

CHATHAM TOWN PLAN

Prepared by the Planning Board
Chatham, New Hampshire

Adopted by the Chatham Planning Board April 1997

As revised: _____, 2021

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ADOPTION OF TOWN PLAN

The Planning Board of the Town of Chatham, New Hampshire, in accordance with the provisions of RSA Chapter 674:4, and after holding a public hearing on _____, does hereby adopt the Chatham Comprehensive Master Plan of 1997 as was revised on _____, 20____, including findings, goals, and recommendations contained in this plan to aid the Planning Board and other Town Boards in the performance of their respective duties of guiding and accomplishing the coordinated and harmonious development of the Town of Chatham, New Hampshire.

Date _____

The original certified copy of Chatham's adopted Comprehensive Master Plan of 1997 has been filed with Patricia Pitman, Town Clerk of Chatham, on April 21, 1997.

The original certified copy of Chatham's adopted Comprehensive Master Plan of 1997 as revised on _____, 20____ has been filed with Patricia Pitman, Town Clerk of Chatham, on _____, 20____.

TOWN OFFICERS

Please contact the Town Office or visit the Town Website for current Town Officers.

INTRODUCTION

In June of 1987, the Planning Board appointed a Master Plan Committee to research and make recommendations to the Board to aid them in their efforts. The first meeting was held in July of 1987, during which members of the Board agreed on the format and questions for a Town Attitudinal Survey. At the September meeting, required sections for the Master Plan were divided among the members, who each took responsibility for compiling Chatham information for those sections.

The starting point for identifying Chatham's goals and priorities was the tabulation of the Town Attitudinal Survey of Chatham residents and landowners, conducted in the summer of 1987. The results of this survey combined with awareness of past trends in Chatham and advice and the experience of local officials (including a discussion with town officials from Eaton on their Master Planning process), and tempered by federal and state laws and mandates, Chatham's physical limitations and economic realities, together, have influenced the selection of goals and recommendations which are the heart of the Plan.

We anticipate that our Town in ten years will be a rural residential community with predominantly single family housing. The Plan addresses how we are going to plan for appropriate growth over a 10 year period and maintain the characteristics of the Town that residents living here now and people moving to Chatham will want to maintain. The Plan must be general and flexible, allowing for refinement as peoples' perceptions change. The plan then provides the Town with a guide and a measuring tool against which all future development proposals are measured, whether public or private lands are involved.

GENERAL STATEMENT OF GOALS

The goal of the Town of Chatham is to accommodate normal growth and, at the same time, to preserve the integrity of a rural residential community.

The highest priorities of the Town are to grow in harmony with sound conservation practices; to maintain a non-polluted environment, to protect the water supply, wetlands, wildlife areas, historic heritage and important scenic vistas; to develop in an orderly way, with good civic design, and to be able to support growth efficiently.

Chatham depends upon adjoining and nearby towns for school, fire protection, police, and ambulance services and for the use of their waste disposal sites. However, it is the Town's wish to retain as much autonomy as possible.

Property taxes are the largest source of revenue for the Town, augmented by resident and yield taxes, interest and penalties on taxes, interest on deposits, various trust funds, licenses and permits, the Department of Interior's \$2000 state and Federal forest land reimbursement, state grants and aids, and timber sales.

The budget expenditures for Town services are mainly for schools, roads, waste disposal, insurance, and fire.

The central theme of the Town's plan for the future is based on "ruralness". That Chatham is unspoiled is for the most part why people are here and why they stay. It has a unifying effect on its inhabitants. It is the "tie that binds".

1.
HISTORY OF CHATHAM
(1767 to present)

Beginning at the N.E. corner of the Township of Conway on the dividing line between the province of New Hampshire and the Massachusetts Bay, and from thence running N 8 degrees East bounding on said dividing line ten miles, thence turning off at right angles and running N 82 degrees West four miles thence turning off at right angles and running S 8 degrees West to the aforesaid township of Conway thence S 8 degrees East bounding on said Conway to the bounds first mentioned and that the same be and hereby is incorporated into a Township by the name of Chatham....

- signed February 9, 1767

Earliest grants were made to 72 grantees by Governor Benning Wentworth in 1767. Additional grants were made to Thomas McDonough and John Langdon in 1772. Gilman's grant (1770) was annexed in 1817; land from Conway was added in 1823 and 1838, and then in 1869 a parcel of Chatham land was given to the Town of Bartlett.

Chatham, like many towns, has found itself in different counties as new counties were formed: in Coos County from 1805 to 1823, then in Strafford County until 1840 when Carroll County was formed. Chatham was one of the original towns of Carroll County. The new County of Carroll was named in honor and memory of Charles Carroll (1737-1832) of Carrollton, MD, as he was the last survivor of the 56 men who had signed the Declaration of Independence.

The early settler families were in town by 1780, and they were quickly followed by others. By 1790, then the first U.S. census was taken, Chatham had 58 residents. By 1800, population had grown to approximately 180; by 1850, to over 500, then a slow decline began. In 1860, population was approximately 490; in 1890, it was down to approximately 445; and currently, it is approximately 200. The settlers came from the Conway and Fryeburg areas via southern New Hampshire, Massachusetts, and seacoast Maine, which was then a part of Massachusetts. Land was cleared and farms built. Primary work was farming and lumber, with only a few businesses: coopers, grist mills, wheelwrights, shingle mills, blacksmiths, and carpenters....all necessary to build a new town.

From 1850 through the 1930s, lumber was the biggest industry, and farming was the mainstay of survival. Most food was raised or hunted. By the early 1940s, because farms were going slowly going out of business and day work was scarce, many residents worked away from the farms. Milk production dropped and, with it, the need for growing corn, oats, wheat and hay for animal feed. By the 1970s, very few working farms remained.

Currently Chatham has one working milk farm, one manufacturer of hiking clothes and equipment, one commercial saw mill, one small engine repair shop, and one tool sharpening shop. The work force travels to Fryeburg and the Conways for work. School children are bused to Fryeburg schools since the last town school closed in 1968. Many residents are retired.

2.

Today Chatham is $\frac{3}{4}$ National Forest, which limits the acreage available for development. Chatham still has its country farming and small town atmosphere. It's a scenic, quiet town where families can live a more relaxed life in the day of rush and stress. Chatham has a good small library, a volunteer fire department, active members involved on the local Rescue team, and probably the most important....residents who care about the town and its people.

3.
SOCIAL AND ECONOMIC CHARACTERISTICS

Table 1

BIRTHS and DEATHS 1971-1988

YEAR	BIRTHS	DEATHS	NET CHANGE
1971	1	5	-4
1972	2	0	+2
1973	0	2	-2
1974	3	2	+1
1975	3	2	+1
1976	1	6	-5
1977	4	3	+1
1978	3	1	+2
1979	4	3	+1
1980	3	1	+2
1981	0	0	0
1982	3	4	-1
1983	2	3	-1
1984	0	0	0
1985	5	1	+4
1986	7	4	+3
1987	0	0	0
1988	1	2	+1

SOURCE: Town Reports

NOTE: Birth and Death Statistics are no longer available through the Town

4.
Table 2

BIRTH STATISTICS and SCHOOL ENROLLMENT

YEAR	BIRTHS	<u>ELEMENTARY</u>				<u>SECONDARY</u>	
		Chatham	Fryeburg	Conway	Frye.Acad	Kennett	Other

1950	3	20		3	10	2	
1951	1	16	3	3	11	1	1
1952	2	16	2	3	13		
1953	1	18	2	3	8		
1954	1	13	2		13		
1955	1	11			8	1	
1956	3	23				2	
1957	3	23			1	2	
1958	3	22			3	2	
1959	3	22			7	2	
1960	4	20			4	3	
1961	2	24			9	2	
1962	3	28			10	2	
1963	1	27			9	4	
1964	4	28			9	4	
1965	1	23			10	4	
1966	3	24			10	4	
1967	2	21			10	3	
1968	3	22			11	3	
1969	2		20		7	4	

5.
Table 2 - Continued

BIRTH STATISTICS and SCHOOL ENROLLMENT

YEAR	BIRTHS	<u>ELEMENTARY</u>			<u>SECONDARY</u>			
		Chatham	Fryeburg	Conway	Frye.Acad	Kennett		Other
1970				22		5	4	
1971	1			18		11	3	
1972	2			21		9	1	

1973	0		26		10	3	
1974	3		28		11		
1975	3		22		11		
1976	1		20		15		
1977	4		15		15		
1978	3		35		14		
1979	4		21		11		
1980	3		20		7		
1981	0		22		8		
1982	3		28		12		
1983	2		32		11	1	
1984	0		30		13	1	
1985	5		25		11	1	1
1986	7		30		12		
1987	0		27		14		
1988	1		25		15		
1989	N/A						
1990	N/A						
1991	N/A						
1992	N/A						
1993	N/A						
1994	N/A						
1995	N/A						
1996	N/A						
1997	N/A						
1998	N/A						
1999	N/A						
2000	N/A						
2001	N/A						
2002	N/A						

6.
Table 2 - Continued

BIRTH STATISTICS and SCHOOL ENROLLMENT

YEAR	BIRTHS	<u>ELEMENTARY</u>			<u>SECONDARY</u>			
		Chatham	Fryeburg	Conway	Frye.Acad	Kennett		
2003	N/A							
2004	N/A			43		22		
2005	N/A			40		23		
2006	N/A			41		21		
2007	N/A			42		24		
2008	N/A			35		23		
2009	N/A			28		21		
2010	N/A			30		24		

2011	N/A		28		15		
2012	N/A						
2013	N/A		28		11		
2014	N/A		34		12		
2015	N/A						

SOURCE: Town Reports

NOTE: Birth Statistics are no longer available through the Town

7.
Table 3

HISTORICAL POPULATION TRENDS 1800-2010

Chatham, Eaton, Madison, Conway in Carroll County, New Hampshire, U.S.A

Year	Chatham	Eaton	Madison	Conway	Carroll Cty.	N.H.	U.S.A
1800	183	381	-	755	9,230	183,858	5,308,483
1810	201	535	-	1,080	13,199	214,460	7,239,881
1820	298	1,071	-	1,365	17,581	244,161	9,638,453
1830	419	1,432	-	1,601	20,008	269,328	12,866,029
1840	523	1,710	-	1,801	21,313	284,574	17,069,453
1850	516	1,743	-	1,767	21,507	317,976	23,191,876
1860	489	780	826	1,624	20,465	326,073	31,443,321
1870	445	657	646	1,607	17,332	318,300	39,818,449
1880	421	629	586	2,094	18,224	346,991	50,155,783
1890	329	514	554	2,331	18,124	376,530	62,947,714

1900	267	365	529	3,154	16,895	411,588	75,994,575
1910	209	380	507	3,413	16,316	430,572	92,228,496
1920	229	237	482	3,102	15,017	433,083	106,021,537
1930	168	210	535	3,217	14,277	465,293	123,202,624
1940	184	196	512	3,651	15,589	491,524	132,164,569
1950	177	221	486	4,109	15,868	533,242	151,325,798
1960	150	151	429	4,298	15,821	606,921	179,323,175
1970	134	221	572	4,865	18,548	737,578	203,211,926
1980	189	256	1,051	7,158	27,929	920,475	226,504,825
1990	268	362	1,704	7,940	35,410	1,109,117	
2000	260	375	1,984	8,604	43,608	1,235,550	
2010	337	393	2,502	10,115	47,698	1,316,256	

SOURCE: U.S. Census 6-16-2011

8.
Table 4
ACTUAL POPULATION INCREASE

	<u>1960-1970</u>	<u>1970-1980</u>	<u>1980-1990</u>	<u>1990-2000</u>	<u>2000-2010</u>					
Chatham	-10.7%	-16 people	41.0%	55 people	41.8%	79 people	-3.0%	-8 people	29.6%	77 people
Eaton	46.4%	70 people	15.8%	35 people	41.4%	106 people	3.6%	13 people	4.8%	18 people
Madison	33.3%	143 people	83.7%	479 people	62.1%	653 people	16.4%	280 people	26.1%	518 people
Conway	13.2%	567 people	47.1%	2,293 people	10.9%	782 people	8.4%	664 people	17.6%	1,511 people
County	17.2%	2,727 people	50.6%	9,391 people	26.8%	7,479 people	23.32%	8,256 people	9.51%	4,152 people

SOURCE: U.S. Census

9.

ECONOMIC BASE

Employment by Types of Industries
Over

of Employed Persons 16 years &

<u>Change</u>	<u>1970</u>	<u>1980</u>	
-Agriculture, forestry, fisheries.....	0	10	+10
-Construction.....	12	8	-4
-Manufacturing: nondurable goods.....	0	7	+7
durable goods.....	20	18	-2
-Transportation.....	0	0	0
-Communications: other public utilities.....	0	0	0
-Wholesale trade.....	0	0	0
-Retail trade.....	0	14	+14
-Finance, insurance, real estate.....	0	2	+2
-Business and repair service.....	0	1	+1
-Personal, entertainment, recreational services.....	6	4	-2
-Professional services: health.....	6	1	-5
Education	6	8	+2
Other.....	0	0	0
-Public administration.....	5	2	-3

Employment by Types of Occupations

Managerial and professional:			
executive, administrator, manager.....	17	6	-11
professional specialty occupations.....	6	2	-4
Technical, sales, administration support:			
technicians and related support.....	0	0	0
sales occupations.....	0	8	+8
administrative support, inc. clerical.....	0	2	+2
Service occupations:			
private household occupations.....	0	0	0
protective service occupations.....	0	0	0
other service occupations.....	0	12	+12
Farming, forestry, fishing.....	0	12	+12
Precision production, craft, repair.....	14	14	0

10.

Employment by Types of Occupations, cont'd
Over

of Employed Persons 16 years &

	<u>1970</u>	<u>1980</u>	
<u>Change</u>			
Operators, fabricators, and laborers:			
machine operators, assemblers, inspectors.....	0	12	+12
transportation and material moving.....	11	8	-3
handlers, equip. cleaners, helpers, labor.....	7	6	-1

Labor Force Status

Male Labor Force			
Armed Forces.....	0	0	0
Civilian labor force:			
employed.....	38	49	+11
not employed.....	0	3	+3
Not in labor force.....	26	35	+9
Female Labor Force			
Armed Forces.....	0	0	0

Civilian labor force:			
employed.....	17	26	+9
not employed.....	0	11	+11

Commuting Patterns (1980 only)

Working out of town.....62%
 Commuting within town.....38%

<u>Over</u>	<u># of Employed Persons 16 years &</u>		
	<u>1970</u>	<u>1980</u>	
<u>Change</u>			
<u>Family Income:</u>			
Less than \$5,000 (including none and loss).....	19	6	-13
\$5,000 to \$9,999.....	16	8	-8
\$10,000 to \$14,999.....	6	16	+10
\$15,000 to \$24,999.....	0	22	+22
\$25,000 to \$49,999.....	0	2	+2
\$50,000 and over.....	0	2	+2
	11.		
<u>Count of Families</u>	38	54	+16
<u>Count of Households</u>	45	71	+26

Mean Family Income in 1979

(by number of workers in family)
 No workers.....\$16,450
 1 worker..... \$24,157
 2 or more workers..... \$17,272

<u>Number of Workers in Family</u>	No workers	Single worker	2 or
more workers			
<u>by Number of Families (1979)</u>	6 families	23 families	27
families			

SOURCE: U.S. Census

12.

NATURAL RESOURCES

The Town of Chatham is located in the northeastern corner of Carroll County on the eastern edge of the central portion of the state. It is bordered by the towns of Conway, Bartlett, Jackson, and Beans Purchase to the south, west, and north and by the State of Maine to the east. The land offers many peaks and ponds as well as a river and spectacular views of dish mountains.

The town is approximately 5 miles wide, east-to-west, and 15 miles long, north-to-south. The westernmost two-thirds of the town is within the bounds of the White Mountain National Forest (WMNF). Privately-owned land is to be found only in the eastern quarter of the town.

The land in the MWNF varies from gently sloping to very steep terrain of rocky peaks and ledges with watersheds to both the east and west. The remainder of the lands varies from nearly level to very steep terrain with flood plain and watershed to the east.

Statement of Existing Conditions

The Town of Chatham may be divided in two: land within the WMNF, land without.

The land within WMNF is heavily forested and used primarily for timber-harvesting, resource management, and recreation.

The land outside the bounds of the WMNF, although it retains some forest, is mostly overgrown pasturage along waterways and of primarily residential and recreational use.

There is light industry and agribusiness. The main thoroughfare runs north-south along the eastern edge of town. There are spectacular views to the north and west. Town land is to be found in Center Chatham on Main Road being a parcel acquired from WMNF abutting the cemetery lot, the cemetery lot, the Town Beach on Kimball Lake, and at the dam at Upper Kimball Road.

Statement of Proposed Usage

The Town of Chatham will continue to be divided in two; land within WMNF, land without. The land within the WMNF will continue to be used for timber-harvesting and resource management as nature permits. Its use as a recreational area could be expanded.

The land outside the bounds of the WMNF will see expanded residential development along the main thoroughfare as well as other town roads to the extent that the soils permit. Recreational use will continue as long as views and the rural character of the town are maintained. Industrial growth is not expected to be substantial. The town is expected to retain ownership of land in Center Chatham and on Kimball Pond.

13.

COMMUNITY FACILITIES AND SERVICES

Town Hall

The Town Hall, in Center Chatham, is a one story, frame building presently used for Town meetings, voting polls and various community fund raising suppers and events.

Town Office

The Town Office in North Chatham is at the residence of the Town Tax Collector/Clerk and is used for meetings of the Selectman, Planning and School Boards and any town related transactions between the townspeople and the Tax Collector/Clerk.

Highway Department

A part-time road agent, elected annually, is in charge of maintenance. The majority of roads are Class V. The Town rents equipment through the agent and owns a rock-rake. Payment is on an

hourly schedule to the agent and other help he hires as needed. The total cost of the department approximates \$30,000.00 a year currently.

There are approximately eleven miles of Town road. The main road is State maintained.

Police Protection

Police protection in the Town of Chatham is provided through the Carroll County Sheriff's department in Ossipee and through New Hampshire State Police's Troop E in Tamworth, NH. The Sheriff's Department may be reached toll free by calling 1-800-552-8960, and the State Police number is 1-323-8112 (24 hours/day).

Chatham also has an elected Constable whose duties are set forth in New Hampshire R.S.A. 104 through R.S.A. 106.

Fire Department

Fire protection is provided for the Town of Chatham by the Saco Valley Fire Department, which is headquartered in North Fryeburg on the corner by the old Record Store's site. There is no contract for coverage or protection. Costs are billed to the Town on an annual appropriation basis. The Budget Committee recommends appropriations to be passed at the annual Town Meeting. This sum is to be used toward operating expenses and for the truck and/or building fund of the Fire Department. The Saco Valley Fire Department appoints the Fire Chief for Chatham, and he represents the Town's interest at any fires within the Town of Chatham. The State's Fire Marshall's office is responsible for the inspection of all new heating systems within the Town.

14.

The Saco Valley Fire Department is always trying to update its equipment and services for all the towns it protects, including North Fryeburg and Stow (both in Maine), as well as Chatham. Vehicle upgrades and improvements in the training and general education of the fire fighters are the Fire Department's priorities.

The National Fire Protection Agency sets recommended standards that are to be followed throughout the state and local communities.

There is a system of local forest fire protection, consisting of a Town Warden and seven Deputy Town Wardens, whose duties are to suppress forest fires. They also issue the written permits required for outdoor burning.

Education

Chatham pays tuition on a per pupil basis to send its school-age children to school in the Fryeburg school system. A three-member elected school board represents the Town's interest at

MSAD 72 meetings and maintains contact with the Fryeburg School Board. Present drawbacks to this arrangement include fixed costs and the lack of a Chatham vote on the School Board.

Generally speaking, all of Chatham's school age students are educated in the MSAD 72 schools. However, if a family feels it necessary for its child to be educated in the Conway school system (SAU 9), the family may petition the Chatham School Board for special consideration to have the funds available for the student's education be sent to SAU 9 for that purpose. However, in the event that a student is allowed to be educated through the Town of Chatham in the SAU 9 system, the family of the student must provide transportation to and from the school. This is not the responsibility of the Town of Chatham.

Solid Waste Disposal

Chatham's solid waste is disposed of at the Lovell, Maine, Transfer Station which is located on Route 5, Lovell, Maine. A town-owned landfill is not a viable option because of the costs of both new landfill construction standards and the requirements for capping it in the future when it becomes full. Therefore, the Town appropriates funds for the use of the Lovell Transfer Station.

Hospitals

The Memorial Hospital in North Conway, NH, and the Bridgton Hospital in Bridgton, Maine both provide comprehensive in-patient and out-patient care. Residents are also referred to larger medical centers in Portland, Maine, Hanover, Concord, and Manchester, New Hampshire, and Boston, Massachusetts.

The Visiting Nurse Service of Northern Carroll County, Inc. provides skilled nursing and other services to Chatham residents. To inquire about the services provided by this agency, call 603-356-7006.

15.

Ambulance

Ambulance service in Chatham is provided by the Fryeburg Rescue Squad to which the Town contributes each year through an article presented at Town Meeting. Experience has shown that members of the Fryeburg Rescue Squad respond rapidly to emergency calls from Chatham residents.

Nursing Home

Mountain View Nursing Home in Ossipee operated by Carroll County is available for Chatham residents. Privately operated nursing homes are Mineral Springs in North Conway and Merriman House at Memorial Hospital in North Conway.

Health Officer

Selectmen appoint a Health Officer for our Town annually. This person is responsible for maintaining pure water and workable septic systems and inspection of any public places of association.

Library

The earliest record of our community library was recorded on May 11, 1950, when it became known as the Stow-Chatham Community Library. At that time, there were eight members. At that time, the library group conducted its meetings in members' homes, and it continued to do so until it ventured into the Eastman schoolhouse. In November, 1969, it was voted by the members and accepted by the town to move the library to its present location in the Center Chatham school building which had been moved to where it now stands in 1958. Funds for the shelving and other needed expenses at the library were provided through the Mulford Fund, which comes out of the Town of Fryeburg and is a fund set up to help small library clubs with monies to be used for repairs, supplies, finances, etc. The first year that it was received, money from the Mulford Fund amounted to \$200. Shelving at the present library has been constructed over the years as community effort through the guidance of such master craftsmen as Lou Wheaton, Fred Knox, Steve Layne, Art Leary and Loren Andrews.

Frequently, the Maine and New Hampshire bookmobiles stopped for the use of the library and community, but by 1986 that service was terminated due to funding for upkeep and expenses of the unit. In 1977, the Town of Chatham voted to give the community library \$100 towards its support. The Town has continued this trend. In 1980 the members of the library voted to change the name of the group to the Chatham Community Library, due to the Stow community's lack of interest and support. It is a private library governed by its own board of officers; any family is welcome to join the library. The Chatham Community Library is now funded by the Town of Chatham, the Mulford Fund, and all other monies are raised through various events (public suppers, flea markets, etc.). The library is kept open by its volunteers. Donations of money, as well as of books, are always welcome.

16.

Chatham Congregational Church

The only organized, functioning church in Chatham is the Chatham Congregational Church, which is located in the Chatham Center Square across from the Chatham Community Library building. The church building was constructed in 1871 in a Greek Revival and mid-Victorian style architecture. Proportions are characteristic with the vertical lines of the gables exceeding the width, but this structure is an example of keeping the broader pitch of the Greek Revival tradition.

The building itself stands on land that was donated to the church by Ithiel Clay, who also provided for the construction of the building and gave a sum of money towards pastoral

expenses. The story, as handed down by Gertrude Haley, from her father and grandfather is as follows: the belfry bell was made by the Paul Revere firm and was hauled from Portsmouth, NH, by 6 yoke of oxen in the dead of winter. It weighs nearly 900 pounds and is one of the largest bells cast by Revere. A parsonage, constructed in 1902 on another tract of land, burned in 1939. The parish also owns 50 acres of woodland that is adjacent to the church building lot.

Financial support and community interest in the parish of the church had reached a low point prior to 1950, and the building was in a state of serious disrepair. At that time, with the leadership of Reverend Thomas Roden, the membership made a thorough renovation and since that time the church has been kept in excellent condition.

Services are currently held at the Chatham Congregational Church weekly from early June through September. The ministry is shared with the First Church of Christ Congregational in North Conway, NH. Special services are also held at Thanksgiving, Christmas, and Easter.

17.

HOUSING

Housing in Chatham is a mix of old and new single-family dwelling units, except for one rental property containing four units. According to the 1970 US Census, there were 41 owner occupied housing units. In the 1980 US Census count, there were 82 year-round housing units. Currently (2011) there are 275 total housing units.

Subdivisions Approved

The first meeting of the Chatham Planning Board was held in June of 1970. Since then, the

following subdivisions have taken place:

1970-1980

1972 Wilfong, 3 parcels
1974 Richard Head, 5 parcels
Haley, 2 parcels
1976 Charles, 1 lot
parcels
Curtis, 1 lot
1978 Hupfel, 5 parcels
Richard Head, 1 lot
1979 Wentworth, 1 lot;
1980 Head, 1 lot;

1981-1991

1982 Chandler, 1 lot
1986 Gray, 5 parcels
Thuot, 1 lot
1987 Sugar Bush Corp (Province Brook Estates), 15
Patch, 3 lots
Grey, 2 parcels
1988 Brown, 1 lot
Paine, 1 lot

1992-2002

1997 Tom McKenzie
1998 Harry Eastman
1999 R. Pizzano
2002 Gary Punsky

2003-2013

2003 James Diegoli
2003 Alan Lounsbury
2004 Sean Garland
2004 Henry Wardwell
2005 Steve Brown
2006 Robert White
2007 Richard Eastman
2008 Ben Sperling
2008 Tom McKenzie
2009 Robert Rose
2009 Town of Chatham and WMNF
2010 Steven Anderson
2011 Edwin and Marilyn Johnson
2013 Edwin and Marilyn Johnson
2013 Christine Boulter

18.

Subdivisions Approved, cont'd

2014-2015

None at this time

Boundary Line Adjustments

The following boundary line adjustments have been approved by the Board:

1970-1980

1977 Crouse/McAllister
Charles/AMC
1979 Thuot/Eastman

1981-1991

1986 Eastman/AMC
1987 Jones/Diegoli
1988 Haley/Hill

1992-2002

1992 Gates/Infinger
1995 Jerry Foster
1995 Wardwell, Eastman
1997 Jerry Foster

2003-2013

2007 John Hennessey/True
2007 Mike McAllister
2009 Rick Charles

2014-2015

2015 Jeffery and Holly Patch

TRANSPORTATION

The Town of Chatham is bordered by Beans Purchase to the north, Bartlett and Jackson to the west, Conway to the south, and the Maine/New Hampshire state line to the east. Routes 113 and 113B are the major roadways and part of the State's secondary road system. Route 113 runs north-south through the more easterly part of town, approximately 12 miles from Hurricane Mountain Road in So. Chatham north to the State Line in Stow, Maine. Starting at the Stow four corners, Route 113B proceeds westerly through Chatham Center, then northward until it intersects with Maine Route 113, proceeding north paralleling the state border until it crosses

back into Maine near the Basin Pond National Forest Campground. The road at this point is not maintained for winter traffic. Routes 113 and 113B serve logging and tourism, as well as local traffic.

Chatham's Road Agent is responsible for maintaining approximately 10 miles of Class V roads, all of which are unpaved gravel surface. In addition, there are six miles of unmaintained dirt roads that might be opened if deemed necessary.

The State Highway Department has no major plans for extensive upgrading or major projects in Chatham. They have corrected some width and shoulder deficiencies on Route 113 in South Chatham and plan to continue their excellent maintenance practices.

Although the general character of the road network is very rural, with blind curves, rises and restricted sight distances at numerous points, automobile accidents have not occurred with any frequency in specific areas that would indicate problems within the State Highway system. When and if accident areas are identified, initial efforts to correct the problem would be by shoulder alterations, road striping and sign posting.

The condition of the road surfaces is generally good. With a predominance of shallow road beds and hilly terrain, maintenance is an ongoing task and expense, with the great need for conditioning following adverse weather, particularly heavy rain and frost damage.

There is no public transportation serving Chatham. Therefore, the residents are entirely dependent upon private passenger vehicles. There are no gas or service stations in town, which make us dependent on our neighboring towns for most of our fuel, services and employment. These factors require residents to travel outside the town, and determine a traffic pattern that funnels commuters, shoppers and tourists via access roads to Route 113 and then south to Conway or Fryeburg, or east to Bridgton. In the summer months, when Evans Notch and Hurricane Mountain Road are open, they give increased access to points north or west respectively.

Being on the fringe of the publicized tourist attractions and east of the heavily traveled Route 16 has spared the town from the usual heavy traffic associated with "seasonal" tourism. Such tourism is over-taxing the capacity of road networks elsewhere, as evidenced by the conditions in North Conway. But continual congestion nearby will encourage travelers to seek alternate routes, thereby causing increased traffic and the State's secondary roads.

20.

Road-building is estimated to cost in excess of \$1,000,000-per mile. A roadway network capable of providing an efficient movement of people and goods puts a heavy burden on capital. Federal and State aid help to support road projects, but the drain on community tax dollars is a major concern. It is essential to establish a long-range roadway management program, not only for maintenance, but also to coincide with proposed future land use plans that will acknowledge and respect the natural carrying capacities of the land.

Although parking considerations today are primarily restricted to residential needs, there are increasing pressures for the development of areas to meet recreational parking needs.

Because of its rural environment and undeveloped land, the town is vulnerable to the consequences of growth in remote areas. In this regard, it is important to address the implications inherent to building Class V roads. The excessive costs applicable to upgrading roads require that procedures and policies be established to protect the town and to provide for the developer to bear this expense. Enacting subdivision regulations based on New Hampshire statutes will offer protection to the town and give notice to a prospective purchaser, or any concerned party, of the limits of municipal responsibility for road maintenance, or for damages resulting from the use of a Class V road.

21.

UTILITIES

The Utility Map delineates all telephone and power lines in the Town of Chatham. From this map, one can readily visualize the roles played by the utility companies serving the town.

Public Service Company of New Hampshire provides electric power to all of Chatham. Its main lines are

Single phase and carry 7,200 volts. Although ample voltage is available here for most normal domestic usage, industry has been forced to generate its own power because its demands cannot be met for triple phase service (12,470 volts). Single phase power will limit the types of industrial development.

The sub-station on Green Hill Road in East Conway is the current terminus of three phase power lines. Public Service Company officials indicate they have no plans to extend the existing high voltage lines to Chatham. However, the additional two phases, and associated equipment, could be provided if a customer requested it and was willing to bear its costs.

Two sub-stations are used to provide electric power to the Town of Chatham: the Saco sub-station in Redstone with a voltage of 34,500 v. which is tied into New England Power; and the Chatham sub-station, located on the Green Hill Road in East Conway, south of Chatham, with a voltage of 7,200 v..

Public Service lines are all overhead and follow the road right of way. Given the current financial status of PSNH, there are no new plans to upgrade the lines in the immediate future. Company officials indicated that Chatham would have to experience considerable amount of growth before there would be any changing or upgrading of the lines.

The length and frequency of the power outages in Chatham have long been a problem. PSNH has recently made some changes in their operating procedure to try to reduce the length of the outages. The Robbins Ridge section of the line is a cause of problems due to its inaccessibility by power company equipment, as Robbins Hill remains closed and impassible.

Telephone

FairPoint Communications, with its main office in Portland, Maine, provides telephone service to Chatham. They are responsible for providing access (dial tone) and transmission facilities from the home or business to the local network.

Conservation and Preservation

The Town of Chatham has a history of shaping its future through hard work and determination

that shows in its people, its landscape and its architecture. The forest, farmland and wildlife - the foundations of town growth - must not be exploited for short term gain, but must be used wisely, so that those who come after us will have these resources to mold their future.

Since approximately 80% of Chatham is National Forest, it is imperative that townspeople keep well informed and active with regard to the policies and plans of the Forest Service and the Department of Agriculture. We must monitor these plans and policies to see that they coincide with the best interests of the town.

At the Town Meeting of March, 1988, a Conservation Committee was established. One of the purposes of the Commission is to allow a framework within which the town could accept gifts of land and funds with the purpose of preserving some of the undeveloped lands and waterways for the benefit and use of the people of Chatham.

There is a valid concern that such organizations are not in the town's best interest because of the management, liability, and lost tax revenue for which the town will have to be responsible. Judging from the speed and the lack of protection with which many historic and picturesque places are being irreversibly destroyed or altered, there must be found a way in which we can preserve these irreplaceable natural and historic places for ourselves and our posterity without penalizing or overburdening our limited resources.

One of the ways we as individuals can make a difference is to place conservation easements on our own property, stating our desire and intention to preserve the historic and natural aspects of our property. These easements are registered and become part of the deed so that future exploitation of land one now holds can be prevented.

Over the years a gallant effort has been made to preserve and organize some of the records and artifacts of our community. Due to continuing efforts of the Historical Society and many townspeople, some detailed records and photographs are being compiled and stored for future reference and historical content. Our hope is that these efforts will continue to move members of our community to make a personal commitment to ensure a bright future through conservation and preservation.

GOALS AND RECOMMENDATIONS

GOAL A:

Maintain rural character and natural qualities of Chatham through conservation, proper land use planning and preservation.

RECOMMENDATIONS:

1A. Maintain minimum lot sizes pursuant to Town Subdivision Regulations. Particular attention should be given to the actual capabilities of the soil-slope complex in which the lot is to be located.

2A. Seek more accurate and more detailed soil information by utilizing a more efficient system of identifying soil characteristics, i.e., drainage class, parent material, restrictive features (including existing fill material) and slope class.

3A. Encourage development which can conform to natural limitations of the land.

4A. Do not permit development on lands which are particularly sensitive to development.

5A. Educate the residents on the use of discretionary easements as a means to reduce their taxes or receive other benefits.

6A. Protect water quality above and below the ground.

Buffer all water bodies and wetlands

Allow selected agricultural operations and recreation in buffer areas

7A. Enforce regulations to prevent excessive erosion and sedimentation from logging and excavation.

8A. Encourage community pride in appearance of public and private property.

9A. Protect scenic resources in Chatham for the enjoyment of everyone.

10A. Encourage preservation of historic houses, landmarks, cemeteries and burial grounds.

11A. Encourage interest and active participation in community affairs.

Prevent premature development through proper land use planning in accordance with the Master Plan.

RECOMMENDATIONS:

1B. Continue reasonable guidance on type, size and location of residential development.

Provide adequate open space through Subdivision Regulations and easements
Permit cluster development

2B. Give priority to improving existing residential roads before building new ones

GOAL C:

Pursue economic growth and stability

1C. Closely monitor service arrangements with other communities, i.e., school, waste disposal, fire and police protection for the most economic and efficient arrangement for Chatham.