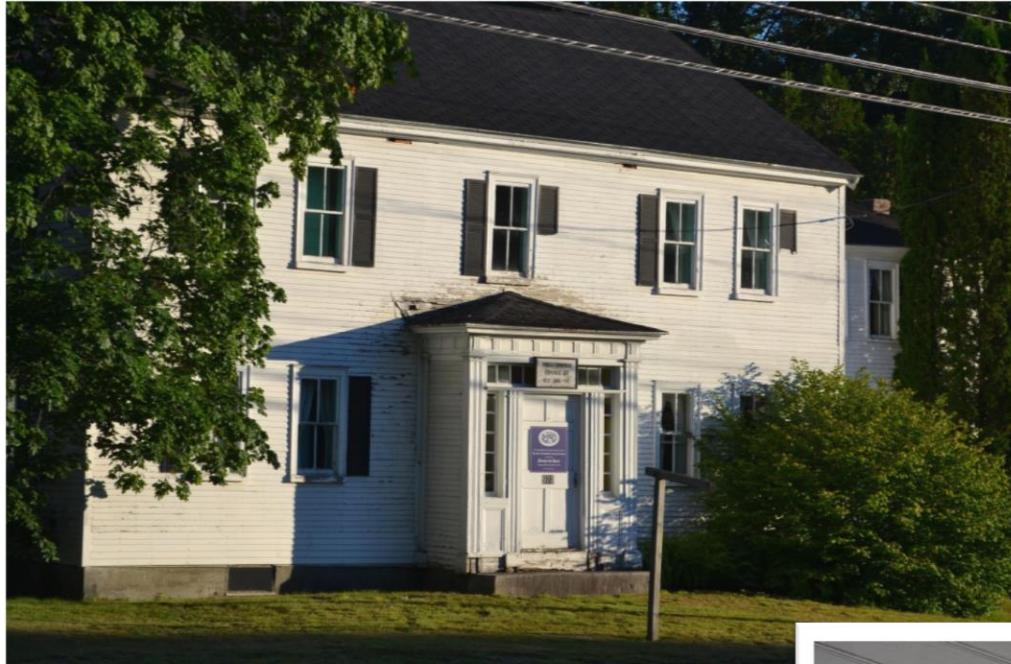
The Moultonborough Town House

Listed to the National Register of Historic Places &
The New Hampshire State Register of Historic Places

The Lamprey House

Listed to the New Hampshire State
Register of Historic Places





The Moultonborough Grange Hall

Listed to the New Hampshire State Register of Historic Places

Significant for its architecture and its use as a Grange Hall in the 19th and 20th centuries

Has a high level of historic integrity

Has structural issues that have been stabilized but need correction before the building is put into service.

Needs work to bring into compliance with ADA and life safety code.





Sale price or lease conditions should be structured to allow for a rehabilitation of the building.

Efforts should be made to attract a use that will augment community goals.

The second floor could include business incubator space.

The Moultonborough Grange Hall

Recommendations:

The Town and Historical Society should work together to attract a developer that will rehabilitate the building.





A large lot with a building that is important to the village's sense of place.

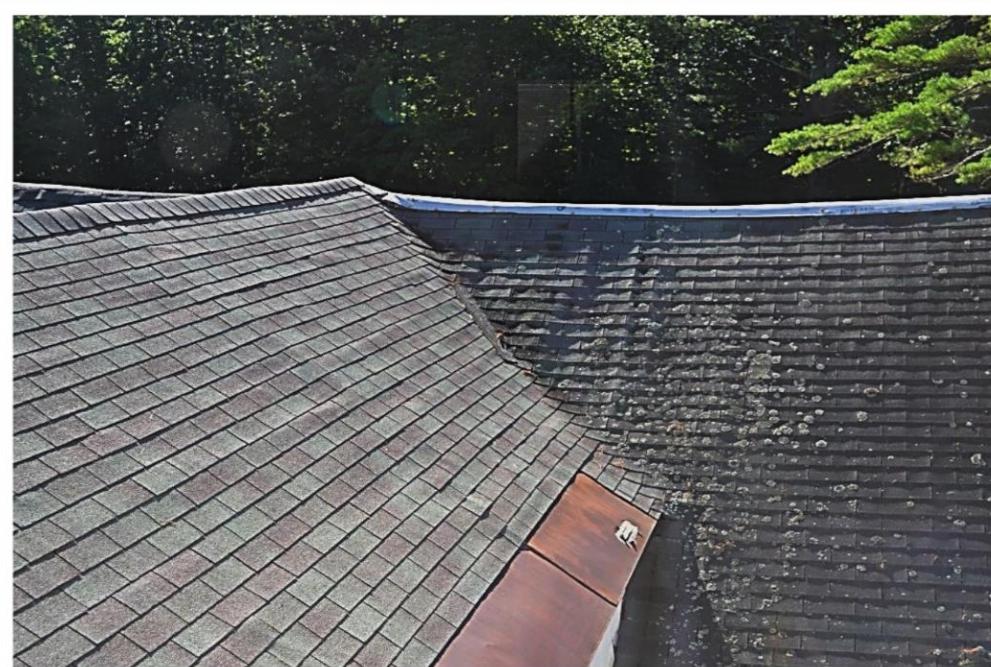
A house that is deceptively larger than it appears from the street

A structurally solid structure that suffers from deferred maintenance and cosmetic issues.

The French-Taylor House

Eligible for the New Hampshire State Register of Historic Places

Significant for its architecture and its associations with local political figure and community leader James E. French.





The town has an interest in retaining the associated acreage of this property. The building should be subdivided and sold or long-term leased to a for-profit entity that can rehabilitate it and return it to the tax rolls. The town's expectation for the building's preservation could be reflected in the sale/lease price and related conditions.

French-Taylor House

Recommendations:

The building is best suited for continued residential use, office use that can allow the building to retain its character, or mixed residential use.

