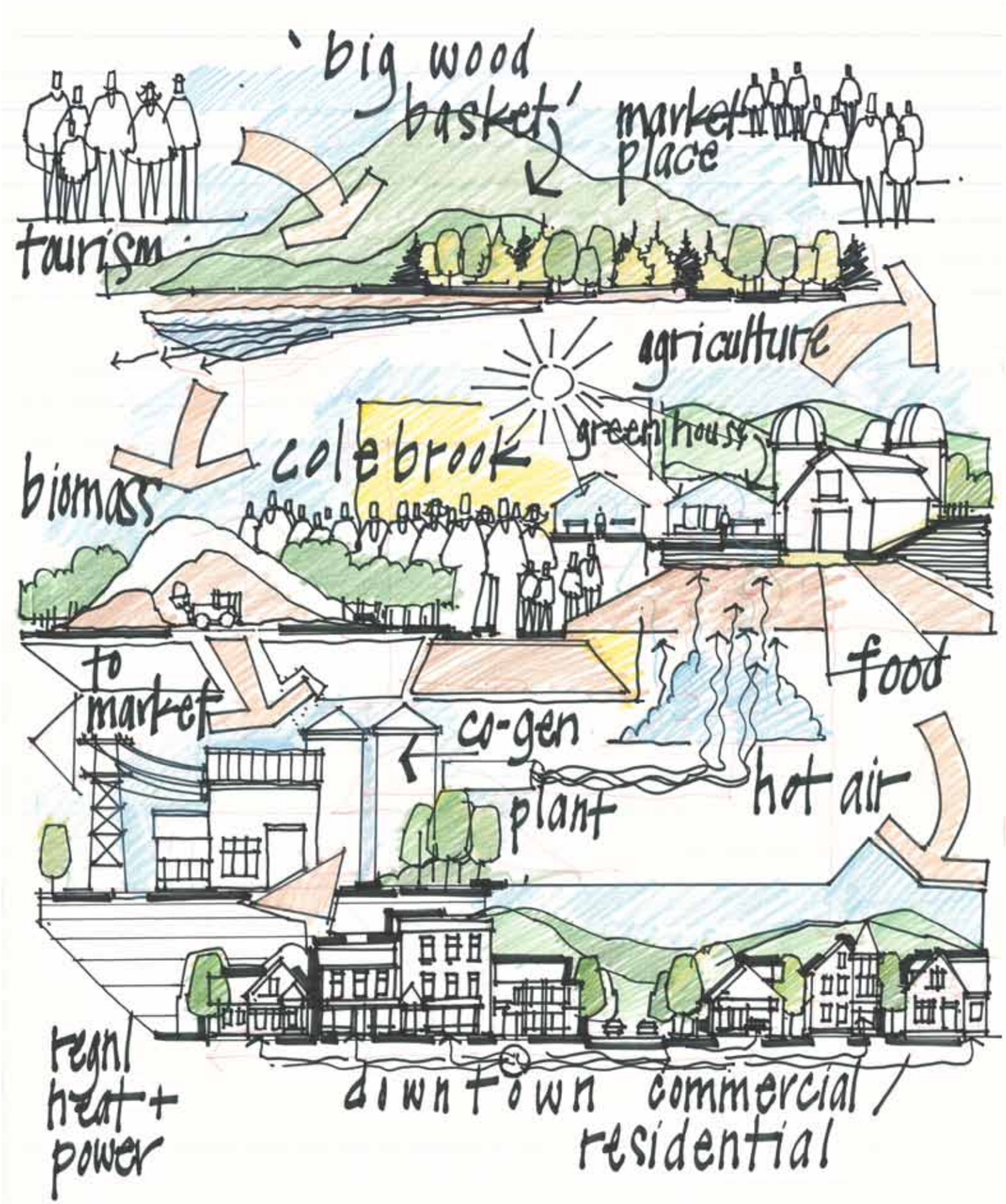


PLAN NH

Visioning *for* Sustainable Communities

Colebrook Charrette

July, 2010

P R E F A C E

In early 2010, Colebrook submitted an application to Plan New Hampshire for a design charrette, and was one of six towns selected by the organization as a charrette town for the 2010-2011 year.

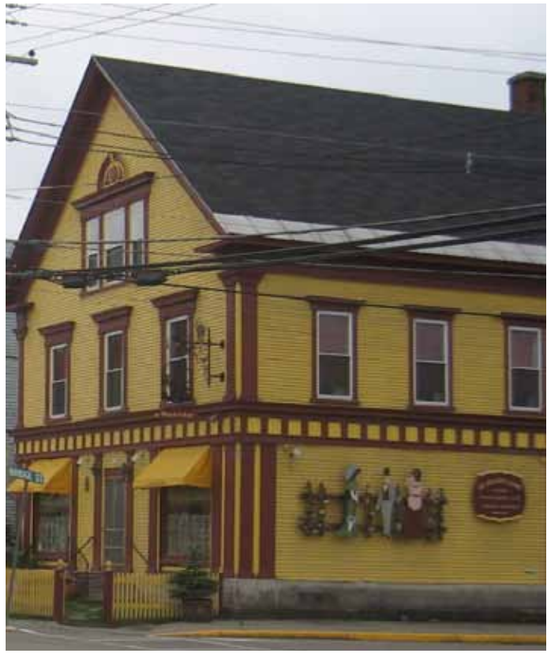
On July 23 and 24, 2010, Plan New Hampshire came to Colebrook.

Plan NH's charge focused on the vitality of the community's downtown as a center of economic activity, community identity, and tourism. Plan NH's charrette team set out to understand how Colebrook's residents saw the town center's streetscape being improved to serve pedestrians, vehicles, shoppers and residents.

Issues addressed included, but were not limited to, vehicular and pedestrian safety, community open space, way-finding, infrastructure improvements and aesthetic appearances of the streetscape and buildings.

Additional discussions regarding pathways and trails connecting downtown amenities to features and recreational venues in outlying portions of the town and region were also considered.

Plan New Hampshire arrived on Friday noon – a team of volunteer professionals from within the building industry, each with an interest in the logistical aspects of making recommendations, and also a deep commitment to helping the community itself. On Friday, the Team listened to townspeople, explored the target area, learned the history of the community, heard about its economic, social and environmental structures, and listed to expressions of hope and pride. On Saturday, the team talked about what they heard, what they concluded, and what recommendations they would make. They then made many of these recommendations visual, and in the afternoon, made a presentation to the town.



ACKNOWLEDGEMENTS

Sincerest thanks go to the individuals and groups who donated their professional expertise and personal time to make the Colebrook Charrette a success. Also, many thanks to the citizens, businesses and town officials who shared their time, energy, services thought and knowledge with us.

Plan NH Team

John Wacker FASLA	(Team Co-Leader)	Landscape Architect/Planner
Scott N. Collard ASLA	(Team Co-Leader)	Landscape Architect/Planner - Stantec Consulting
Robin H. LeBlanc	Workshop Presenter and Charrette Recorder - Plan NH Executive Director	
Andrew Cushing	Intern-New Hampshire's Land and Community Heritage Investment Program (Bowdoin College - Environmental Studies)	
Jay Poulin	Civil Engineer - H E Bergeron Engineers, Inc.	
Maggie Stier	New Hampshire Preservation Alliance - State of New Hampshire	
Yvonne Nanasi	New Hampshire Preservation Alliance - State of New Hampshire	
Tim Sappington	Architect	
Timothy Golde	Traffic/Civil Engineer and Estimator - Bruss Construction	
James Steele	Senior Planner-North Country Council	
Leon Geil	Engineer/NH Department of Transportation	

Team Photo

Missing: Tim Golde

PlanNH is Grateful for the Special Support of Members:

Public Service of New Hampshire
The Northeast Utilities System

Nobis
Engineering a Sustainable Future

Colebrook Team

Without the support and participation of the following individuals, organizations, and businesses this charrette would not have been possible.

Irene Bean	
Donna Caron	Town Manager
Bud Hulse	Resident and Local Historian
Terry Hurlbert	
Charles Jordan	
Les and Patty Klinefelter	Summer residents in Norton at Lake Wallace
Beno Lamontagne	Resident and Businessman
Kevin McKinnion	Planning Board, Chair
Sandra Riendeau	Board member of CDDA, North Country Chamber, and Colebrook Planning Board.
Ricky Tillotson	Representing the Tillotson Center and Tillotson Foundation
Larry	Selectman
First Run Entertainment	
Mostly Muffins	
Rendezvous Café	

And a very special thanks to the Neil and Louise Tillotson Fund

Charette Book Production Team:

For Scanning of Documents:
SIGNATURE DIGITAL IMAGING
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Formerly Signature Press & Blueprinting

For design and Layout:
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Barker Architects PLLC

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BACKGROUND

Who is Plan NH?
Plan New Hampshire, The Foundation for Shaping the Built Environment (Plan NH) is an association of professionals working in the built environment. The organization includes architects, planners, engineers, landscape architects, builders, historic preservationists, construction managers, as well as others who concern themselves with sustainable communities and buildings. Plan NH was established to create a forum for bringing together these different professional groups and to serve as a catalyst for spurring interest in participatory community development. Part of Plan NH's mission is to make a positive contribution to New Hampshire communities. One way in which Plan NH does this is by providing planning and design assistance to communities with a demonstrated commitment and need. It was for this reason that Plan NH accepted Colebrook's application and selected the community as one of the charrette sites for the 2010 – 11 year.

What is a Charrette?
Simply stated, a Charrette is a brief, yet intense, brainstorming session in which much information and many ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need. The charrette is typically of a short duration. And most importantly, it involves the combined efforts of planning and design professionals, or others with related areas of expertise, with local residents, community representatives or "stakeholders" to collect information needed to develop conclusions about how to solve a problem.

The broad range of experience and knowledge represented in a charrette results in general and over arching planning and design recommendations, rather than specific, "how to" construction directions. Most often the outcome of a charrette is described as a "vision": an expression of how things might be and the features, conditions, qualities and characteristics that would need to exist in order for it to come true. What is most unique about Plan NH's charrette process is the way it involves and engages the host community's residents. Their input is both essential and critical to the ultimate success of the charrette.

The charrette provides an overall framework within which final solutions can be developed. It sets a tone and provides a direction against which future decisions may be measured.

Why did Plan NH come to Colebrook?
Plan NH came to Colebrook as the result of an application submitted to Plan NH by concerned community representatives. (Please refer to Exhibit 1) Their application was reviewed by Plan NH representatives during a meeting in early 2010. Colebrook was one of six communities chosen for a charrette in 2010 by Plan NH.

The application revealed three essential conditions:

Condition 1: The completed application identified a specific area of need and interest within the community that it was eager and ready to move ahead with.

Condition 2: The application's description of existing conditions in the community demonstrated that here was organized and committed community support already present in Colebrook.

Condition 3: Colebrook was recognized as a community that had a history of demonstrating initiative and follow through.

These three conditions made Plan NH's decision to come to Colebrook in 2010 one in which there was high confidence that our combined efforts would result in a significant benefit to not only Colebrook, but the region as well.

The Charrette Process

The charrette process is described as follows:
1. Identify the need or opportunity
2. Collect information to understand the need or issue
3. Evaluate and analyze the information
4. Synthesize conclusions and recommendation for meeting the need and fulfilling the existing opportunity.

Following this outline of steps, Plan NH's Charrette Team was organized to come to Colebrook with the intention of focusing upon Colebrook's Main Street and the opportunities of improving:
1. the vitality of the community's downtown as a center of economic activity, community identity and tourism.
2. the town center's streetscape ability to better serve pedestrian, vehicles, shoppers and residents.
3. vehicular and pedestrian safety,
4. access and availability to community open space,
5. way-finding,
6. infrastructure improvements and aesthetic appearances of the streetscape and buildings.

Additional discussions regarding pathways and trails connecting downtown amenities to features and recreational venues in outlying portions of the town and region were also anticipated.

Colebrook Charrette: Executive Summary

Colebrook residents, business people and government representatives welcomed the Plan NH Team to Colebrook on Friday, July 23, 2010. The setting for the two-day event was to be the cafeteria of the community's elementary school. The Charrette Team included landscape architects, an architect, civil engineers, historic preservationists, a representative of NH Department of Transportation and a representative of the regional planning commission. Of special note was the presence of Andrew Cushing, a student from Bowdoin College majoring in Environmental Studies and an Intern with New Hampshire's Land and Community Heritage Investment Program. Andrew is also currently the recipient of a Plan NH Scholarship.

The team was greeted by an enthusiastic group of residents and preparations were made for organizing the space provided. The published agenda for the charrette included a brief meeting of the Plan NH Team. The meeting was used for introductions and to answer any questions about the Charrette's goals. Subsequent to that meeting the Team immediately sat down with the Colebrook Team and again introductions were made. Plan NH Team co-leaders Scott Collard and John Wacker reviewed the two day agenda with everyone. The Plan NH Team introduced the team's charge for the charrette. Discussions began to focus on the afternoon's events that would include a walking tour of the downtown district, a lunch stop on Main Street, and a bus tour of the areas of interest beyond the town center.

The walking tour (Please refer to Exhibit 9) began with a stop at the south end of Main Street (Route 3). There were approximately 15 to 18 people on the walking tour. The group discussed the need for people arriving in Colebrook to be given some advanced notice that they were entering a downtown area.

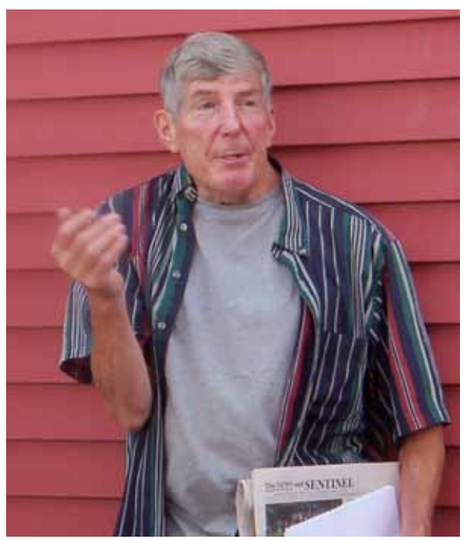
Subsequent stops on the walking tour included:

- The open lot on the east side of Main Street and north of Titus Hill road,
- The Tillotson Center off of Parsons Street,
- The Mohawk River as it flows through downtown Colebrook.
- The north end of Main Street,
- The Colebrook Academy

The group met at First Run Entertainment for lunch. The stop proved to be an excellent place to view the activity of Main Street, the locally operated Farmer's Market, traffic flows, pedestrian's moving about the downtown and for Plan NH and Colebrook Team members to become engaged in lively discussions.
The lunch stop also served as the perfect setting for John Harrigan to talk with the teams. John, a farmer, writer and former editor of the News and Sentinel, came to the group to share his vision for a new town common. John described the spot directly across the street from where we were eating lunch as the setting for the perfect town common. He described his dream and asked for help in making it come true. Discussions and questions focused on the location's proximity to the Mohawk River, the Town Offices, and the Town's Memorial Park.

The lunch stop was concluded and a bus arrived to take the group on a guided tour of points of interest that were too far for us to walk to given the compact agenda we were following. While we drove from point to point, Bud Hulce, the local historian, provided interesting historical notes of significance of many places we were visiting or could see from the bus. The tour lasted approximately 45 minutes and stops included:

- The Industrial Park and site of the recent explosion at Black Mag
- The Queen's Corn Plot at the Community Gardens
- Two retirement communities
- Colby Commons
- Monadnock Village
- State Rest Area
- The NCCRC Community Recreation Center
- Beaver Brook Falls
- The Waste Water Treatment Facility
- The Community's DPW yards
- The local hospital and clinic
- Colebrook Country Club



We arrived back at the Colebrook Elementary School with just enough time to prepare for the first of two listening sessions scheduled for the latter part of the afternoon and the early part of the evening. (Please refer to Exhibit 13 & 14) The first listening session was very well attended. A broad range of topics were discussed and copious notes were taken to record the residents' input.

Issues, needs and opportunities addressed during the two-hour session included the following:
- Colebrook: "3 states, 2 countries and the commercial center for 15,000 people within a 50 mile radius"
- Transportation
- Pedestrian safety
- Sense of coalition
- The down town as a place for commercial development.
- Infrastructure improvements
- Living costs
- Improvements needed for the appearance of the down town area.
- The need for social settings and activities for towns people.

Upon conclusion of the first listening session, the town's people hosted a meal for the Plan NH Team at the Elementary School.

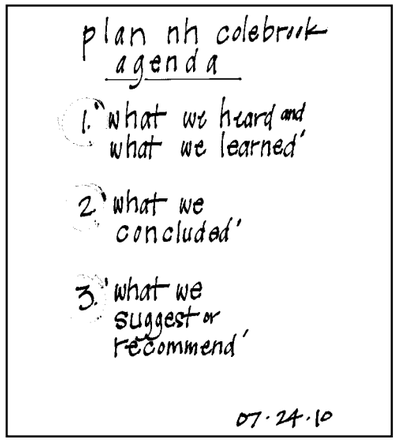
At 7 PM the second of the day's listening sessions began. There were notably fewer residents in attendance but the evening's discussion provided a new variety of insights into life in Colebrook never-the-less. Of special note was the presence of three young men from the Colebrook Academy, a senior and two juniors. They gave a very complete description of the hard work and sacrifices many young people make in order to thrive academically and socially in a North Country community. As members of the Key Society, they showed that they had unique and valuable insights into the lives and needs of many of their neighbors.

The notes from the two listening sessions were vivid accounts of how much we had learned about Colebrook, its history, its needs and the consequences it had experienced as a result of economic setbacks.

The evening concluded with a 30-minute debriefing session during which the Plan NH Team described what they had learned, identified key points that were discussed and talked about the prospects for working together on solutions to the opportunities found in Colebrook. The meeting adjourned around 9 PM. As people left for the local accommodations provided at the Colebrook Country Club, courtesy of the Tillotson Foundation, we each pondered how the Team would make sense of what it had learned.

Day Two of the charrette began with a 2 hour meeting in the elementary School cafeteria. As we enjoyed the breakfast goodies provided by Mostly Muffins and The Rendezvous Café, the Plan NH Team began the process of synthesizing **what it was we had learned.** Points expressed included:

- The Colebrook community is a resource-rich environment.
- These resources represent opportunities for the community's revitalization.
- Colebrook has experienced a variety of economic, social and emotional losses and shocks.
- These losses and shocks have dramatically affected the community's sense of identity and purpose.
- Consequently, there has been a breakdown in Colebrook's sense of community.
- Despite this, Colebrook maintains a strong leadership.
- This leadership, however, is overburdened: the town leadership remains in the hands of a relatively limited group of people.
- Community revitalization will depend upon Colebrook's ability to recognize its resources, act upon its opportunities and diversify its leadership to rebuild its sense of community.



The Team concluded that its recommendations needed:

- To recognize the community's "can do" attitude.
- To support and reinforce Colebrook's belief in the fact that it deserves a better life.
- To build upon the community's sense of authority found within its own leadership.
- To focus on the rebuilding of the community's heart; literally and figuratively.
- To build upon Colebrook's sense of hope for a brighter future.
  See Exhibit 16 for complete listing of recommendations.

The decision was made that the afternoon's presentation would focus on the following four topics:

1. Promotion of the creation of an affordable solution to the cost of electricity and heat for its residents.
2. Revitalization of a pedestrian-friendly downtown district.
3. Strengthening of the downtown's visual character and identity.
4. Improvement of connections and access between vehicle parking and centers of social, cultural and economic activities.

Teams and assignments were arranged and work began in earnest around 10 AM.

Presentation (Please refer to Exhibits 15 and 18-23)

Exhibit 1: Colebrook Application Narrative

TOWN OF COLEBROOK MAIN STREET PROPOSAL MARCH 17, 2010

PROJECT DESCRIPTION

Colebrook's Downtown Development Association (CDDA) is working in partnership with Town Officials, the Colebrook Economic Development Corporation and other key stakeholders to create a downtown representing the open dignity and optimism of this Town and Region. Our project will happen in parallel with a State of New Hampshire Route 3 (Our Main Street) reclamation project for which we will be raising additional funds. We imagine our isolated and cozy village, like a four-season mirage to North Country travelers and like a warm welcome home to our citizens: No messy utility poles and lines, beautiful brick and concrete sidewalks that have well placed handicapped access ramps, planters holding flowers of the season, including small Christmas trees with white lights in the winter-time. Complementing all of this will be lovely light poles that will hold banners, flags, Christmas wreaths and other seasonal reminders. There will be benches for people watching, resting, eating, and even small water fountains that will bring a feeling of cool on a hot summer day and a drink of water for people's pets that will be welcome on our street. We will have small doggy-bag dispensers as well. We imagine that our Main Street will be safe – with clearly marked cross walks and parking spaces and proper signage. We all want to feel invited onto Main Street and we want visitors to feel the same way. We are proud of our Town because of all that it is and means. We imagine that a new Main Street design would be an ongoing reminder of that pride and hope throughout all time.

WHY IS THIS PROJECT IMPORTANT

This is not a new idea – rather the project has now moved from a dream to a possibility. We have done some planning and idea sharing to date: Several years ago we create a booklet of future streetscapes. Currently, the Promotions Committee of the CDDA is preparing a downtown map to list the businesses in the area. Our Streetscape project will be the result of an important and robust partnership among decision-makers, business owners and citizens all especially motivated to bring something beautiful and hopeful to our Town. The past three years have brought significant economic hardship on our friends and neighbors. Our 175 local businesses work hard to invite shoppers and to support the local economy as best they can by offering items and services to volunteer and non-profit groups in need. The Streetscape project would be a tremendous boost for our Town economically and emotionally: Already the prospect of this project has brought excitement and a special motivation to Main Street business and volunteers.

Colebrook merchants would like to participate in the Coos County-Wide branding initiative supported with funds from the Neil & Louise Tillotson Fund of the New Hampshire Charitable Foundation. In order to participate fully, Colebrook needs to make many improvements to Main Street. We know this because the branding consultant told us so. While the citizens of Colebrook desire a beautiful Main Street, since Coos County is investing heavily in travel & tourism, Colebrook must create a Streetscape in order to benefit from this new investment and direction. We see this as one critical step to moving from surviving to thriving economically.

There is an important parallel timing opportunity with the State project for infrastructure improvements. We will be getting updated water and sewer lines should funds become available and we would like to coordinate efforts to accomplish more than just infrastructure changes during the State renovations.

OWNERSHIP & CONTROL

The site is owned by the Town and the State. The State owns the "centerline" on Main Street which is Route 3. All Streetscape improvements will be constructed within Town property in parallel with the

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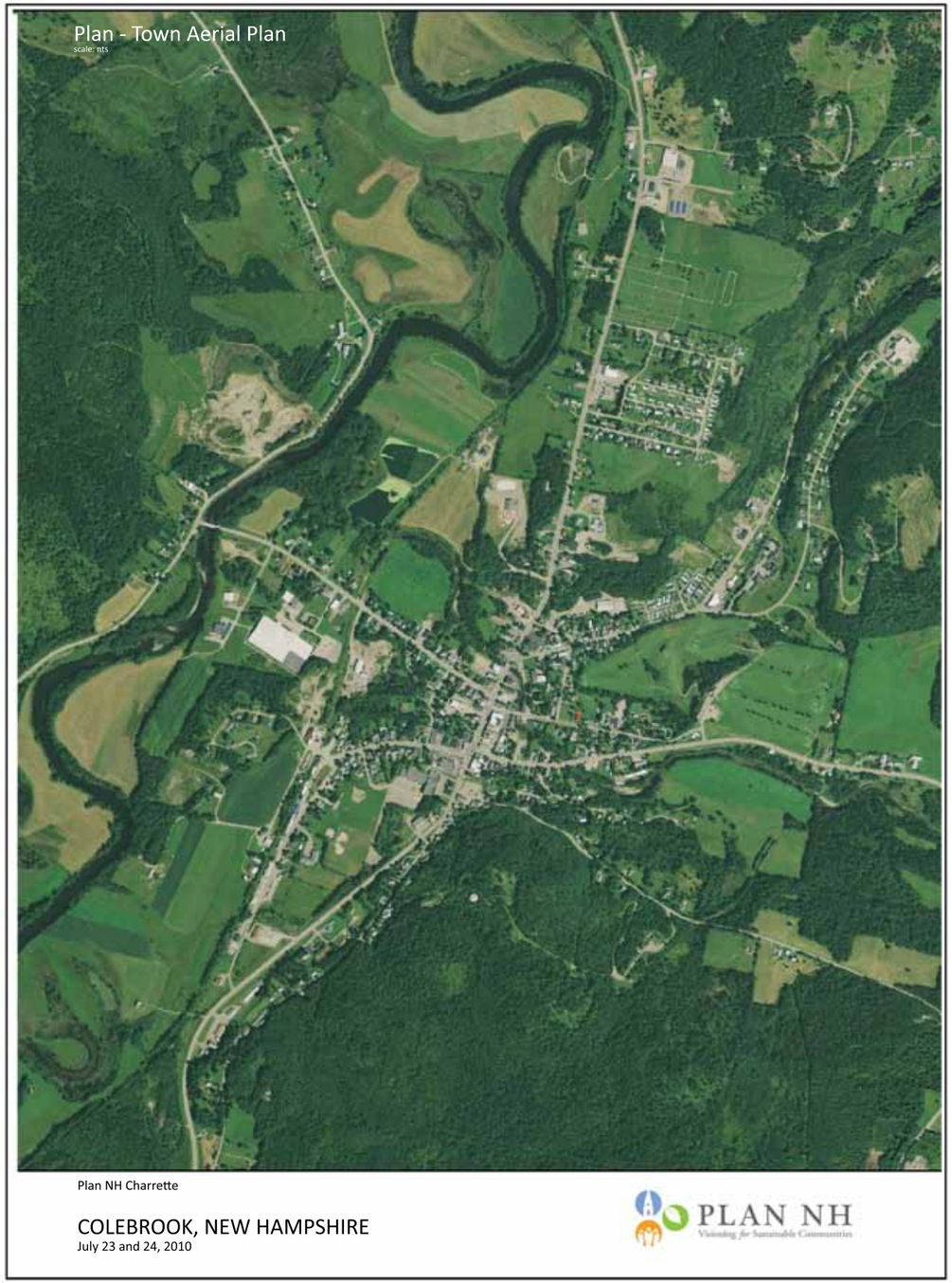
Exhibit 2: Colebrook Town Aerial



Exhibits 3 & 4: Regional Context Maps

Plan
Regional
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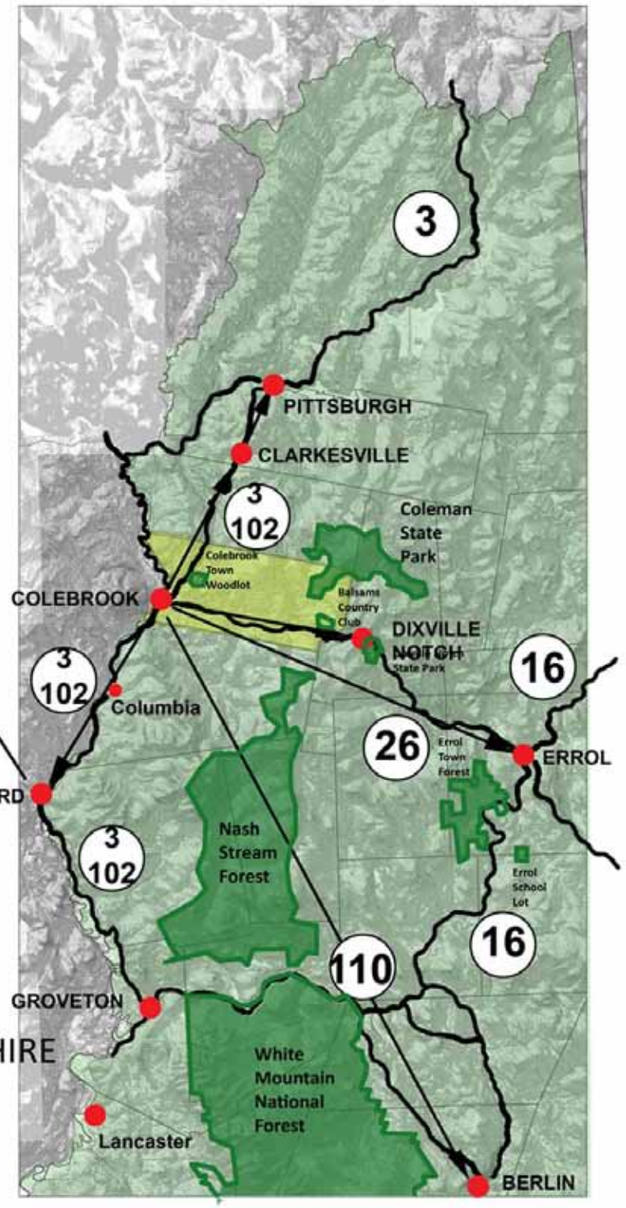
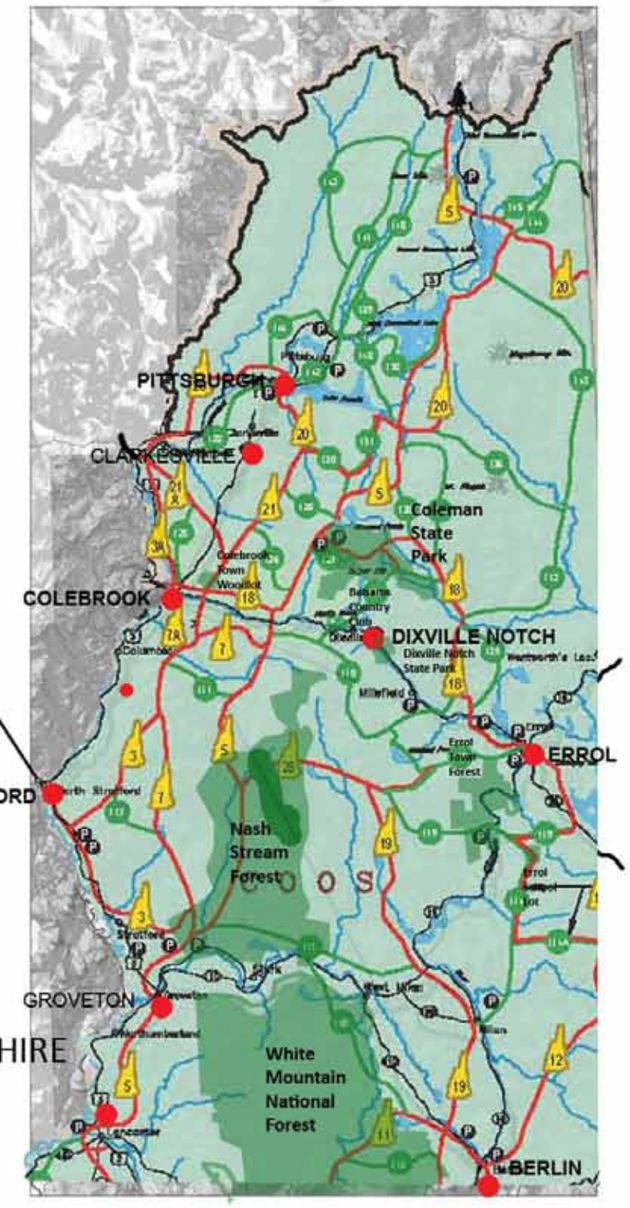


Plan NH Charrette

COLEBROOK,
NEW HAMPSHIRE
July 23 and 24, 2010

PLAN NH

Plan
Regional
Context
Map
with
Trails and
Parks
scale: nts



Plan NH Charrette

COLEBROOK,
NEW HAMPSHIRE
July 23 and 24, 2010

PLAN NH

Exhibit 5: Town Center Area Base Plan

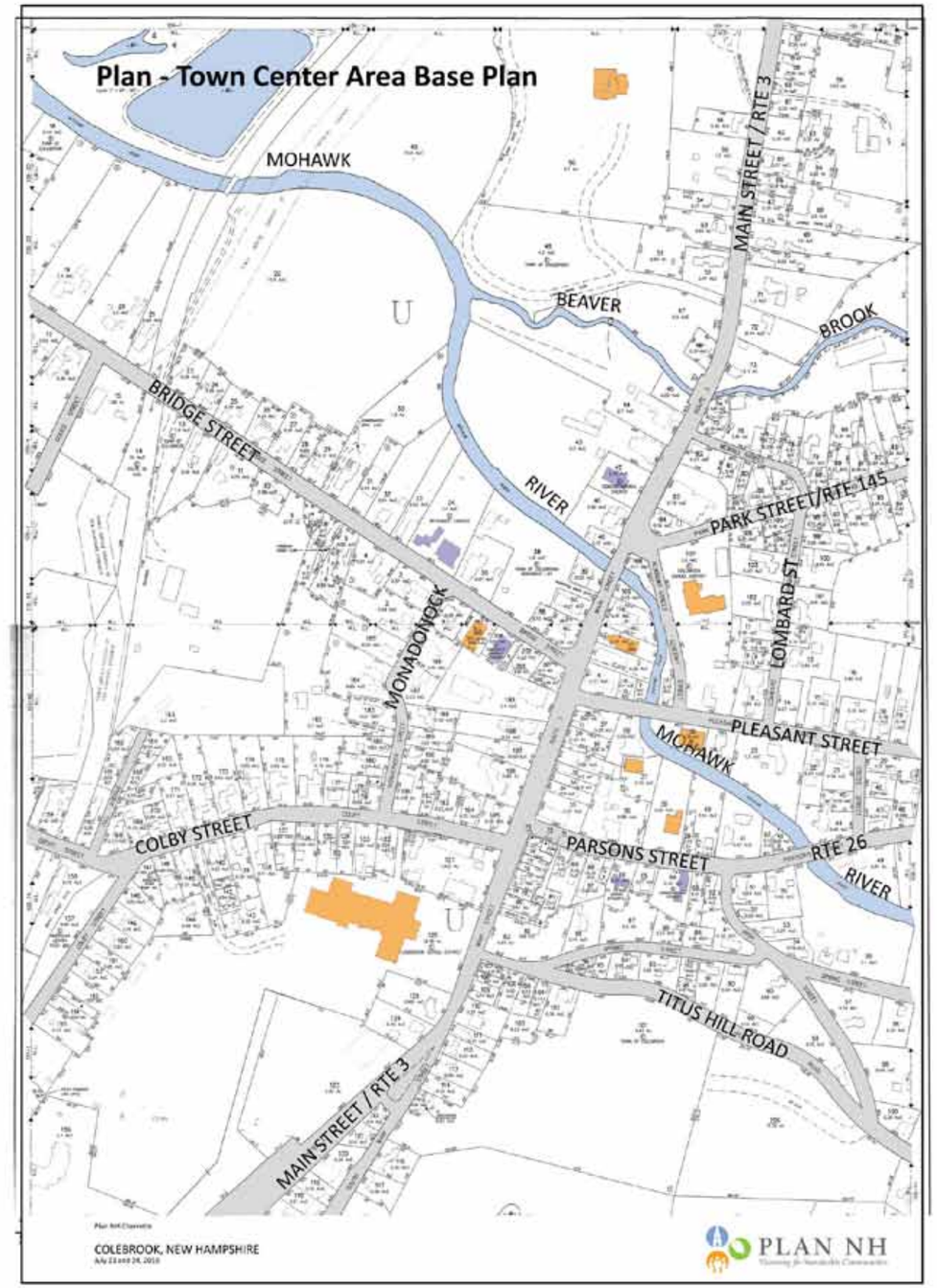
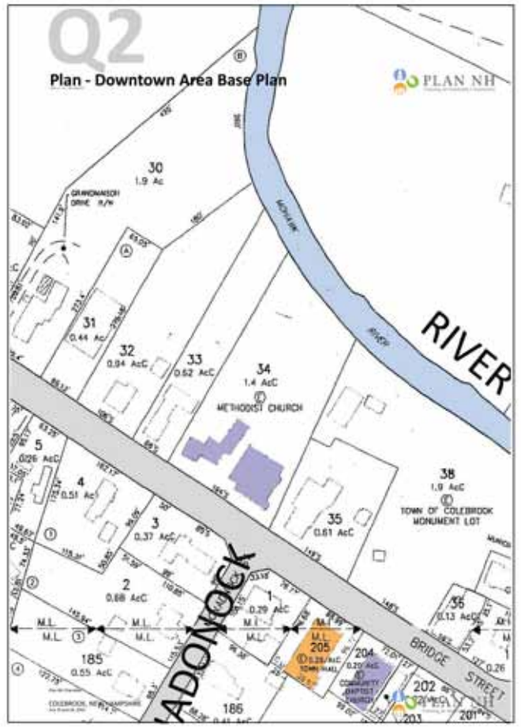
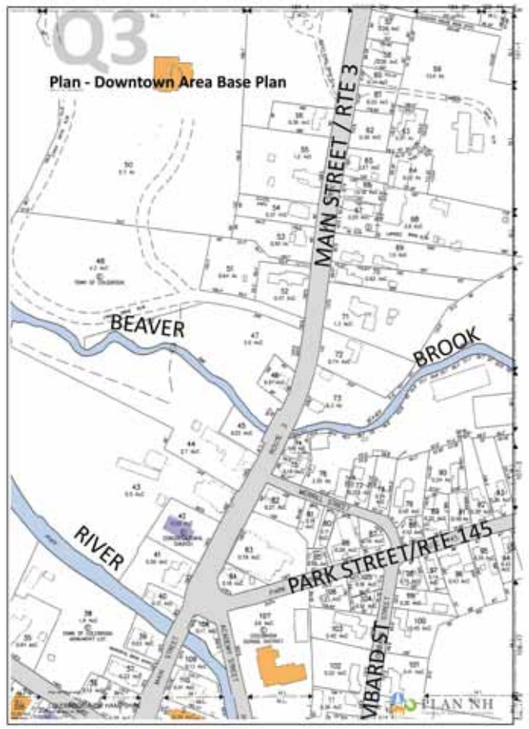


Exhibit 6: Downtown Area Base Plan Q1-4





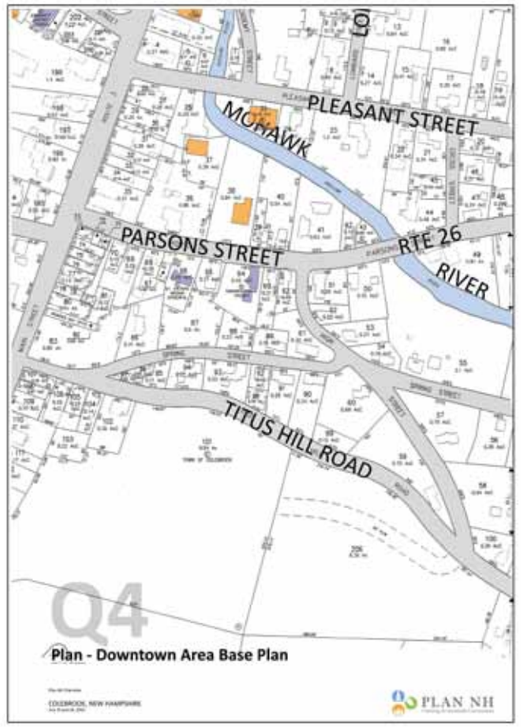
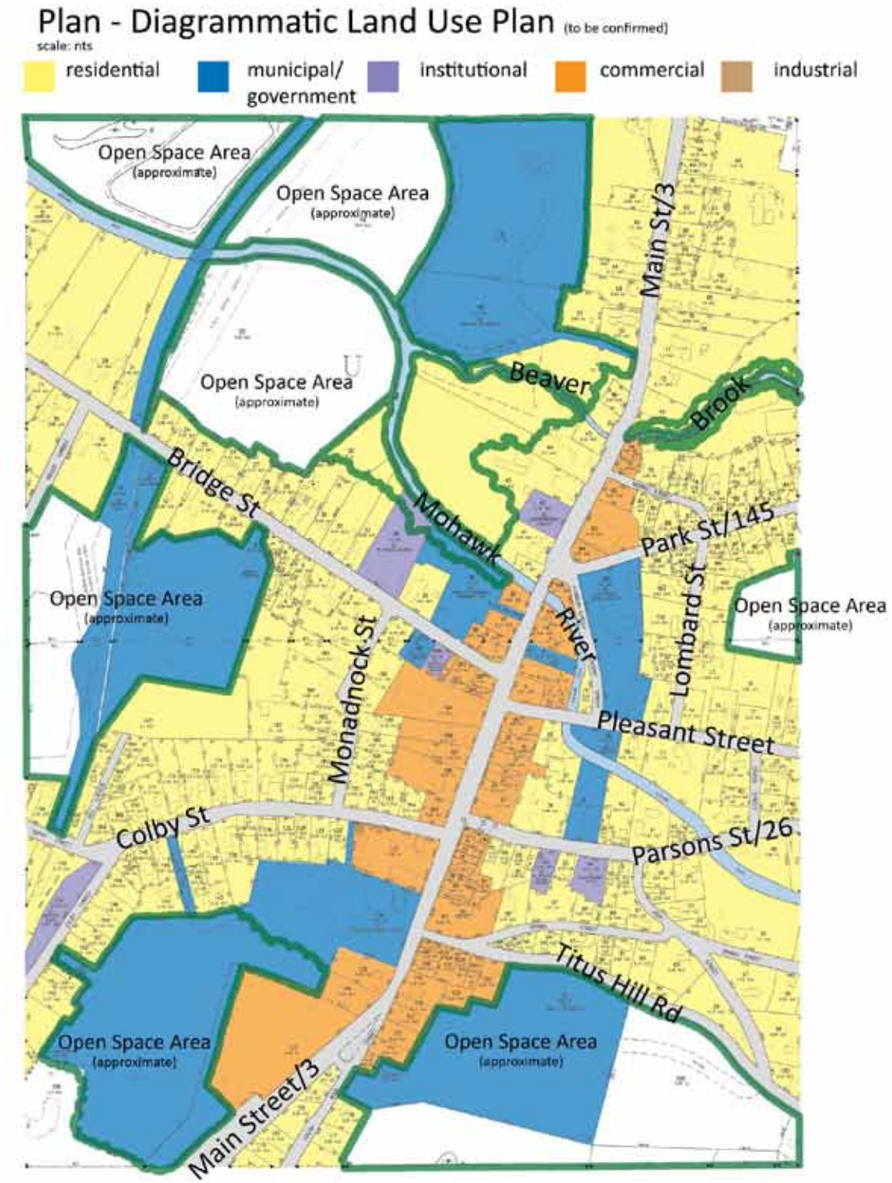


Exhibit 7: Land Use Plan



Plan NH Charrette

COLEBROOK, NEW HAMPSHIRE
July 23 and 24, 2010

PLAN NH
Visioning for Sustainable Communities

Exhibits 8 & 9: Charrette Agenda and Walking Tour

Charrette Agenda "Visioning is discovered, it's not invented."

Day1/Friday, July 23, 2010

10 AM	Plan NH Team Arrives Meeting Place: Colebrook Elementary School, Main Street
10 - 10:30 AM	Plan NH Team Briefing/Orientation
11:30 AM	Colebrook Stakeholder's Briefing
12- 2:30 PM	Walking Tour of Town (Refer to Walking Tour Map) including Lunch with Community Stakeholders
2:30 - 3 PM	Prep for Listening Session
3 - 4:30 PM	Listening Session I – "Tell us about your town"
5 PM	Plan NH Team Meeting Review of preliminary data, base of concerns and identification of problem(s).
6 - 7 PM	Dinner
7 - 8:30 PM	Listening Session II– "Tell us about your town"
8:30 - 9 PM	Plan NH Team Meeting – Day 1 Debrief and Day 2 Overview

Day 2/Saturday, July 24, 2010

8 AM	Coffee and Plan NH Team Meeting
8:30 AM - 12	Plan NH Team Work Session
12 PM	Working Lunch – Plan NH Team Progress Review
2 PM	Deadline for Drawing Begin Set up for Presentation
3 PM - 4:30	Public Presentation
4:30 PM	Clean Up
5 PM	Plan NH Team – Closing Meeting

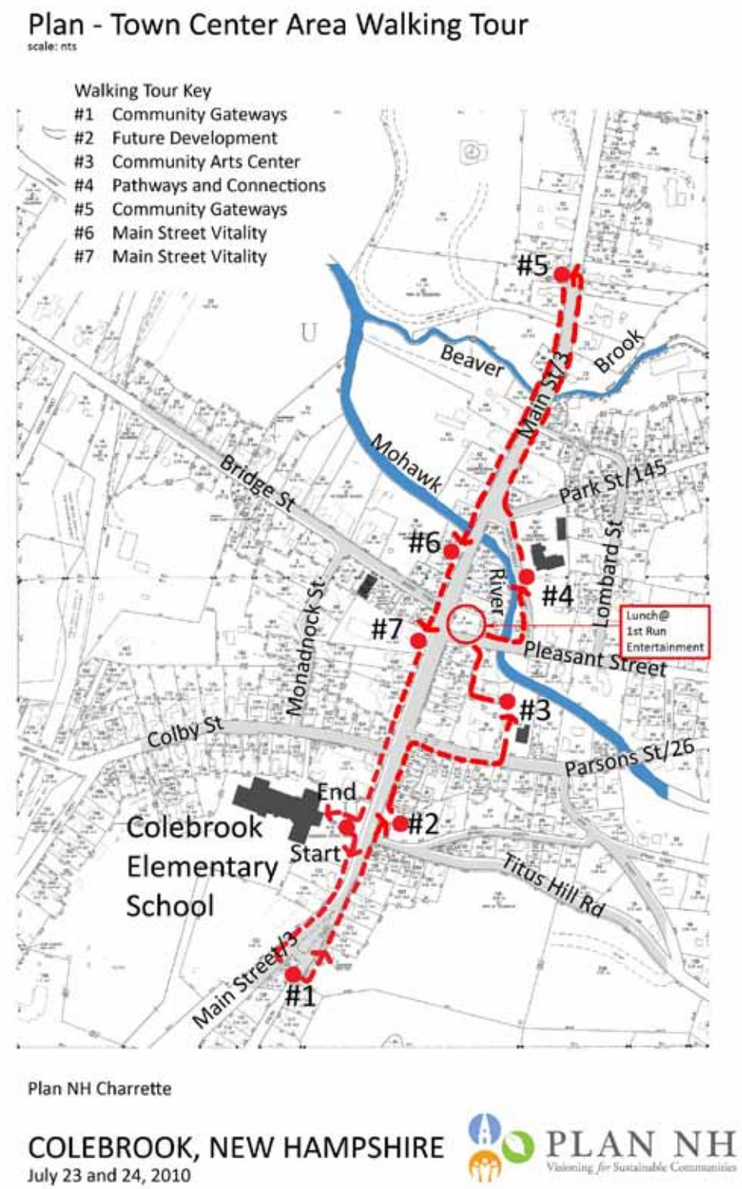


Exhibit 10: Photo Survey - Main Street North

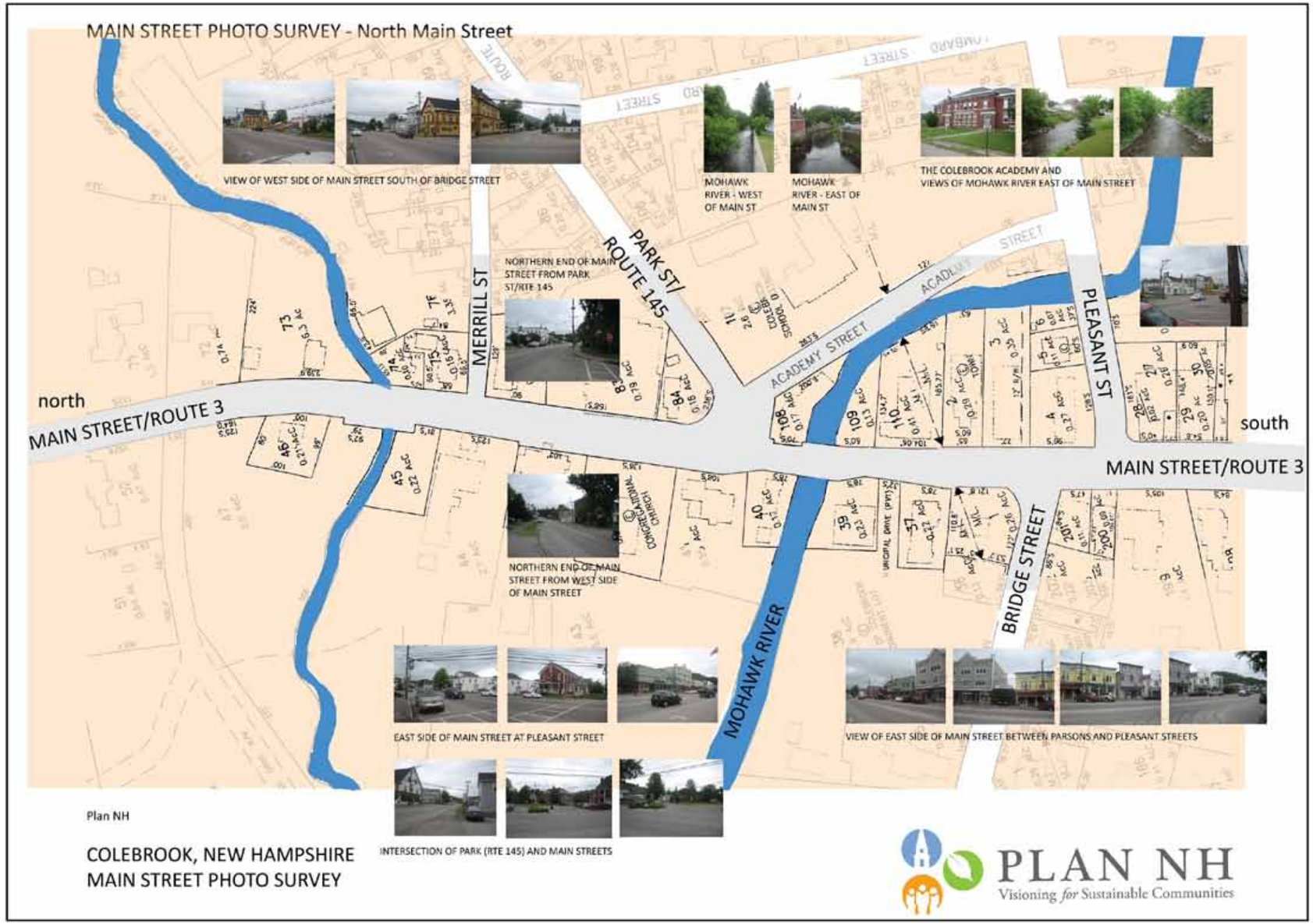


Exhibit 11: Photo Survey - Main Street South

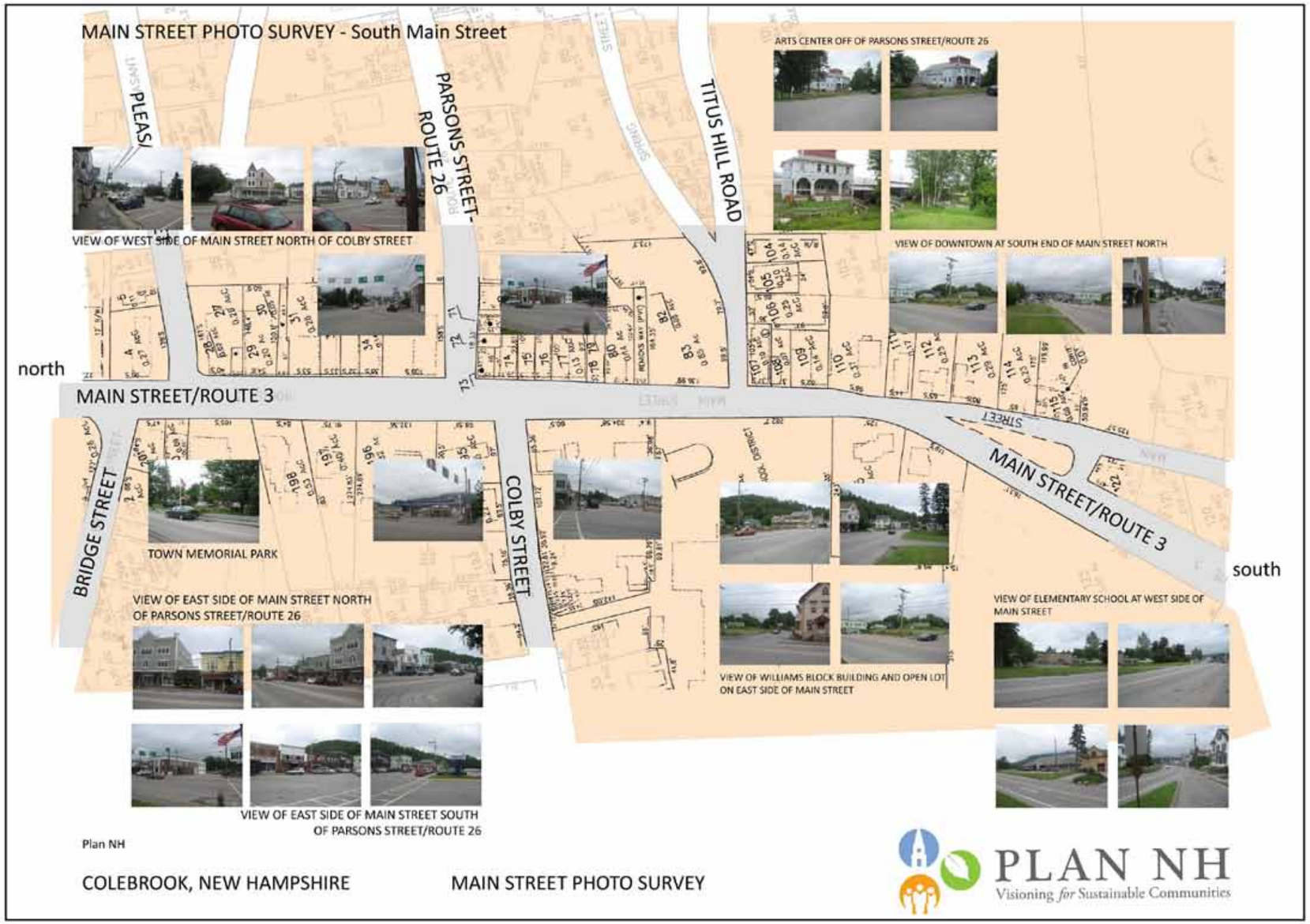


Exhibit 12: Team and Community Member Profiles

The Plan NH Colebrook Charrette Team:

Scott Collard, a New England native, works for Stantec Consulting, an international consulting firm, as a senior landscape architect and a design visualization expert-at-large. His project experience includes the planning and design of urban neighborhoods and residential communities, waterfronts, recreational projects and institutional campuses across North America. He is a registered landscape architect and a member of the American Society of Landscape Architects. In addition, Scott was a tenured faculty member at Ball State University's College of Architecture and Planning in Indiana.

Andrew Cushing is a junior at Bowdoin College and lives in Grafton, NH. This summer he is interning at NH's Land and Community Heritage Investment Program (LCHIP) in an effort to learn more about land conservation and historic preservation. He is a member of the Grafton Historical Society and is currently researching four town buildings to add to the state historic register by summer's end.

Timothy Golde holds a BS in Civil Engineering from Manhattan College; he has completed graduate studies in transportation engineering at the Polytechnic University of New York; and graduate studies in business administration at Southern New Hampshire University. He is a licensed professional engineer in the states of NH, MA and VT and he is a member of the American Society of Civil Engineers, the Institute of Transportation Engineers and the Chi Epsilon Engineering Honor Society. He has worked in private practice for 25 years in New Hampshire for a number of consulting firms, he was the President and CEO of a 100 plus person firm in Manchester for many years, he currently owns his own consulting firm Golde Planning & Design and he is also an executive at Bruss Construction in Bradford. Mr. Golde has authored numerous traffic impact and corridor studies; he has been the engineer of record on numerous signalization, intersection improvement, and interstate highway projects. He has also been the engineer of record on numerous private and site development projects. Timothy R. Golde, PE, Golde Planning & Design, Inc., 38 Timberline Drive, Concord, NH 03301. tgolde@comcast.net, 603-715-5263 .

Jay J. Poulin is a professional engineer licensed in the states of New Hampshire and Massachusetts. He received his BS in Civil Engineering in 1997 from Clarkson University, with additional studies in technical communications. Jay is employed by H.E. Bergeron Engineers of North Conway as the Civil Group Leader, where his duties include staffing, scheduling, resource utilization, marketing, project planning, client and regulatory liaison, and project management. He also serves as a Senior Project Engineer and continues to use his technical design skills, working with HEB's engineering staff to design, review and ultimately approve all civil design projects for HEB. Jay lives in Berlin, NH, with his wife Kelli and two sons, and is active in various municipal and civic organizations in the area.

Robin LeBlanc has been the Executive Director of Plan New Hampshire since October 2008. She has a background in library science, marketing, business development and project management. Her current interest is vibrant community neighborhoods and town centers and conversations that can make those happen. She has a degree in Medieval Studies from Ohio Wesleyan University, a Masters in Library Science from Simmons, and an MBA from Southern New Hampshire. She has lived in Portsmouth since 1981. She and her husband of 30 years have three grown children.

Tim Sappington earned a BA and then Master's in Architecture from Washington University in St. Louis. Since acquiring his license in New Hampshire, he has over a hundred projects with his name on them, including residences, health institutions, insurance and bank facilities and more. In addition, he is a reservist inspector for post-earthquake evaluation of buildings. He has sat on the Board of Directors of Northern NH Mental Health, the NH Council on the Arts, and the Gorham Historical Society. He also works with students and others on set designs and window displays. Filmwork with PBS and a docu-drama "The Architect's Dream" (a satiric half hour film calling for more humanity in architecture) are also on his resume.

Maggie Stier is the statewide field service representative for the non-profit membership organization, the New Hampshire Preservation Alliance, working in partnership with the National Trust for Historic Preservation. Through on-site consultations and ongoing support, she shares preservation strategies and resources to help community groups and municipalities better preserve and protect their historic assets. She also manages the Seven to Save program, an annual list of the most endangered historic properties in the state, and coordinates a variety of annual workshops and retreats. She was appointed by Governor Lynch in 2008 to the NH State Parks Advisory Council.

Prior to joining the Preservation Alliance in 2006, Maggie worked for nearly thirty years in the museum field, including eight years as executive director of The Fells, an historic estate and gardens on Lake Sunapee. She has written and lectured on a variety of topics related to cultural and natural history, and has taught courses at Colby-Sawyer College and Plymouth State University. She holds degrees from Vassar, Boston University, and Antioch New England. Born and raised in Exeter, she currently lives in New London, NH.

For 14 years, **John Wacker Associates** served as master planning and design consultants for the University of New Hampshire, Keene State College and Plymouth State College as the Campus Planners for The University System of New Hampshire. They were campus planners for The University of Southern New Hampshire preparing a campus plan for the consolidation of the University on the Manchester Campus. They have designed Streetscapes for the Villages of Conway and North Conway with HEB Engineers along with a Riverwalk in Littleton, NH and have developed Riverwalk Plans and Reports for the Charles River in Boston working for the Towns of Watertown and Waltham, Massachusetts. John is currently a Fellow of the American Society of Landscape Architects after having served as its Past-President in addition to serving 4 years as President of the Boston Society of Landscape Architects.

The Team is also fortunate to have **James Steele** of the North Country Council and **Leon Geil** of the NH DOT as members.

The Colebrook Team:

Donna Caron: Town Manager, lives in W. Stewartstown, active in all issues revolving around the town of Colebrook. Is a life- time resident of the area.

Sandra Riendeau: Board member of CDDA, North Country Chamber, as well as the Colebrook Planning Board. Chairman for Design committee, through CDDA, as well as committee member of the Promotion committee, The Tillotson Center and the William's building, all community projects. Main objective is to create a better environment for the area. (works part time as a florist).

Roland Cotnoir: Town Selectman, active in Kiwanis and Colebrook Development Corp. Owns the local carpet business. Works hard for Colebrook.

Michael Oulette: Selectman. Also involved in NE Drag Racing (sleds on grass and snow). Job is selling equipment. Involved with coaching the students in sports. Michael was on the Planning Board for a number of years.

Robert Holt: 1st year Selectman. As such, he serves on the Planning Board.

Dave West: President of CDDA. Active in Kiwanis, and community projects. Has lived here with his wife and daughter for the past 3 years. Dave and family are from England, bought the former Lielb Printing Company and relocated.

Kevin McKinnion: Chairman of the Planning Board. He is Manager of Roads and Maintenance for the Town. Active with the Energy Commission. Partner with his son on a lumber business.

Ricky Tillotson: Past President of CDDA, Chairman of the Tillotson Center. Very active in the entire community. Board member of the Tillotson North Country Foundation, which funded this project. Is a member of several organizations.

Linda Tillotson: Past VP of CDDA, is on the Tillotson Center committee, The Poore Farm as well as the back bone to many other community projects. She is shy, though loves a good "Brain Storming Session!"

Terry Hurlbert: Board member of CDDA, as well as member on the Design and Promotion committees. Is also a member of Colebrook Garden Club and several Quilting clubs and Colebrook Historical Society. Goal is to improve our North Country.

Sarah Gagnon: Design Committee and the Tillotson Center member. She brings forth great ideas and is resourceful. Formerly from Quebec, then Florida, past owner of Kheops International (her children took over the business, though she works every day with them). Also part of a very large organic farm. Never backs down from a project that will help the community.

Irene Bean: Member of CDDA's Design committee. Worked for years at the State Domestic Violence program. Her family, now own an assistant living home. Irene also works at a none for profit business called "Helping Hands", which assist many needy people in the area, as well as working with Toys for Tots.

Donald and Joan Dickson: Board member of CDDA and the Tillotson North Country Foundation. Active with Kiwanis, the Chamber of Commerce and Colebrook Development Corp. (this Corp. is behind many of the new businesses here in Colebrook). (he is partially retired, but, still pushes pills at Rite Aide). His wife Joan and he walk 3 miles every day, picking up 2 to 3 bags of rubbish as they go, they also insure that the gardens and parks look great. Vital citizens. Joan is a very important part of our Town in many ways, working with the Garden Club, assisting in many projects and being there when needed.

Bud Hulse: Local historian, is so great at finding all the hidden gems from Colebrook's past. He is a retired CIA, traveled the world. Came back to his roots. Retired Priest for the Episcopal Church. Loves history and Town Politics! Bud is also a member of the American Legion. We are so lucky to have him here. Bud has written many booklets on the history for the citizens, helping CDDA's Design committee with numerous projects.

Marc Nugent: President of CDC. Wants to be involved with the process for the future streetscape project. Karen Harrigan Ladd: Owner and Editor of the News and Sentinel paper. She is the 3rd generation owner. Karen is also a Board member of the CDDA, is on the Promotion and ER committees. She is Treasurer for the American Legion. She and her husband are very involved with the sports in the North Country as well as many other projects.

Charlie and Donna Jordan: Owners of the Colebrook Chronicle newspaper. Charlie is the President of GNWCA (Great North Woods Committee for the Arts), Chairman of the GNW Interpretive Center ,VP of the GNW Coalition and on the board for the Tillotson Center. Donna is also a member of the GNW Int. Center. Both Charlie and Donna are very involved with many of the projects in the North Country.

Arnold and Sylvia Goodrum: Members of the Tillotson Center, active in the Methodist Church and Colebrook Historical Society. Very involved with the Town.
Les and Patty Klinefelter: Summer residents in Norton at Lake Wallace. Member of CRAG (Conn. River Art Group). Members of the Tillotson Center, interested in the North Country needs.

Larry Rappaport: Past Selectman and Planning Board member. Member of CDC, and the Tillotson Center. We are proud to have him for our State Rep. Involved with many community projects.

Beno Lamontagne: Owner of Radio Shack. Works with the County and Governor John Lynch. Very active with CDC. Always working for the betterment of the area.

John and Roxana Kaufman: Summer resident, live mainly in Bermuda. They are very active in the Tillotson Center. John is an artist and architect. Roxanna is retired from being a Promotional writer. They are both active in the business world, as they own a Gallery in Bermuda and travel the world for items of interest. They have 5 sons and a daughter who work with them. They are both very important to the projects in Colebrook. John is behind the River Walk, which will come to the TC and beyond.

Ron and Bette Guerin: Both are Board members of CDDA, GNWCA and CRAG. Active in the developing of Art and Culture in the North Country. They own Fiddleheads on Main St. Fairly new to downtown, a good out look on the future.

Peter Rouleau: VP of the North Country Chamber of Commerce. Active with ATV and sledding. Good sense of the needs for the area.

John (Nick) Jolles: Member of Kiwanis, President for Habitat for Humanity, active in many community projects. Alternate on the Colebrook Planning Board.

Clay and Michelle Hinds: Very active in the community. Clay is a member of Kiwanis, the Ambulance Corp, Kiibees, and the North Country Chamber. They own the Colebrook Country Club. Very involved with the well being of the North Country.

Exhibit 13: Listening Session I/Transcript

Listening Session I – 3 PM, July 23, 2010
The following summaries are taken from written notes taken during the public listening session at the Colebrook Elementary School.

1. Colebrook is commercial center of 13 communities and 10 townships with no residents
2. There are 15,000 people within a 50 mile radius of Colebrook
3. Colebrook is part of 3 states and 2 countries.
4. Colebrook is an international community.
5. Colebrook has deep roots – 2,500 residents "by law"
6. Tourism is a large part of town's income and is the driving force behind subdivision of land in the community: threatens farmlands.
7. Colebrook has a 4 season tourism trade.
8. Colebrook's primary resource is/was its agricultural community that has died but is now experiencing a new change.
9. The loss of the paper industry in town has also contributed to the splitting of land in town.
10. Colebrook is the spearhead of change in the North Country region.
11. The town has major infrastructure weaknesses/deficiencies.
12. The town suffers from extremely poor communication.
13. High cost of electricity and heating is a major contributor to region's economic struggles.
14. The lack of poor transportation systems in region also contributes to sense of isolation.
15. The Colebrook town center represents the region's strongest business development opportunities: including surrounding neighborhoods.
16. The community's residents feel the need for evening and weekend activities.
17. Colebrook's greatest export is its children.
18. Residents want a place to get out to: "chew the fat"/a place to go.
19. Residents want a restaurant/brew pub: a place to that supports other activities such as the theatre.
20. Town center needs an open space area: J Harrigan's proposal was discussed – an opportunity for a place for people to gather and come together.
21. The community has a broad variety of activities (quilting, bridge, square dancing, shopping, cribbage, outdoor activities and concerts) but most require the use of an automobile to get to them.
22. Residents stated that communications is critical – "getting the word out" is important but difficult.
23. Community expressed need for an infrastructure of activities; Tillotson Center was seen as a place that was going to "fill the gap".
24. Agri-tourism was expressed as an idea.
25. Weekend activities in town center limited because stores close at noon.
26. Town has an abundance of morning meeting /breakfast places.
27. Residents said the there were "many take home" places, but no place to go if you wanted to get out of the house.
28. The issue of on-street parking was seen as key to the success of local stores, however the lack of pedestrian safety on Main Street makes being down town less desirable.
29. Residents are looking for someone to step up and take advantage of time.
30. People coming through town miss what town center has to offer – town needs to be marketed, for there to be better signage and for the appearance of the community to be improved.
31. Cleanliness (lack of) was an issue identified by residents.
32. Visual clutter also contributes to an unwelcoming town center.
33. "People can't see into the small windows on Main Street": the town looks closed up!
34. Residents made comment of the need for "signs of welcome" for travelers: i.e., a terrace or outdoor cafes in the summer time and a fire pit and shelter during the winter.
35. Young people travel to Canada for a good time.
36. A rotating summer band concert program would be a welcomed addition to the region.
37. Residents looking for a safe place to walk or ride bicycles.
38. ATV connections between town and surrounding areas: connections to trails.
39. Residents would like to make down town friendlier to snow sled traffic.
40. Research funding of trails via Upper Connecticut River Valley Coalition.

Exhibit 14: Listening Session II/Transcript

Listening Session II – 7 PM, July 23, 2010
The following summaries are taken from written notes taken during the public listening session at the Colebrook Elementary School. The evening's discussion began with the question: "What would you keep about Colebrook and what would you change?" The question was prompted by the presence of three young people in the audience.

1. Change: use of vacant space – create a greater variety of space sizes in commercial buildings.
2. Keep: community spirit.
3. Change: increase availability of affordable business space in down town area.
4. Change: lack of opportunities for shopping in town.
5. Change: increase assistance to small business owners, including start-up/fit-up assistance and aid in researching and writing grants.
6. Change: add more mid-size office/business space. (1,500 – 2,500 sq ft.)
7. Change: design commercial space to serve small town markets/client bases.
8. Change: rising alcohol and drug abuse rates.
9. Change: provide places for children to socialize that are safe and drug/alcohol-free – to "chew the fat".
10. Change: provide effective wi-fi connections.
11. Change: "we need hope".
12. Keep: the availability of community garden space and the distribution of food products to community dinners.
13. Keep: Terrific leaders: "they need to be recognized".
14. Change: peer pressure that weakens children's choices.
15. Change: loss of independent way of life and sense of autonomy.
16. Change: sadness and cynicism.
17. Change: cost of transportation.
18. Change: improve availability of jobs.
19. Change: increase skilled labor opportunities.
20. Change: provide opportunities for worker-owned businesses.
21. Change: the availability of business incubators.
22. Keep: more opportunities for dances for young people.
23. Keep: Key Club members who provide positive role models for Town youth: modeling community services.
24. Additions to Plan NH charge to include:
    - consider opportunity for young people to learn and play musical instruments,
    - provide consideration of bus system to Littleton,
    - provide consideration of high cost of drivers' ed program and the importance of being able to drive to make life for young people in Colebrook survivable.
    - consider distances young athletes need to travel in order to participate in organized sports: living in town is complex and costly.
25. Change: Colebrook has highest number of children <18 years of age under poverty and unemployment level.
26. Keep: small town feel.
27. Change: add roof to ice rink.
28. Main means of transportation: walking.
29. Change: the lack of jobs needs to be corrected.
30. Change: something to do for fun.

Exhibit 15: Outline/ Presentation Synopsis

The following is a synopsis of the presentation made by the Plan NH Team on June 24, 2010 to a public audience at the Colebrook Elementary School cafeteria.

Introduction and Greeting **Robin H. LeBlanc, Executive Director, Plan NH**

Presentation Agenda **Scott N. Collard, Plan NH Team Co-Leader**

1. What did we hear and what did we learn?
2. What did we conclude?
3. What do we recommend or suggest

We learned that Colebrook is a resource rich community. This includes:

- Big wood basket
- Deep topsoil (> 20 feet deep in river valley)
- Strong tradition of agriculture
- Fields – farming opportunities
- Rivers and streams – clean water
- Panoramic views
- A strong built heritage represented by examples of old homes and buildings
- Strong leadership – energy and commitment to get things done.
- The Balsam's Resort – strong attraction for tourism in area
- Year 'round Tourism – a steady stream of potential income
- Vibrant residential neighborhoods in close proximity to downtown
- Railroad rights-of-way – potential new connections to outside world
- ATV and Snow sled trails connecting town to recreational resources and region

As a community, we also learned that Colebrook has experienced a number of losses and traumas, including:

- Death of agriculture and logging, including the loss of its dairy industry
- Death of the paper industry, including the loss of the railroads that connected Colebrook to the region and the nation
- The Wilder trauma
- The C. Drega Shootings
- The Black Mag explosion
- The loss of the Ethan Allen Mill and manufacturing plant

These losses and traumas had consequences for the Colebrook community:

- Loss of a sense of historic tradition and cultural foundation
- End of a way of life that provided strength, identity, pride and purpose
- A fracturing of the community that came with people leaving the area
- Loss of a sense of safety and security
- Loss of employment
- Loss of skills
- Children leaving the community to find work and life elsewhere
- A loss of hope

The current and immediate consequences of these events are still very evident. They include:

- Shock
- Grief
- Anger
- Sadness
- Despair
- Cynicism
- Resentment
- General sense of being overwhelmed and isolated

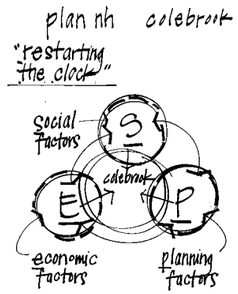
The ultimate consequence of this is social and economic paralysis: "the clock has stopped". Without a sense of purpose it will not start again.

The question before the Colebrook community at this time is: "Are you leading or are you following?" This question is meant to point out that Colebrook, like every community, functions (or fails to function) based upon the strength and dynamic interdependent nature of citizens, its neighborhoods, its businesses and its connections with where it is and the resources available to it. The revitalization of Colebrook will be found through

1. Engagement
2. Interdependency and
3. Renewed activity.

A list of 9 Proposals was made by the Plan NH Team designed to identify opportunities for Colebrook's revitalization. (Please refer to Appendix: Exhibit 16.) John Wacker, Plan NH Team Co-leader presented the proposals.

The second part of the presentation was introduced by S Collard by way of a diagram identifying the three key factors needed by the Colebrook community for its revitalization: to get the "clock started again". These were identified as social, economic and planning factors.



The second half of the presentation focused upon four key planning factors that can be identified as means for renewing and expanding the vitality of Colebrook's social and economic factors. The four planning factors included:

Proposal for streetscape improvements to serve pedestrian safety and access to stores, open space and centers of community activity. (Please refer to Appendix: Exhibit 19-21.) This portion of the presentation was presented by: John Wacker, Tim Sappington, Maggie Stier, Yvonne Nanasi, and Andrew Cushing. The focus area of the recommendations was the downtown district of Main Street between Parsons and Pleasant Street.

The proposal included the following recommendations:

- Relocation of the overhead utility lines to either the rear of the buildings, placing them underground or moving them to the west side of Main Street.
- Maintaining on-street parking on both sides of Main St.
- Reconfiguration of the road section to eliminate the double curbing/step on the east side of Main Street.
- The introduction of a landscaped median area at the center of Main Street.
- Introduction of street trees on both the east and west sides of Main St, as well as the center median, to provide relief from summer sun.
- Providing safe pedestrian crossings at intersections and at mid-block points.
- Preservation and enhancement of the lawn areas in front of the buildings on the west side of Main Street.
- Improved sidewalks to provide safe and stable walking surfaces.
- Benches and planters along the east side of Main Street to improve the downtown's visual appearance.
- Install lights that reduce light pollution and enhance the district's visual character.

Proposal to improve transportation circulation and parking within downtown:

1. Parking and accessibility to downtown areas, including the identification of approach routes to Colebrook and where parking is available and needed for downtown activities. (Please refer to Appendix: Exhibit 22.) This portion of the presentation was presented by: Tim Golde, Jay Poulin and Leon Geil.

The proposal included the following recommendations:

- Identify existing parking spaces and optimize available parking by examining space sizes and striping.
- Identify location of parking spaces relative to downtown stores, services and activity centers and optimize parking by reviewing parking needs and times for each location.
- Review traffic movement patterns to minimize conflicts between movement patterns and parking needs.
- Provide signage to enable people to locate parking.
- Improve pedestrian-friendly connections between parking and stores, services and activity centers in downtown.

2. Proposal to improve accessibility and connections between Colebrook and the region. (Please refer to Appendix: Exhibit 18.) This portion of the presentation was presented by: Jay Poulin, Leon Geil, Kevin McKinnon

The proposal included the following recommendations:

- Review location of ATV and snow sled trails leading to and from downtown area and services for trail users.
- Review conditions of existing trails.
- Review and identify preferred access routes between trails and downtown districts.
- Minimize conflicts between trail users and pedestrians and vehicular traffic in downtown district.
- Ensure access and define terms or conditions of use of trail corridors for hikers, ATVs and snow sleds over private lands.

3. Proposal to provide affordable energy. The development of a bio-mass fueled co-generation plant intended to produce affordable energy and heat for local use, as well as sale to the market place. (Please refer to Appendix: Exhibits 23.) This portion of the presentation was presented by: Kevin McKinnon and Tim Golde

The proposal included the following recommendations:

- Secure location of bio-mass energy plant site in close proximity to downtown district.
- Secure source of bio-mass fuels.
- Provide area for storage of fuel reserves.
- Provide connection to market place for excess electricity generated by plant. (Improve town's economy.)
- Connect plant to local energy distribution network. (Reduce cost of energy for local residents.)
- Provide distribution network for excess heat generated by plant to downtown district for heating. (Reduce cost of heating for local residents and businesses.)
- Locate distribution system to include ability to heat sidewalks in downtown district. (Improve pedestrian-friendly downtown district.)
- Provide opportunity to distribute excess heat to locally operated greenhouses and businesses. (Support small business startups and renewal of local agriculture.)

Closing

The presentation concluded with a summary of what we had learned, our conclusions and the overall recommendations for Colebrook. A brief question and answer session followed.

Exhibit 16: Summary of Recommendations

The following are nine recommendations made to the Colebrook Community by the Plan NH Team as part of their presentation on July 24, 2010. The recommendations were described as ways to get the community engaged in process by which the town could re-activate its identity, develop of a new local economic base and become a gateway community for the region.

9 Proposals

1. **Develop hospitality support center for region.**
   Description: The region's existing tourism and roadway network makes Colebrook a logical center for regional and local hospitality services. The community's location and surrounding amenities presents the potential for residents to benefit from businesses serving visitors and travelers' needs.

2. **Develop collaborative attitude amongst community.**
   Description: Many residents indicated that people often trade with merchants outside of the area rather than patronizing neighboring businesses. The community needs to optimize the benefits of local monies being spent locally.

3. **Develop desired solutions from within, including shared space for small business development and community-based start up businesses.**
   Description: Colebrook's many resources make it an opportunity-rich environment. Residents will benefit to the greatest degree possible from local business development initiatives.

4. **Restore community's agricultural sector.**
   Description: Colebrook and the region have a rich agricultural tradition. This tradition is at the core of the community's social and cultural identity. Many agricultural resources remain available in the community's landscape. The renewal of agriculture in the community and region offers Colebrook the opportunity to raise the public's awareness of the town's presence through the production of marketable materials. Similarly, it also offers a way to stem the trend of subdivision that is fragmenting the town.

5. **Reach out to new arrivals and engage them in Town government and events**
   Description: We heard that people who have moved to Colebrook did so because they saw it as a "paradise" and as one of the most "complete towns" they had ever visited. Colebrook is special to them. These people are looking to be welcomed and to be invited to participate in their newly adopted home community. Their passion for Colebrook combined with their life experiences in other communities represents a genuine resource for Colebrook's future.

6. **Develop design guidelines for downtown buildings to create models of possible solutions for building renovations and expansions.**
   Description: As private land owners and business people in the downtown district look for the ways that they can support and contribute to its revitalization, design guidelines would serve to provide guidance as to the types and styles of improvements and investments they could make. Guidelines could be written to support and cultivate the unique physical quality and visual character of Colebrook's downtown.

7. **"Take back Main Street!": Develop strategies for solutions to streetscape issues and needs.**
   Description: The overhead utility lines along both sides of Main Street are a definite example of the need for Colebrook to take on the task of managing the appearance of its downtown. Such conditions detract from its appearance and its merchants' abilities to attract business. Similarly, pedestrian and traffic circulation patterns create conflicts and make Main Street inhospitable to drivers and walkers. These and other conditions have had a detrimental impact on Main Street's ability to be welcoming and economically viable. The community owes it to itself to exercise its own judgment as to how the street and the downtown district will look and operate for the town's long-term benefit.

8. **Develop community programs for recreation, entertainment and education.**
   Description: Opportunities for residents to socialize is at the core of community vitality. Colebrook has a variety of community amenities that are extremely attractive and need to be used to the fullest extent possible for the town's social well-being. Local recreation, education and entertainment programs can be developed to support and enhance the residents' participation in community life.

9. **"Tell your story!": Celebrate Colebrook's achievements and successes.**
   Description: Colebrook will be the first and primary beneficiary when the public (marketplace) learns that it exists! While current conditions contribute to the community's sense of isolation and separation from their fellow residents "south of the notches", solutions can be created. The first step in overcoming the sense of isolation is to get the word out about Colebrook. The Plan NH Team saw and heard of a broad variety of local, "home-grown" stories that deserve to be told in order to celebrate why other people would want to discover Colebrook as a great place to visit. Getting the word out would be key to future successes and other stories of celebration.

Exhibit 17: Possibilities of funding

Research grant and funding opportunities
Funding is a critical need for the revitalization of Colebrook's downtown. Grants offer a very real resource for the initiatives Plan NH is recommending. Maggie Stier of the NH Preservation Alliance makes the following suggestions for researching grant opportunities that may assist Colebrook in its efforts:

I. NEW HAMPSHIRE-BASED GRANT OPPORTUNITIES

New Hampshire Preservation Alliance Small Grants Program offers matching grants to assist non-profit organizations in hiring a consultant to assist many different aspects of preservation planning. www.nhpreservation.org

Moose Plate Grants: The Conservation License Plate Program provides funds to supplement existing efforts to preserve New Hampshire resources, from scenic lands and wildlife to historic sites. Grants of up to $10,000 are made available to state and county agencies, towns and cities and non-profit organizations that operate or manage publicly owned and accessible historic properties and historic or archaeological artifacts. The NH Division of Historical Resources, deb Gagne. Application deadline March 27, 2009.

NH Land and Community Heritage Investment Program (LCHIP): provides matching grants to public entities (other than state agencies) and non-profit organizations, to help communities acquire and preserve natural, cultural and historical resources. Current round is suspended until further notice. www.lchip.org. 224- 4113

NH Charitable Foundation and its Regional Divisions "The New Hampshire Charitable … matches community needs or problems with philanthropic resources, and turns them all into opportunities for effective social action." Through their regional divisions, NHCF offers a cariety of grants, and lists Resources for Nonprofits on their website. www.nhcf.org or 225-6641

The New Hampshire Community Development Finance Authority (CDFA) provides financial and technical assistance to community development corporations, worker cooperatives, and certain municipal entities. CDFA is unable to assist for-profit businesses directly, but can work through a nonprofit partner. They fund major community development projects primarily with the Community Development Investment (Tax Credit) Program, a major source of support for affordable housing and economic development. www.nhcdfa.org (603) 226-2170.

The New Hampshire Housing Finance Authority is the state's housing advocacy agency, and has funding sources, including federal and state loans and grants, to support housing programs and projects. www.nhhfa.org

NH State Council on the Arts The Arts Council supports the efforts of arts and non-arts organizations and individual artists through a variety of grants. They have three main grant categories: arts Organizations, individual artists, and arts partners (schools, state agencies, community nonprofits, history & farm museums, municipalities, health care providers, and nursing homes). (603) 271-2789, www.nh.gov/nharts.

Office of Energy and Planning: Under the State Energy Program, the Enterprise Energy Fund is a revolving loan fund for businesses and non-profits interested in making energy efficiency upgrades and/or installing renewable energy at their facilities. Reduced-cost energy audits are part of this program and help target priority projects. This program is administered by the NH Community Development Finance Authority, http://www.nhcdfa.org/web/erp/eef/eef_overview.html.

The New Hampshire Coastal Program offers matching grants for technical assistance, planning/management, and construction/acquisition. N.H.'s 17 coastal cities and towns, the Rockingham and Strafford Regional Planning Commissions, state agencies, and non-profit organizations are eligible. www.des.nh.gov/organization/commissioner/pip/categories/grants.htm

New Hampshire's Transportation Enhancement Act supports projects that preserve the historic culture of the transportation system. Project categories include: facilities, safety and education for bicyclists and pedestrians; easement acquisition for scenic or historic sites; scenic or historic highway programs (including tourist and welcome centers); rehabilitation and operation of historic transportation buildings or facilities (i.e.railroads and canals); environmental mitigation to address highway-created water pollution and establishing transportation museums. www.nh.gov/dot/org/projectdevelopment/planning/documents/CitizensGuide-TransportationEnhancement.pdf

II. NATIONAL and FEDERAL GRANT OPPORTUNITIES

National Trust for Historic Preservation provides small grants for technical studies, historic structures reports, fundraising assistance, architectural/engineering plans, and other non-construction activities. The Trust's regional office staff can explain the program requirements and the application procedures. Specific funding programs of the National Trust include Hart Family Fund for Small Towns, which assists towns with populations of fewer than 5000 people with preservation and revitalization initiatives, Johanna Favrot Grants for preservation planning, and Cynthia Woods Mitchell Fund for Historic Interiors. For more information, contact Brent Leggs at the Northeast Regional Office, National Trust for Historic Preservation, 7 Faneuil Hall Marketplace, 5th Floor, Boston, MA 02109, (617) 523-0885. brent_leggs@nthp.org

Save America's Treasures This program provides major funding for preservation and/or conservation work on historic districts or structures listed on the National Register of Historic Places. Grants require a non-Federal match of cash, donated services, or use of equipment. Applications are due February 1. Save America's Treasures Heritage Preservation Services, National Park Service 1201 "Eye" Street, NW, 6th Floor (ORG. 2255) Washington, D.C. 20005 202-513-7270,ext.6 www.saveamericastreasures.org/funding.html

Preserve America The "Preserve America" initiative is a special program of recognition and grants developed by the Advisory Council on Historic Preservation (www.achp.gov/funding.html) and First Lady Laura Bush. Awards are made once a year. Advisory Council on Historic Preservation 1100 Pennsylvania Avenue, NW, Suite 809 Old Post Office Bldg, Washington, DC 20004 202-606-8503 www.achp.gov/preserveamerica.html

The Community Development Block Grant program, administered by NH CDFA, provides federal funds to communities for housing, economic development, and public facilities for low- and moderate-income people. Feasibility Grants are available for project planning (including feasibility studies, surveys, and professional architectural and engineering services). Implementation grants provide substantial funding for construction and rehabilitation work. www.nhcdfa.org (603) 226-2170.

USDA Rural Development offers a variety of grant and loan programs. 2009 Rural Business Enterprise Grant Applications are now invited. Community Facilities Program funds support public safety, health care, cultural, educational and public buildings. The REAP Grant Program will provide grants for energy audits and renewable energy development assistance, and also provides funds to agricultural producers and rural small businesses to purchase and install renewable energy systems and make energy efficiency improvements. http://www.rurdev.usda.gov/VT NH office: 223-6045

The **Small Business Administration** doesn't target assistance to historic preservation projects; but some of its grants, loans, business development or business management programs may assist the property owners overall enterprise, and as a by-product also help achieve their historic preservation goals. www.sba.gov

The American Association for State & Local History has a variety of programs and services (including consultant grants) for member organizations. www.aaslh.org

The **Institute of Museum & Library Services** funds a broad range of museum and library projects www.imls.gov They partner with the Heritage Preservation to offer Conservation Assessment Grants. www.heritagepreservation.org/CAP/index.html

The **National Endowment for the Arts** promotes excellence in design fields and has a variety of grant programs, but it does not fund capital construction. www.nea.gov

The **National Endowment for the Humanities** has a broad range of grant programs to support projects in the humanities but does not fund capital construction. www.neh.gov.

Save Our History The History Channel supports local history education and historic preservation efforts in communities across America. Their Save Our History grants fund history organizations that partner with schools on a local community preservation project. During the 2009/2010 school year, History will award grants of up to $10,000 to historical organizations to fund hands-on, experiential educational projects that teach students about their local history and actively engage them in its preservation. www.saveourhistory.com

III. LOANS AND TAX INCENTIVE OPPORTUNITIES

Federal Rehabilitation Tax Credit Federal law provides a federal income tax credit equal to 20 of the cost of rehabilitating a historic building for commercial use. To qualify a property must be a certified historic structure—that is, on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10 tax credit.) Work must meet the Secretary of the Interior's Standards for Rehabilitation. Apply through the NH Division of Historical Resources, www.nh.gov.nhdhr or contact Peter Michaud 271-3583. In addition, the National Park Service's website offers helpful information on this tax credit.

Downtown Tax Incentive, RSA 79 E Once this law is adopted by a municipality s legislative body, a property owner who wants to substantially rehabilitate a downtown or village center building may apply to the local governing body for a period of temporary tax relief. The law is structured to encourage both rehabilitation of downtown structures, and housing in the downtown area. The temporary tax relief consists of a finite period during which the property tax on the structure will not increase as a result of its substantial rehabilitation. In exchange for the relief, the property owner grants a covenant ensuring the continuation of the public benefit during the period of the tax relief. Berlin, Concord, Hooksett, Lisbon, Manchester and Pittsfield are using this program to date. www.nhpreservation.org

National Trust Community Investment Corporation The National Trust Community Investment Corporation, the for-profit subsidiary of the National Trust for Historic Preservation, makes equity investments in the rehabilitation of historic properties eligible for the 20 percent federal historic rehabilitation tax credit, and where available, state historic tax credits and the New Markets Tax Credit (NMTC). NTCIC invests in projects that have at least $6.0 million in total development costs and that generate at least $1.5 million in historic tax credit equity. Smaller deals will be referred to the Small Deal Fund for equity investment consideration. Tax-exempt nonprofit organizations and public-sector developers may be eligible for an NTCIC equity investment by creating a limited liability partnership. NTCIC has a special interest in those projects with a high community benefit. www.ntcicfunds.com/

USDA Rural Development offers a variety of grant and loan programs. www.rurdev.usda.gov/VT NH office: 223-6045

NOTE: Some communities have their own grant programs (i.e. Main Street Façade Improvement Grants). Check with your municipality to see if local funds might be available for your project.

IV. PRIVATE AND CORPORATE GRANT OPPORTUNITIES

Public Service of New Hampshire Community development grants available in the PSNH service territory on a rolling basis throughout the year for historic preservation and more. Contact PSNH's

Community Development Manager, Doris Burke, 603-634-2442 PSNH, 780 North Commercial St. Manchester, NH 03101 www.psnh.com/Business/Economic/Community_Development.asp

The 1772 Foundation This relatively new historic preservation initiative has just re-focused their preservation priorities on Endangered properties/revolving funds, New Jersey inner-city revitalization, preservation trades and crafts schools and programs, agricultural endeavors, historic site sustainability training and conferences www.1772foundation.org

Jane's Trust makes grants in Florida, Massachusetts, and the northern New England states of Maine, New Hampshire and Vermont, with four primary focus areas: 1. Arts and Culture; 2. Education, 3. Environment; 4. Health. http://www.hembar.com/selectsrv/janes/index.html

The Samuel P. Pardoe Foundation supports education, land resource management and social service programs in the Lakes Region New Hampshire. http://pardoefoundation.grantsmanagement08.com

Meredith Village Savings Bank Fund makes grants to support local community initiatives and non-profits that make a significant impact of communities that the bank serves. Grants range from $1,000 to $15,000. www.mvsb.com

Mascoma Savings Bank Foundation offers grants of up to $7,500 to 501(c)(3) not-for-profit organizations which will help fund activities that strengthen these community organizations as they pursue their mission and to help initiate projects that improve life within the Bank's service area. http://www.mascomabank.com/MSB.foundation.html

The Kresge Foundation makes large capital grants to acquire real estate and provide construction work for new buildings as well as preservation and rehabilitation work. www.kresge.org

The Tauck Foundation Destination Grants fund historical, cultural and environmental preservation projects at sites where Tauck World Discovery tours currently take visitors. www.tauckfoundation.org

Heart & Soul Community Planning Grants Vermont's Orton Family Foundation invites proposals from small cities and towns, with partnering organizations, committed to developing and implementing plans for future growth inspired by their communities' "heart and soul." Communities must be: ready to use innovative project design, planning and communication tools; eager to work with community stakeholders; and committed to achieving citizen engagement and consensus building by seeking and listening to all residents, including those who are under represented in traditional planning processes. Orton Family Foundation, 802.388.6336; info@orton.org; www.orton.org/rfp

Updated September, 2010 by Maggie Spear, with thanks to the NH Division of Historical Resources for their assistance in compiling this information.

Exhibit 18: Connections Overview

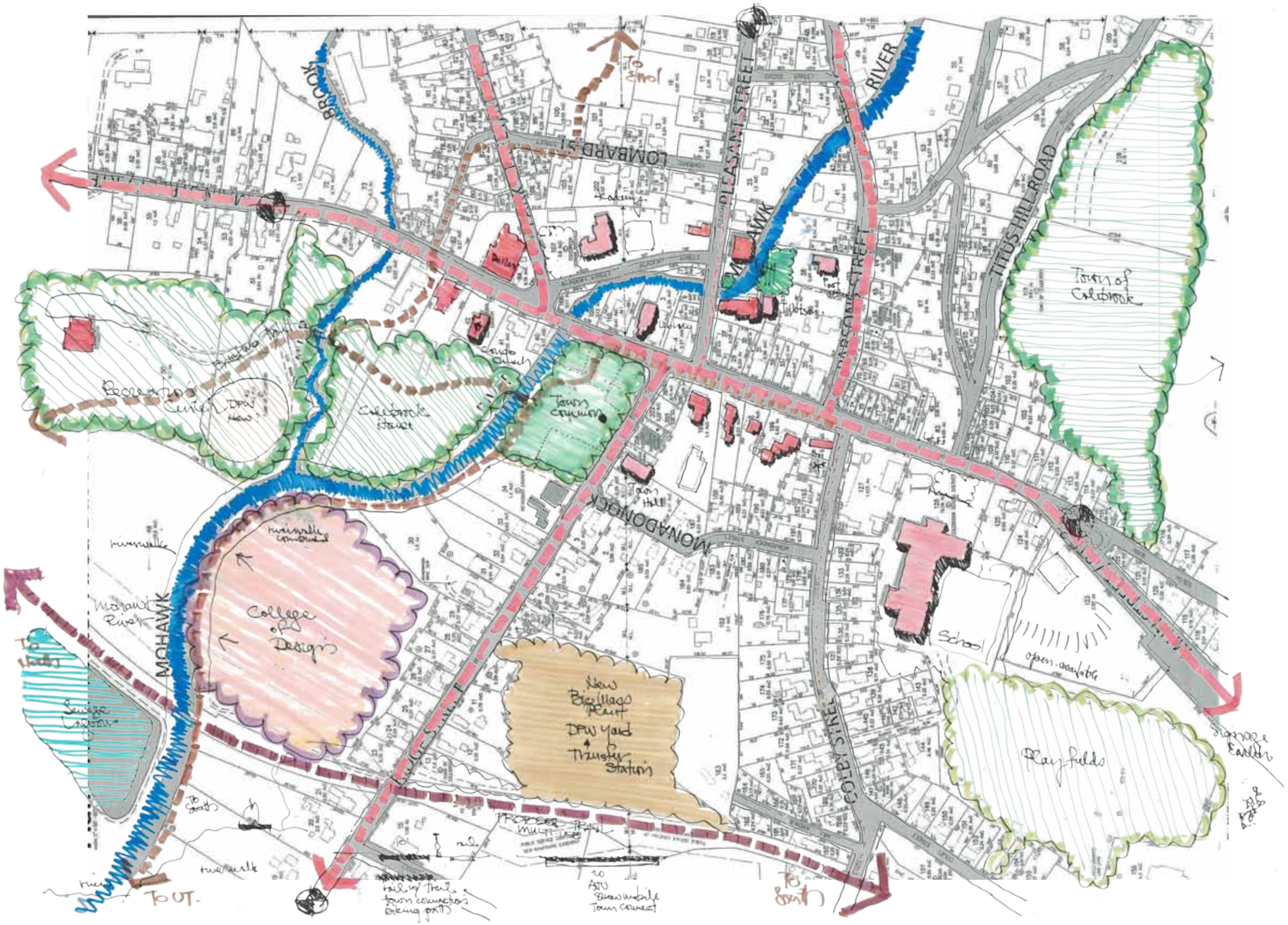


Exhibit 19: Plan/Proposed Streetscape Improvement

Exhibit 20: Section/Proposed Streetscape Improvements

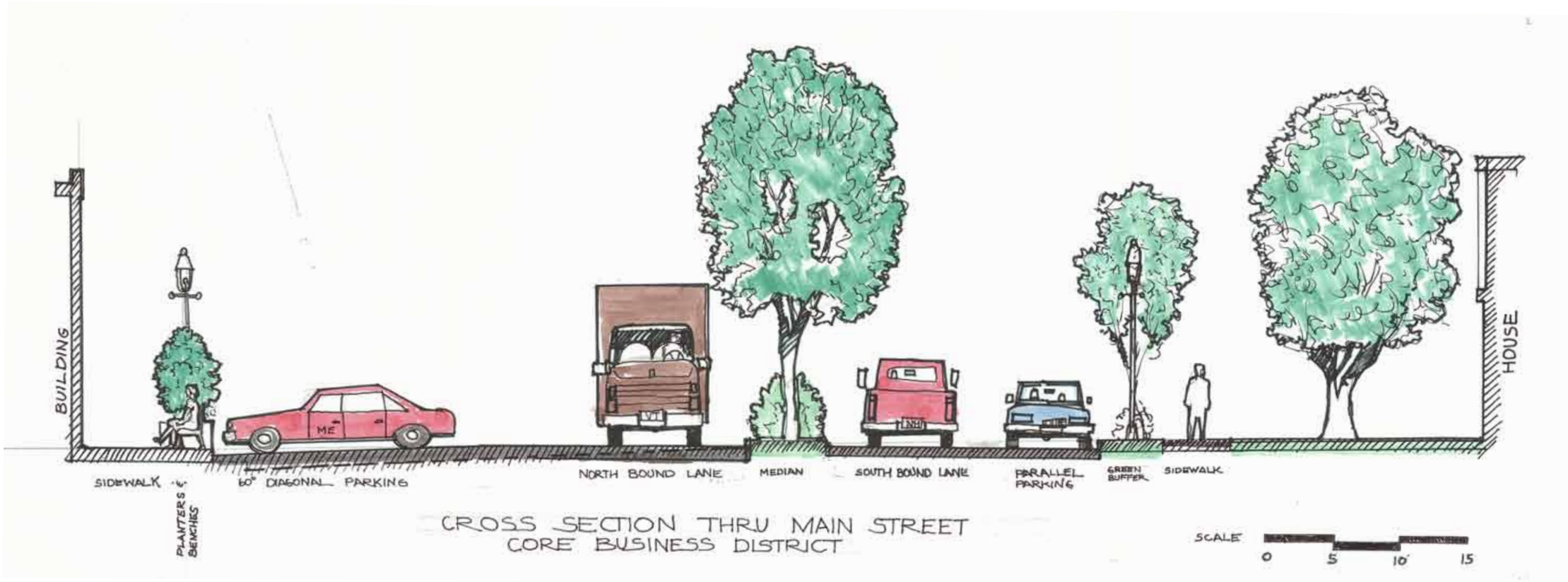


Exhibit 21: Streetscape Possibilities

Exhibit 22: Proposed Parking and Pedestrian Access Plan

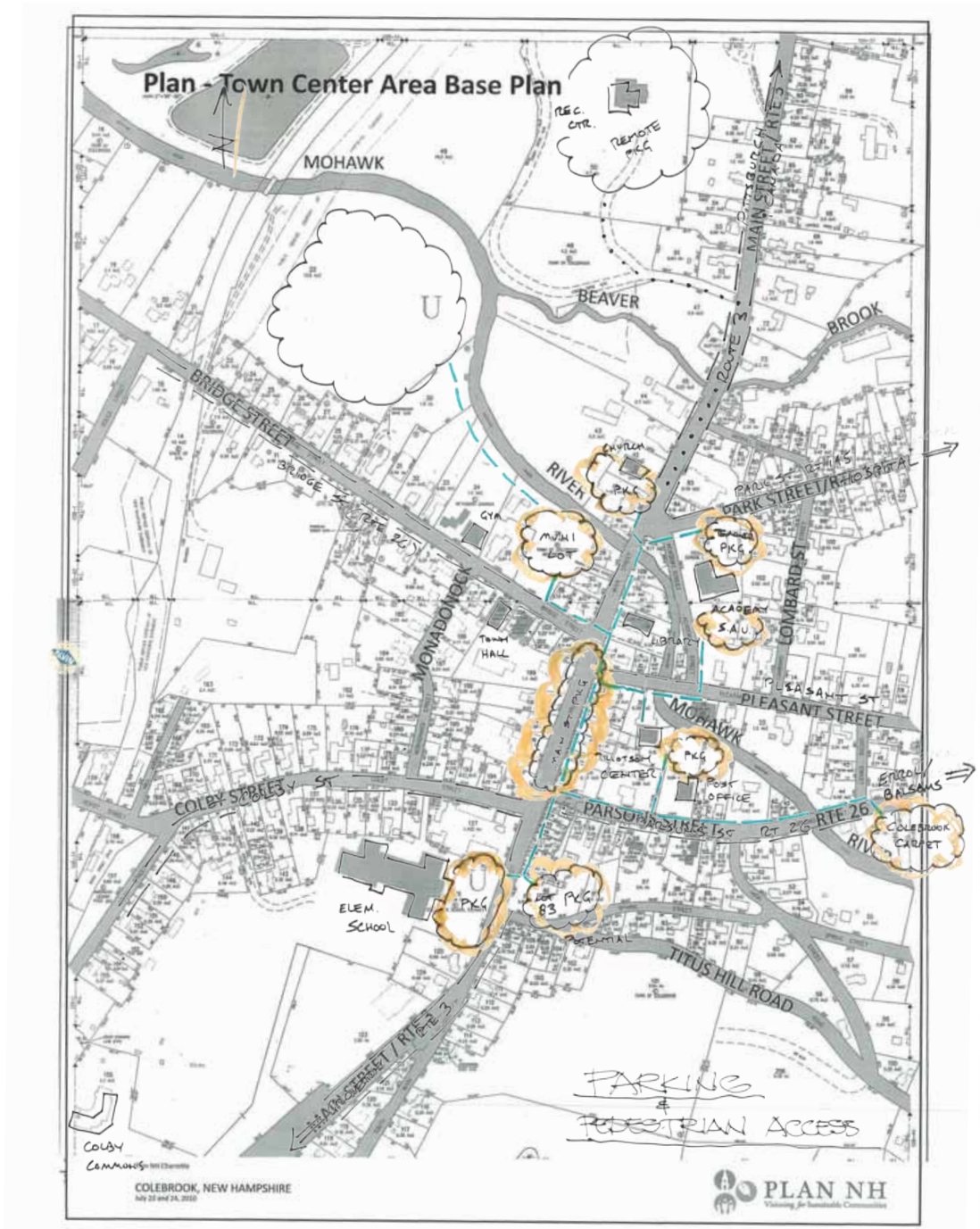
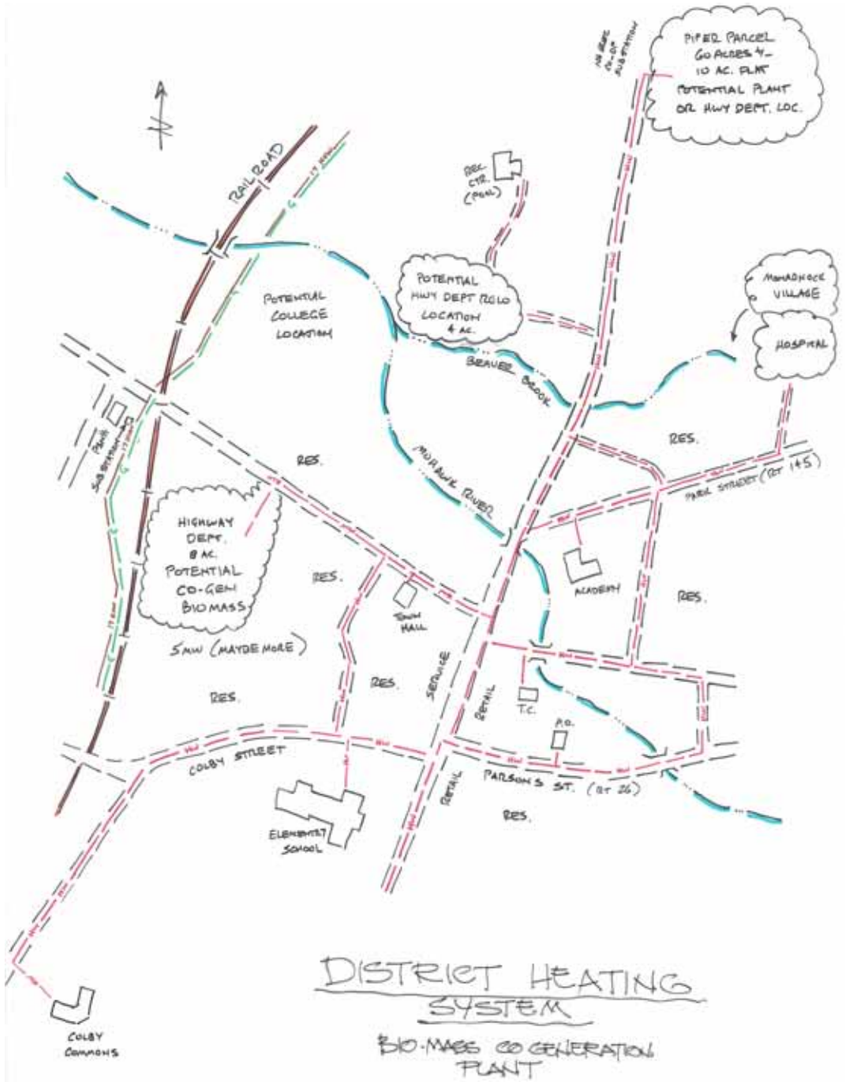


Exhibit 23:
Co-Gen Plan Map and Distribution Plan



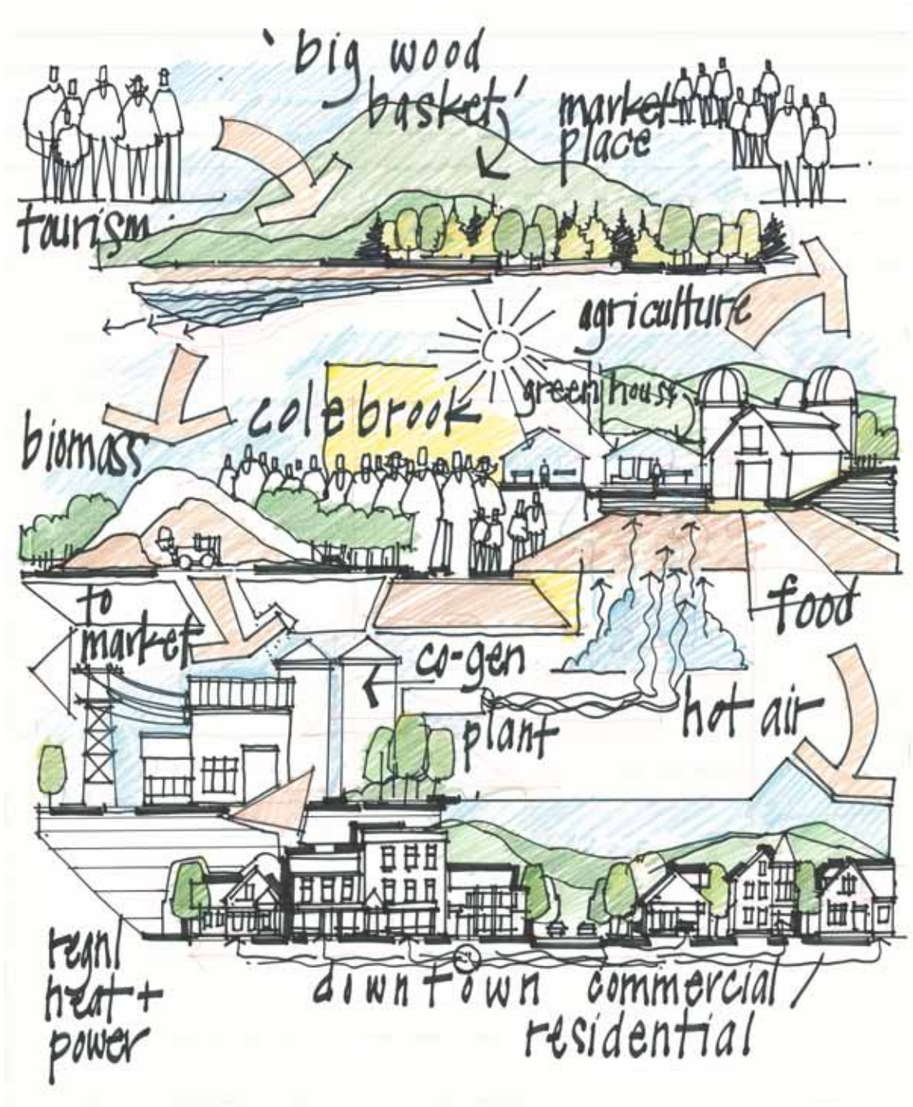


Exhibit 22: Illustration/Co-Gen Distribution Schematic

Exhibit 24: Citizen survey and results

PLAN NH
Visioning for Sustainable Communities

COLEBROOK DESIGN CHARRETTE

CITIZEN SURVEY

We at Plan NH are curious about YOU and your participation here today. Could you please take a moment before the Listening Session begins and complete this quick survey? Please return where indicated on the table where you got it. Thank you!

1. Are you ❒ Male or ❒ Female?
2. What age are you? ❒ Under 18 ❒19 – 30 ❒31-45 ❒46 – 65 ❒65-80 ❒ 80+
3. Are you a (check all that apply)

   ❒ Resident ❒ Business owner ❒ Student ❒ Visitor ❒ Other: _____

4. Educational background: (check highest)

   ❒ High School ❒ Some college ❒ Undergraduate degree ❒ Graduate degree ❒ PhD

5. What is your profession?

6. How did you learn about this Charrette? (check all that apply)

   ❒ Word of mouth ❒ Newspaper article ❒ Advertisement ❒ Other: _____

7. What do you understand the goals of this Charrette to be?

Please let us know what is most important to you In each of the following categories – PLEASE CHECK ONLY THOSE YOU FEEL ARE **MOST** IMPORTANT (feel free to comment in the margins!):

Main Street

- ❒ How it looks visually (CHOOSE TOP 3)
  - ❒ Architecture/Façade of buildings
  - ❒ Trees and plantings
  - ❒ Open spaces
  - ❒ Gathering spaces
  - ❒ Type of sidewalks
- ❒ Sense of Place (CHECK ALL YOU FEEL ARE IMPORTANT)
  - ❒ Uniqueness of Colebrook
  - ❒ Historical buildings preserved

If you were to pick one image that represents Colebrook, what would that be?

See other side …

- ❒ Circulation/Movement (CHECK TOP 3)
  - ❒ Speed of vehicles passing through
  - ❒ Accessibility for those with young children and/or strollers, with walkers or canes, wheelchairs, or who are hearing or sight-impaired, or otherwise have difficulty getting about
  - ❒ Parking
  - ❒ Way-finding (signage)
- ❒ Economic Development – what does Colebrook need? (CHECK TOP 3)
  - ❒ Retail shops
  - ❒ Coffee shops
  - ❒ Sandwich shops
  - ❒ Fast food places
  - ❒ Drug store/Convenience store
  - ❒ Grocer
  - ❒ Hair salon/Barber

What other kind of business/economic activity would you like to see in Colebrook?

Beyond Main Street

Are you interested in (CHECK ALL THAT APPLY)

- ❒ Trails for walking, biking, hiking, etc.
- ❒ Parks and recreation
  - ○ If so, anything specific?
- ❒ Transportation options – that it is easy and appealing to
  - ❒ Walk
  - ❒ Bike
  - ❒ Take a bus to somewhere
  - ❒ Take a train to somewhere

Thank you. *Optional*: We would like to get in touch with you after the Charrette. If that is okay, could you please provide your name and e-mail address? PLEASE PRINT CLEARLY!!!

Name: _____

e-mail address: _____

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Survey Summary and Analysis:

Sex:	Female	42.3% (11/26)
	Male	57.7% (15/26)
Age:	Under 18	11.5% (3/26)
	19-30	3.8% (1/26)
	31-45	15.4% (4/26)
	46-65	46.2% (12/26)
	65-80	23.1% (6/26)
	80+	

Resident:	88.5% (23/26)
Business Owner:	46.2% (12/26)
Student:	11.5% (3/26)
Visitor:	

Educational Background:	High School	26.9% (7/26)
	Some College	15.4% (4/26)
	Undergraduate	42.3% (11/26)
	Graduate	15.4% (4/26)
	PhD	0%

Profession: Professions varied from those in retail, manufacturing, town government, retired, and health services.

How learned:	Word of Mouth	57.7% (15/26)
	Newspaper Article	42.3% (11/26)
	Advertisement	26.9% (7/26)
	Other–Sandra, Donna, Emails, Kiwanis, CDDA (23.1%)	

Goals?
People understood the goals to be mainly focused on 1) making downtown more attractive and vibrant, 2) helping Colebrook plan and envision its future potential, 3) getting an outside look on a community in need of image improvements, and 4) finding funding.
Some examples:

"To develop a plan for Colebrook, make the town a better, more attractive place for jobs and young people"
"Unfettered inspiration"
"Taking a good honest fresh view at the Main Street area of Colebrook and making suggestions for improvement"
"Look for a unified plan to enhance Colebrook; to find funding to implement plan"
"Gather community's input regarding the downtown improvement/reconstruction and to help community understand the process"
"Help us meet our goals of street improvement, historic sites, finishing projects, funding money"
Main Street

How it looks visually:

Architecture/Façade of buildings:	57.7%
Trees and Plantings:	69.2%
Open Spaces:	46.2%
Gathering Spaces:	42.3%
Types of Sidewalks:	53.8%

Sense of Place:

Uniqueness of Colebrook:	92.3%	*only uniqueness, 42.3%
Historical Buildings preserved:	53.8%	*only historical buildings, 3.8%

What is one image that represents Colebrook?
Many responses revolved around Main Street, and especially the view of Mt. Monadnock (VT) from Main Street. Others included the Congregational Church, "colonial farming," nature (moose included), Hick's Hardware, "winter wonderland," and "ideal small town America." Interestingly enough, 38.5 left this question blank…

Circulation/Movement:

Speed of vehicles:	46.2%
Accessibility:	38.5%
Parking:	69.2%
Signage/Way-finding:	46.2%

Economic Development:

Retail:	69.2%
Coffee Shop:	34.6%
Sandwich Shop:	30.8%
Fast Food:	3.8%
Drug/Convenience Store:	3.8%
Grocer:	53.8% *several emphasized the desire for local food
Hair Salon/Barber:	0%

What other business would you like to see in Colebrook?
Broadly, people wished for longer hours and better internet infrastructure. Specifically, wanted businesses ranged from bookstores, music stores, internet cafes, fancy restaurants, sports bar, seafood store, carwash, theatre, industry, and a college.

Beyond Main Street
Are you interested in?

Trails:		80.8%	*especially horse, ATV, snowmobile, riverwalk
Parks and Recreation:		53.8%	*especially riverwalk, common, increasing use of pool
Transportation…..	Walk:	61.5%	*especially riverwalk
	Bike:	42.3%	*wider shoulders
	Bus:	15.4%	
	Train:	30.8%	

Summary/Impressions:
The surveys reveal that Colebrook is especially concerned about 1) trees downtown, 2) the architecture/façade of their buildings, 3) parking, and 4) maintaining their uniqueness (even if not everyone can define what exactly it is!). 80% of the respondents would like to see increased trail systems throughout town in the shape of riverwalks, ATV and snowmobile trails, and better sidewalks. The idea of a common in downtown was also popular, garnering many side notes on the forms (even the Sentinel newspaper editor liked the idea of green space downtown).

The crowd that submitted surveys was, on average, a well-educated group (albeit older in years). This suggests that Colebrook has the ability to pursue the projects; it would be interesting to see how many of the respondents are newcomers but have not been welcomed into the "circle of Colebrook."

Main Street and Beyond responses did not seem to differ with demographics. All ages recognized similar needs for Colebrook–i.e. Grandma and Grandson both wanted better sidewalks, grocers, and trails. Likewise, business owners and residents both had similar observations about downtown, probably because this is a community where residents are business owners and vice versa. That fact can be a huge benefit to Colebrook; having people so reliant on the downtown and community encourages investment and involvement.

PLAN NH

Visioning *for* Sustainable Communities

Plan NH
PO Box 1105
Portsmouth NH 03802

603-452-PLAN (452-7526)

Colebrook Charrette

July, 2010